

Property Information File & Disclosures

3 Magnolia Avenue Te Kamo

STATEMENT OF PASSING OVER INFORMATION

No person should rely on any information without seeking appropriate independent and professional advice and conducting their own due diligence investigation into this information.

The information has been supplied by a third party and Olive Tree is merely passing over this information as supplied to us.

We cannot guarantee its accuracy and reliability as we have not audited, or reviewed the information.

To the maximum extent permitted by law we do not accept any responsibility to any party for the accuracy or use of the information herein.



OLIVE TREE

CONNECTING PEOPLE & PROPERTY

Property Information and Disclosures

Property Address
 Listing Salesperson/people

Vendor to complete the following disclosures at time of listing:

Vendor's Warranties

When completing a Sale & Purchase Agreement, the Vendors Warranties clause requires that:

- a) You have not received any notice or demand and have no knowledge of any requisition or outstanding requirement, from any local or government authority or other statutory body, or under the Resource Management Act 1991; or from any tenant of the property; or from any other party.
- b) You have no knowledge or notice of any fact which might result in proceedings being instituted by or against the vendor or the purchaser in respect of the property.

If you are unable to warrant either of the above, please describe:

Notes:

Insurance

- No Yes Have you ever made any insurance or EQC claims in connection with the property?
- No Yes Have you had any insurance declined, canceled, renewal refused, terms or conditions imposed or claim declined on this property?

If 'YES' to any of the above, please explain:

Property Disclosures (include notes for further detail)

- No Yes Is the vendor aware of any pending works on adjoining properties or in the immediate area, (especially in the event they have signed related agreements or consents to) which may affect a customer's decision to purchase?
- No Yes Are there any areas of concern relating to the property and it's neighbourhood? For example, criminal activity, possible nearby developments, unusual death at the property, neighbourhood disputes, boundary issues, fencing issues or Council Encroachments at the property?
- No Yes Is everything in proper working order, including but not limited to electrical fittings, appliances, plumbing, locks and keys and remotes to all outside doors, wood burners, heating, security systems and airconditioning and including all of the intended chattels?
- No Yes Does the property display characteristics of asbestos presence?
- No Yes Does the property display evidence of the presence of Dux Qest plumbing?
- No Yes Does the property display evidence of the presence of weatherside cladding?
- No Yes Are there keys and/or remotes (if applicable) for every external door?

Insulation: Is there Insulation: in all external walls (ex-garage)? No Yes Unsure
 in the ceiling? No Yes Unsure
 underfloor? No Yes Unsure *concrete slab*
 in garage (if part of house)? No Yes Unsure

Additional Notes:

Social Housing located nearby - Unaware of any / Yes *new units on Farway Drive*

Vendor Declaration

"The above information has been provided to the best of our knowledge, accurately and in good faith. If we are aware of any defects above or below the ground that could affect the property's weathertightness, durability or habitability we have disclosed them herein. Anything discovered subsequently will be disclosed to the salesperson in writing. We understand the information in this document or subsequent information provided is required by law to be disclosed to Purchasers".

Audrey Lane		17/4/26
Greg Lane		17/4/26

Title Information (Salesperson to complete after listing and before launching on the market)

Address: Title doc obtained on:
ESTATE: Freehold Cross-Lease (Fee Simple) Stratum in Freehold (Unit Title) or:

NB: A title will not provide any guarantee regarding boundaries or land size and nor can the salesperson. If you have any doubts you should research further or engage a surveyor to verify the exact boundaries. Mortgages or Caveats: These should be cleared on settlement (i.e before you move in.) If an interest or memorial on the title applies to this land the box next to the explanation is to be marked.

- TITLE YET TO BE ISSUED** This property can be purchased but any sale and purchase agreement must be conditional upon the title being issued and being acceptable to your lawyer.
- Appurtenant to/ Dominant Tenement/ Benefited Land: If an Interest begins with or includes these words, it is for the benefit of this land.
- Subject to/ Servient Tenement/Burdened Land: If an Interest begins with or includes these words, this land gives the benefit. If the wording includes the phrase 'In Gross', the benefit is usually given to a City Council or a supplier of services like water, sewage, and communications.
- Easements: These grant benefits or rights to cross land and usually refer to above-ground or underground services and Rights of Way. Sometimes they refer to Party Walls.
- Resource Management Act 1991. If the property was developed after 1991 there should be reference to the RMA which usually implies the development was consented under that Act.
- Fencing: Covenant, Provision or Agreement. A Covenant usually has a life of only 12 years or applies until the first purchaser sells it on (unless it involves Crown land). A Provision is usually like a Covenant. Fencing Agreements differ and are usually an arrangement between current owners and neighbours to do (or not do) something that expires when one party sells. If it is registered on the title its terms can pass on to and commit a new buyer to the agreement.
- Land Covenant, Encumbrance: This will usually bind current and future owners to conditions such as construction style, fence height, position of buildings etc and is often very detailed. Buyers must be clear as to how these conditions might affect their future use of the property.
- Consent Notice: Consent notices are usually issued by City Councils making certain stipulations about construction and land use. Its terms will probably bind current and future owners.
- Building Line Restriction (ancient measure from road): Even if noted, these now rarely apply and have been replaced by conditions in the District Plan. Internal Building lines may still apply.
- Legal, Crown Minerals, Acts of Parliament, Gazette Notices etc: These items imply Crown ownership applies or some legislative effect. We suggest you seek legal advice.
- Cross lease Properties (see below) We will attach a copy of the Memorandum of Lease (if it is available). The Lease contains the rules applying to occupation and use. These are usually standard conditions but if we are aware of special rules we (or your lawyer) can explain them to you. The Title includes a Flats Plan and you should compare this to what is actually on the property and check for a changed 'footprint'. Please also ask your lawyer to explain this type of Estate, to check the Flats Plan against the Lease and to check the wording of the Lease.

