OLIVE TREE

CONNECTING PEOPLE & PROPERTY

PROPERTY INFORMATION

Property Information and Disclosures

Property Address: 13a Lupton Avenue Kensington

Listing Salesperson/people: Olive Tree - Pauline Dinsdale, Lisa Struneski, Angela Quenault

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? Except garage door opener - no remote - not in working order

☑ 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:

	No	Yes	Unsure
in all external walls (ex-garage)?	☐	☐	☑
in the ceiling?	☐	☐	☑
underfloor?	☐	☐	☑
in garage (if part of house)?	☐	☐	☑

Additional Notes:

Social Housing located nearby Unaware of any / ~~Yes~~

Driveway - Casual arrangement between property owners - tends to be 1 property arranges and costs shared. All property owners take turns to mow the driveway.

Council records do not reflect the wall removal between dining and lounge, nor added doorway from kitchen to hall. These were completed prior to current ownership

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

garage door opener not in working order

☐ No ☐ Yes ☑ N/A ☐ Unsure — 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*

☐ 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)

Some security screen doors slide only - do not lock.
Some wear + tear to family bathroom cabinet
Laundry in garage - shifted from hallway approx 2022 - owner advised by plumber that ccc not required - no adding of waste outlet.

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	☐ Available	☐ Uploaded to Buyer Documents
Title & Instruments	☑ Available	☐ Uploaded to Buyer Documents
Building report	☐ Available	☐ Uploaded to Buyer Documents
CCC	☐ Available	☐ Uploaded to Buyer Documents
HH report	☐ Available	☐ Uploaded to Buyer Documents
RC	☐ Available	☐ Uploaded to Buyer Documents
Building Consents	☐ Available	☐ 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:

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".

Name	Signed by the Vendor(s) or authorised person	Date
Leah Grace Miller		7 Jun 24

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

Address: 13a Lupton Avenue — Title doc obtained on: 11/6/26

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) Medium Density Residential Zone

☐ 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)

Council records show a mixture of low, medium and high landslide susceptibility zones

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, Angel

Signature: [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, internal complaints policy)

The agency 'ownly' has a full, written Internal Complaints Policy (revised April 2026) as per Rule 12 - Real Estate Agents Act (Professional Conduct and Client Care Rules, 2012) available upon request and provided to all clients at listing. In summery, complaints may be made verbally or more preferably, in writing to to the Supervising Agent: Keith Ward Email: supervision@ownly.nz Mob: 027 288 8813. We will acknowledge it within 2 working days and respond in writing within 20 working days. The ownly Internal Complaints process does not prevent a customer from contacting directly the Real Estate Authority (REA), with or without using our internal complaint process. 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.

Purchaser 1 Name

Date of birth

Signed by the Purchaser 1

Date

Purchaser 2 Name

Date of birth

Signed by the Purchaser 2

Date

Purchaser 3 Name

Date of birth

Signed by the Purchaser 3

Date

Purchaser 3 Name

Date of birth

Signed by the Purchaser 3

Date

Purchaser Acknowledgement Form

Please complete your details below and sign this form before you submit an offer to purchase the property at

____(**Property**).

Purchaser Name: ____

Address: ____

Phone: ____

Email: ____

Solicitor: ____
(Name) *(Firm)*

Overseas Investment Act:

☐ I/We understand that residential property purchases are now subject to the provisions of the Overseas Investment Act 2005 (**OIA**). Before any residential property is transferred to me/us, my lawyer will require me/us to complete a Residential Land Statement certifying that I/we meet the eligibility criteria. If I/we require OIA consent, do not have OIA consent and do not make our offer conditional upon obtaining it, we will be in breach of the OIA and may be liable for fines of up to $300,000, I/ we may not be able to settle the transaction and may incur liability to the vendor (including losing my/our deposit).

