

ACKNOWLEDGEMENTS

RayWhite

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: 145 & 147 Victory Road, Laingholm

Vendor: John James Gloyne, Anne Chrystobel Gloyne & Eileen Mary White

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: 14 August 2025

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:
Blinds in the lounge are faded
Other disclosures that may be important to purchasers:
The heated towel rail in the downstairs bathroom is too close to the bath according to todays standards. It can be disconnected by the vendor with 5 days' notice, if required prior to settlement. Please note that the LIM is showing a CCC not issued. This is historic, we have ordered the property file and all the work the current vendors have done downstairs has been consented and signed off by the Council. The work relating to the CCC not issued is prior to the current owners and has been replaced by what is now there as per the attached floor plan.
Vendor Circumstances - The Vendor has given us permission to disclose the following personal information:
Downsizing
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.

Wind Zones for this property	Specific engineering design
Soil Issues	<p>28/06/2012 Geotechnical completion/ investigation report on file. Geotech Completion Report or Geotechnical Investigation Report Available.</p> <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>
Exposure Zones	Zone D: High — Coastal areas with high risk of wind-blown sea-spray salt deposits.
Planning	<p>LUC-1992-801 Land Use Consent Car Deck & Retaining Walls Granted 08/01/1992</p> <p>LUC-1998-2090 Land Use Consent Sensitive Ridge and Slope Instability Granted 28/10/1998</p>
Building	<p>BPM-1992-12190 Dwelling & Car Deck 31/12/1992 Issued</p> <p>ABA-1998-944 Heater Installation 10/03/1998 CCC Issued 04/11/1999</p> <p>COM-1998-4579 ABA-1998-5099 Room in Basement Amended Plans to BC 98004579 Additions to Basement 19/11/1998 CCC Not Issued</p> <p>ABA-2012-1725 RBW- Res 2: Proposed rumpus, bedroom and store shed at infilled pole platform basement area. 22/03/2013 Lapsed</p> <p>BCO10090465 RBW - Infill pole-platform basement area to create ensuite/bedroom/store shed 06/10/2017 CCC Issued 20/05/2022</p>
Unauthorised building work	<p>26/10/1999 A reference number is not recorded by Council for this type of record</p> <p>Council records show that no building consents have been granted under the Building Act 2004 or its predecessors for the following works at the property: (REQ-1999-4285- unauthorised work-shed under dwelling, laundry area) These works are satisfied. The Council has determined not to take any action in respect of these works. For further information contact western compliance team.</p>
Waitakere Ranges Heritage Area	This property is located within the Waitākere Ranges Heritage Area as defined in the Waitākere Ranges Heritage Area Act 2008.

Zoning	Residential - Large Lot Zone
Controls	Controls: Macroinvertebrate Community Index - Native Controls: Macroinvertebrate Community Index - Urban Controls: Stormwater Management Area Control - TITIRANGI / LAINGHOLM 1 - Flow 1
Overlays	Natural Heritage: Ridgeline Protection Overlay - Modified Natural Heritage: Waitakere Ranges Heritage Area Overlay - Extent of Overlay Natural Heritage: Waitakere Ranges Heritage Area Overlay - WRHA_07 - Subdivision Schedule Natural Resources: Significant Ecological Areas Overlay - SEA_T_5539 – Terrestrial
Designations	Designations: Airspace Restriction Designations - ID 1102 - Protection of aeronautical functions - obstacle limitation surfaces - Auckland International Airport Ltd - Confirmed

Settlement Date on Offer: Discuss with agent

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: _____ 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.

