

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: 380 Huia Road, Titirangi

Vendor: Tamkie & Sons Limited

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: 9 October 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:

- The downstairs bathroom isn't consented and can be disconnected prior to settlement with reasonable notice to the vendor

Other disclosures that may be important to purchasers:

- Electrical certificate provided for electrical work done
- A copy of the floorplan lodged with the Council is attached to show the structures on the site

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

Moving on

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	Very high wind speed of 50 m/s, High wind speed of 44 m/s
Soil Issues	<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>
Planning	LUC-1988-2212 Land Use Consent Carport, garage, workshop & rumpus room with deck over Granted 22/12/1988
Building	<p>BPM-1974-29108 Dwelling 31/12/1974 Issued</p> <p>BPM-1975-1649 Addition to dwelling - Carport 31/12/1975 Issued</p> <p>BPM-1979-12051 Fireplace 31/12/1979 Issued</p> <p>BPM-1989-4538 Addition to dwelling 01/06/1989 Issued</p> <p>BCO10280269 Construction of two timber pole retaining walls to remediate landslips 28/03/2019 CCC Issued 01/12/2021</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	<p>Macroinvertebrate Community Index - Urban</p> <p>Stormwater Management Area Control - TITIRANGI / LAINGHOLM Flow 1</p>
Overlays	<p>Outstanding Natural Landscapes Overlay [rcp/dp] - Area 72 - South Titirangi</p> <p>Waitakere Ranges Heritage Area Overlay - Extent of Overlay</p> <p>Waitakere Ranges Heritage Area Overlay - WRHA_06 - Subdivision Schedule</p> <p>Significant Ecological Areas Overlay - SEA_T_5539 - Terrestrial</p>

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 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: _____

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.

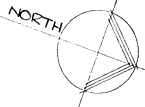
Remember: You can still make a complaint to the Real Estate Agents Authority in the first instance and, even if you use our procedures, you can still make a complaint to the Real Estate Agents Authority at any time.

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

Wellington 6011

Phone 0800 367 732

LOT: 4.
DP: 69114
AREA: 1492 m²

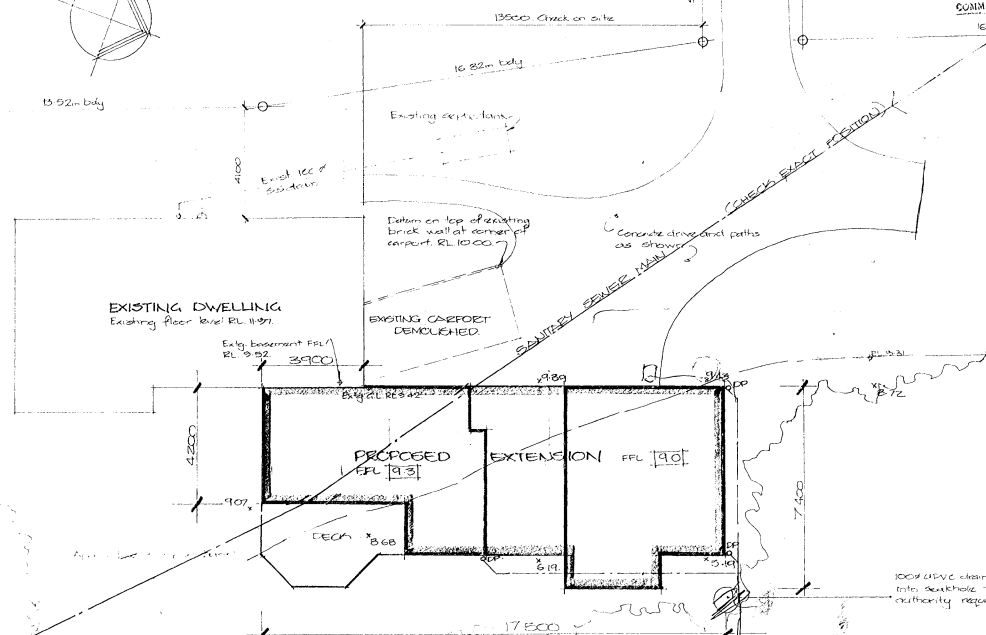


HUIA ROAD.

