



151b Palmer Mill Road Wairakei

Kim Colebrook

TAUPŌ PROPERTY SPECIALIST

☎ 027 467 8427

✉ kim.colebrook@trinitynetwork.co.nz

📱 @kimcolebrookrealestate

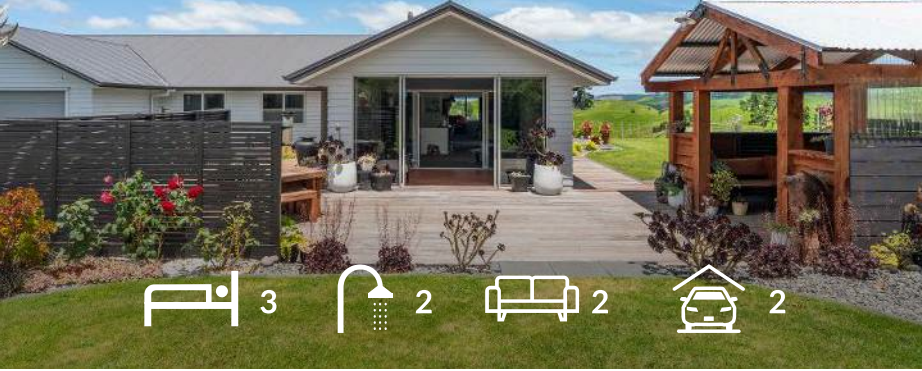
The documents provided in this information pack are review copies only, many provided by third parties and may not be current or complete. The records and reports are subject to update at any time. The information contained is therefore only being provided for basic introductory purposes and should not be relied upon by purchasers. Purchasers are encouraged to obtain their own copies of any records and seek independent legal and professional advice.

Kim COLEBROOK

MOVE FORWARD WITH



Price By Negotiation



Beautiful Home, Big Shed, Brilliant Location!

If you've been waiting for a country home that has it all; mountain outlooks, privacy, modern comfort, space for animals, and an unbeatable location...your search ends here! Set on approximately 14 acres (more or less), this exceptional property is the ultimate package.

Beautifully presented and impeccably maintained, the home sits within mature, thoughtfully landscaped grounds that frame the property with colour and calm. Designed for effortless living, the sunny floorplan offers multiple living spaces including family room, formal lounge and radiant sunroom for year-round relaxation. Comfort is paramount with full insulation, Ribraft flooring, double glazing, bathroom underfloor heating, heat pump, heat transfer system and wetback wood burner.

The elegant kitchen, complete with stone benchtops and a generous butler's pantry, anchors the home. Accommodation includes spacious bedrooms, a dedicated office or fourth bedroom, separate laundry, family bathroom with separate toilet, and a serene master with ensuite. Internal access garaging adds everyday ease.

For those needing serious storage or workshop capability, the impressive high-stud four-bay shed with concrete floor and three-phase power is a standout, perfectly positioned near the large turnaround area. There is abundant off-street parking, along with several sun-soaked decks, patios and a covered barbecue area ideal for hosting.

The land is perfectly set up for lifestyle farming, with a mix of gently rolling and some easy hill paddocks, quality fencing, troughs, established vegetable gardens, orchard, chicken run and stock yards with loading ramp. Whether for horses, sheep or cattle, the layout is ready for immediate use.

Nestled within a welcoming community and zoned for sought-after Wairakei Primary School, this tranquil haven is only a quick 10min (approx.) drive to Taupo's CBD. Opportunities like this are rare! Contact Kim today to secure your private viewing.

151b Palmer Mill Road Wairakei

Price: Price By Negotiation
Land Area: 55975m²
Floor Area: 225m²
Rateable value: \$1725000 on 2022-06-30

View Online:

<https://www.trinityrealestate.co.nz/property/151b-palmer-mill-road-wairakei/>

Viewings:

Contact Kim for viewing times



Kim Colebrook

TAUPO PROPERTY SPECIALIST

M: 027 467 8427
E: kim.colebrook@trinitynetwork.co.nz
W: www.trinitynetwork.co.nz

Vendor Transparency Document

Address: 151b Palmer Mill Road, Wairakei, Taupo

IMPORTANT NOTE: This form is completed by or on behalf of the vendor to set out information about the property known by the vendor, or to the best of the vendors knowledge. It is provided to purchasers as initial background information only. The statements are not to be relied on by the purchaser or any third party. Nothing in this form constitutes a warranty, guarantee, or obligation of the vendor.

The vendor agrees that if after signing this form, they become aware of any additional information as described in this form or that may be of any interest to the purchaser, they will notify the Licensee immediately to arrange an update to the form which will be provided to the Purchaser. The vendor also agrees that anything additional discovered by the Licensee may be noted at any time to be disclosed to any potential purchasers.

Additional details or forms verifying information may also be included as an appendix if there is not enough space.

Is the Vendor aware of any weather tightness, structural or geotechnical issues (including any past damage)?

Yes No

Is the Vendor aware of any other damage or defect to the property including cladding, internal walls, roof, guttering, piling or any other hidden or underlying defects etc?

Yes No

Is the Vendor aware of any hazards including weatherside cladding, asbestos, dux quest plumbing, scrim or any other similar item that in the vendors discretion, considers may be relevant to a purchaser?

Yes No

Is the Vendor aware of any chattel, fixture or fitting that does not work or is damaged?

Yes No

Is the Vendor aware of any issues regarding the neighbourhood including road changes, planned developments, phone towers or received any notice or demand from any local or government authority or other statutory body, from any tenant of the property or any other party? Has the vendor given any consent for neighbouring builds, developments or renovations or any other matter?

Yes No

Is the Vendor aware of any criminal activity, drug use or creation, deaths (other than as a result of natural cause) or other activity or event that in the vendors discretion & opinion, considers may be relevant to a purchaser?

Yes No

Is the Vendor aware of any outstanding payments on the property including any building work, insulation, chattels, or items that have been agreed to be added to the rates?

Yes No

Is the Vendor aware of any work done at the property by any person at any time that was not correctly permitted, consented, signed off or completed in accordance with the applicable laws or Council requirements?

Yes No

Is the Vendor aware of any matters concerning the boundaries, fencing or title that at the vendors discretion, may cause a prospective purchaser concern? (Eg fencing issues, unclear boundaries or disputes, title complications or requisitions etc)

Yes No



Vendor Transparency Document

Additional Information Provided by the Vendor:

- Has the Vendor completed a Healthy Homes Assessment if tenanted? Yes No
- Does the property have a Healthy Homes Certificate? Yes No NA
- Are there any retaining walls on the property? Yes No
- Has a Code of Compliance Certificate been issued Yes No NA
- Is this a legal Home and Income? Yes No
- Has a Code of Compliance Certificate been issued? Yes No NA
- Is there a wood burner or other fire appliance? Yes No
- Has a Code of Compliance Certificate been issued? Yes No NA
- Is the property insulated? No Under Floor Walls Roof

For all of the above where applicable has the relevant documentation been:

- 1) Provided by vendor Yes No NA _____
- 2) Sited by the agent Yes No NA CCCs sited on council property files.

Describe any renovation work done (even if no consents or certificates were required)?

