

NOTE: THIS IS A LIVE DOCUMENT THAT CHANGES, PLEASE ENSURE YOU DOWNLOAD THE MOST UP TO DATE VERSION PRIOR TO MAKING AN OFFER OR ATTENDING AN AUCTION.

INTEREST: DURING MARKETING CAMPAIGNS, DATES AND TIMEFRAMES SOMETIMES CHANGE. PLEASE REGISTER YOUR INTEREST WITH US AS EARLY AS POSSIBLE SO YOU DON'T MISS OUT ON PURCHASING THE PROPERTY.

14 November 2023

Re: 224 Konini Road, Titirangi

Thank you for your interest in the above property currently listed with us and 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

224 Konini Road, Titirangi 1105m2 NA1811/58 Lot 229 DP 24221. Zoning: Residential – Large Lot Zone

REA REQUIREMENTS:

You are entering into this transaction voluntarily and without duress.

We have made you aware that we have an in-house complaints procedure, and provided you with the following documents: REA Code of Conduct | REA Guide to Selling and Buying | OIA Information Sheet

AML & OIA:

You will have Anti Money Laundering Obligations under the AML Act 2009, and may also have OIA Obligations under the Overseas Investment Amendment Act 2021. (Information Sheet Provided.)

You will need to provide to your solicitor, a NZ IRD number and NZ bank account number, to complete the sale.

IF YOU ARE UNCERTAIN ABOUT YOUR ELIGIBILITY, YOU MUST NOT BID AT AUCTION, AND SHOULD MAKE YOUR OFFER SUBJECT TO OBTAINING OVERSEAS INVESTMENT OFFICE CONSENT.

RELATED PARTY TRANSACTION:

We will advise you in writing if the owner (or any party associated with the owner) is a salesperson or employee of Austar Realty, or is related to any such salesperson or employee.

BOUNDARIES:

The salesperson cannot, and therefore has not, defined the property boundaries.

MULTI OFFERS:

We acknowledge that this can be a high stakes and stressful process for buyers. As such, we have a set Multi Offer process in place, and specific documentation that will be strictly followed for multi offers.

TITLE:

We have provided you with the certificate of title for the property, and any relevant interests or instruments. If the property is a cross lease, we have provided you with the flats plan, and the memorandum of lease. If the property is a unit title, we have provided you with the pre contract disclosure statement.

PROFESSIONAL REPORTS:

Even if the vendor has already supplied a third-party builder's report, we recommend that you obtain independent professional reports on the property, if you have any doubts about its condition.

DISCLOSURES

IMPORTANT: This is a living document that may change several times before sale day. Please ensure you read and download the most up to date version before making an offer or bidding at auction.

This Document was last updated on: 14 November 2023

Initials: _____

Known defects associated with the property.

Refer to comments highlighted in yellow below.

Other disclosures that may be important to purchasers.

Vendor Circumstances - the vendor has given us permission to disclose the following personal information:

Downsizing

THINGS WE WANT TO DRAW YOUR ATTENTION TO:

Land Information Memorandum (LIM)

We have summarised what we believe are the important points in the LIM however we strongly recommend that you read the entire document and seek legal advice.

Wind Zones for this property	Medium wind speed of 37 m/s
Soil Issues	<p>30/06/2000 Stability Sensitive: Please note this property was previously shown under the Transitional District Plan as being located in a Stability sensitive area.</p> <p><i>Stability sensitive - Titirangi and Laingholm is stability sensitive. This means that should you develop the property, you will require an engineer's report.</i></p>
Overland Flow Path	This site (property parcel) spatially intersects with one or more Overland Flow Paths
Special Features	<p>08/01/2010 Stormwater issues obtained from Questionnaire - Council holds information regarding stormwater issue(s) obtained from a questionnaire completed by the property owner or occupier. Council has no other details relating to this incident and cannot therefore comment on the extent/severity/or potential for reoccurrence (depending on what is appropriate). A prospective purchaser is advised to make their own enquiries with the property owner.</p> <p>The Vendor does not recall completing a questionnaire and have not had any issues with stormwater including in the recent floods.</p>
Building	<p>BPM-1973-22322 Dwelling 31/12/1973 Issued</p> <p>ABA-1995-8014 Garage and Decks 07/07/1995 CCC Not Issued</p> <p>ABA-2001-725 Solid Fuel Heater 12/03/2001 CCC Issued 04/04/2001</p> <p>The vendor got the correct building consents when installing the garage and decks but did not lodge the final inspection. The council visited the property and has given the vendor a list of minor amendments including new fixings and railing for the decks. They are currently in the process of completing this work.</p>
Waitakere Ranges Heritage Area	This property is located within the Waitākere Ranges Heritage Area as defined in the Waitākere Ranges Heritage Area Act 2008.



The ProAgent Team

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Settlement Date on Offer: 26 January 2024

We recommend that you get a building inspection report. We also recommend that when purchasing a property, you seek legal advice, complete due diligence and arrange your finance.

This information has been supplied to us by a third party. Accordingly, the Vendor and Austar Reality 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.

SIGNED

VENDORS(S): _____

PURCHASER(S): _____

DATE:



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