Cross Lease Title N/A
 No Yes In relation to the original floor plan, have there been any alterations to the external dimensions of the dwelling?
 No Yes Are any of the alterations enclosed and attached to the dwelling? (Refer to Clause 6.4 (2) of the Sale & Purchase Agreement.)
 No Yes N/A Is there evidence of the other cross lease owners approval of these changes?
 No Yes N/A Does the flats plan appear accurate?
 No Yes The salesperson has obtained a copy of the memorandum of lease and it is available for viewing. Please ensure your lawyer explains any restriction that may affect your use of the property on the memorandum of lease.

Unit Title N/A
 No Yes Pre-Contract Disclosure Statement is available
 No Yes A longterm maintenance plan is available

District Plan Authority Property Zoning (proposed district plan)
 No Yes Is the property categorised as being in a flood area? If yes, attach a map
 No Yes If there are any other features that may be of interest to a prospective purchaser, note it below.

Additional Salesperson notes regarding the District Plan (Local Authority Plans/ Intentions): (if required)

Property Disclosures continued

Leaks Disclosure

No Yes Was any part of any building (or alterations to) constructed in 1990 – 2005? (This period is noted for potential weathertightness issues.

No Yes WATER: Are you aware of any weathertightness or water damage issues past or present (leaks, mould, dampness, flood damage, failed offers, remedial action applied to any problem area(s) or any matter related to water ingress or damage affecting any building forming part of the property)? If 'Yes' describe fully:

Documents provided by the Vendor

The following will be made available to buyers via the buyer document link upon request. Agent will note or cross out all the documents available and if provided tick to confirm they are in the Buyer Info Pack.

- | | |
|---|--|
| LIM <input type="checkbox"/> Available | <input type="checkbox"/> Uploaded to Buyer Documents |
| Title & Instruments <input checked="" type="checkbox"/> Available | <input type="checkbox"/> Uploaded to Buyer Documents |
| Building report <input type="checkbox"/> Available | <input type="checkbox"/> Uploaded to Buyer Documents |
| CCC <input type="checkbox"/> Available | <input type="checkbox"/> Uploaded to Buyer Documents |
| HH report <input type="checkbox"/> Available | <input type="checkbox"/> Uploaded to Buyer Documents |
| RC <input type="checkbox"/> Available | <input type="checkbox"/> Uploaded to Buyer Documents |
| Building Consents <input checked="" type="checkbox"/> Available | <input type="checkbox"/> Uploaded to Buyer Documents |

Any relevant certificates like Safe & Sanitary reports, QC data, Insulation or COA certificates? Uploaded to Buyer Documents

Other Uploaded to Buyer Documents

The client(s) undertake to disclose to ownly and the listing salesperson (in writing - addressed to the listing salesperson) details of any water penetration issues that they become aware of between listed date and sold date. Additional Notes: (if required)

This section is to be maintained during the course of the listing by the salesperson.

If I am aware, or become aware during the course of the listing, that (under ownly or any agency);that there has been an accepted offer within the last twelve months on the property that did not progress to confirmation or settlement, or a potential Purchaser withdrew an offer on the basis of a professional report or was unable to arrange finance or insurance because of an issue with the property, it will be explained below, together with our understanding of the reason for the failure, if it is known.

Salespersons notes: If I become aware during the course of the listing of any Disclosure issues (that were not disclosed elsewhere in this document) I will note them here or on the supplementary page attached:

Property Disclosures continued

No Yes Is the property connected to town services? - water, stormwater, sewage?
If, no, describe fully the property's arrangements and detail servicing arrangements, including when last serviced?

No Yes Will there be water/electricity/gas available for the new owner on settlement?

No Yes Is there any evidence of the property having been used, currently or in the past as a methamphetamine laboratory? If, yes, please detail:

If, yes, was the property professionally remedied? No Yes
Can you provide evidence of this? No Yes

No Yes Does the property have a wood burner or open fire? place?
When was it last serviced?
Does it have a Code Compliance Certificate or Permit? No Yes N/A

No Yes Are there any retaining walls on or about the property?
Is there a Code Compliance Certificate or Permit available (where applicable)? No Yes N/A
Is there any evidence of movement in the wall/s? If so please explain No Yes

- No Yes Has any building or any part of the property ever been subject to flooding, landslip or earthquake damage?
- No Yes Is there or has there been previously been any blocked pipes, drains or services, including communications, sewer, water and gas?
- No Yes Is there any evidence or issues relating to the structural integrity of the dwelling, e.g. building subsidence, signs of movement, walls removed?
- No Yes Have the appropriate Permits or Code Compliance Certificates been issued for the property including renovation work completed after the original build?
- No Yes Have any fully-tiled showers been installed? (They will need a CCC)
- No Yes Is there any evidence of current or past insect, rodent or animal issues on the property?

