

ACKNOWLEDGEMENTS

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

Property Address: 33 Lookout Drive, 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: 19 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
- Sale & Purchase Agreement

Known defects associated with the property: None
Other disclosures that may be important to purchasers: The land area for this property is 1282m ² . This is covered in two titles Title NA871/285 with 1105m ² and Title NA18B/1486 with 420m ² . The 'Part Cancelled' noted on title NA871/285 relates to the Gazette Notice which removes 243m ² being 9.6 perches from Title NA871/285 giving a total of 1282m ² Definition: A record of title that is part cancelled will have the words "Part-Cancelled" written across the top of the record. A part-cancelled record of title occurs when part of the land contained on a record of title is removed so that only part of the land listed in the legal description remains.
Vendor Circumstances - <i>The Vendor has given us permission to disclose the following personal information:</i> Moving out of Auckland

Settlement Date on Offer: June 2024

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-1977-552 External Additions to Dwelling Granted 11/10/1977 LUC-1977-656 Land Use Consent Construct Deck Around Pool Granted 15/12/1977 LUC-1978-775 To Erect a Carport Granted 12/05/1978
Building	BPM-1959-11785 Dwelling 19/08/1959 Issued BPM-1967-721 Addition to Dwelling - Bedroom 31/12/1967 Issued BPM-1977-6730 Swimming Pool 25/03/1977 Issued BPM-1977-8144 Addition to Dwelling - New Dining Room and Sun Deck 31/12/1977 Issued BPM-1977-8579 Addition to Dwelling - Terrace/Filtration Plant/Play House 31/12/1977 Issued BPM-1978-10200 Install Visor Fire 31/12/1978 Issued BPM-1978-9891 Addition to Dwelling - Roof Over Porch 31/12/1978 Issued BPM-1978-9410 Addition to Dwelling - Decks and Carport 31/12/1978 Issued BPM-1980-14386 Foundations For Garage 15/05/1980 Issued BPM-1980-14425 Garage 19/05/1980 Issued
Swimming/Spa Pool barriers	Permanent Outdoors Swimming Pool SWIM-2013-158 03/10/2018 Pool Removed
Waitakere Ranges Heritage Area	This property is located within the Waitākere Ranges Heritage Area as defined in the Waitākere Ranges Heritage Area Act 2008.

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.

Vendor Signature(s) _____ Date: _____

Purchaser Signature(s) _____ Date: _____