

ACKNOWLEDGEMENTS

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

Property Address: 23 Victory Road, Laingholm

Vendor: _____

Purchaser: _____

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.

Vendor Signature(s) _____ Date: _____

Purchaser Signature(s) _____ Date: _____

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 updated on: 15 March 2024

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.

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 & Purchase Agreement

Known defects associated with the property: Barge flashings may need attention in the future.
Other disclosures that may be important to purchasers:
Vendor Circumstances - <i>The Vendor has given us permission to disclose the following personal information:</i>

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	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>
Planning	LUC-1984-312 Land Use Consent encroaches into 3 metre sideyard infringes daylight controls Granted 08/03/1984

Building	BPM-1984-25716 Dwelling 31/12/1984 Issued BPM-1986-30771 Heater 31/12/1986 Issued ABA-2003-3911 Heater Installation 20/10/2003
Other information relevant to the land	2/02/2023 Rapid Building Assessment - Placard White This information is disclosed pursuant to sections 44A(2)(d) and/or (g) and/or 44A(3) of the Local Government Official Information and Meetings Act 1987: This property was issued with a white notice on 02/02/2023 under the Civil Defence Emergency Management Act 2002 or Section 133BT of the Building Act 2004. A white notice indicates that a property had suffered little or no damage and can be used. However, there could be unseen damage. Information acquired by the Council relating to the resolution of this notice or building defects (if any) is retained on Council's Property File and is available to view. Prospective purchasers are reminded that enquiries regarding repairs should be directed to the property owner and that the current condition of a building may only be ascertained by means of a contemporaneous building survey by a competent person such as a member of the New Zealand Institute of Building Surveyors and any survey may reasonably be expected to be to at least NZS4306-2005 standard for residential properties. Current Status : Closed
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: TBC

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.

Vendor Signature(s) _____ Date: _____

Purchaser Signature(s) _____ Date: _____