Are there Outbuildings/ Conversions/ Extra Accommodation/ Garage(s) Yes No

- a) are they fully City Council compliant for their claimed type of use? No Yes N/A
- b) is there anything about them that should be disclosed to buyers? No Yes
- c) are they fully operational (completed, permanent power supplied etc)? No Yes

No Yes If the property is a rental property does the home met the "healthy homes" requirements?
The healthy homes standards became law on 1 July 2019. The healthy homes standards introduce specific and minimum standards for heating, insulation, ventilation, moisture ingress and drainage, and draught stopping in rental properties. All private rentals must comply within 120 days of any new or renewed tenancy after 1 July 2021, with all private rentals complying by 1 July 2025. see www.tenancy.govt.nz

N/A
 Unsure

No Yes Unsure N/A If the property is a Unit Title, Cross Lease, Company Share and/or has a Body Corp or has special rules of occupation, is there any limitation on normal residential activity (e.g. having pets, tenants, parking vehicles etc.)

Additional Notes: (if required)

Information to Purchasers

A Title is a legal document that sometimes contains complex content beyond the knowledge of the Salesperson. The Salesperson’s opinion and information, while given here with the best of intentions, may not be legally or factually correct. It is important that you are clear on what notations on the Title mean and how they may impact on your purchase and/ or the use of the property. **We strongly recommend that you seek the professional advice of your lawyer or make further enquiries, especially if you have any doubts about the information given or have questions that the salesperson is unable to answer to your satisfaction.**

District Plan (Local Authority Plans/ Intentions): NB: Any or no comment in the ‘Salesperson Note’ section above regarding the district plan does not purport to be exhaustive. We recommend you consult your local authority for more information.

Size etc. of Land and Buildings: The information in the Title, marketing material and other documents is derived from outside sources and we cannot guarantee its accuracy. **If buyers have any doubts about the given information they are strongly recommended to make further enquires or seek professional advice.**

Notes on Weathertightness, Dux Qest and Asbestos

Cladding products or systems as follows, may be associated with weathertightness issues. These products include but are not limited to:

- Polystyrene
- Cement Board Sheeting (often texture-coated)
- Stucco

Building designs with the following may also be considered at risk:

- narrow or no eaves
- internal gutters
- decks above ground floor
- And/or exposed flat areas above internal rooms, e.g. deck, roof.

From September 1995 to 2005, kiln dried untreated timber was permitted to be used in construction and building designs of that era often excluded cavities in external walls.

20,000 to 40,000 houses in the mid 1970’s to late 1980’s were built using Dux Qest plumbing, a system known for spontaneously failing. Many properties have been replumbed, wholly or partially.

Houses built pre-2000’s may have some building products that contain **asbestos**.

Weatherside is a tempered hardboard, made from wood fibres which have been glued together. Issues occur when moisture ingress causes the glue in the cladding to fail, this is often due to un-maintained paint systems, cracking, or damage to the cladding.

Purchaser’s please note carefully:

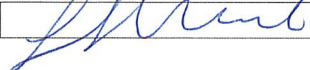
- The Vendor is only responsible for work they have completed.
- The Salesperson must disclose any issue known to them but is not required to uncover hidden defects and is not qualified to assess documents such as LIM reports, council files and building reports.

Purchasers are strongly advised to seek professional advice to establish the true condition and status of the property, so they are aware of any existing or possible future problems, as well as the property’s suitability for their use, even if you are in competition or in a ‘multi-offer’ situation.

The Salesperson has no conflict of interest marketing this property. If so, it is noted here: No Conflict Yes then if yes...



Salesperson Olive Tree - Pauline Dinsdale, Lisa Struneski, Angela

Signature 

Addendum 1: Purchaser pre-offer acknowledgments (This form must be completed before signing a Sale and Purchase agreement.)

For the property (address)

Property to be purchased in the name/s of

1. I confirm I have gained access to all areas of the property needed and have viewed all information necessary to make an informed buying decision.
2. I confirm I have had the opportunity and encouragement to seek legal advice.
3. Boundaries; I understand that the salesperson cannot, and so has not, defined these for me/us. A professional surveyor can provide accurate boundary information.
4. I understand that if I am intending to use the property in alignment with District Zoning for a specific purpose, I have needed to do my own due diligence about the ramifications of the specific zoning for this property?
5. I confirm I understand that Legislation/ tax changes to rental properties tax may apply and for some properties (e.g., lifestyle, rural) GST and GST registration may be relevant, you are recommended to seek professional advice regarding tax on rental properties.
6. Finance: The S & P Agreement may require evidence of non-availability. I understand that should finance not be approved, I must provide evidence of this in accordance with the General Terms of Sale?
7. I understand that should I/we obtain a building inspection report and subsequently choose not to confirm on the basis of that report, I/we must provide that report to the Vendor at their request, in accordance with the General Terms of Sale.
8. Unconditional Offers: I understand that there are risks when I/we have no special conditions. (If that is the case) In making an 'unconditional' offer I/we are accepting the property's Title without chance of further review and understand that the deposit must be paid immediately.
9. **If this is a Unit Title**, I confirm I/we have received a Pre-Contract Disclosure prior to making this offer.
10. I confirm I understand that Sales information may be used in pre-settlement marketing e.g. advertising the 'sold' result and all details of interest around that sale.
11. I confirm I/we are entering into this transaction voluntarily and without duress.

