

# ACKNOWLEDGEMENTS

*Prior to signing a sale and purchase agreement, we recommend that you seek legal / technical advice.*

Vendor Initials: \_\_\_\_\_ Purchaser Initials: \_\_\_\_\_

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

**Property Address:** 68 Kauri Point Road, Laingholm

**Vendor:** Angela Cummings & Richard Slood

**Purchaser:** \_\_\_\_\_

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## 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: [4 September 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:

- Sauna light doesn't work
- Top of step light not working
- A lighter is needed to light the gas stove

### Other disclosures that may be important to purchasers:

- Carpet is as is
- Double carport is on Auckland Transport land – LUC-1997-7041 Land Use consent retrospective use of road reserve (2 car carport) granted on 8/1 1997
- In the past the vendors have accessed the waterfront through the property, but this has not been done in a long time and may be unsafe in winter.
- Roof was replaced approximately 9 years ago
- There is a historic requisition noted on the LIM - Building requisition - carport, covered entrance and roof over deck. **These works are satisfied.**
- The Natural Hazards commission has indicated that this property is subject to coastal erosion
- No claims have been made to the Natural Hazards Commission
- The vendor has indicated the ceilings are plaster. We advise that you undertake your own due diligence & solicitors advice prior to submitting your offer.
- The floor area advertised is as per attached Building Permit Application held by council and includes the decks.

**Vendor Circumstances** - The Vendor has given us permission to disclose the following personal information:

Moving out of Auckland

**Additional Information:**

**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.

<b>Wind Zones</b> for this property	Specific engineering design
<b>Soil Issues</b>	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>
<b>Exposure Zones</b>	Zone D  High – Coastal areas with high risk of wind-blown sea-spray salt deposits.
<b>Special Features</b>	04/07/1999 Miscellaneous feature REQ1999-3075 Roding Encroachment Requisition. For further information contact western compliance team.
<b>Planning</b>	LUC-1981-870 Land Use Consent Additions to Dwelling Granted 17/12/1981  LUC-1997-70741 Land Use Consent Retrospective use of road reserve (two car carport) Granted 08/01/1997  LUC-1997-71389 Land Use Consent Alterations to a Dwelling within a side yard Granted 20/06/1997
<b>Building</b>	BPM-1964-7044 Dwelling 31/12/1964 Issued  BPM-1981-18811 Addition to Dwelling 31/12/1981 Issued  ABA-1997-659 Addition to Dwelling 10/06/1997 CCC Not Issued <b>CCC issued for Gym</b>  BCO10328067 Installation of new free standing Masport R1500 solid fuel heater and flue kit. 18/05/2021 CCC Issued 31/07/2021
<b>Unauthorised Building Work</b>	Not Recorded REQ-1999-2321 Unauthorised / Unconsented Work Building Requisition - carport, covered entrance and roof over deck. These works are satisfied. For further queries contact western compliance team.
<b>Waitakere Ranges Heritage Area</b>	This property is located within the Waitākere Ranges Heritage Area as defined in the Waitākere Ranges Heritage Area Act 2008.

<b>Zoning</b>	Zoning: Large Lot Zone - purchaser has been supplied with the H1 Residential Large Lot Zone pdf document.
<b>Controls</b>	Macroinvertebrate Community Index – Native & Urban
<b>Overlays</b>	Significant ecological area Outstanding natural landscapes Outstanding natural character area Ridgeline Protection

**Settlement Date on Offer:** 1-3 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 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: \_\_\_\_\_

Salesperson Name: \_\_\_\_\_

Signature(s): \_\_\_\_\_ Date: \_\_\_\_\_



## Austar Realty Ltd Complaints & Disputes Resolution Procedure

In accordance with Rule 12 Real Estate Agents Act (Professional Conduct and Client Care Rules) 2012, all licensed real estate agents are required to have a written in-house complaints and dispute resolution procedure.