IF YOU ARE UNCERTAIN ABOUT YOUR ELIGIBILITY OR WHETHER THE PROPERTY IS SUBJECT TO THE OIA, YOU MUST MAKE YOUR OFFER SUBJECT TO OBTAINING OVERSEAS INVESTMENT OFFICE CONSENT.

AUCTIONS

YOU MUST NOT BID AT AN AUCTION UNLESS YOU ARE ABLE TO BUY THE PROPERTY ON AN UNCONDITIONAL BASIS. YOU MAY INCUR FINES OF UP TO $300,000 AND LIABILITY TO THE VENDOR IF YOU PURCHASE THE PROPERTY AT AUCTION IN CIRCUMSTANCES WHERE YOU DO NOT MEET THE ELIGIBILITY CRITERIA IN THE OIA. OBTAIN LEGAL ADVICE BEFORE BIDDING IF YOU ARE UNSURE WHETHER YOU MEET THE ELIGIBILITY CRITERIA.

Customer Due Diligence:

☐ I/we understand and acknowledge that before my lawyer can act for me, they must complete customer due diligence (**CDD**) on me under the Anti-Money Laundering and Countering Financing of Terrorism Act 2009 (**AML/CFTA**). If my lawyer cannot complete customer due diligence on me and cannot act for me as a result, I may not be able to satisfy conditions under the agreement or settle the property purchase. This may result in me incurring liability to the vendor.

Sharing of Sales Information with the Real Estate Institute of New Zealand:

☐ I/we understand and acknowledge that the listing agent will collate and share property information for research, reports, statistical analysis, and other purposes, including in particular sharing listing and sales data with the Real Estate Institute of New Zealand (REINZ), for inclusion in the databases, reports and materials made available by REINZ to people in the real estate industry and others. Other than for statistical or research purposes that do not specifically identify you or the property, information relating to the Property and any sale of the Property will be provided to REINZ once the sale has become unconditional, and shared by REINZ either directly or indirectly with other agents and online platforms to enable them to provide indicative values of other properties in the area. Agents incorporate this information into appraisals that they are required under the Real Estate Agents Act 2008 to provide to prospective vendors and it is generally available for purchasers and interested parties looking to understand the property market in the area, in advance of this information becoming publicly available from the relevant local council.

PRIVACY & INDIRECT COLLECTION ADVICE - PRIVACY ACT 2020 IPP3 AND IPP 3A

☐ ownly also collects personal information about you from third party sources (indirect collection). Under IPP 3a, from 1 May 2026, we notify you of this, Indirect sources include REAL (AML/CFT Identity Identification), your legal or financial advisers, LINZ and Council databases, referrals from clients or business contacts, purchased database contacts, photographers, virtual operators and other contracted service providers, and regulators, and Government agencies required by law. Information is only used to facilitate the transaction and meet legal obligations. To contact our Privacy Officer: HQ@ownly.nz 022 364 774. A full Privacy Statement is available upon request.

I/We confirm I/We have read and understood this Privacy & Indirect Collection Notice and consent to the collection, use and disclosure of my/our personal information as described.

Signed: ____________________	*Signed:* ____________________
Name: ____________________	*Name:* ____________________
Date: ____________________	*Date:* ____________________

If you are intending to purchase the property as trustees of a trust, all trustees must sign this form.

If a company is purchasing the property, by signing this form you acknowledge that you are duly authorised to sign this form on the company's behalf.

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

Property Disclosures

Additional Notes: (if required)

RECORD OF TITLE
UNDER LAND TRANSFER ACT 2017
CROSS LEASE
Search Copy

R.W. Muir
Registrar-General
of Land

Identifier	**NA82B/81**
Land Registration District	**North Auckland**
Date Issued	12 September 1990

Prior References
NA49A/380

Estate	Fee Simple - 1/2 share
Area	1163 square metres more or less
Legal Description	Lot 1 Deposited Plan 44759