Initial/s

Complaints Policy (all real estate agents are required to have a formal complaints policy)

The agency 'ownly' would prefer any complaint to be in writing (but it can be advised otherwise) and delivered promptly to the Supervising Agent: Keith Ward Email: Supervision@ownly.nz Cell: 027 288 8813. As soon as we know about it, we will attend to it fairly and promptly. Customers don't need to advise the agency 'ownly' of a complaint, they have the right to make their complaint direct to the Real Estate Authority (REA), a government body charged with overseeing and regulating the real estate industry. The REA can be contacted on; 0800 367 7322 or email info@rea.govt.nz

All named Purchaser's are required to confirm that all acknowledgments and questions are read and understood and they have read and understood this entire 8 page Property Information Pack and Disclosures.

<input type="text"/>	<input type="text"/>
<small>Purchaser 1 Name</small>	<small>Date of Birth</small>
<input type="text"/>	<input type="text"/>
<small>Signed by the Purchaser 1</small>	<small>Date</small>
<input type="text"/>	<input type="text"/>
<small>Purchaser 2 Name</small>	<small>Date of Birth</small>
<input type="text"/>	<input type="text"/>
<small>Signed by the Purchaser 2</small>	<small>Date</small>
<input type="text"/>	<input type="text"/>
<small>Purchaser 3 Name</small>	<small>Date of Birth</small>
<input type="text"/>	<input type="text"/>
<small>Signed by the Purchaser 3</small>	<small>Date</small>
<input type="text"/>	<input type="text"/>
<small>Purchaser 4 Name</small>	<small>Date of Birth</small>
<input type="text"/>	<input type="text"/>
<small>Signed by the Purchaser 4</small>	<small>Date</small>

General legal information for buyers and sellers

There are a lot of legal requirements to be aware of when entering into a sale and purchase agreement. It is important to be fully informed and understand any potential issues that may arise when it comes to selling or purchasing a property.

To help you be as informed as possible, we have listed some of the important considerations below. Your Salesperson and ownly encourages you to discuss things further with your team of experts and seek legal advice to obtain further clarification.

Bright-Line Test

The bright-line test in New Zealand determines whether the profit from selling residential property is subject to income tax, based on the duration of ownership. As of 1 July 2024, significant changes have been implemented:

Current Rules (Effective 1 July 2024):

Bright-line Period: If you sell a residential property on or after 1 July 2024, the bright-line test applies if the property is sold within 2 years of acquisition.

Exemptions:

Main Home: The bright-line test does not apply if the property sold is your main home.

Business Premises and Farmland: Sales of properties used predominantly as business premises or farmland are also exempt.

Start and End Dates:

Start Date: For a standard property purchase, the bright-line period begins on the date the property's title is transferred to you, typically the settlement date.

End Date: The period ends when you enter into a binding sale and purchase agreement to sell the property.

Further information: ird.govt.nz

Overseas Investment (OIA)

Overseas buyers must gain consent from the Overseas Investment Office (the OIO) before they buy 'sensitive land' in New Zealand. Common sensitive land includes rural land that exceeds five hectares or land that adjoins certain types of reserve or conservation areas or waterways.

In October 2018, the Overseas Investment Act 2005 widened the definition of sensitive land so that it includes residential and lifestyle land.

Investors who need consent:

- generally, are not New Zealand citizens or are people who don't ordinarily live here
- are bodies, such as companies, trusts and joint ventures, with more than 25 per cent overseas ownership or control
- can include associates (including New Zealanders) of overseas investors. Further information: linz.govt.nz

Residential Land Withholding Tax (RLWT)

Residential land withholding tax (RLWT) is a tax deducted from some residential property sales in New Zealand. It only relates to offshore RLWT person who disposes of land subject to Bright-line rule. It will apply if:

- a sale amount is paid or payable on or after 1 July 2016, and
- the property sold is in New Zealand and defined as residential land, and
- the seller:
 - has purchased the property on or after 1 October 2015 through to 28 March 2018 inclusive and owned the property for less than two years before selling, or
 - has purchased the property on or after 29 March 2018 and owned the property for less than five years before selling, and
 - is an offshore RLWT person

The definition of "offshore RLWT person" is not the same as the definition of "offshore persons" for IRD number applications. Further information: www.ird.govt.nz

Anti-Money Laundering and Countering Financing of Terrorism (AML/CFT)

The Government has made changes to the law. Businesses are now required to put preventative measures in place to help tackle money laundering and financing of terrorism. The legislation extends the current AML/CFT regime to lawyers, conveyancers, accountants, real estate agents, sports and race betting, and businesses that deal in certain high value goods.

Various checks are required, including verification of identity and address, before you can settle your property purchase or sale.

These checks can take days, and sometimes weeks if a trust or company is involved: we strongly recommend that you arrange to get things underway as soon as possible.

