



VENDOR & BUYER ACKNOWLEDGEMENTS

Please read and sign this form before commencing the purchase process, or bidding at auction.

Property Address: **34 TAUPIKO PL, GREEN BAY**

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: 5 December 2023

Initials: _____

Known defects associated with the property.

Other disclosures that may be important to purchasers.

- 1) The garage was consented 1995 and received a CCC in June 1996
- 2) Sometime later, the vendor had a qualified tradesperson install a doorway from the garage into the office, creating an internal access between the garage and the dwelling. The vendor advises that advice given by the tradesperson was a consent was not required. We suggest buyers do their own due diligence
- 3) The flashing on the upstairs dormer roof had a leak and this was repaired/replaced with a much larger flashing and there have been no further leaks since and no structural damage occurred.
- 4) The vendor advises that the washing machine was moved from the butlers pantry to the garage and was advised by a draughts person that a consent wasn't required because a new extra connection to the network was not being created, it was just moved instead. The plumbing is still in place in the butlers pantry should anyone want to bring the washing machine back into the house.
- 5) The workroom upstairs is an open area on the plans. The owner had this area walled off to create another bedroom space and was advised by the builder that this did not need consent.

Vendor Circumstances - the vendor has given us permission to disclose the following personal information: The vendor has enjoyed 20+ years at the property and is now relocating North of Auckland

LIM Report It has become common practice for the vendor to supply a current LIM report, as part of the property information. We will review the LIM and disclose to you anything notable under the following categories.

1. Special Features (Page 2)

- 1) Page 2 of the LIM Report states that a Geotechnical report would be required should a building/and or resource consent be submitted to Council in the future.
- 2) Page 2 of the LIM Report notes the property has a watercourse either passing through or alongside property, please refer to the public drainage and water services map within the LIM report
- 3) The property is zoned Mixed Housing Suburban
- 4) Page 5 of the LIM advises that Auckland Council has a trunk sanitary sewer crossing the property and if the property owner was to construct a building, they would need permission from Council to build over this sewer

2. Building Consents and CCC

- 1) Page 6 of the LIM Report shows in 1992 a consent was issued for the dwelling. Plans lodged prior to mid 1992 are exempt from requiring a CCC.
- 2) Page 6 of the LIM Report shows a consent was issued in 1995 for a garage and deck addition to the dwelling. A CCC for this consent was issued in June 1996.
- 3) Page 7 of the LIM Report shows in 2003 a consent was issued to enclose the porch and in November 2003, CCC was issued for this consent



3. Flooding and overland flow paths

Page 3 of the LIM report notes the property intersects with a flood plain/flood prone area/overland flood path and this is displayed on Page 29 of the LIM report.

The vendor advises the following:

In my time I have had two occasions when the drain flooded. The first time a property bordering the drain had a lot of car parts and other stored items wash into the drain adding to the blockage of flow of water. The person responsible for that no longer lives there. The second time was due to the volume of water which occurred in the January 2023 flooding. In both these occasions water reached just under the house but only at that edge of the house, the majority of under the house was unaffected. In the January 2023 flooding a surge of water caused a large old playhouse on bottom of the section to be moved and knock down part of the old original fence shared with the neighbour. Insurance cover replaced this section of the fence with no issues. In both cases once the rain stopped the water receded within an hour or two. As a result of both flooding events the council has added an extra grate, a warning system and I have seen them clear the drain of debris more frequently and when there is heavy rain.

SIGNED VENDORS(S): _____

DATE: _____

SIGNED PURCHASER(S): _____

DATE: _____