Extension to home which was adding internal double garage 2024 - CCC on council file
Extension of shed, added extra bay 2024 - CCC on council file

Is any other information provided by the Vendor or the Licensee (eg Title, District Plan, LIM Disclosures)

The Palmer Mill Country Estate information including roading and bore allocation and funds are attached to the Property Information Pack.

Vendor: Sign: *M Thrupp* Print Name: Marianne Thrupp Date: 24-11-2025

Vendor: Sign: *B M Thrupp* Print Name: Brian Thrupp Date: 24-11-2025

Vendor: Sign: _____ Print Name: _____ Date: _____

IMPORTANT NOTE FOR PURCHASERS: Any Consents and Compliance Certificates or Reports that have been made available to the Licensee will be included in the information pack. It is strongly recommended the Purchaser and/or their lawyer review these documents (which may or may not have been made available to the Licensee). The vendor may not have disclosed all information about the property or may have no knowledge of issues that are important or relevant to the purchaser and the Licensee may not have specialist knowledge or expertise to comment on aspects of the property. As such, this document is not represented as including everything that a purchaser 'should' be aware of. The purchaser must not rely on this information as complete or accurate and must make their own enquiries and seek professional advice in all respects to fully satisfy themselves as to the condition/suitability of the property and any other matters relevant to the purchaser prior to entering into any contract for sale and purchase.



Understanding Your Title

The information below are some common 'interests' that may be listed on a property title with simple explanations about the restrictions or rights that could affect the property. Some interests, district plan information, LIM information or other information that has come to the Agents attention may be further detailed on the documents supplied. Some documents may not have been made available to the agent such as the LIM report which means the agent may not have been able to verify some information about the property.

These explanations are not intended to be legal advice or to be relied on by a prospective purchaser. Reading and interpreting the documents is a specialist area. It is the purchaser's sole responsibility to ensure they fully understand the title and related documents from their own investigations and independent professional advice, and the purchaser must not rely solely on the information provided by the Agent or Vendor prior to entering into an agreement to purchase the property. It is strongly recommended that the purchaser seeks advice and explanation about the Title, LIM, District Plan and other relevant documents from their own lawyer or registered conveyancer.

Easements

An easement is the granting or benefit of rights in land that do not include possession. Usually easements allow one party to cross another party's land for a particular purpose, such as rights of way, rights to convey water, gas, electricity or telecommunications, or rights to drain stormwater or sewage. The location of such easements will usually be shown on the plan of the property attached to the certificate of title. "Subject to" means the property gives the benefit to another property. "Appurtenant hereto" means the property has the benefit of the easement.

Easements are not always for the benefit of neighbouring land. An easement in gross has no beneficiary. It is usually in the form of a grant to a territorial authority, or a utility company such as Spark or Vector. The territorial authority or utility company will have the right to access the land for maintenance work.

It must be noted that some easements, such as old drainage easements, may not be recorded on the certificate of title, but will usually appear on district plan maps. There are also a number of "universal" easements, such as those protecting against the undermining of a neighbour's property through excavation. These are common law easements, and not normally registered on the title. May affect use of the property so it is highly recommended to investigate further and seek legal advice.

The easements created by Easement Instrument.... are subject to Section 243 (a) Resource Management Act 1991

The reference s243(a) of the Resource Management Act 1991 simply means that the easement created under easement instrumentcannot be surrendered by the owner of the title without prior consent of the council.

Resource Management Act 241(2)

Refers to details in the RMA section 241(2) likely in relation to the subdivision of the property.

Consent Notice pursuant to Section 221 Resource Management Act 1991

A consent notice registered against the Title gives notice of the conditions of the subdivision consent under which the land was subdivided which bind the owners going forward. This may affect your use of the property so it is highly recommended to seek further legal advice and view any relevant documentation.

Lease of Flat 1 & 2

Relate to the cross lease of the property. This may affect your use of the property so it is highly recommended to view memorandum of lease for further details and to seek further legal advice.

Fencing Covenant

Fencing covenants are used by subdividers and developers to enable them to avoid their contribution to a fence between their property and adjoining land, as provided for in the Fencing Act 1978. Fencing covenants are recorded on the certificate of title, but expire at the time of sale of the adjoining land by the first purchaser, or at the end of 12 years. However, the covenant is not automatically removed from the certificate of title. Please note that fencing covenants registered on titles that adjoin Crown lands – for example, reserves – may run with the land. Do not confuse a Fencing Covenant with a Fencing Agreement (below).

Fencing Agreement

Is an agreement between adjoining neighbours to do or not do something that would otherwise be permitted. (It contains rules about fencing etc that must be adhered to by various parties.). May affect use of the property so it is highly recommended to view the relevant document and seek further legal advice if there is a Fencing Agreement registered on the title.

Land Covenant

Contains various rules/regulations in relation to the property as private agreements between parties or imposed by the council. This may affect your use of the property so it is highly recommended to view relevant documentation for specific details and it is recommended to seek further legal advice and a full explanation from your solicitor.

Building Line Restriction

A building line restriction may limit where you can build on the property. Recommended to investigate further based on your requirements for the property and to confirm there are no obvious encroachments from existing dwellings. Note that some building line restrictions may not be included on the title but are included on the District Plan. It may affect your intended use of the property so it is highly recommended to view relevant documentation and to seek further legal/technical advice for the full details.



Marginal Strip

A Marginal Strip is Crown land adjacent to foreshore, lake, rivers or streams greater than 3 metres wide that is sold or otherwise disposed of, the strip of land no less than 20 metres wide is deemed reserved. This means that the owner of the ex-Crown property located adjacent to the waterway does not own the first 20 metres of that property. This may affect your use of the property so it is highly recommended to seek further investigation/technical advice for full details.

Limited as to Parcels

This means that the property has never been properly surveyed and as such the dimensions of the site it refers to are not guaranteed. This is usually not found in the interests but at the top of the title document. If this is on the title it is highly recommended to seek further legal and specialist advice.

Additional Interests/Subject to various acts

Additional interests may not be common interests on a title and the salesperson may not be familiar with the implications of these interests. It is highly recommended to seek further legal/technical advice.

Identifying & Managing Property Risks

Buying a property is a significant investment, and it's essential to be aware of potential risks before making a decision. This guide helps buyers identify key issues in a property and understand the necessary due diligence steps to avoid costly surprises.

It's important to note that real estate agents and vendors are not specialists in identifying structural, environmental, or legal issues. While they may provide general advice, it is important to seek professional advice from building inspectors, surveyors, and legal experts and other specialist reports.

Recognising Property 'Warning Signs'

If a property exhibits any of the following warning signs, further investigation is necessary before proceeding with a purchase.

Structural and Material Concerns:

- Monolithic or Weatherside cladding – These materials may pose water-tightness issues.
- Cracks, chips, or bubbling of cladding – Could indicate structural or moisture problems.
- Flat roof or narrow/no eaves – May require more maintenance and have lower weather resistance.
- Recessed or sloping windows sealed by silicone – Check for leaks or improper sealing.
- Concealed guttering and downpipes – Hidden drainage systems can lead to undetected damage.
- Complex architectural designs – More intricate designs may require specialized inspections.