Further information: dia.govt.nz Other useful sites settled.govt.nz

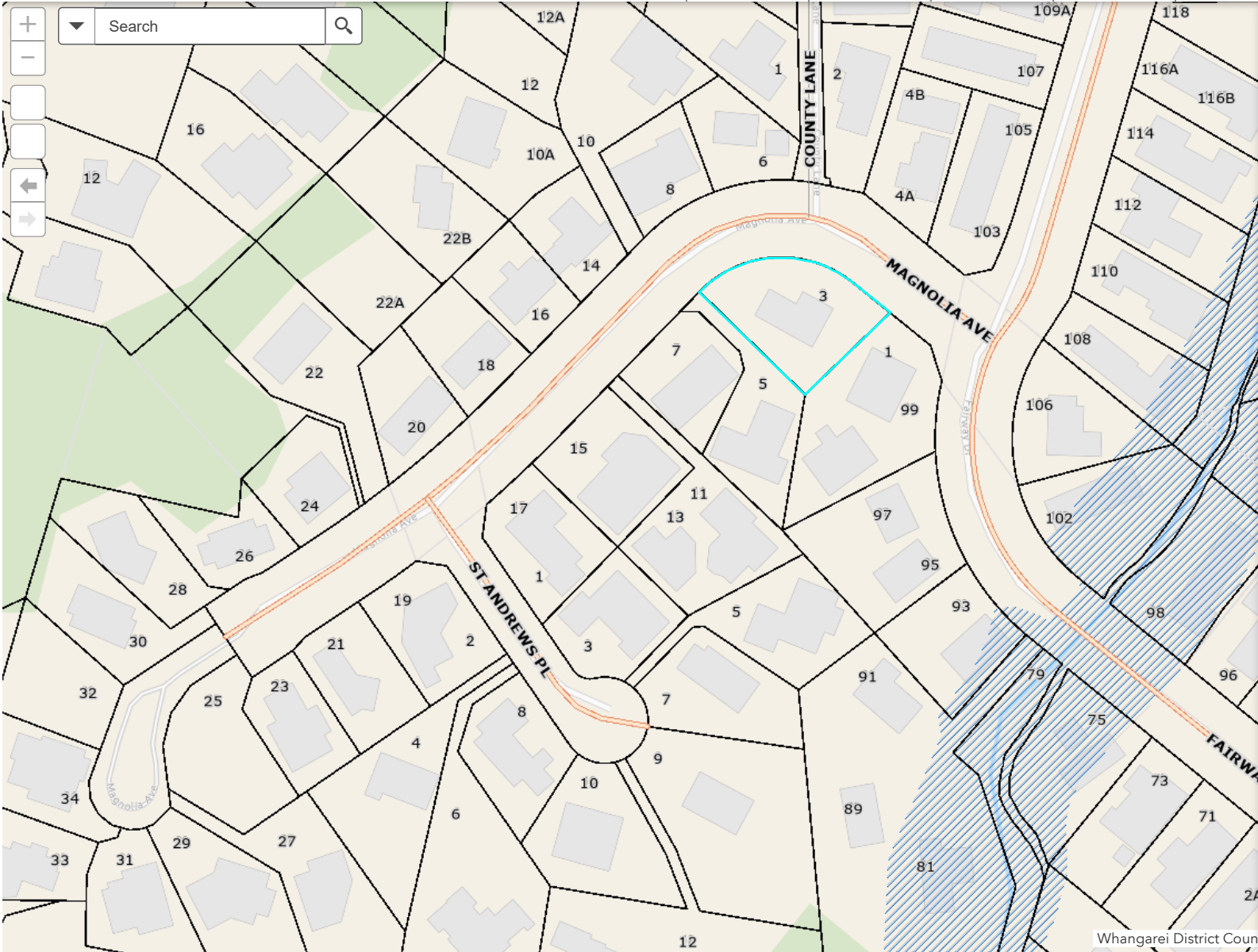
Disclaimer: All information herein is true and accurate to the best of ownly's knowledge. Information herein should not be a substitute for legal advice. No liability is assumed by ownly, or its licensees, for losses suffered by any person relying directly or indirectly on information published herein. ownly recommend you seek expert and legal advice.

Property Disclosures

Additional Notes: (if required)

[Empty rectangular box for additional notes]

Hazards



Legend

Map Labels

- Street Address
- Road and Rail Names

Property Land and Roads

Roads

- State Highway
- Public Road
- Public, Private Maintain
- Private Road
- Service Lane
- Accessway
- Paper road
- Proposed Road
- Railway

