

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: 6 July 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:

- The cooking facilities and connections in the garage can be disconnected and the purchaser is aware that the garage was consented in 1992 but it is not consented as a habitable space.

Other disclosures that may be important to purchasers:

- There are remains of a previous building at the top of the section.
- The vendors have found no evidence of a 'Septic Tank Hi-Tech' as noted in the LIM
- The cabin for the decommissioned long drop will remain onsite.
- Garage was insulated in the walls and floor by a previous owner
- The beginning of the driveway appears to be over Auckland Transport land as is common in the area. We would recommend buyers do their own investigations and seek legal advice where required.

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

Moving on

Additional Information:

In relation to the requisition noted in the LIM, the vendor believes the following to be the case, but makes no warranties in regards to this. They have provided all the documentation they have, for the purchaser to do their own investigations and seek legal advice.

Based on information from neighbours, we understand the demolition of the original dwelling at the southernmost end of the site was likely carried out by a previous owner, William Francis McNabney, prior to our purchase of the property from Patrick Norton.

In William Francis McNabney's resource consent (2013) there is mention of it under 2.3 (page 4)

2.3 Background

The existing dwelling located at the rear southern end of the site has been partly de-established due to a previous Notice to Fix required by Council for unauthorised additions and alterations to the original dwelling. Since then the Notice to Fix has been complied with (but is still yet to have final inspection by Council).

Conditions of this consent will ensure that this dwelling is completely removed from site and the cleared area around this original dwelling reinstated with planting.

In Patrick Norton's Resource Consent (2023) there is mention of it again under 4. Background (page 3):

Unconsented disused dwelling

The site contains the remnants of an unconsented dwelling which was previously subject to Council compliance for removal. After visiting the site, I am satisfied that the dwelling is not habitable and therefore cannot be considered to be a dwelling in the context of the receiving environment.

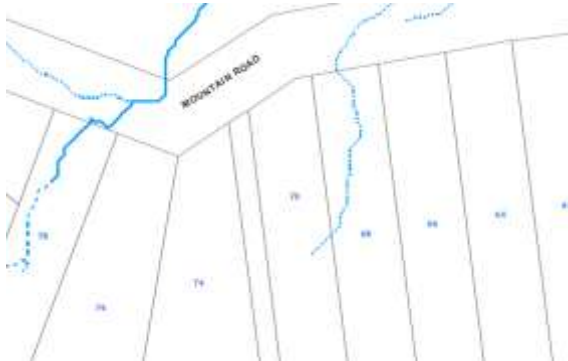
The site of that demolished dwelling – referred to in both resource consents referenced above – is visible today as remnant foundations at the rear of the property.

We note that the 2023 resource consent (LUC60405766) describes this as an "unconsented dwelling." However, our understanding is that a building consent was issued for the original structure in 1974 (associated with Ivan Cuba) – and this wording is referring to the 'unauthorised additions' as in the 2010 Notice to Fix. We can confirm that the structure is currently demolished and the site is no longer habitable, consistent with the council's own assessment at the time of the 2023 consent.

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.

<p>Wind Zones for this property</p>	<p>High wind speed of 44 m/s</p>
<p>Soil Issues</p>	<p>Council does not have information specific to this site about any soil or geotechnical matters.</p>
<p>Private and public stormwater and sewerage drains</p>	<p>28/07/2008 Service plan not available Please note this property is not serviced by a reticulated sewer line. Any development additions or upgrading of this property which may affect the septic tank and disposal system will be subjected to Council approval.</p> <p>31/12/1999 Standard tanks - RUR This waste water system is scheduled for pump out every 3 years by a Council contractor.</p>
<p>Overland Flow Path</p>	
<p>Planning</p>	<p>LUC-2013-636: Land Use Consent Proposed new dwelling - yard, car parking / driveway, vegetation & earthworks in the managed natural area Lapsed 10/09/2018</p> <p>LUC60405766: Land Use Consent Construction of a new dwelling requiring a consent -Restricted Discretionary Activity consent is required for land disturbance within land subject to an SEA overlay that will be greater than 5m2 and greater than 5m3 pursuant to E11.4.1(A28) and (A30). In this instance, the proposal requires a total of 102m2 and 112.33m3 of earthworks within the SEA overlay. Granted (Construction Monitoring Underway) 01/03/2023</p>
<p>Building</p>	<p>BPM-1974-11 Shed 11/10/1974 Issued</p> <p>BPM-1991-11737 Garage 08/01/1992 Issued</p> <p>ABA-2013-874 RBW - RES 2 : New 2 Storey 4 Bedroom Dwelling With Attached, Double Garage & Stormwater Detention Tank And Waste Water System On Site. Existing Garage/ Carport To Be Removed. 20/11/2013 Lapsed</p>

Unauthorised Building Work	23/03/2010 Unauthorised Building Works REQ-2010-203 Auckland Council is aware of unauthorised works regarding additions and alterations are being carried out to the existing dwelling near the southern end of the property, without the authority of a building consent.
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	Rural - Waitakere Ranges Zone
Controls	Controls: Macroinvertebrate Community Index - Native
Overlays	Natural Heritage: Outstanding Natural Landscapes Overlay [rcp/dp] - Area 73 - Waitakere Ranges and coastline Natural Heritage: Waitakere Ranges Heritage Area Overlay - Extent of Overlay Natural Heritage: Waitakere Ranges Heritage Area Overlay - WRHA_03 - Subdivision Schedule Natural Resources: Significant Ecological Areas Overlay - SEA_T_5539 - Terrestrial

Settlement Date on Offer: Discuss with the 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 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 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: _____

Further relevant discussions (vendor)

Signed: _____

Date: _____

Signed: _____

Date: _____

Further relevant discussions (buyer)

Signed: _____

Date: _____

Signed: _____

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