

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: 5 Laingholm Drive, Laingholm

Vendor: Louise Joanne Robertson & Kyle Lewis Morris-Reade

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: 4 February 2026

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:

Other disclosures that may be important to purchasers:

The sleepout is not consented

- REQ-1992-729: Sanitary Sewer Requisition - see attached an email from the Council confirming that the requisition noted on the LIM has been removed.

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

Change of location

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	High wind speed of 44 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>
Exposure Zones	Zone D - High – Coastal areas with high risk of wind-blown sea-spray salt deposits.
Private and public stormwater and sewerage drains	Please see attached copy of an email from Council confirming this requisition has been removed.
Planning	LUC-1982-882 To erect dwelling Granted 06/04/1982
Subdivision	SUB60340316 Subdivision Consent Please refer to attachment - Boundary Adjustment Application.pdf Granted 24/07/2019 SRV90079712 Subdivision survey plan ((s)223) S223 with no conditions - application LT 540138 - SUB60340316 Granted 19/08/2019
Building	BPM-1982-19645 Dwelling 31/12/1982 Issued ABA-1999-10 Connect existing house drainage to council sewer System 08/01/1999 CCC Issued 30/05/2017
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	Large Lot Zone
Controls	Controls: Macroinvertebrate Community Index - Native Controls: Stormwater Management Area Control - TITIRANGI / LAINGHOLM 1 - Flow 1
Overlays	Natural Heritage: Ridgeline Protection Overlay - Modified 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
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Settlement Date on Offer: Negotiable, 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 finances.

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 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: _____



Sarah Smith <sarah.smith@raywhite.com>

Fwd: 5 Laingholm Drive, Laingholm REQ-1992-729

1 message

[REDACTED] >
To: Sarah Smith <sarah.smith@raywhite.com>

26 November 2025 at 07:48

----- Forwarded message -----

From: **David VanDam** <david.vandam@aucklandcouncil.govt.nz>

Date: Tue, 25 Nov 2025, 10:24 am

Subject: [5 Laingholm Drive, Laingholm REQ-1992-729](#)

To: [REDACTED] >

Hi Kyle

I received a request to remove requisition REQ-1992-729 from the property file for 5 Laingholm Drive.

I have reviewed the property file and can confirm that I have amended the requisition to now read as detailed below....

This information is disclosed pursuant to section 44A(2)(d) and/or section 44A(3) of the Local Government Official Information and Meetings Act 1987:

This property was the subject of unauthorised Building Work identified by Council on 31.03.1992. On 24.11.2025, Council has confirmed that the sanitary, sewer defect has been rectified with the issuing of CCC – ABA-1999-10, issued on 30/5/2017.

Council holds further information concerning any consented and unconsented building work on its Property File, which is available to view. Any further enquiries concerning these matters should be directed to the property owner.

This is the wording that will record the status of the requisition on future LIM reports.

Ngā mihi | Kind Regards

David van Dam

Senior Compliance Officer

Licensing and Compliance department | Te wāhanga mō te Tuku Raihana me te Ū ki ngā Ture

Community Directorate | Te kāhui o te tari ā-hapori

021617794

Auckland Council

Visit our website: www.aucklandcouncil.govt.nz

Useful Council contact numbers:

24 hr Pollution Hotline: 09 377 3107

Call Centre: 09 301 0101

Planning Help Desk: 09 3539356

Building Help Desk: 09 3539358

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Further relevant discussions (vendor)

Signed: _____

Signed: _____

Date: _____

Date: _____

Further relevant discussions (buyer)

Signed: _____

Signed: _____

Date: _____

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