New Subdivisions

- Proposed Pre-223
- 223 Certificate

Rates Property

-

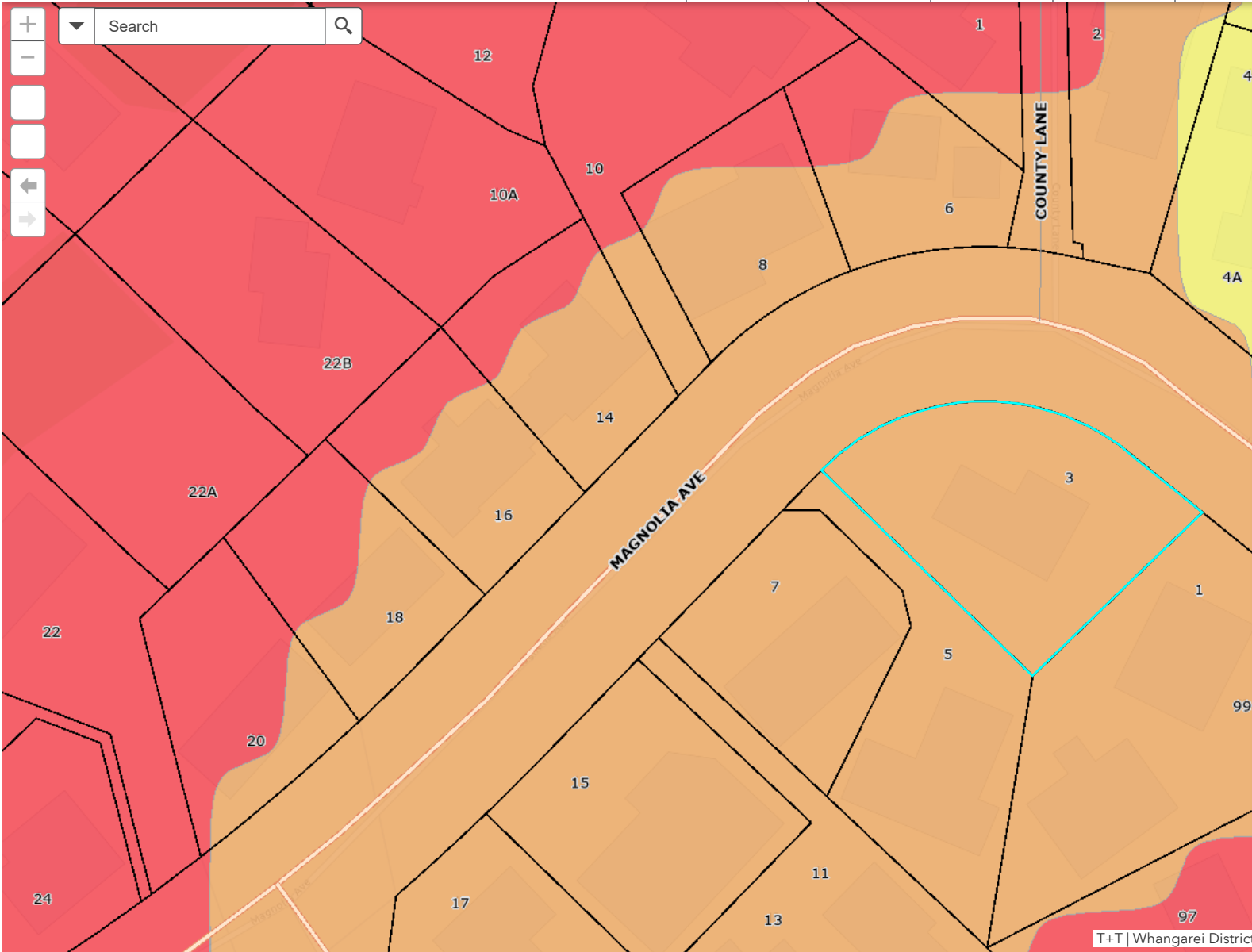
Land Parcels

-

Floods

- Flood Susceptible
- Accepted by Council Decision for District Plan

Hazards



Legend

Street Address

Road and Rail Names

Property Land and Roads

Roads

- State Highway
- Public Road
- Public, Private Maintain
- Private Road
- Service Lane
- Accessway
- Paper road
- Proposed Road
- Railway

New Subdivisions

New Subdivisions

- Proposed Pre-223
- 223 Certificate

Rates Property

Land Parcels

Land Instability

Land Instability

Landslide Susceptibility Zone

- High
- Moderate
- Low

20m

1717731.98 6049732.99 Meters | Scale 1:564

T+T | Whangarei District

Search by Property Address	Search by Property ID	Search by Assessment No	Search by Legal Description
<input type="text" value="3 Magnolia Ave"/> <ul style="list-style-type: none"> <input type="radio"/> 23 Magnolia Avenue Te Kamo 0112 <input checked="" type="radio"/> 3 Magnolia Avenue Te Kamo 0112 <input type="radio"/> 33 Magnolia Avenue Te Kamo 0112 			
Property Information		Rates Information	

Legal Description: LOT 13 DP 106947

Assessment Number: 0071355300
 Property ID: 13084
 Address: 3 Magnolia Avenue Te Kamo 0112
 View Maps: [WDC Maps](#) [Google Maps](#)
 Land Area (hectares): 0.1032
 Capital Value: 2025/2026 \$780,000
 Land Value: 2025/2026 \$490,000
 Record of Title: 59C/966
 Floor Area (square metres): 220
 Site Area (square metres): 220
 Improvements: DWG OI
 Land Use Code: Residential Single Unit
 Number of Units: 1
 Property Category: RD198B
 Zone (view District Plan Map): [District Plan Map](#) ies

Related Properties:

Improvements Key:

DWG = Dwelling
 GGE = Garage
 BLDG = Building
 OFF = Office
 OB = Other Buildings
 FG = Fencing
 OI = Other Improvements