You do not have to use our complaints and resolution procedure. You may make a complaint directly to the Real Estate Agents Authority at any time. You can make a complaint to the Real Estate Agents Authority even if you choose to also use our procedures.

Our complaints and dispute resolution procedure is designed to provide a simple and personalised process for resolving any concern or complaint you might have about the service you have received from Austar Realty, or any of our licensees.

1. Call the branch manager and give them the details of who you are complaining about, what your concerns are, and how you would like the issue resolved.
2. The manager may ask you to put your complaint in writing so that he or she can investigate it. The manager will need a brief period of time to talk to the team members involved, and document their response. We promise to come back to you within 5 working days with a response to your complaint. That response may be in writing.  
As part of that response we might ask you to meet with a senior manager or our CEO to discuss the complaint and try to agree on a resolution.
3. If we are unable to come to an agreed resolution after a meeting, or if you don't wish to meet with us, we may provide you with a written proposal to resolve your complaint.
4. If you do not accept our proposal, please try and advise us in writing within five working days. You can, of course, suggest another way of resolving your complaint.
5. If we accept your preferred resolution, we will attempt to implement that resolution as soon as possible. If we decline your preferred resolution, we may invite you to mediate the dispute.
6. If we agree to mediate the complaint but don't settle the complaint at mediation, or we do not agree to mediate the dispute, then that will be the end of our process.

Remember: You can still make a complaint to the Real Estate Agents Authority in the first instance and, even if you use our procedures, you can still make a complaint to the Real Estate Agents Authority at any time.

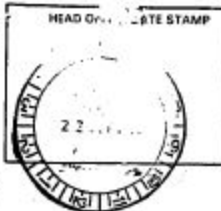
The Real Estate  
Authority Level 4 The  
Todd Building 95  
Customhouse Quay

Wellington 6011

Phone 0800 367 732

0001 0292 0002

APPLICATION No. T86/12 PERMIT No. 19811  
 FINAL CHECK Initials OR DATE ISSUED 23/12/81  
 Date 23/12/81 Authorised Officer



**CITY OF WAITEMATA**  
 JOHN HENRY CENTRE, 6-8 PIONEER STREET, HENDERSON  
 POSTAL ADDRESS: PRIVATE BAG, HENDERSON 8 - PHONE: 155N 81-195 and 61-119  
 INSPECTORS DEPARTMENT ON GROUND FLOOR

**BUILDING PERMIT APPLICATION**

OWNER OF SECTION; NAME W A & MA BAXTER PHONE No. TGN 6726  
 PRESENT POSTAL ADDRESS 68 KAURI POINT RD LAINGHOLM  
 BUILDER: NAME AS ABOVE PHONE No. TGN 6726  
 POSTAL ADDRESS 68 KAURI POINT ROAD  
 SIGNATURE OF APPLICANT W A BAXTER

NATURE OF PROPOSED BUILDING WORK  
ADDITION TO DWELLING

VALUE OF WORK  
 Building (including the materials for Plumbing & Drainage) \$ 18,000  
 Building Permit Fee \$ 100  
 \*Drainage (excluding materials) \$ 300  
 \*Plumbing (excluding materials) \$ 700  
 \*Separate permits to be obtained by Drainlayer and Plumber.  
 \*Refer Note 9 page 5. (19,000)  
 \*Fee to be assessed on value of work excluding amount upon which Drainage and Plumbing Fees payable and may be paid at time of lodging application.  
 \*A further 25% is payable on this fee where structural check is required.