PLUMBER AND DRAINLAYER MUST CONFIRM THIS SANITARY INSPECTOR BEFORE COMMENCING WORK

NOTE: ONLY SANITARY PLUMBING FITTINGS APPROVED BY COUNCIL ARE TO BE INSTALLED

PLANS AND SPECIFICATIONS APPROVED SUBJECT TO CONDITIONS ENJOINED ON BUILDING PERMIT
SIGNED: [Signature] DATE: 21.2.89
BUILDING SURVEYOR



SITE PLAN 1:100

NOTE: CHECK PERIOD OF ALL EXISTING DEANS & TOWNS BEFORE COMMENCEMENT OF ANY WORK

NOTED LOCATED WITHIN 1M OF SANITARY SEWER MAIN

LOCALITY PLAN N.T.S.

TASKER EXTENSIONS N° 380
HUIA RD

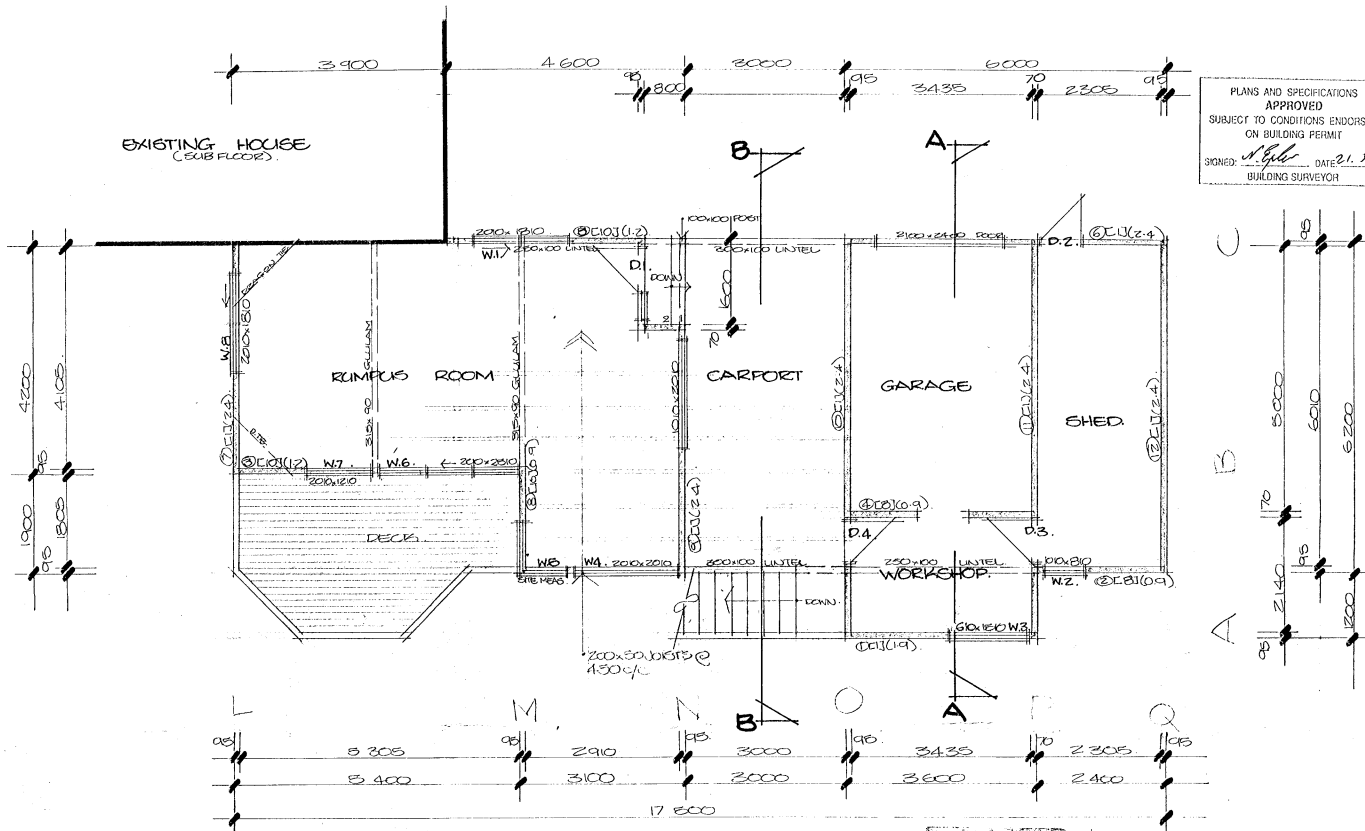
APPROVED BY TOWN PLANNING NO VARIATION TO THIS PLANS MAY BE PERMITTED WITHOUT PRIOR REF. TO T.P.