Registered Owners
Leah Grace Miller

Estate	Leasehold	**Instrument**	L C188182.1
		Term	999 years commencing on the 29th August 1990
Legal Description	Flat 1 Deposited Plan 138822 and Garage 1 Deposited Plan 138822		

Registered Owners
Leah Grace Miller

Interests

Appurtenant hereto is a right of way created by Transfer 116852 (Affects Fee Simple)

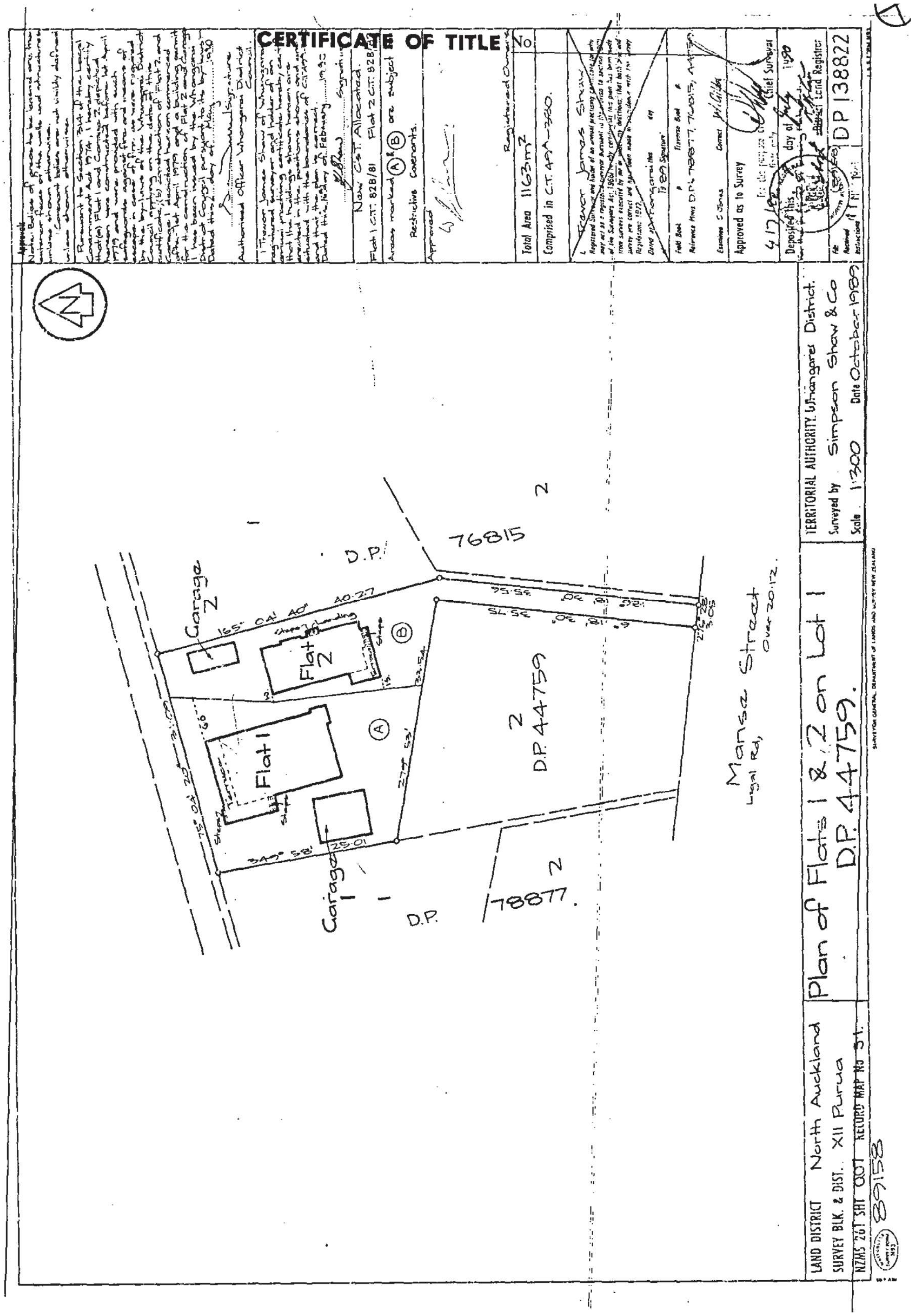
C188182.1 Lease of Flat 1 and Garage 1 DP 138822 Term 999 years commencing on the 29th April 1990 Composite CT NA82B/81 issued - 12.9.1990 (Affects Fee Simple)