FLOOR AREA OF PROPOSED WORK  
 Basement /  
 Ground Floor 119.02  
 First Floor 99.70  
 Others DECK 19.32, LOUVER  
 Total 246.5 incl decks

VALUATION ROLL NO. 33800 621 1  
 FULL LEGAL DESCRIPTION OF THE PROPERTY (as per Rate Demand or Title Deeds)  
 LOT 392  
 D.P. 17523

Building Research Act 1989  
 LEVY ON TOTAL VALUE OF 15,000 OR MORE INCLUDING DRAINAGE AND PLUMBING WORK  
 Fee: \$1.00 per \$1000 or part thereof  
 Amount of Levy 719  
 Receipt No. 1005  
 Date 20/12/1981

NAME OF PREVIOUS OWNER OF SECTION D G RIX  
 AREA OF SECTION: 146.7 square metres FRONTAGE: 18.507 metres  
 ROAD NAME 68 KAURI POINT RD LOCALITY LAINGHOLM  
 IMPORTANT - SEE INSTRUCTIONS ON PAGE FIVE

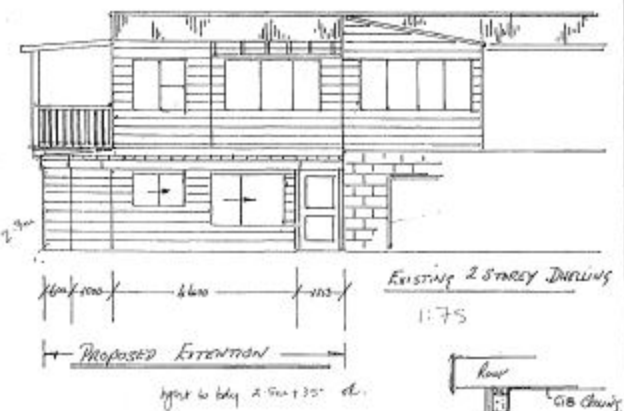
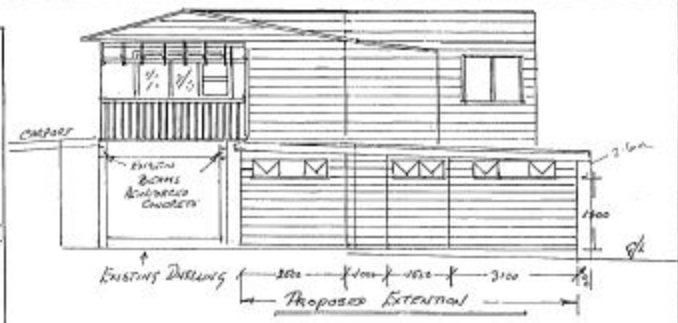
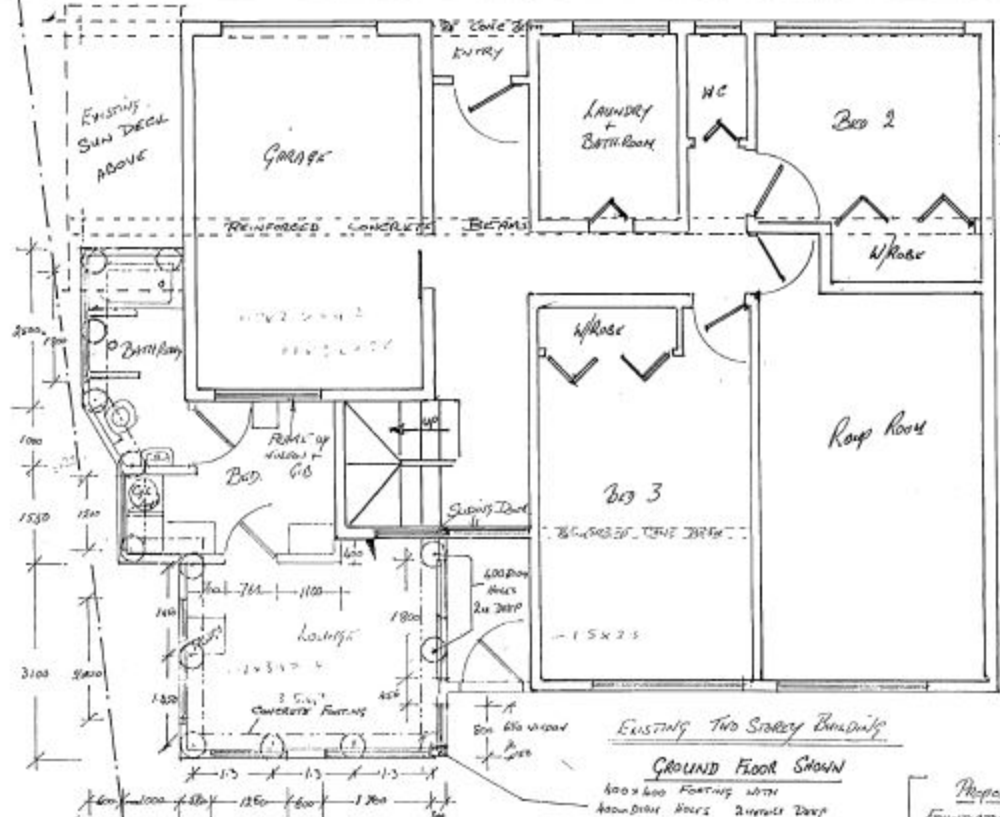
REMARKS Write for P & D fees 18/12/81