Check all dimensions on site
DRAWN: EARR/ASCU
DATE: JUNE/SEPT 1988
AMEND: A FEB 89
JOB No: 88056

DIMENSION DESIGN
PO BOX 20-109 AK.7
872-370

EXISTING HOUSE
(5045 FLOOR)

PLANS AND SPECIFICATIONS
APPROVED
SUBJECT TO CONDITIONS ENDORSED
ON BUILDING PERMIT
SIGNED: *[Signature]* DATE 21. 3. 89
BUILDING SURVEYOR



FLOOR PLAN 1:60

APPROVED BY
TOWN PLANNING
NO VARIATION TO THESE
PLANS MAY BE
PERMITTED WITHOUT
PRIOR REFERENCE
TO T. P. DEPT.

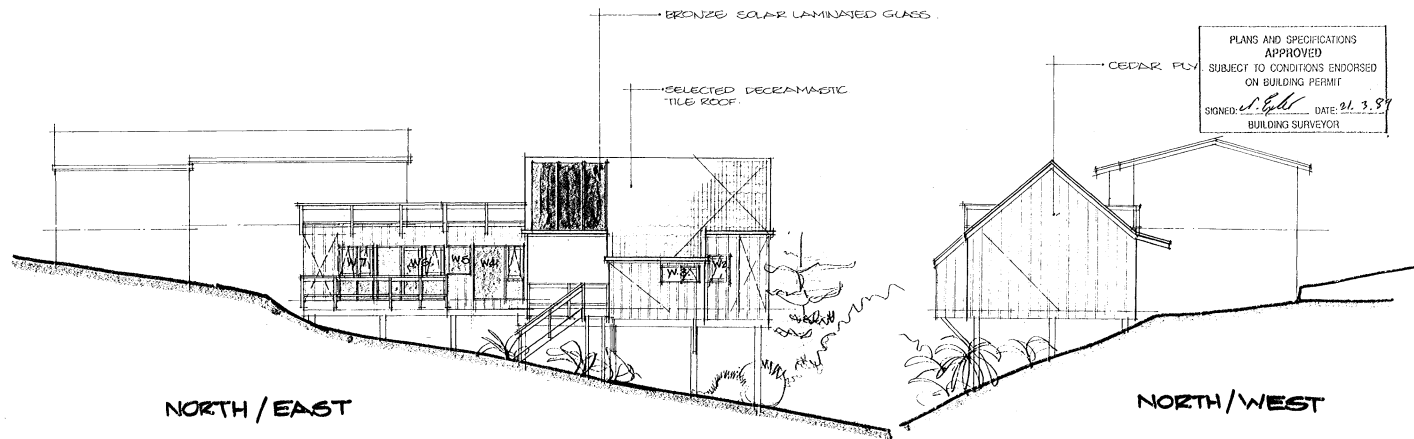
TASKER. EXTENSION

CHECK ALL DIMENSIONS ON SITE.
DATE: FEB '89. A
DRAWN: BARRY/JACK
AMEND
JOB NO: 88066

2.A

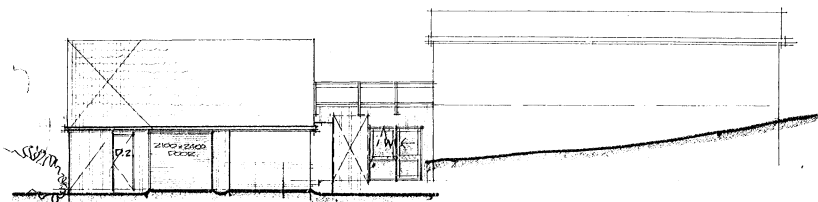
new lynn
**DIMENSION
DESIGN.**
p.o. box 20-108 AK.7
872-370