Land Covenant in Lease C188182.1 - 12.9.1990 (Affects Fee Simple)

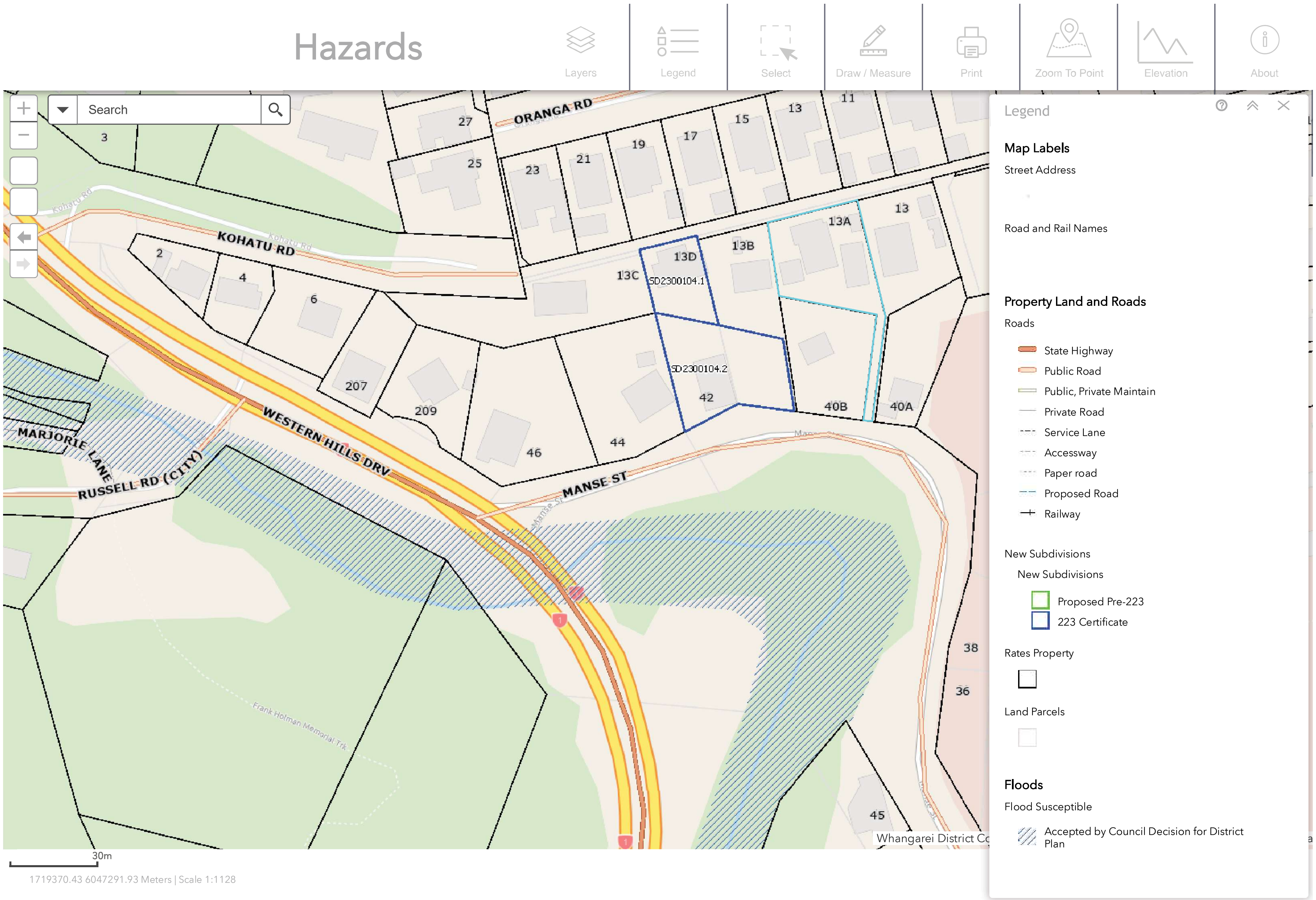
C188182.2 Lease of Flat 2 and Garage 2 Composite CT NA82B/82 issued - 12.9.1990 (Affects Fee Simple)

