

CONSENT BY PURCHASER PRIOR TO ENTRY INTO CONTRACTUAL DOCUMENT

PROPERTY ADDRESS: 8 Park Road, Titirangi

CONSENTS

I/We as Purchaser(s) of the above property hereby acknowledge that prior to entering into and signing the Agreement for Sale and Purchase \ Tender \ Auction Agreement that:-

1. I/We were given a copy of an Approved Guide issued by the Real Estate Agents Authority; and in house complaints procedure.
2. I/We then entered into the Agreement for Sale and Purchase \ Tender \ Auction Agreement as Purchaser(s).
3. I/We were advised that neither the Purchaser (nor any party associated with the Purchaser) is an agent or employee of the Real Estate Agent.
4. I/We were advised that we must provide proof to our solicitor of
 - a. A New Zealand Inland Revenue Dept (IRD) Tax number in my/our name.
 - b. A New Zealand Bank account number in my/our name.

I/We further acknowledge that at the time we entered into this Agreement for Sale and Purchase \ Tender \ Auction Agreement we did so freely and voluntarily, without any influence or duress, and we confirm that we were offered the right of legal advice before entering into the same.

____ / ____ [Purchaser Initials]

DISCLOSURES (Agent to delete if not relevant)

Relationship Disclosure I/We acknowledge that any relationship that may exist or existed between the Vendor (or any party associated with the Vendor) and the Agent, was disclosed to us prior to entering into and signing the Agreement for Sale and Purchase\ Tender \ Auction Agreement.

Multi-Offer I/We further acknowledge that if we are entering into a multiple offer situation for the purchase of the property that we were advised of the terms upon which we may enter into the multiple offer situation, that it should be our best offer, and that we may be unsuccessful if our offer is not accepted.

Further Disclosures I/We acknowledge that the following matters (if any) were specifically disclosed to us prior to entering into and signing the Agreement for Sale and Purchase\ Tender \ Auction Agreement.

The purchaser has received a copy of the vendor supplied LIM, Title, REAA guides and attached disclosure document. They have been made aware that all documents are available for download from www.proagent.co.nz and that prior to purchasing the property they have been advised to download the documents to ensure they have the latest version.

Please see attached document for further disclosures.

SIGNED

Purchaser: _____ **Date:** _____ / _____ /20 _____ at _____ am/pm

Purchaser: _____ **Date:** / /20 at am/pm

Agent: _____ **Date:** / /20 at am/pm

CONSENT BY VENDOR PRIOR TO ENTRY INTO CONTRACTUAL DOCUMENT

PROPERTY ADDRESS: 8 Park Road, Titirangi

CONSENTS

I/We as Vendor(s) of the property located above hereby confirm that prior to entering into and signing the Agreement for Sale and Purchase \ Tender \ Auction Agreement that:-

1. We were given a copy of an Approved Guide issued by the Real Estate Agents Authority; and in house complaints procedure.
2. We then entered into the Agreement for Sale and Purchase \ Tender \ Auction Agreement as Vendor(s).
3. That neither the Vendor (or any party associated with the Vendor) is a person who is an agent or employee of the Real Estate Agent.
4. I/We were advised that we must provide proof to our solicitor of
 - a. A New Zealand Inland Revenue Dept (IRD) Tax number in my/our name.
 - b. A New Zealand Bank account number in my/our name.

I/We further acknowledge that at the time we entered into this Agreement for Sale and Purchase \ Tender \ Auction Agreement we did so freely and voluntarily, without any influence or duress, and we confirm that we were offered the right of legal advice before entering into the same.

/ [Vendor Initials]

DISCLOSURES (Agent to delete if not relevant)

Relationship Disclosure I/We acknowledge that any relationship that may exist between the Purchaser (or any party associated with the Purchaser) , and the Agent, was disclosed to us prior to entering into and signing the Agreement for Sale and Purchase.

Related Party Transaction I/We acknowledge that we were advised that the provisions of section 134 of the Real Estate Agents Act 2008 **do / do not** apply (Agent to delete).

Further Disclosures I/We further acknowledge that the following matters (if any) were specifically disclosed to us prior to entering into and signing the Agreement for Sale and Purchase \ Tender \ Auction Agreement.

SIGNED

Vendor: _____ Date: / /20 at am/pm

Vendor: _____ Date: / /20 at am/pm

Agent: _____ Date: / /20 at am/pm

27 April 2021

The RayWhite logo is located in the top right corner of the page. It consists of the word "RayWhite" in a bold, sans-serif font, with "Ray" in black and "White" in white, set against a solid yellow rectangular background.