PLANS AND SPECIFICATIONS
APPROVED
SUBJECT TO CONDITIONS ENDORSED
ON BUILDING PERMIT
SIGNED: *L. E. G.* DATE: 01.3.89
BUILDING SURVEYOR



NORTH / EAST

NORTH / WEST



SOUTH / WEST

SOUTH / EAST

ELEVATIONS 1:100

APPROVED BY
TOWN PLANNING
NO VARIATION TO THESE
PLANS MAY BE
PERMITTED WITHOUT
PRIOR REFERENCE
TO T. P. DEPT.

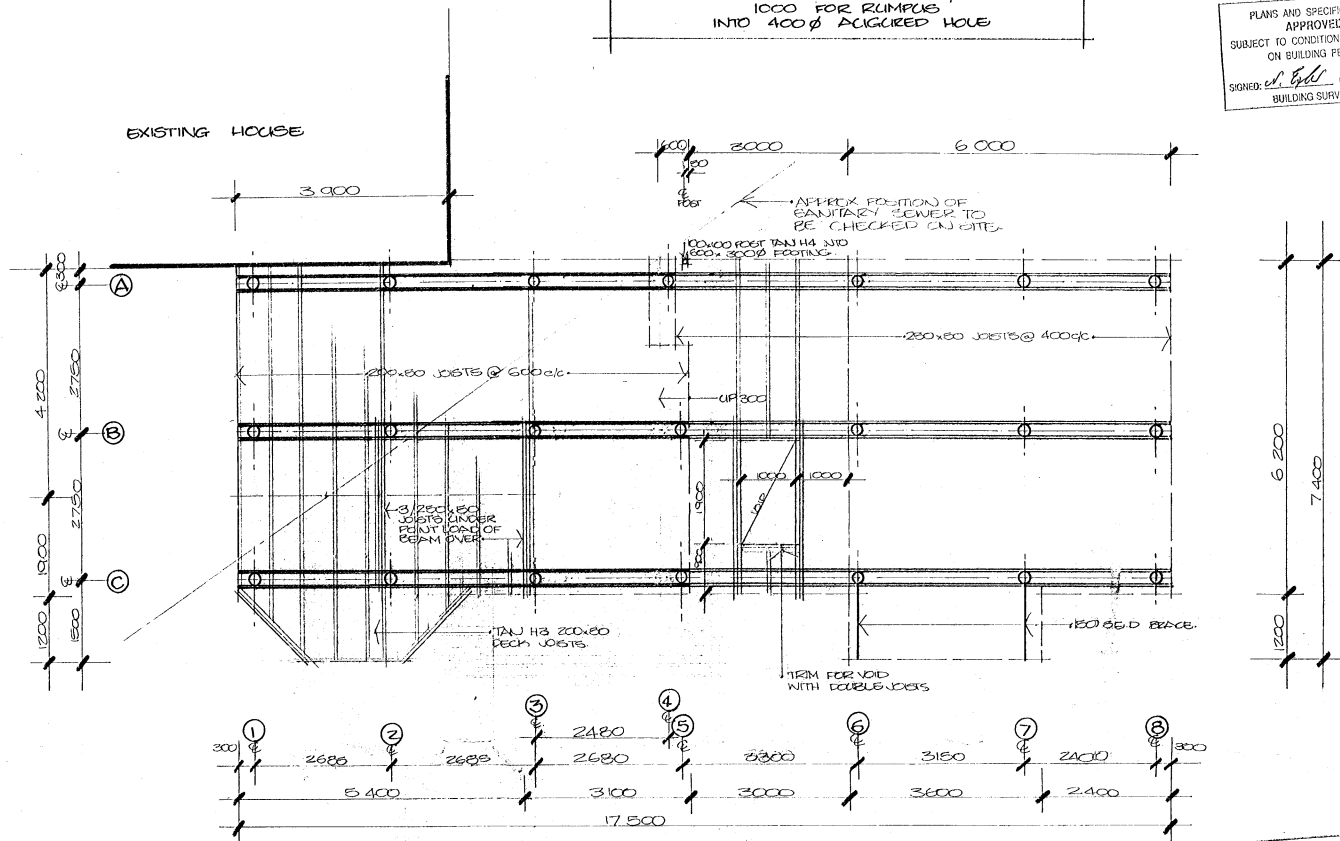
new hmr
**DIMENSION
DESIGN**
p.o. box 20-109 AK.7
872-370