Rates History

Property ID	Rating Year	Land Value	Capital Value	WDC Rates	NRC Rates	Total Rates
13084	2025/2026	\$490,000	\$780,000	\$3,375.48	\$707.2	\$4,082.68
13084	2024/2025	\$410,000	\$820,000	\$2,869.86	\$655.72	\$3,525.58
13084	2023/2024	\$410,000	\$820,000	\$2,559.37	\$591.78	\$3,151.15
13084	2022/2023	\$410,000	\$820,000	\$2,372.34	\$547.1	\$2,919.44
13084	2021/2022	\$251,000	\$605,000	\$2,173.02	\$473.51	\$2,646.53
13084	2020/2021	\$251,000	\$605,000	\$2,034.76	\$402.3	\$2,437.06
13084	2019/2020	\$251,000	\$605,000	\$1,991.75	\$385.89	\$2,377.64
13084	2018/2019	\$140,000	\$430,000	\$1,830.47	\$346.16	\$2,176.63
13084	2017/2018	\$140,000	\$430,000	\$1,765.54	\$269.17	\$2,034.71
13084	2016/2017	\$140,000	\$430,000	\$1,699.85	\$261.77	\$1,961.62
13084	2015/2016	\$140,000	\$390,000	\$1,672.87	\$276.43	\$1,949.3
13084	2014/2015	\$140,000	\$390,000	\$1,544.49	\$245.79	\$1,790.28
13084	2013/2014	\$140,000	\$390,000	\$1,498.65	\$244.88	\$1,743.53

0050452
PERMIT NUMBER
11386

13467
FILE NUMBER

BUILDING APPLICATION FORM

Please Note that any person wishing to take a vehicle over footway other than a proper crossing constructed for such purpose, shall apply to the Council for a permit to do so and shall pay the appropriate deposit.

11 JUL 1986
WHANGAREI CITY COUNCIL

To: The CITY Engineer

I hereby apply for permission to ERECT DWELLING
at 3 MAGNOLIA PL for E.E. & N. WILKINSON
(House Number and Street) (Owner)
of 26 WESTERN HILLS DRIVE according to locality plan and detail plans, elevations
(Address)

cross-sections and specifications of building deposited herewith in duplicate.

PARTICULARS OF LAND:

LENGTH OF BOUNDARIES:

Assess. No. PT. 713/559 Front Area 1032 sq. m.
Lot No. 13 Back 31.66 m
D.P. 106947 Side 39.61 m Side

PARTICULARS OF BUILDINGS:

Foundations CONCRETE Floors
Walls BRICK & TIMBER Roofs
Area of Ground Floor 148.34 m² (Metres) Area of First Floor or Mezzanine (Metres)
Area of Basement 62.8 m² (Metres) Area of Outbuildings (Metres)
Number of Storeys: Above kerb level Below kerb level
Average distance of set back of front of buildings from street boundary line

ESTIMATED VALUE:

Buildings \$ 120,000 :00
Sanitary Plumbing \$ 2500 :00
Sanitary Drainage \$ 2500 :00
Total \$ 125,000 :00

OFFICE USE ONLY

FEES PAID BY OWNER/BUILDER/OWNER'S AGENT

Proposed purpose for which every part of building is to be used or occupied (describing separately each part intended for use or occupation for a separate purpose) DWELLING & BASEMENT GARAGES

Proposed use or occupancy of other parts of buildings

Nature of ground on which building is to be placed and on the subjacent strata VOLCANIC

PLEASE PRINT OWNER	BUILDER	OWNER'S AGENT
NAME <u>E.E. & N. WILKINSON</u>	NAME <u>OWNER</u>	NAME
POSTAL ADDRESS <u>26 WESTERN HILLS DRIVE</u>	POSTAL ADDRESS	POSTAL ADDRESS
PHONE <u>70639</u>	PHONE	PHONE
<u>E.E. Wilkinson</u> Signature	Signature	Date <u>11-7-86</u>