Interior and Plumbing Issues:

- Signs of dampness – Look for mold, water stains, or musty odors as potential moisture indicators.
- Scrim wall linings – These older materials can be a fire hazard.
- Asbestos materials – Professional assessment may be required for safety.
- Dux Quest plumbing – This type of plumbing has known failure risks and may need replacement.

Structural Risks and Compliance Issues:

- Decks over 1m in height – Ensure they meet stability and council compliance standards.
- Retaining walls over 1.5m – Structural integrity should be carefully assessed and CCC requirements.
- Subsidence concerns – Investigate land stability and foundation strength.
- Obscure boundary lines – Verify property boundaries to avoid legal disputes.

Legal and Unpermitted Work:

- No flashings on windows or doors – This can lead to leaks and weatherproofing failures.
- Signs of unauthorized work – Ensure all renovations or extensions have council approvals.
- Built in the early 1990s to early 2000s – Some properties from this era may have known building issues such as untreated timber.
- Possible criminal activity (drug use/manufacturing) – Look for signs such as chemical odors, covered vents, or unusual wiring.





Scan to access

- [S&P Agreement Guide](#)
- [Agency Agreement Guide](#)
- [Code of Conduct](#)
- [In-house Complaints procedure](#)





**RECORD OF TITLE
UNDER LAND TRANSFER ACT 2017
FREEHOLD
Search Copy**




R. W. Muir
Registrar-General
of Land

Identifier **635465**
Land Registration District **South Auckland**
Date Issued 22 April 2015

Prior References
68029

Estate Fee Simple
Area 5.5975 hectares more or less
Legal Description Lot 2 Deposited Plan 470369

Registered Owners
Brian Maurice Thrupp and Marianne Jean Thrupp

Interests

Subject to Section 3 Petroleum Act 1937
Subject to Section 8 Atomic Energy Act 1945
Subject to Section 3 Geothermal Energy Act 1953
Subject to Sections 5 and 261 Coal Mines Act 1979
Subject to Part IV A Conservation Act 1987
Subject to Sections 6 and 8 Mining Act 1971
Subject to a water supply right and an electricity supply right over part marked A on DP 470369 specified in Easement Certificate B627210.14 - Produced 22.9.2000 at 2:41 and entered 26.9.2000 at 9:00 am
The easements specified in Easement Certificate B627210.14 are subject to Section 243 (a) Resource Management Act 1991
Land Covenant in Transfer B627210.15 - Produced 22.9.2000 at 2:41 and entered 26.9.2000 at 9:00 am
Land Covenant in Transfer 5865536.19 - 15.1.2004 at 9:00 am
Appurtenant hereto is a right of way created by Easement Instrument 5865536.20 - 15.1.2004 at 9:00 am
The easement created by Easement Instrument 5865536.20 is subject to Section 243 (a) Resource Management Act 1991
5865536.20 Variation of the easement in Easement Certificate B627210.14 - 15.1.2004 at 9:00 am
9986771.1 Consent Notice pursuant to Section 221 Resource Management Act 1991 - 22.4.2015 at 3:01 pm
Land Covenant in Easement Instrument 9986771.3 - 22.4.2015 at 3:01 pm

Transfer instrument
Section 90, Land Transfer Act 1952

T 5865536.19 Transfer

Cpy - 01/01, Pgs - 011, 04/02/04, 13:12



DocID: 510798317

Land registration district

South Auckland

**Unique identifier(s)
or C/T(s)**

All/part

Area/description of part or stratum

68030	All	Lot 11, DP317349 ("Servient Tenement")
-------	-----	--

Transferor

Surname(s) must be underlined.

Delamare Properties Limited as registered proprietor of the Servient Tenement

Transferee

Surname(s) must be underlined.

Delamare Properties Limited

Estate or interest to be transferred, or easement(s) or profit(s) à prendre to be created

State if fencing covenant imposed.


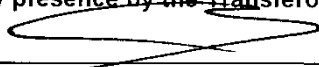
Fee simple and Land Covenants pursuant to sections 49 and 66A Property Law Act
(continued on pages 2 & 3 Annexure Schedule)

Operative clause


The Transferor transfers to the Transferee the above estate or interest in the land in the above certificate(s) of title or computer register(s) and, if an easement or *profit à prendre* is described above, that easement or *profit à prendre* is granted or created.

Dated this 5th day of December 2003

Attestation (If the transferee or grantee is to execute this transfer, include the attestation in an Annexure Schedule).

 Signature [common seal] of Transferor	<p>Signed in my presence by the Transferor</p>  Signature of witness
	<p>Witness to complete in BLOCK letters (unless legibly printed)</p> <p>Witness name Stuart Jason Weir</p> <p>Occupation Solicitor</p> <p>Address Auckland</p>

Certified correct for the purposes of the Land Transfer Act 1952.



[Solicitor for] the Transferee

Annexure Schedule

Insert type of instrument

"Mortgage", "Transfer", "Lease" etc

Transfer

Dated

5/12/2003

Page

1

of

2

pages

(Continue in additional Annexure Schedule, if required.)

Continuation of "Estate or Interest or Easement to be created"

The Transferor is the registered proprietor of the land contained in Certificate of Title 68030 (described as Lot 11, DP 317349) formerly part of the land contained in certificates of title 68C/760 - 769 (inclusive).

AND WHEREAS it is the Transferor's intention to create for the benefit of the land in the Certificates of Title set out in Schedule A (the "Dominant Lots") the land covenants set out in the Schedule B over the Servient Lot **TO THE INTENT** that the Servient Lot shall be bound by the stipulations and restrictions set out in Schedule B and that the owners and occupiers for the time being of the Dominant Lots may enforce the observance of such stipulation against the owner's for the time being of the Servient Lot.

AND WHEREAS the Transferor wishes to utilise the provisions of Sections 49 and 66A of the Property Law to create such land covenants.

AND AS INCIDENTAL to the transfer of the fee simple so as to bind the Servient Lot and for the benefit of the respective Dominant Lots the Transferor **DOES HEREBY COVENANT AND AGREE** in the manner set out in Schedule B so that the covenants run with the Servient Lot for the benefit of the respective Dominant Lots.

SCHEDULE A

Certificates of Title No.

68020
68021
68022
68023
68024
68025
68026
68027
68028
68029

If this Annexure Schedule is used as an expansion of an instrument, all signing parties and either their witnesses or solicitors must sign or initial in this box.



Annexure Schedule

Insert type of instrument
"Mortgage", "Transfer", "Lease" etc

Transfer

Dated

5/12/2003

Page

2 of 2

pages

(Continue in additional Annexure Schedule, if required.)

SCHEDULE B

1. The Transferor will only erect or permit to be erected on the Servient Lot a single dwellinghouse together with such other ancillary buildings normally appurtenant to dwellings in a rural location.
2. The Transferor will not subdivide the Servient Tenement into two or more lots. The term "subdivide" in this schedule shall have the meaning ascribed to it in Section 218 of the Resource Management Act 1991.

If this Annexure Schedule is used as an expansion of an instrument, all signing parties and either their witnesses or solicitors must sign or initial in this box.