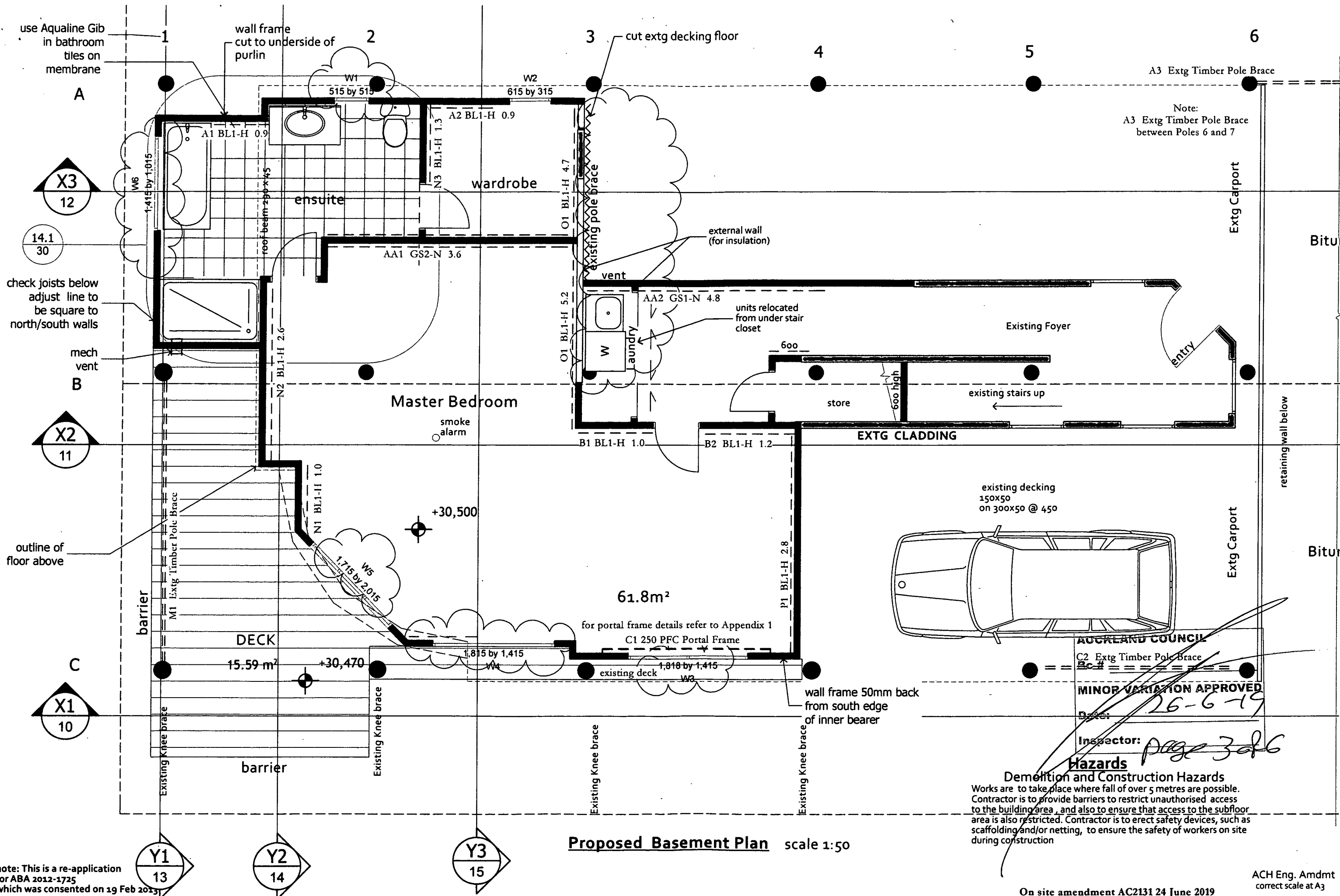
1. Call the branch manager and give them the details of who you are complaining about, what your concerns are, and how you would like the issue resolved.
2. The manager may ask you to put your complaint in writing so that he or she can investigate it. The manager will need a brief period of time to talk 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



note: This is a re-application for ABA 2012-1725 which was consented on 19 Feb 2013
 drawn by nikau design studio limited ph 817 7131 nikaudesign@clear.net.nz

(using existing building and site information provided on council CD)

issue date: 5 October 2016
 print date: 24-Jun-19

Proposed Infill Works for John & Anne Gloyne at 145 Victory Road Laingholm 0604
 Job Ref: 1201/1643

Phone 817 6379
 Email johnanne@gloyne.com

145 Victory Road
 Laingholm 0604

issue: BCA re-application for ABA 2012-1725 RFI

On site amendment AC2131 24 June 2019

Proposed Floor Plan

ACH Eng. Amdmt correct scale at A3

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