TACKER EXTENSION

CHECK ALL DIMENSIONS ON SITE
DATED: FEB 1991
TOWN PLANNING
AMENDED: A
11229

BEARERS : 2/300x50
POLES : 178 Ø TANAPLEX
EMBEDMENT: 1500 FOR CARPORT / GARAGE
1000 FOR RUMPLUS
INTO 400 Ø AUGURED HOLE

PLANS AND SPECIFICATIONS
APPROVED
SUBJECT TO CONDITIONS ENDORSED
ON BUILDING PERMIT
SIGNED: *A. E. [Signature]* DATE: *21. 3. 89*
BUILDING SURVEYOR



FOUNDATION PLAN 180

NOTE: POLES LOCATED WITHIN 1M OF SEWER LINE
TO BE EMBEDDED 500 BELOW INVERT OF
SEWER.

APPH
TOWN
NO VARIA
PLA
PERMIT
PRIO
TO

APPROVED BY
TOWN PLANNING
NO VARIATION TO THESE
PLANS MAY BE
PERMITTED WITHOUT
PRIOR REFERENCE
TO T. P. DEPT.

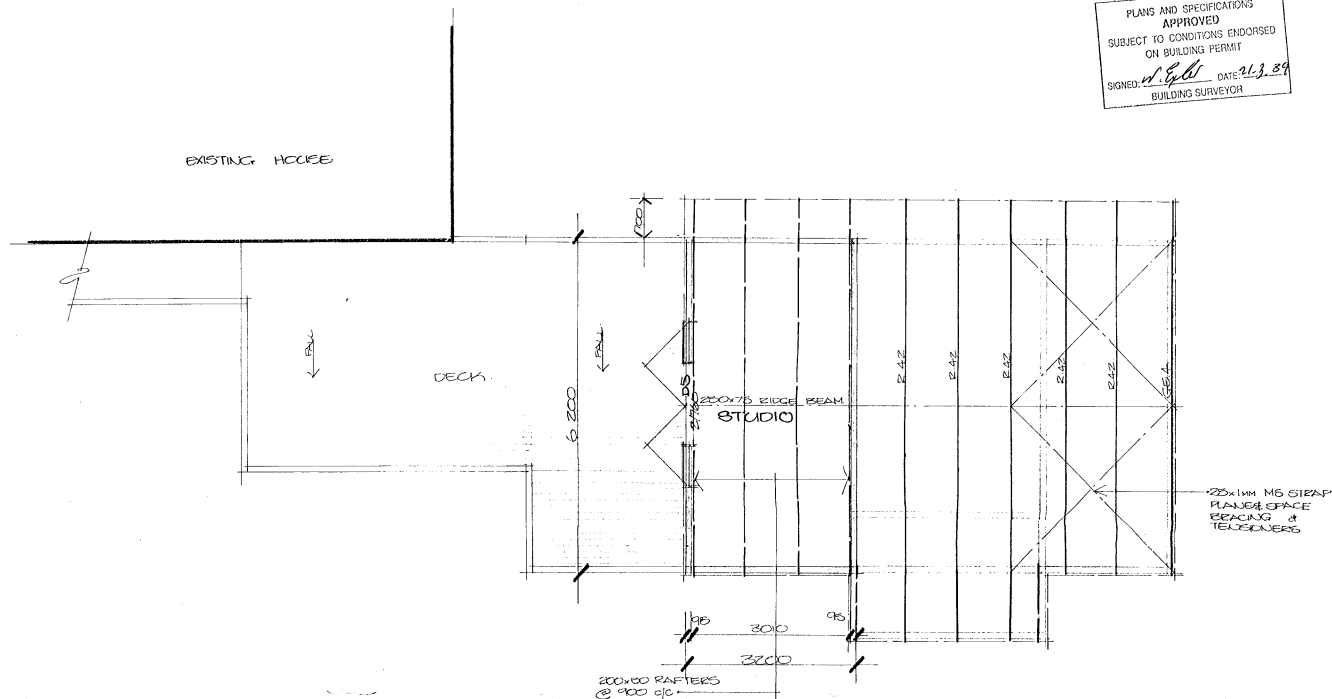
CHECK ALL DIMENSIONS ON SITE
DATE: FEB '89
DRAWN: BARRY JACK
AMENDED: A:
JOB NO: 28026