Handwritten signature and initials

IN THE MATTER of the Land Transfer Act
1952

AND

IN THE MATTER of Deposited Plan 317349

BANK OF NEW ZEALAND LIMITED as mortgagee under Mortgage 5202355.3 **HEREBY CONSENT** to the:


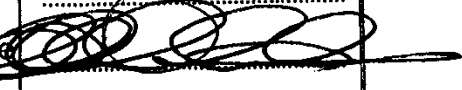

- (a) Deposit of plan 317349;
- (b) Surrender of Lease B627210.16,
- (c) Registration of an Electricity Easement in Gross in favour of Unitednetworks Limited;
- (d) Registration of the easements of water supply and right of way referred to on Plan 317349;
- (e) Registration of Land covenants restricting the further subdivision of Lot 11, DP 317349
- (f) Variation of Easement Instrument B627210.4 as set out in * but without prejudice to the rights, remedies and powers contained in that Mortgage.

DATED -

4 April 2003

* the water supply and right of way Easement Instrument included with the documents to deposit LT 317349.

EXECUTED by
BANK OF NEW ZEALAND LIMITED
by: _____

SIGNED for and on behalf of BANK OF NEW ZEALAND by its Attorneys	BANK OF NEW ZEALAND By its Attorneys:
Kendall James Taylor	
Jeremy Hastings White	
In the presence of:	
KELSEY MAREE LAWRIE	
Witness: _____	_____
Occupation: Bank Officer	
Address: Wellington	

59300818



Bank of New Zealand

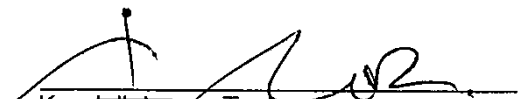
**CERTIFICATE OF NON-REVOCATION
OF POWER OF ATTORNEY**

We, Kendall James Taylor and Jeremy Hastings White both of Wellington, Bank Officers, severally certify that:

1. By deed dated 26 October 2001 (the "Deed"), we were, by virtue of being respectively a Second Authorised Officer, and a Second Authorised Officer, appointed jointly as attorneys of Bank of New Zealand (the "Bank") on the terms and subject to the conditions set out in the Deed.
2. Copies of the Deed are deposited in the following registration districts of Land Information New Zealand as follows:

Canterbury	as No.	5110221
North Auckland	as No.	D657518.1
Otago	as No.	5110774
South Auckland	as No.	5110008
Taranaki	as No.	483763.1
Wellington	as No.	5110812
3. We have executed the instrument(s) to which this certificate relates under the powers conferred by the Deed.
4. At the date of this certificate we have not received any notice or information of the revocation of that appointment by the dissolution of the Bank or otherwise.

SIGNED at Wellington this 4th day of April 2003


Kendall James Taylor

SIGNED at Wellington this 4th day of April 2003


Jeremy Hastings White

IN THE MATTER of the Land Transfer Act
1952

AND

IN THE MATTER of Deposited Plan 317349

ASB BANK LIMITED as mortgagee under Mortgage B.640860.3 ^{and 5394745.3} HEREBY CONSENT to
the:

- (a) Deposit of plan 317349;
- (b) Surrender of Lease B627210.16,
- (c) Registration of an Electricity Easement in Gross in favour of Unitednetworks Limited;
- (d) Registration of the easements of water supply and right of way referred to on Plan 317349;
- (e) Registration of Land covenants restricting the further subdivision of Lot 11, DP 317349
- (f) *Variation of Easement Instrument B.627210.14 as set out in the water** but without prejudice to the rights, remedies and powers contained in that Mortgage.

DATED -

18 FEB 2003

EXECUTED by
ASB BANK LIMITED
by:

SIGNED by ASB BANK LIMITED by its Attorney
BRENDA ANNE WATERS

in the presence of:

Witness:

Bank Officer *[Signature]* AUCKLAND

**supply and right of way
Easement Instrument included
with the documents to
deposit plan 317349.*

ANNEXURE SCHEDULE – CONSENT FORM
Land Transfer Act 1952 section 238(2)

Page of pages

* Insert type of instrument.

Person giving consent **Capacity and interest of Person giving consent**
Surname must be underlined or in CAPITALS *(eg. Caveator under Caveat no.)*

ANZ BANKING GROUP (NEW ZEALAND) LIMITED	<p style="text-align: right;">5466069.3</p> Mortgagee under Mortgage No. 5639808.3
---	--

Consent

*Delete words in [] if inconsistent with the consent
State full details of the matter for which consent is required*

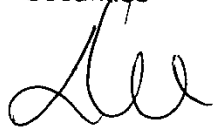
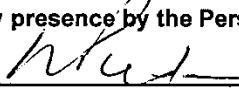
[Without prejudice to the rights and powers existing under the interest of the person giving consent,]
the Person giving consent hereby consents to:

1. Deposit of plan 317349;
2. Surrender of Lease B627210.16;
3. Registration of an Electricity Easement in Gross in favour of Unitednetworks Limited;
4. Registration of the easements of water supply and right of way referred to on Plan 317349;
5. Registration of Land covenants restricting the further subdivision of Lot 11, DP317349
6. *Variation of Easement Instrument B.627210-14 as set out in The water supply arch* but without prejudice to the rights, remedies and powers contained in that Mortgage.*

**right of way Easement Instrument included with the documents to deposit Plan 317349.*

Dated this 17th day of November 2003.

Attestation

ANZ Banking Group (New Zealand) Limited by its Attorney Lorraine Coe Manager Mortgage Securities 	Signed in my presence by the Person giving consent  <hr/> Signature of witness Witness to complete in BLOCK letters (unless legibly printed) Witness Name Margaret Marianne Preston Occupation Bank Officer Address Auckland Margaret Marianne Preston Bank Officer Auckland
Signature [common seal] of Person giving consent	


An Annexure Schedule in this form may be attached to the relevant instrument, where consent is required to enable registration under the Land Transfer Act 1952, or other enactments, under which no form is prescribed.

ANZ BANKING GROUP (NEW ZEALAND) LIMITED

CERTIFICATE OF NON-REVOCATION OF POWER OF ATTORNEY

I, *Lorraine Grace Coe* of Auckland in New Zealand, *Manager Mortgage Securities* of ANZ Banking Group (New Zealand) Limited, hereby certify that:

1. By Deed dated *10 April 2002* I was appointed an Attorney of ANZ Banking Group (New Zealand) Limited, a Company incorporated in New Zealand and having its head office at Wellington on the terms and subject to the conditions set out in that deed.
2. At the date hereof I have not received any notice of the revocation of that appointment by the winding up or dissolution of ANZ Banking Group (New Zealand) Limited or otherwise.
3. This Deed is registered with Land Information, New Zealand, Dealing Number 5245578.25.

SIGNED by the abovenamed)
Attorney at Auckland on this)
17th day of *November* **2003**.) 

IN THE MATTER of the Land Transfer Act
1952

AND

IN THE MATTER of Deposited Plan 317349


Mortgage Holdings Trust Company Limited as mortgagee under
Mortgage 5477477.3 **HEREBY CONSENT** to the:

- (a) Deposit of plan 317349;
- (b) Surrender of Lease B627210.16,
- (c) Registration of an Electricity Easement in Gross in favour of Unitednetworks Limited;
- (d) Registration of the easements of water supply and right of way referred to on Plan 317349;
- (e) Registration of Land covenants restricting the further subdivision of Lot 11, DP 317349
- (f) Variation of Easement Instrument B627210.14 as set out in the water* but without prejudice to the rights, remedies and powers contained in that Mortgage.

