

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.

16 February 2024

Re: 200 Woodlands Park Road, Titirangi

Thank you for your interest in the above property currently listed with us and for sale by **AUCTION**.

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

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: 16 February 2024

Initials: _____

<p>Known defects associated with the property.</p> <p><i>None</i></p>
<p>Other disclosures that may be important to purchasers.</p> <ul style="list-style-type: none"> • <i>New roof 2021</i> • <i>New carpet 2023</i> • <i>Street side boundary isn't on fence line - survey plan available</i> • <i>2023 Geotech report available</i> • <i>Old septic tank under sandpit</i> • <i>Fireplace, oven, toilet have just been replaced</i> • <i>Interior and exterior painting completed</i> • <i>There are some concept drawings for an extension that the vendors are happy to share</i> • <i>The purchaser is aware that the Watercare treatment plant extension is going ahead</i>
<p>Vendor Circumstances - the vendor has given us permission to disclose the following personal information:</p> <p><i>Upsizing. Found our dream home (well, section really). With two growing boys we wanted a bit more space.</i></p>

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	High wind speed of 44 m/s
Soil Issues	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. <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>
Flood Plain	This site (property parcel) spatially intersects with a Flood Plain
Overland Flow Path	This site (property parcel) spatially intersects with one or more Overland Flow Paths
Planning	LUC-1997-1201 Land use consent to erect a double garage and infringe on building cover age and impermeable surface requirements - Granted 17/11/1997
Building	BPM-1968-201441 Carport 31/12/1968 Issued COM-1997-4893 New Garage 12/12/1997 CCC Issued 10/12/2013
Waitakere Ranges Heritage Area	This property is located within the Waitākere Ranges Heritage Area as defined in the Waitākere Ranges Heritage Area Act 2008.

Settlement Date on Offer: 4-8 weeks, longer preferred



The ProAgent Team

Bronwyn Scott-Woods
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Austar Realty Ltd Licensed (REAA 2008) | 423 Titirangi Road, Titirangi 0604

The PRO AGENT.CO.NZ
Team

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 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.

SIGNED VENDORS(S): _____

DATE: _____

SIGNED PURCHASER(S): _____

DATE: _____



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AUCTION REGISTRATION

Please read and sign this form before bidding at auction.

PROPERTY ADDRESS: _____

You understand and acknowledge the following terms for bidding:

- You will be bidding unconditionally and have carried out all necessary due diligence on the property and are satisfied in all respects.
- You have arranged finance or been pre-approved by a bank or Mortgage Broker to be able to bid unconditionally at the Auction.
- If you are the successful bidder you will immediately pay a 10% deposit by electronic transfer to our Trust Account.
- You have received the Disclosure Document relating to the property.
- If you are viewing the property for the first time on the day of Auction, you have made the decision to bid based on your own investigations.
- You must not bid at the auction if you are unsure of your eligibility under the Overseas Investment Amendment Act 2021.

PURCHASER(S): _____

ADDRESS: _____

PHONE: _____ EMAIL: _____

SOLICITOR NAME & FIRM: _____

PREFERRED SETTLEMENT DATE: _____

SIGNED PURCHASER(S): _____

DATE: _____

PTO to register for Absentee Bidding