Permit issued subject to the following conditions:

Approved by [Signature] Building Inspector 21/12/81 Date  
 Approved by [Signature] Plumbing/Drainage Inspector 2/1/82 Date  
 Approved by [Signature] Health Inspector 2/1/82 Date  
 Town Planning Zoning PROPOSED  
 Approved by [Signature] To Ref 12/81 Date and Office 18.12.81 Date

Building Permit Fee \$ 100 Receipt No. 1005 Date 20/12/81  
 Structural Checking Fee \$ 100 Receipt No. 1005 Date 20/12/81  
 Road Damage Deposit Fee \$ 50 Receipt No. 1005 Date 20/12/81  
 Road Damage Deposit Refund \$ 20.00 To 20.1.82 Date 20/12/81  
 Cost of Vehicular Crossing \$ 200.00 Date 20/12/81

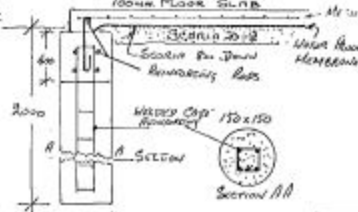
Electricity Transmission Lines: Present/Not present over property  
 Initials OR Date 2.12.81  
 WCC Sanitary and Stormwater Sewers checked - Release/Held  
 Initials N/A Date  
 Location of ARA Trunk Sewers checked - Release/Held  
 Initials N/A Date



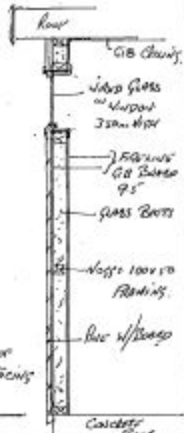
EXISTING TWO STOREY BUILDING

GROUND FLOOR SHOWN

400x400 FOOTING WITH 400x400 REINFORCING BARS SPACING 200mm FOR IN GROUND RETAINING, A TOTAL OF 16 BARS. ALL IN FLOORING 100mm FLOOR SLAB



PROPOSED EXTENSION  
 FOUNDATIONS: CONCRETE S TO ENGINEERS SPECIFICATIONS.  
 SLAB: 100mm CONCRETE FLOOR / TIMBER FLOORING + W/BOARDING FLOORING  
 WALLS: MASONRY / SOWING / LONG RUN IRON ROOF ON 200x20  
 FRAMING: 94x147 GANGED BS. RAIL W/91 @ 600 P  
 2 row slaps, W/BOARDING ON TIMBER PAPER (SOWING)



NOTE THIS DRAWING IS TO REPLACE SHEET 1

*Handwritten note:* Boundary line

BOUNDARY LINE

FLOOR PLAN  
REVISED

LOT 392  
D.P. 17523

PROPOSED EXTENSION TO DWELLING  
68 HAURI POINT ROAD LANGHOLM.

More Content

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PRICE	DATE 04 97	1:75	SERIES OF 2