DATED - 25th day of March 2003

EXECUTED by PHILLIP GRAEME HARRIS

by:



*supply and right of way
Easement Instrument included
with the documents to deposit
Plan 317349.

MORTGAGE HOLDING TRUST COMPANY LIMITED

CERTIFICATE OF NON-REVOCATION OF POWER OF ATTORNEY

I, Phillip Graeme Harris of Auckland in New Zealand, Manager BankDirect, Lending Services of ASB Bank Limited.

HEREBY CERTIFY

1. **THAT** I hold the appointment of Manager Loan BankDirect, Lending Services of ASB Bank Limited at Auckland (hereinafter called "the Bank").
2. **THAT** by Deed dated 1 August 2002, a copy of which is deposited in the Land Information New Zealand office at Auckland as **Number PA 5377969.1**

I, as holder of the appointment described in paragraph 1 hereof was constituted and appointed as attorney of Mortgage Holding Trust Company Limited on terms and subject to the conditions set out in the said Deed.

3. **THAT** as at the date hereof, I have not received any notice or information of the revocation of that appointment by winding up or dissolution of Mortgage Holding Trust Company Limited or otherwise.

SIGNED this 25th day of March 2003


PHILLIP GRAEME HARRIS

View Instrument Details



Instrument No 9986771.1
Status Registered
Date & Time Lodged 22 April 2015 15:01
Lodged By Belthazar, Jane
Instrument Type Consent Notice under s221(4)(a) Resource Management Act 1991



Affected Computer Registers **Land District**
68029 South Auckland

Annexure Schedule: Contains 2 Pages.

Signature

Signed by Jane Belthazar as Territorial Authority Representative on 22/04/2015 02:56 PM

*** End of Report ***



GREAT LAKE TAUPŌ
Taupō District Council

In the Matter of the Resource Management Act
1991

And

In the Matter of Resource Consent Application
RCMP Investment Trust
RM130099

CONSENT NOTICE

Pursuant to Section 221 of the Resource Management Act 1991

To: The District Land Registrar
South Auckland Land Registration District

TAKE NOTICE that the land described below is subject to conditions in relation to a subdivision consent as follows:-

Description of Land

All that piece of land containing 5.5975ha being Lot 2 DP 470369 will be subject to the following conditions:

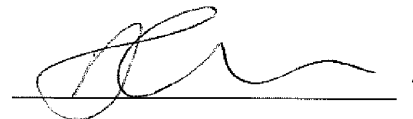
Conditions

- 1 All buildings shall be located within Area C identified on the title plan.
- 2 This allotment is restricted to one residential dwelling with maximum building size/footprint of 400m², with maximum total floor area (if more than one level) of 550m² and maximum height of 8m.
- 3 Rural utility buildings (including the existing buildings if they are retained) on this allotment are restricted to a combined maximum building size/footprint of 220m² and maximum height of 6m.
- 4 A foundation design shall be submitted with the application for building consent for a residential dwelling on this allotment. The foundation design shall take into account the soil results of the Cheal Consultants Ltd House Pad Suitability Report dated 2 July 2013, so that the dwelling is founded on ground that is able to supply an end bearing capacity of at least 100kPa. To achieve this will require, either:
 - Supporting the foundation on piles that bear in 100kPa soils, with the possibility that the failed area around SPT3 requires a reduction of the bearing capacity or deeper piles than provided in the standard recommendations of NZS 3604:2011;OR
 - Replacing soils within the foundation bearing zone to a depth of 1.2m beneath the foundations, with soils that are able to be compacted to at least 100kPa allowable.

AND THAT you are hereby requested to register the same pursuant to section 221 of the Resource Management Act 1991.

DATED this 19 day of January 2015

SIGNED for and on behalf of
THE TAUPO DISTRICT COUNCIL
by way of delegated authority to the
Consents and Regulatory Manager:
Finance, Building & Infrastructure pursuant
to Section 34 of the Resource
Management Act 1991.



David Greaves
Authorised Officer

View Instrument Details



Instrument No 9986771.3
Status Registered
Date & Time Lodged 22 April 2015 15:01
Lodged By Belthazar, Jane
Instrument Type Easement Instrument



Affected Computer Registers	Land District
635464	South Auckland
635465	South Auckland

Annexure Schedule: Contains 5 Pages.

Grantor Certifications

- I certify that I have the authority to act for the Grantor and that the party has the legal capacity to authorise me to lodge this instrument
- I certify that I have taken reasonable steps to confirm the identity of the person who gave me authority to lodge this instrument
- I certify that any statutory provisions specified by the Registrar for this class of instrument have been complied with or do not apply
- I certify that I hold evidence showing the truth of the certifications I have given and will retain that evidence for the prescribed period
- I certify that the Mortgagee under Mortgage 7279732.1 has consented to this transaction and I hold that consent

Signature

Signed by Jane Belthazar as Grantor Representative on 08/06/2015 11:22 AM

Grantee Certifications

- I certify that I have the authority to act for the Grantee and that the party has the legal capacity to authorise me to lodge this instrument
- I certify that I have taken reasonable steps to confirm the identity of the person who gave me authority to lodge this instrument
- I certify that any statutory provisions specified by the Registrar for this class of instrument have been complied with or do not apply
- I certify that I hold evidence showing the truth of the certifications I have given and will retain that evidence for the prescribed period

Signature

Signed by Jane Belthazar as Grantee Representative on 08/06/2015 11:23 AM

*** End of Report ***

Easement instrument to grant easement or *profit á prendre*, or create land covenant
 (Sections 90A and 90F Land Transfer Act 1952)

**2009/6229EF
 APPROVED
 Registrar-General of Land**

Grantor

Ross Gordon **BEECH**, Catherine Patricia **BEECH**, Michael James **BEECH** and Gregory Victor **MILLAR**

Grantee

Ross Gordon **BEECH**, Catherine Patricia **BEECH**, Michael James **BEECH** and Gregory Victor **MILLAR**

Grant of Easement or *profit á prendre*, or Creation of Covenant

The Grantor being the registered proprietor of the servient tenement(s) set out in Schedule A **grants to the Grantee** (and, if so stated, in gross) the easement(s) or *profit(s) á prendre* set out in Schedule A, **or creates** the covenant(s) **set out** in Schedule A, with the rights and powers or provisions set out in the Annexure Schedule(s)

Schedule A

Continue in additional Annexure Schedule if required

Purpose (Nature and extent) of easement, <i>profit</i> or covenant	Shown (plan reference)	Servient Tenement (Computer Register)	Dominant Tenement (Computer Register) or in gross
Building Line Restriction	C on DP 470369	Lot 2 DP 470369	Lot 1 DP 470369
Trees to be planted and maintained in perpetuity	D on DP 470369	Lot 2 DP 470369	Lot 1 DP 470369

Easements or *profit(s) á prendre* rights and powers (including terms, covenants and conditions)

Delete phrases in [] and insert memorandum number as required; continue in additional Annexure Schedule, if required

