

# 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:** 69 Takahe Road, Titirangi

**Vendor:** Timothy James Stark & Anna Moskvitina

**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: 25 September 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

<b>Known defects associated with the property:</b>
There is a crack in the glass barn door between the dining and lounge
<b>Other disclosures that may be important to purchasers:</b>
<b>Vendor Circumstances - The Vendor has given us permission to disclose the following personal information:</b>
Relocating
<b>Additional Information:</b>
The sliding door handle is being replaced along with the triangle window above. The window in the under the house storage has also been ordered and will be replaced.

## 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 (not covered by NZS 3604:2011)
<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>Overland Flow Path</b>	This site (property parcel) spatially intersects with one or more Overland Flow Paths.
<b>Exposure Zones</b>	Zone D: High – Coastal areas with high risk of wind-blown sea-spray salt deposits.
<b>Planning</b>	LUC-1976-2212 Land Use Consent Erect carport in front yard. Granted 22/12/1976 LUC-1982-911 Land Use Consent Erect deck within side yard. Granted 09/11/1982 LUC-1995-461 Land Use Consent Build conservatory Granted 02/05/1995 LUC-2008-734 Land Use Consent Vegetation alteration - works within the dripline of protected tree, and possible removal of protected tree. Granted 07/08/2008
<b>Building</b>	BPM-1973-23626 Addition to dwelling - Room addition 31/12/1973 Issued  BPM-1976-6181 Addition to dwelling - Back door porch and carport 31/12/1976 Issued  BPM-1977-6652 Addition to dwelling - Pergola 31/12/1977 Issued  BPM-1982-21455 Deck 31/12/1982 Issued  BPM-1983-22619 Heater installation 31/12/1983 Issued  ABA-1995-6230 Heater installation 31/01/1995 CCC Issued 03/03/1995  ABA-1995-7087 Conservatory 12/05/1995 CCC Issued 05/12/2001  BCO10292929 RBW - Existing dwelling. To add door or doorway to load bearing wall. 26/08/2019 CCC Issued 24/05/2023

<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>	Residential - Large Lot Zone
<b>Controls</b>	Macroinvertebrate Community Index - Native Stormwater Management Area Control - TITIRANGI / LAINGHOLM 1 - Flow 1
<b>Overlays</b>	Natural Heritage: Ridgeline Protection Overlay - Natural Natural Heritage: Waitakere Ranges Heritage Area Overlay - Extent of Overlay Natural Heritage: Waitakere Ranges Heritage Area Overlay - WRHA_06 - Subdivision Schedule Natural Resources: Significant Ecological Areas Overlay - SEA_T_5539 – Terrestrial
<b>Designations</b>	Designations: Airspace Restriction Designations - ID 1102 - Protection of aeronautical functions - obstacle limitation surfaces - Auckland International Airport Ltd - Confirmed

**Settlement Date on Offer:** As soon as possible

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