Re: 8 Park Road, Titirangi

Thank you for your interest in the above property currently listed with us for sale By Auction. We have made available to you the following:

- Certificate of Title
- LIM
- Rates information from Auckland Council
- School Zones
- REA Code of Conduct
- REA Guide to Selling and Buying
- Conditions of sale

8 Park Road is 4047m² more or less fee simple estate NA363/198 Part Lot 3 Deposited Plan 9279.

THINGS WE WANT TO DRAW YOUR ATTENTION TO:

Land Information Memorandum (LIM)

Wind Zones for this property [Page 2]	Low wind speed of 32 m/s, Medium wind speed of 37 m/s
Soil issues recorded. 30/06/2000 Stability Sensitive [Page 2]	21/6/2005 – Geotechnical report required. A landslide occurred in 1985 affecting part of the property, as a result of which a retaining structure was constructed to address the problem. Council is not aware of any other similar incidents subsequently, but a prospective purchaser should make their own appropriate enquiries. 30/6/2000 – Stability sensitive – Please note this property was previously shown under the Transitional District Plan as being located in a stability sensitive area.
Watercourse	This site has a watercourse passing through or beside it, as shown on the attached public drainage and water services map. Watercourses are generally the responsibility of the occupier(s)/owner(s) of the land they pass through or alongside of.
Overland Flow Path	This site (property parcel) spatially intersects with one or more Overland Flow Paths, as displayed on the map attached to this LIM entitled “Special Land Features – Natural Hazards - Flooding”.

Special Features – General	13/10/2009 - Section affected by stream - The section is potentially at risk of flooding during heavy rainfall events due to the fact that the property is adjacent to a stream or stream run through it. Any proposed development on this site may require a detailed flood risk report to be completed by a qualified drainage engineer. This will confirm the extent of the flood risk and action required. Proposed development must have regard for established flood levels and the need to ensure that flood plains and flow paths are not impeded. This information is provided pursuant to s.44A (2)(a) Local Government Official Information and Meetings Act 1987.
Planning	LUC-2006-1970 - Land Use Consent sensitive. Proposed double garage involving building in the road reserve, earthworks and vegetation alteration on land known to be stability Tree removal. Granted 31/10/2007 - Lapsed
Building	BPM-1968-2818 Addition to dwelling -bathroom and laundry – 31/12/1968 Issued BPM-1992-1287 – Deck – 31/12/1992 Issued BPM-1992-12558 – Retaining wall – 31/12/1992 Issued COM-2101-642 – Res 1. Build a new double Garage to replace existing single garage on road reserve. Cat 1 – 16/04/2012 – Lapsed
Habitat Protection Area(s)	This property has protected or covenanted areas. Purchasers should be aware that there may be ongoing monitoring charges payable as part of the ongoing consent conditions relating to covenanted or protected areas.
Waitākere Ranges Heritage Area	This property is located within the Waitākere Ranges Heritage Area as defined in the Waitākere Ranges Heritage Area Act 2008.

Disclosures

- No rangehood in downstairs kitchen
- Kitchen windows sealed and can't be opened
- No extractor fan in external bathroom
- No fixed heater in downstairs flat
- Downstairs fire not useable as it leaks smoke upstairs
- Property sold as is where is
- Doesn't comply with Healthy Homes Act
- Tenant has been there since 2009 and would like to stay on.



The ProAgent Team

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Austar Realty Ltd Licensed (REAA 2008) | 423 Titirangi Road, Titirangi 0604

Images provided by downstairs Tenant.

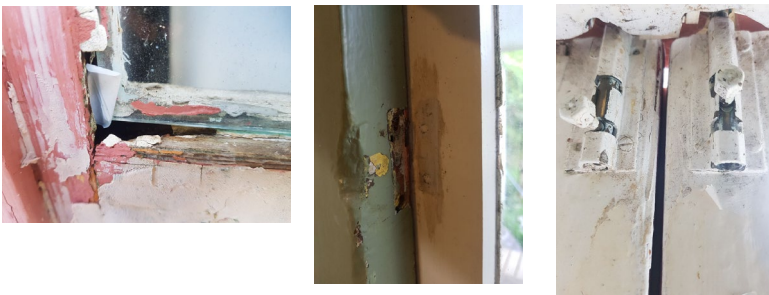
Living room double door gaps when closed.



Front door / bedroom door gaps



Kitchen window permanently closed. Latches removed. Window gap bedroom, all windows warped/gaps.



We recommend that when purchasing a property, you seek legal advice and arrange a building inspection.

This information has been supplied to us by a third party. Accordingly, the Vendor and Austar Realty Limited are merely passing over this information as supplied to us by others. While we have passed on this information supplied by a third party, we have not checked, audited, or reviewed records or documents and therefore to the maximum extent permitted by law neither the Vendor nor Austar Realty Limited or any of its' salespersons or employees accept any responsibility for the accuracy of the materials. Intending purchasers are advised to conduct their own investigation

Regards

Gaston Coma & Bronwyn Scott-Woods



The ProAgent Team

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