Land Covenant in Lease C188182.2 - 12.9.1990 (Affects Fee Simple)

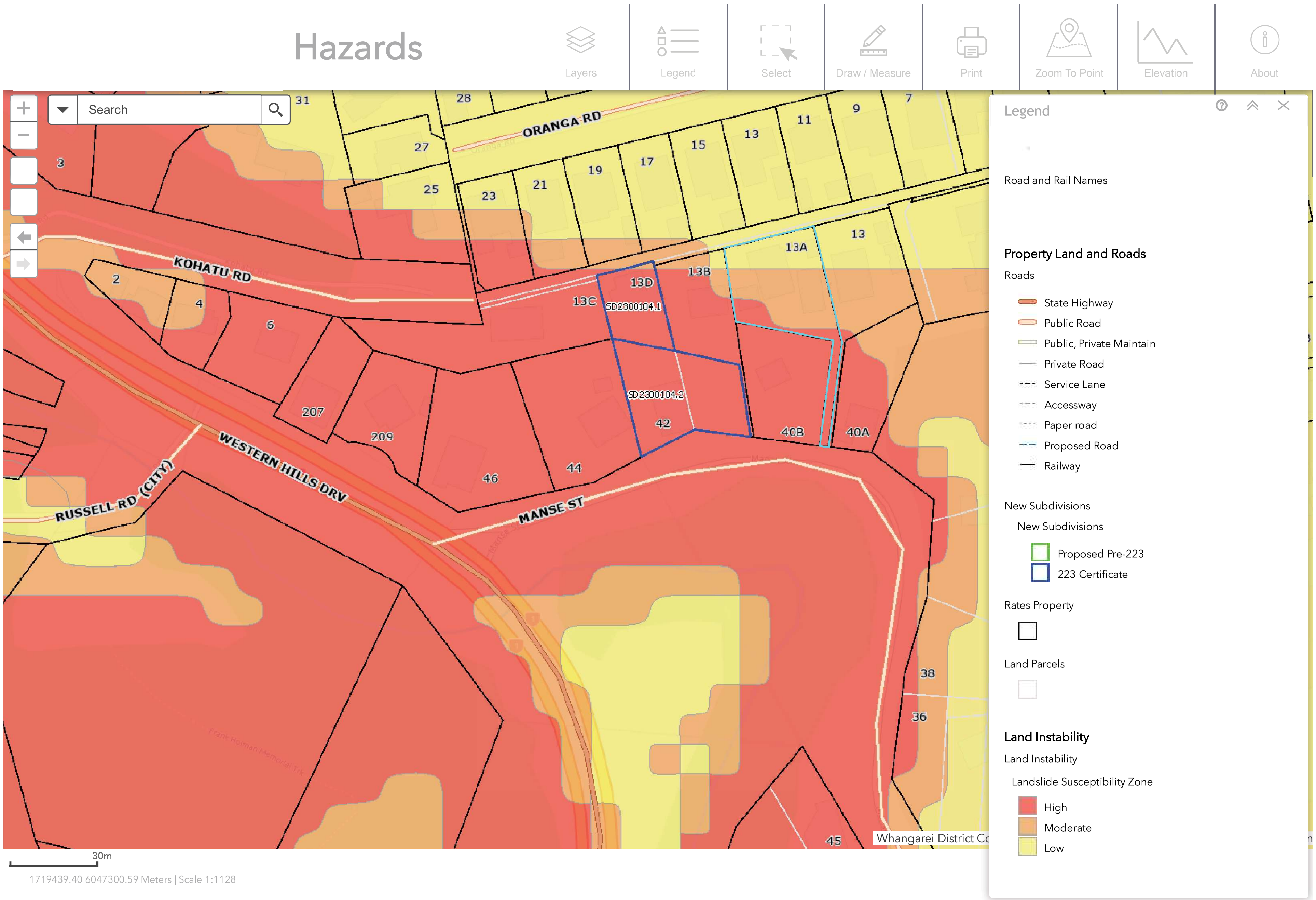
12537320.4 Mortgage to ASB Bank Limited - 30.9.2022 at 1:57 pm


