

ACKNOWLEDGEMENTS

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

Property Address: 98 Takahe Road, Titirangi

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: 12 April 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
- Conditions of Sale

Known defects associated with the property: <ul style="list-style-type: none">• Some water ingress in the downstairs during 2023 weather event. Waterproofing and drainage done to rectify the problem.• Spa pool has a slow leak – being included as is
Other disclosures that may be important to purchasers: <ul style="list-style-type: none">• The COA refusal for COA03675705 has been superseded by the issue of the CCC on 21/3/2024 for ABA-1993-505 (See correspondence attached to the LIM)• Vendor will warrant to provide CCC for the heater installation• The vendor has informed us that they believe the floor area is 282m²
Vendor Circumstances - The Vendor has given us permission to disclose the following personal information: Relocating

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	Specific engineering design (not covered by NZS 3604:2011)
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>

Exposure Zones	Zone D High – Coastal areas with high risk of wind-blown sea-spray salt deposits.
Building	COA03675705 The 3 outstanding items from the final building inspection in June 1993 are mainly on decks as listed below: 1) Hand Rails to comply regarding height to ground. 2) Upgrade Brackets to Pile connections. 3) Complete watertight seal around Laundry Tub. CoA Refused BPM-1965-10334 Carport 31/12/1965 Issued BPM-1992-2032 Conservatory 31/12/1992 Issued ABA-1993-505 Alterations and additions to dwelling 16/04/1993 CCC Issued 21/03/2024 ABA-1993-861 Heater installation 21/05/1993 CCC Not Issued ABA-2012-663 RES 1 - Installation of a Solar Hot water Heater 28/06/2012 CCC Issued 18/08/2012
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: 6 months

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 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.

Vendor Signature(s) _____ Date: _____

Purchaser Signature(s) _____ Date: _____