Unless otherwise provided below, the rights and powers implied in specified classes of easements are those prescribed by the Land Transfer Regulations 2002 and/or Schedule Five of the Property Law Act 2007

~~The implied rights and powers are hereby [varied] [negative] [added to] or [substituted] by:~~

~~{Memorandum number _____, registered under section 155A of the Land Transfer Act 1952}~~

~~{the provisions set out in Annexure Schedule _____}~~

Covenant provisions

Delete phrases in [] and insert memorandum number as required; continue in additional Annexure Schedule, if required

~~The provisions applying to the specified covenants are those set out in:~~

~~{Memorandum number _____, registered under section 155A of the Land Transfer Act 1952}~~

~~{Annexure Schedule _____}~~

It is the Grantor's intention to create for the benefit of the Grantee, the restrictive covenants set out in Schedule A to the intent that:

1. The Servient Tenement shall be bound by the stipulations and restrictions set out herein; and
2. The Grantee and the registered proprietors and occupiers for the time being of the Dominant Tenement may enforce the observance of the Covenants against the registered proprietors for the time being of the Servient Tenement.

In order to bind the Servient Tenement and for the benefit of the Grantee and the owners of the Dominant Tenement, the Grantor hereby covenants and agrees in the manner set out in Schedule A so that the restrictive covenants run with the Servient Tenement for the benefit of the Grantee and the owners of the Dominant Tenement **PROVIDED HOWEVER:**

3. The Grantor will not be liable to the Grantee for any breach of the covenants by any other registered proprietors of the Servient Tenement; and
4. The Grantor shall as regards the stipulations and restrictions contained in the restrictive covenants be liable only in respect of the breaches which occur while the Grantor is the registered proprietor of the Servient Tenement.

5. **Land covenants to enure**

- 5.1. Unless otherwise stated herein, the Grantor for itself and its successors in title covenants and agrees with the Grantee for the benefit of the Dominant Tenement to always observe and perform all of the agreements, stipulations and restrictions set out in the covenants to the intent that they shall forever benefit the Dominant Tenement.

6. **Grantor's Covenants**

6.1. **Buildings**

6.1.1. The Grantor shall:

- (a) only build any buildings on the area marked "C" on Deposited Plan 470369;
- (b) only build 1 residential dwelling on the Servient Tenement and only in Area C with a maximum building size/footprint of 400m² or a maximum total floor area, if more than 1 level, of 550m² and maximum height of 8m; and
- (c) restrict rural utility buildings (including the existing buildings if they are retained) to a combined maximum building size/footprint of 220m² and maximum height of 6m.

6.2. **Trees to be Planted**

6.2.1. The Grantor will plant trees on the area marked "D" on Deposited Plan 470369 for the purposes of acting as a windbreak.

6.2.2. Trees planted in Area D are to be planted and maintained by the owner or owners for the time being of the Servient Tenement in perpetuity.

6.2.3. The trees to be planted on Area D shall be:

- (a) No more than 8m in height;
- (b) Maintained and pruned so as not to exceed 8m in height at any time; and
- (c) Leyland Cypress (*Cupressocyparis Leylandii*) which are the trees that are currently on the Servient Tenement and forming the shelter belt wind break on Area D; and
- (d) Any evergreen shelter belt tree or trees that will grow in the conditions of the area and withstand pruning to the top and sides should the trees currently forming the shelter belt wind break on Area D be replaced.

7. **Grantor's and Grantee's Covenants**

7.1. **Building**

7.1.1. The Grantor and the Grantee shall at all times comply with the following conditions:

- (a) Use only the following materials in the construction of any future building or buildings including rural utility buildings:
 - (i) Exterior cladding shall be in:
 - (1) brick veneer; or
 - (2) natural stone veneer; or
 - (3) plaster over brick veneer; or
 - (4) plaster over concrete block veneer; or
 - (5) plaster over lightweight concrete panels; or
 - (6) treated weatherboard; or
 - (7) Hardie's linea weatherboard; or
 - (8) treated plywood.
- (b) Notwithstanding clause 7.1.1, the Grantor and the Grantee agree that it is permitted for rural utility buildings to have an exterior cladding of powder-coated colour steel roll formed sheets.
- (c) Not to use any second-hand materials in the construction of any building or buildings.
- (d) All framing shall be constructed using treated timber or steel.
- (e) All windows shall be constructed using timber or aluminium joinery.
- (f) All exterior colours to roof and wall shall be environmentally friendly, non-glare low light reflective colours.
- (g) Not to bring onto, store, place, permanently or temporarily on the Servient or Dominant Tenements any relocate-able or temporary building or buildings or caravans or permit anyone to live in a relocate-able or temporary building or buildings or caravans on the Servient or Dominant Tenements.

7.2 Completion of Buildings

7.2.1 All buildings shall be constructed and completed within 12 months from the date foundations are laid.

7.3 Farming Activities

7.3.1 The Grantor and the Grantee shall not undertake the following activities on the Servient and Dominant Tenements:

- (a) any production in the nature of forestry;
- (b) activities that emit noise or unpleasant smells such as pig farming, poultry farming, dog kennels or cattery or breeding, motor-cross bike or other types of vehicle racing;
- (c) use or permit the Servient or Dominant Tenement to be used as a contractor's base for the operation of multiple use noisy, large vehicles or machinery;
- (d) use or permit the Servient or Dominant Tenement to be used for storing old vehicles, machinery or any other items of any nature whatsoever that is visually offensive.

7.4 No Further Subdivisions

7.4.1 The Grantor and the Grantee shall not subdivide the Servient or Dominant Tenement into further lots.

8 Breach of Covenants

8.1 If the Grantor or the Grantee does not meet the obligations implied or specified herein:

8.1.1 The party not in default may serve on the defaulting party written notice requiring the defaulting party to remedy the default within 7 working days from the date of the notice.

8.1.2 If at the expiry of 7 working days, the defaulting party has not remedied the default, the other party may at that party's election:

- (a) Remedy the default; and
- (b) For the purpose of remedying the default, enter into the land of the party in breach.

8.2 The party in default shall pay the other party the cost of preparing and serving the default notice, and in the event the breach is remedied in accordance with clause 8.1.2, the costs of remedying the default.

8.3 The other party shall be entitled to recover from the party in default all expenses and costs incurred in enforcing any default and all expenses and costs so incurred by the other party against the party in default shall constitute a debt due from the party in default to the other party which will be a charge against the party in default's land and recoverable as liquidated debt.

THE COUNTRY ESTATE : 137-159

An unincorporated body exists with all 12 houses involved.

An AGM is held annually (usually in May) and any matters of interest to the community are discussed and resolved, with projected costs supplied by the accountant approved at that time.

The roading from Palmer Mill Road throughout the Estate (to individual site boundaries) is owned by lot 11 (149) with contributions towards maintenance and up keep provided on all titles.

The Estate members determined that to allow for the cost of roading maintenance, a specific roading fund is in place and members contribute \$250 annually towards the cost of resealing when this is required—most areas have been resurfaced over the last 6-7 years and should not need any attention for some time given the nature of the traffic on the Estate.

An account is maintained at ASB with contributions of \$125 per house hold every 6 months (May and November). This is invoiced thru an Accountant .