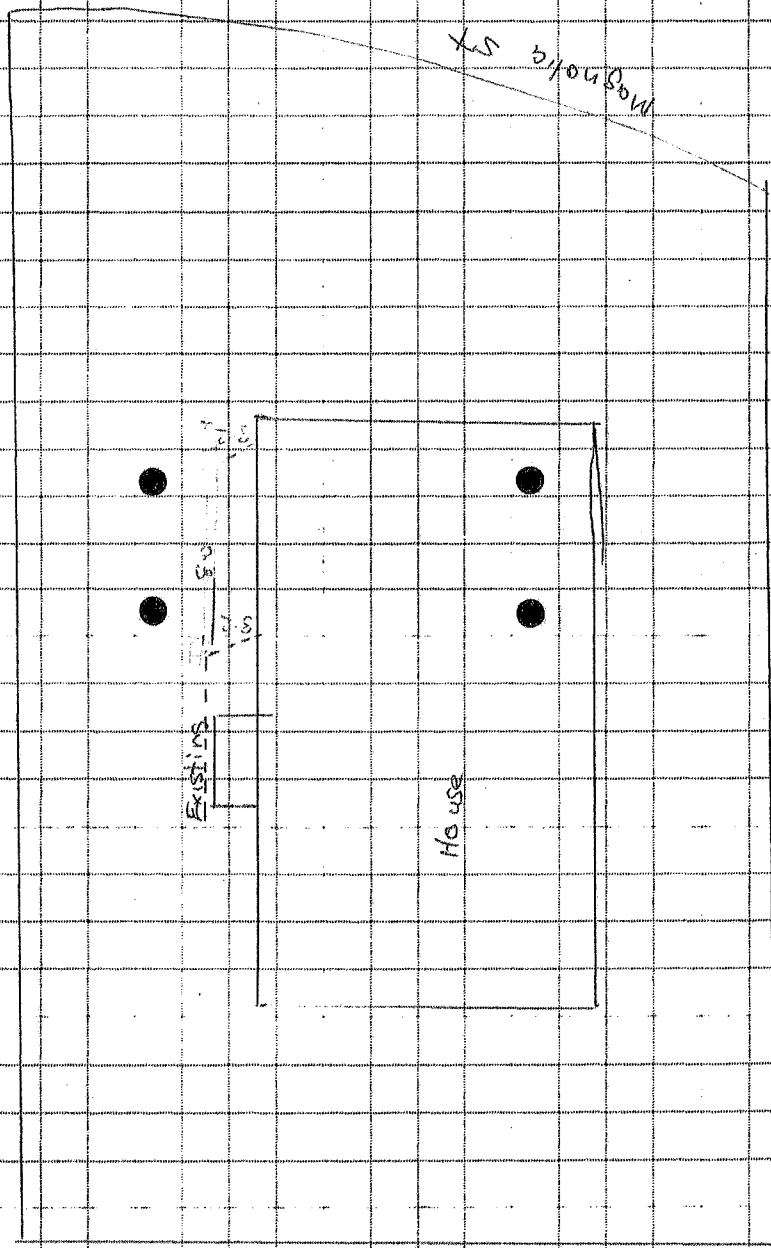
Whangarei Print

TAGS

DEPARTMENT	OFFICER'S INITIALS AND REMARKS	DATE
<p>RES 2.</p> <p>Planning</p>	<p>APPROVED</p> <p>J. MCINSON 14-7-86</p>	
<p>Development and Subdiv.</p>	<p>OK</p> <p>RLL 18/7</p>	
<p>Fire Safety</p>		
<p>Water</p>	<p>R. Donaldson 17/7/86</p>	
<p>Stormwater and Sewerage</p>	<p>CJ/7</p>	
<p>Roading</p>		
<p>Drainage and Plumbing</p>	<p>18/7/86</p> <p>J.N.P.</p>	
<p>Health</p>		
<p>Design</p>		
<p>Building Inspector</p>	<p>[Signature]</p> <p>11-8-86</p>	
<p>Required Driveways</p>		
<p>Dangerous Goods</p>		
<p>Labour Department</p>		

PART C: AS BUILT SERVICES PLAN

(To be completed in all cases. If details are already noted on separate drawings then provide copies in duplicate as appropriate and attach to this sheet. Ensure that drawing numbers, etc, is noted below.)



Scale: _____ in

Site Address: _____



CODE COMPLIANCE CERTIFICATE NO 29809
Section 56(3), Building Act 1991

Issued by: **Building Certifiers (Whangarei) Ltd** on 12 January 2000
currently approved and registered as a building certifier.

[Cross each applicable box and attach relevant documents]

To: **Whangarei District Council**

Building Consent No: **29809**

P.I.D: 13084

PROJECT

LOCATION

- New or relocated building ()
- Alteration (x)
- Additions (x)

Street address: **3 Magnolia Ave**

Intended use(s) [In detail]

Legal description : **Lot 13 DP 106947**

Internal alterations and ensuite

Intended life:

- Indefinite but not less than 50 years (x)
- Specified as years
- Demolition ()

Being stage of an intended stages

This is:

- (x) A final code compliance certificate issued in respect of all of the building work under the above building consent.
- () An interim code compliance certificate in respect of part only of the building work under the above building consent as specified in the attached page(s) (being this certificate)

Signed on behalf of Building Certifiers (Whangarei) Ltd

Signature: 



FORUM NORTH • PRIVATE BAG 9023, WHANGAREI, NEW ZEALAND. TELEPHONE 09 438 4879. FAX 09 438 7632

Issue Document

BUILDING CONSENT No: 29809
Section 35, Building Act 1991
Issued: 27 Jul 98
Project Information Memorandum No: 29780

29809

Applicant

J A LUKAS
3 MAGNOLIA AVE
WHANGAREI

Agent

J A LUKAS
3 MAGNOLIA AVE
WHANGAREI

Site Information

PROPERTY ID: 13084
ASSESSMENT NO: 00713/553.00
STREET ADDRESS: 3 MAGNOLIA AVE, WHANGAREI
LEGAL DESCRIPTION: LOT 13 DP 106947

Project Information

PROJECT IS FOR: Alteration
INTENDED USE(S): DWELLING ALTERATIONS
INTENDED LIFE: Indefinite but not less than 50 years
VALUE OF WORK: \$6,500.00
NUMBER OF STAGES: 1

Fees

COUNCIL'S TOTAL CHARGES FOR THIS BUILDING CONSENT ARE: \$135.00
PAYMENTS RECEIVED TO DATE:
Receipt number: 1306229 Date: 22 Jul 98 Amount: \$135.00

This Consent is issued subject to the following conditions:
=====

1: General

No Requirements.

Signed for and on behalf of the Council

G. Byers

Name:.....

Signature:.... *Byers*

Date: 28. / .7. / 98.