CERTIFICATE OF TITLE
DP 138822
Plan of Flats 1 & 2 on Lot 1
D.P. 44759.
Flat 1
Flat 2
Garage 1
Garage 2
D.P. 76815
D.P. 78877.
2
D.P. 44759
Mansa Street
TERRITORIAL AUTHORITY Whangarei District
Surveyed by Simpson Shaw & Co
Scale 1:300
Date October 1989
LAND DISTRICT North Auckland
SURVEY BLK. & DIST. XII Purua
Total Area 1163m²
Comprised in C.T. 49A-380.

Hazards



Layers
Legend
Select
Draw / Measure
Print
Zoom To Point
Elevation
About
Search
ORANGA RD
KOHATU RD
WESTERN HILLS DRV
MANSE ST
MARJORIE LANE
RUSSELL RD (CITY)
Frank Holman Memorial Trk
3
27
25
23
21
19
17
15
13
11
13A
13B
13C
13D
SD2300104.1
SD2300104.2
42
40A
40B
44
46
209
207
6
4
2
38
36
45
Whangarei District Co
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
New Subdivisions
Proposed Pre-223
223 Certificate
Rates Property
Land Parcels
Floods
Flood Susceptible
Accepted by Council Decision for District Plan
30m
1719370.43 6047291.93 Meters | Scale 1:1128


Hazards
Layers
Legend
Select
Draw / Measure
Print
Zoom To Point
Elevation
About
Search
ORANGA RD
KOHATU RD
WESTERN HILLS DRV
RUSSELL RD (CITY)
MANSE ST
31
28
27
25
23
21
19
17
15
13
11
9
7
3
2
4
6
207
209
46
44
42
13D
13C
13B
13A
13
40B
40A
38
36
45
SD2300104.1
SD2300104.2
Whangarei District Co
30m
1719439.40 6047300.59 Meters | Scale 1:1128
Legend
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

Search by Property Address	Search by Property ID	Search by Assessment No	Search by Legal Description

13 A Lupton ave

- 1 - 13 A Lupton Avenue Whangarei 0112
- 13 A Lupton Avenue Whangarei 0112

Property Information	Rates Information

Legal Description:	FLAT 1 DP 138822 ON LOT 1 DP 44759 - HAVING 1/2 INT IN 1163 SQ METRES
Assessment Number:	0073309500A
Property ID:	29657
Address:	13 A Lupton Avenue Whangarei 0112
View Maps:	WDC Maps Google Maps
Land Area (hectares):	0
Capital Value:	2025/2026 $535,000 2026/2027 $0
Land Value:	2025/2026 $245,000 2026/2027 $0
Record of Title:	82B/81
Floor Area (square metres):	142
Site Area (square metres):	142
Improvements:	DWG OBS OI
Land Use Code:	Residential Single Unit
Number of Units:	1
Property Category:	RD192B
Zone (view District Plan Map):	District Plan Map ies
Related Properties:	29658