The Estate members have also established a work schedule for the “communal” areas Road side entranceway that is shared by all, whereby every household takes a turn either Weed eating / Mowing / edging- spraying / bore monitoring. There is a tag system in place that identifies which task each household does, which is located bellow the letter boxes.

You can opt to use a contractor to carry out your turn as #153 does.

Annually the neighbourhood comes to together to clear fallen leaves (Generally late July early August) from the communal area.

Otherwise everyone is responsible to keep there boundary edge tidy.

PALMER MILL COUNTRY ESTATE LIMITED:

A company formed to own and manage the Resource Consent in respect of the shared Water Bore, situated at 151b Palmer Mill road

The company operates bank accounts with ASB with the power supply to the bore being Contact Energy (and paid by direct debit)

There are 10 house holds participating in the company, each with 110 shares.

Costs are shared equally among the ten Shareholders with calculations and projections determining the annual contribution that allows the Company to break even.

The figure is currently \$350 annually.

An account is maintained at ASB with contributions of \$175 per house hold every 6 months (May and November). This is invoiced thru an Accountant .

Power, annual consent fees, a shared maintenance fund and administrative costs are covered in the bi-annual invoicing.

(April and October, payable 20th May and 20th November)

All 10 household have an allocation of water that can be drawn and there is a meter at the bore measuring the take. A report is tendered with Environment Waikato detailing readings so that EW can be assured that we remain within our consent.

It is good to note we have never used more than what is consented.

We had a site compliance report undertaken by the Waikato Regional Council June 2023 with all relevant consent conditions, plan rules, and national environmental standards with a report of **Full Compliance**.

The Resource Consent requires each household to have a meter but more than half do not..

(The meter at 155 is on the house pump).

It is a very well Legally set up system that has always worked well for all shareholders.

Buying or selling your property?

REA
REAL ESTATE AUTHORITY
TE MANA PAPAWHENUA

New Zealand Residential Property
Sale and Purchase Agreement Guide





This guide tells you...

what a sale and purchase agreement is

what's in a sale and purchase agreement

what happens after you sign the sale and purchase agreement

what happens if you have a problem

where to go for more information

Where to go for more information

This guide is available in other languages. You can find translated copies of this guide on [rea.govt.nz](https://www.rea.govt.nz) and [settled.govt.nz](https://www.settled.govt.nz).

The New Zealand Residential Property Agency Agreement Guide is also available on [settled.govt.nz](https://www.settled.govt.nz). The guide tells you more about the agreement you sign with the agency helping to sell your property.

We welcome any feedback you have on this publication.

The information in this guide was accurate when published. However, the requirements this information is based on can change at any time. Up-to-date information is available at [rea.govt.nz](https://www.rea.govt.nz).

Key things to know about sale and purchase agreements

- A sale and purchase agreement is a legally binding contract between you and the other party involved in buying or selling a property.
- You must sign a written sale and purchase agreement to buy or sell a property.
- You need to read and understand the sale and purchase agreement before you sign it.
- Even if a standard sale and purchase agreement is being used, you should always get legal advice before you sign the agreement and throughout the buying and selling process.
- You can negotiate some of the terms and conditions in a sale and purchase agreement.
- You can include additional clauses, such as what to do if there are special circumstances. Your lawyer plays an important role in providing advice on what the sale and purchase agreement should say.
- A sale and purchase agreement becomes unconditional once all the conditions are met.
- In most cases, the real estate professional is working for the seller of the property, but they must treat the buyer fairly.
- If your real estate professional or anyone related to them wants to buy your property, they must get your written consent to do this. They must also give you a valuation of your property by an independent registered valuer.
- The sale and purchase agreement is only available in English. You may need assistance interpreting it if English is not your primary language.

What a sale and purchase agreement is

A sale and purchase agreement is a legally binding contract between you and the other party involved in buying or selling a property. It sets out all the details, terms and conditions of the sale. This includes things such as the price, any chattels being sold with the property, whether the buyer

needs to sell another property first or needs a property inspection and the settlement date.

A sale and purchase agreement provides certainty to both the buyer and the seller about what will happen when.



What's in a sale and purchase agreement

Your sale and purchase agreement should include the following things.

Basic details of the sale

Different sale methods like tender or auction might mean the sale and purchase agreement can look different, but all sale and purchase agreements should contain:

- the names of the people buying and selling the property
- the address of the property
- the type of title, for example, freehold or leasehold
- the price
- any deposit the buyer must pay
- any chattels being sold with the property, for example, whiteware or curtains
- any specific conditions you or the other party want fulfilled
- how many working days you have to fulfil your conditions (if there are any conditions)
- the settlement date (the date the buyer pays the rest of the amount for the property, which is usually also the day they can move in)
- the rate of interest the buyer must pay on any overdue payments (such as being late on paying the deposit or the remaining amount at the settlement date).

General obligations and conditions you have to comply with

The sale and purchase agreement includes general obligations and conditions that you will need to comply with. For example, these may include:

- access rights – what access the buyer can have to inspect the property before settlement day
- insurance – to make sure the property remains insured until the settlement date and outline what will happen if any damage occurs before settlement day
- default by the buyer – the buyer may have to compensate the seller if they don't settle on time, for example, with interest payments
- default by the seller – the seller may have to compensate the buyer if they don't settle on time, for example, by paying accommodation costs
- eligibility to buy property in New Zealand – people who have migrated to New Zealand may not be permitted to immediately buy property or may need to get consent from the Overseas Investment Office.

Your lawyer will explain these clauses to you.

Check...

Always check your sale and purchase agreement with a lawyer before signing.

Buying or selling a property where the owner isn't able to participate, like a mortgagee sale or deceased estate, can mean the real estate professional has limited information about the property. It pays to allow for this when deciding what conditions the buyer and seller might need.

Remember...

Before you sign a sale and purchase agreement, whether you're the buyer or the seller, the real estate professional must give you a copy of this guide. They must also ask you to confirm in writing that you've received it.

Specific conditions a buyer may include

Some buyers will present an unconditional offer, which means there are no specific conditions to be fulfilled. Some buyers will include one or more conditions (that must be fulfilled by a specified date) in their offer such as:

- title search – this is done by the buyer's lawyer to check who the legal owner of the property is and to see if there are any other interests over the property such as caveats or easements
- finance – this refers to the buyer arranging payment, often requiring bank approval for a mortgage or loan
- valuation report – a bank may require the buyer to obtain a valuation of the property (an estimate of the property's worth on the current market) before they agree to a loan
- Land Information Memorandum (LIM) – provided by the local council, this report provides information about the property such as rates, building permits and consents, drainage, planning and other important information
- property inspection – a buyer paying for an inspection provides an independent overview of the condition of the property rather than relying on an inspection that has been arranged by the seller

- engineer's or surveyor's report – similar to the above but more focused on the entire section and the structure of the property
- sale of another home – the buyer may need to sell their own home in order to buy another.

The real estate professional helps the buyer and the seller to include the conditions they each want. Even though the real estate professional works for the seller, they also have to deal fairly and honestly with the buyer. While they're not expected to discover hidden defects, they can't withhold information and must tell the buyer about any known defects with the property. If a buyer needs time to check a property for defects, including a property inspection condition may be important.