4

new Lynn
**DIMENSION
DESIGN**
p.o. box 20-10
88

po. box 20-109 AK.7
872-370

PLANS AND SPECIFICATIONS
APPROVED
SUBJECT TO CONDITIONS ENDORSED
ON BUILDING PERMIT
SIGNED: *[Signature]* DATE: 2.3.89
BUILDING SURVEYOR



NOTE: ALL GANG NAILED TRUSSES BY MANUF @ 900 MAX CRE.

APPROVED BY
TOWN PLANNING
NO VARIATION TO THESE
PLANS MAY BE
PERMITTED WITHOUT
PRIOR REFERENCE
TO F.P. DEPT.

CHECK ALL DIMENSIONS ON SITE
DATE: FEB 89
DRAWN: BARRY/JACK
AMEND: A:
880086

5A

new lynn
**DIMENSION
DESIGN.**
PO BOX 20-109 AK.7
872-370

TASKER EXTENSION

R4Z TYPE GANG NAILED TRUSSES BY MANUF @ 900 c/c

SELECTED DECRAMASTIC TILES ON BATTENS TO MANUF INSTRUCTIONS

SQUARE LAMINATED GLASS IN ROLLS DELUX GLAZING BARS

106 GS PURPLE MADE FLASHING

EX 150x25 SELECTED TIGAU BARKING ON 200x50 RAFTERS @ 900 c/c

20 MM H/D PAST BD ON 200x50 JOISTS @ 600 c/c

PLANS AND SPECIFICATIONS APPROVED
SUBJECT TO CONDITIONS ENDORSED ON BUILDING PERMIT
W. E. GILL DATE 12.7.89
BUILDING SURVEYOR

GARAGE

CARPORT

EX 150x50 TAN H3 PECHING ON 250x50 POST @ 400 c/c

SECTION 'A-A' 1:50

EX 10x25 HARDWOOD PECHING ON 10x25 BATTENS @ 100 c/c ON HITCHENS 'PREMBEAU' TO MANUF. SPECIFICATIONS ON 12.5MM CONSTRUCTION PLY PROVIDE 50MM OVERALL FALL TO GUTTER.

SECTION 'B-B' 1:50

20MM H/D PAST BD ON 200x50 JOISTS @ 600 c/c

EX 100x40 TAN H3 PINE DECKING ON 200x50 TAN H3 JOISTS @ 600 c/c

EX 150x50 TAN H3 PECHING ON

SECTION 'C-C' 1:50

BEARERS : 2/300x50
POLES : 175 Ø TANARQUE
EMBEDMENT : 1500 FOR CARPORT/GARAGE
1000 FOR RUMPLUS
INTO 400 Ø AUGURED HOLE

DETAIL T.P.2. 1:10
TO BE READ IN CONJUNCTION WITH T.P.1.

APPROVED BY
TOWN PLANNING
NO VARIATION TO THESE
PLANS MAY BE
PERMITTED WITHOUT
PRIOR REFERENCE
TO T. & P. 10.1



TASKER EXTENSIONS

CHECK ALL DIMENSIONS ON SITE
DATE: FEB 89
DRAWN: JACOB / BARRY
AMEND: A
JOB N°: 88086

6A