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
29657	2025/2026	$245,000	$535,000	$2,660.74	$625.62	$3,286.36
29657	2024/2025	$245,000	$700,000	$2,418.78	$604.32	$3,023.1
29657	2023/2024	$245,000	$700,000	$2,174.49	$542.02	$2,716.51
29657	2022/2023	$245,000	$700,000	$2,015.64	$498.13	$2,513.77
29657	2021/2022	$210,000	$499,000	$2,067.5	$456.98	$2,524.48
29657	2020/2021	$210,000	$499,000	$1,936.13	$389.51	$2,325.64
29657	2019/2020	$210,000	$499,000	$1,895.26	$372.5	$2,267.76
29657	2018/2019	$135,000	$365,000	$1,813.17	$344.12	$2,157.29
29657	2017/2018	$135,000	$365,000	$1,748.85	$267	$2,015.85
29657	2016/2017	$135,000	$365,000	$1,683.89	$259.72	$1,943.61
29657	2015/2016	$129,000	$340,000	$1,636.58	$271.96	$1,908.54
29657	2014/2015	$129,000	$340,000	$1,510.11	$241.69	$1,751.8
29657	2013/2014	$129,000	$340,000	$1,465.13	$241.01	$1,706.14
29657	2012/2013	$139,000	$350,000	$1,410.32	$229.16	$1,639.48

Information supplied by the Vendor

Attention: Evelyn Herbert
copy of work done by Roofing Contractors @ 13 A Lupton Ave.
Regards. Leanne Smith. 03/02/05.

DIXON ROOFING
10A Gillingham Rd
Whg ☎ 0272209619
A/H 4352407

PAYMENT DUE BY	
AMOUNT PAYABLE	510=98
INVOICE NUMBER	06488
CUSTOMER NUMBER	

PAYMENT DETAILS

Repairs to house in Lupton Ave

PAYMENT FROM

J + L Smith.

REDIFORM®

INVOICE FROM

DIXON ROOFING
10A Gillingham Rd
Whg ☎ 0272209619
A/H 4352407

CUSTOMER NUMBER	
INVOICE NUMBER	06488
DATE	02 /02 /05.
ORDER NUMBER	
G.S.T. REG. NUMBER	29-705-215

INVOICE TO:

J + L Smith
12 Dixon St.
Whangarei

DELIVER TO:

DESCRIPTION	QUANTITY	RATE		AMOUNT	
• Repairs to house in Lupton Ave					
• Remove spouting on side of verandah and fit extra spouting brackets, Replace 5m spouting above verandah, fit new ridge puntin to hip, Replace lead cap					
Materials					
Labour				454	20
. COPY ONLY.					
				454	20
		GST		56	78
		TOTALS		510	98

DESPATCH VIA	CON. NOTE No.	No. OF ITEMS

CONDITIONS OF SALE
PLEASE PAY ON THIS INVOICE. NO STATEMENT WILL BE ISSUED
PAYMENT DUE ON THE 20TH OF MONTH OR ☐ DAYS FOLLOWING INVOICE DATE.
NO CLAIMS ACCEPTED UNLESS NOTIFIED WITHIN 7 DAYS OF DELIVERY.
ALL PRICES INCLUDE/EXCLUDE GOODS & SERVICES TAX.

Information supplied by the Vendor

Plumbers, Gasfitters and Drainlayers Board

Level 9, 70 The Terrace
PO Box 10655, Wellington
Tel 04 494 2970, Fax 04 494 2975
www.pgdb.co.nz

GASFITTING CERTIFICATION CERTIFICATE

(Pursuant to the Gas Act 1992 and the Gas Regulations 1993 and amendments)

ENERGY WORK CERTIFICATE

(Pursuant to the Building Act 2004)

This certificate is not transferable

Consumer: None Specified
Installation Address: 134 LUPTON AVE
SAM
WHANGAREI

Vehicle Registration:
Vessel Registration:

Certification Date: 20 Jun 2005

Certificate Number: **356256**
Gas Supplier: GAS MAN
Category: Domestic
Type (Regulation 24(1)): NEW
Gas Type: LPG

Test Results: 1 min Duration
0.00kPa test pressure
0.00kPa Loss / Gain
0.00kPa Working pressure

Other Testing:
Test Date: 20 Jun 2005

DESCRIPTION OF GASFITTING TO WHICH THIS CERTIFICATE APPLIES

1 HOB KIT DELONGHI UNFLUED R/HOOD ABOVE
1 HTR RIN ETR FS LOUNGE RIN D/SKIN TO OS

I certify that:

1. I Certify that all appliances and fittings worked on by me or by persons working under my supervision are safe and that all work carried out was in accordance with all applicable requirements of the Gas Act 1992 and Gas Regulations 1993 as ammended.
2. I Certify that the Gasfitting to which this certificate applies does not make other parts of the installation unsafe or otherwise non-compliant with the Gas Act 1992 and Gas Regulations 1993 as ammended.
3. I Certify that the Gasfitting work to which this certificate applies does NOT include work on an appliance or fitting imported or manufactured for the consumers use.

Registered Gasfitter / Supervised by certifier
Registration No: 11715
Name: Wilson, Alan W

Registration No:
Name:

Certificate Owner
Registration No: 11715
Name: Wilson, Alan W
Company: WILSON A

Signed:
Certifier
Registration No: 11715
Name: Wilson, Alan W

Information supplied by the Vendor

EWRB 551

ELECTRICAL WORKERS REGISTRATION BOARD
Safety • Competency

Electrical Certificate of Compliance

for prescribed electrical work that is carried out on electrical installations and involves the placing or positioning or the replacing or repositioning of conductors (including fittings attached to those conductors).

To be completed whether or not an inspection is required.

No. 2893460

No. of attachments: 0

CUSTOMER INFORMATION - PLEASE PRINT CLEARLY

Name of customer: Mrs Evelyn Herbert.

Phone: 4375333

Address of installation: 13a Lupton Ave Kensington Whangarei

Postal address of customer (if not as above):

WORK DETAILS

/	No. of lighting outlets	/	No. of ranges
1	No. of socket outlets	/	No. of water heaters
Was any installation work carried out by the homeowner?		/ Yes	no No

Please tick (✓) as appropriate where work includes:

/	Mains	/	Main earthing system
/	Switchboard	/	Electric lines

Description: Installed one socket outlet in roof on existing power circuit to supply HRV fan.

If necessary attach any pages with sketches of work done

It is recommended that test results be recorded here:

Visual Examination	✓
Earth Continuity	✓ 0,1Ω
Bonding	/
Polarity	✓
Insulation Resistance	Mohm
Other	

CERTIFICATION OF WORK

I certify that the above electrical work has been carried out in accordance with the requirements of the Electricity Act 1992 and Electricity Regulations 1997.

ELECTRICAL WORKER DETAILS

Name: F Bradshaw

Registration no.: E 252 686

Company: NRG

Signature:

Date: 26-6-2009

Contact Ph No.: 0800 NRG 123

CERTIFICATION OF ELECTRIC LINES

(to be completed where a separate electrical worker has installed the electric line portion of the mains)

Name:

Registration no.:

Company:

Signature:

Date:

Contact Ph No.:

INSPECTION DETAILS

Electrical work requiring inspection by a registered electrical inspector

- New mains
- Switchboard
- Earthing system
- Installation work in hazardous areas

I certify that the inspection has been carried out in accordance with the requirements of regulation 41 of the Electricity Regulations 1997.

Name:

Signature:

Registration no.:

Date:

Daytime Contact Ph No.:

CUSTOMER COPY - THIS IS AN IMPORTANT DOCUMENT AND SHOULD BE RETAINED