What happens after you sign the sale and purchase agreement

Signing the sale and purchase agreement is not the end of the sale or purchase process.

Both parties work through the conditions until the agreement is unconditional

A conditional agreement means the sale and purchase agreement has one or more conditions that must be met by a specified date and before the sale goes through.

The buyer pays the deposit. Depending on what the sale and purchase agreement says, the buyer may pay the deposit when they sign the agreement or when the agreement becomes unconditional. If the deposit is made to the real estate agency, it must be held in their agency's trust account for 10 working days before it can be released to the seller.

An agreement for sale and purchase commits you to buy or sell

Once you've signed the sale and purchase agreement and any conditions set out in it have been met, you must complete the sale or purchase of the property.

The length of time between the conditions being met and the settlement date varies. Settlement periods can be lengthy if the property hasn't been built yet or the sale and purchase agreement includes conditions for one party to buy or sell another property. The real estate professional has obligations to keep you informed of important updates that come up during this time.

Pre-settlement inspection

This is the chance for the buyer to check the property and chattels are in the same condition they were when the sale and purchase agreement was signed and to check that the seller has met any conditions, for example, there is no damage to walls or chattels haven't been removed from the property.

It's important to raise any concerns you find at the pre-settlement inspection with your lawyer and the real estate professional as soon as possible to allow enough time for an issue to be resolved. If it's less than 24 hours before settlement, the vendor may not be obligated to set things right.

Payment of a commission

Once the sale is complete, the seller pays the real estate professional for their services. The real estate agency usually takes the commission from the deposit they're holding in their trust account. The seller should make sure the deposit is enough to cover the commission. The real estate professional cannot ask the buyer to pay for their services if they have been engaged by the seller.

The buyer pays the rest

The buyer pays the remainder of the amount for the property on the day of settlement, usually through their lawyer.

Buying a tenanted property

If the property is tenanted, the agreement for sale and purchase should specify this. It may also contain a specific date for possession that may differ from the settlement date.

If the buyer requires the property to be sold with 'vacant possession', it is the seller's responsibility to give the tenant notice to vacate in accordance with the tenant's legal rights.

It is recommended that you seek legal advice if you are buying a property that is currently tenanted.

What happens if you have a problem

If something has gone wrong, first discuss your concern with the real estate professional or their manager. All agencies must have in-house procedures for resolving complaints.

If you can't resolve the issue with the real estate agency or you don't feel comfortable discussing it with them, you can contact the Real Estate Authority (REA). We can help in a number of ways if your complaint is about the real estate professional. For example, we can help you and the real estate professional or agency to resolve

the issue and remind them of their obligations under the Real Estate Agents Act 2008. When you contact us, we'll work with you to help you decide the best thing to do.

Call us on **0800 367 7322**, email us at info@rea.govt.nz or visit us online at rea.govt.nz

About settled.govt.nz



Settled.govt.nz guides you through home buying and selling.

Buying or selling your home is one of the biggest financial decisions you will make. It's a complex and sometimes stressful process with potentially significant emotional and financial impacts if things go wrong.

Settled.govt.nz provides comprehensive independent information and guidance for home buyers and sellers. You can find information about the risks and how they can impact you and get useful tips on how to avoid some of the major potential problems.

Settled.govt.nz will help to inform and guide you through the process from when you're thinking of buying or selling right through to when you're moving in or out. You'll find valuable information, checklists, quizzes, videos and tools. From understanding LIMs, to sale and purchase agreements, to when to contact a lawyer, **settled.govt.nz** explains what you need to know.

Settled.govt.nz is brought to you by the Real Estate Authority – Te Mana Papawhenua (REA).

For more information

For more information on home buying and selling, visit settled.govt.nz or email info@settled.govt.nz



About the Real Estate Authority – Te Mana Papawhenua (REA)

REA is the independent government agency that regulates the New Zealand real estate profession.

Our purpose is to promote and protect the interests of consumers buying and selling real estate and to promote public confidence in the performance of real estate agency work.

What we do

Our job is to promote a high standard of conduct in the real estate profession and protect buyers and sellers of property from harm.

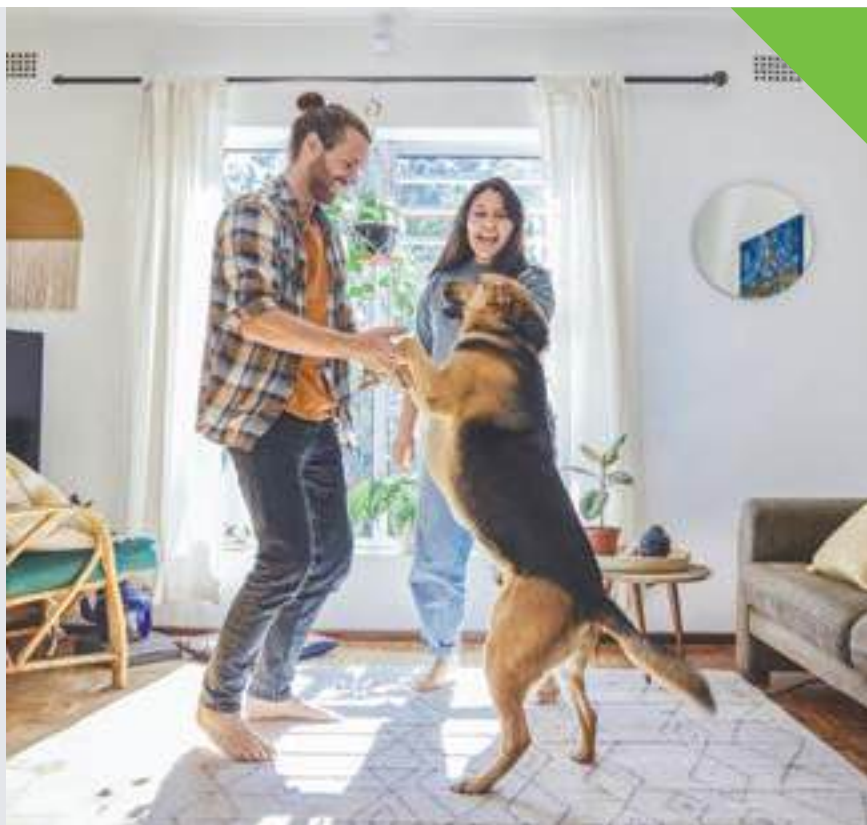
- We provide independent information for people who are buying and selling property through our settled.govt.nz website.
- We provide guidance for real estate professionals and oversee a complaints process.
- We license people and companies working in the real estate industry.

- We maintain a Code of Conduct setting out the professional standards real estate professionals must follow.
- We maintain a public register of real estate professionals that includes information about disciplinary action taken in the last 3 years.

The Real Estate Agents Authority is a Crown agent, established under the Real Estate Agents Act 2008. The Real Estate Authority is the operating name of the Real Estate Agents Authority.

For more information

To find out more about REA, visit rea.govt.nz, call us on **0800 367 7322** or email us at info@rea.govt.nz



Approved under section 133 of the Real Estate Agents Act 2008. Effective from 14 October 2022.