

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.

9 February 2024

394 Huia Road, Titirangi

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

Please read and sign this form before commencing the purchase process.

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
- Sale and purchase agreement

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.



The ProAgent Team

Bronwyn Scott-Woods
021 613 632 | bronwyn.scott-woods@raywhite.com

Adrian Gomez
021 839 499 | adrian.gomez@raywhite.com

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

The
PRO AGENT.CO.NZ
Team



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: 9 February 2024

Initials: _____

<p>Known defects associated with the property.</p> <p><i>There was a slip at the back of the section. EQC report available.</i></p>
<p>Other disclosures that may be important to purchasers.</p> <p><i>In the most recent weather event, some water went into the garage. The water did not go into the house.</i></p> <p><i>The purchaser should take note of the aerial photo to ascertain the boundary lines. There is a licence to occupy with Auckland Council which incurs a fee of \$1+GST fee per annum in order to occupy this area with approximately 12 years remaining of the 20 year term.</i></p> <p><i>A property file is provided to the purchaser in order to access the cladding which is mostly masonry block built by a local stonemason. The house was extended, and part of the upper level is plaster with a cavity.</i></p>
<p>Vendor Circumstances - the vendor has given us permission to disclose the following personal information:</p> <p><i>Relocating</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	Very high wind speed of 50 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
Planning	<p>LUC-1995-181 Land Use Consent Building to the street boundary Granted 17/11/1994</p> <p>LUC-1996-409 Land Use Consent New Dwelling Granted 18/08/1995</p> <p>LUC-1998-4 Land Use Consent New Carport within 3m front yard Lapsed 16/02/2000</p> <p>LUC-2007-363 Land Use Consent Infringement of the 3m yard, Height in relation to Boundary and building coverage. Additions and Alterations to Dwelling including the construction of an attached Double Garage and dormer windows which involve infringement of the 3m yard and building coverage on a site identified as being stability sensitive Granted 15/11/2007</p>
Building	<p>ABA-1995-8977 Dwelling 04/01/1996 CCC Issued 13/11/2014</p> <p>COM-2007-114 COM-2007-114/A COM-2007-114/B Extend garage, develop attic space, enlarge deck and provide entry roof. Amendment. Change to form of insulation from exterior insulating plaster to interior insulation of polystyrene. Amendment: Gable built in block, bbq inside deck area, stringers bolted to blockwork. 05/03/2008 CCC Issued 28/04/2014</p>
Vehicle Crossing	VXG-2007-151 Vehicle crossing – Referred to Auckland Transport
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: As soon as possible.

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 therefor 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: _____