



27 Taurua Place Coromandel

ROB KEATLEY



M: 0275 777 424

E: rob.keatley@trinitynetwork.co.nz

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.

March 2022

ROB KEATLEY
www.trinitynetwork.co.nz

Enquiries Over \$750,000



Spacious Family Home

This 3-bedroom, 147 square metre home has room for all the family. You will be surprised and delighted at how spacious it is. It has two newly renovated bathrooms and a fresh coat of paint on exterior. Downstairs has two bedrooms, new carpets and a heat pump. Upstairs, you will find a large bedroom with ensuite, a family room/lounge with potential as another bedroom, along with heaps of storage.

Covered decks wrap around 3 sides of this property and a fully fenced, private backyard will keep your animals and children safe. This property backs on to a reserve which also maximises your privacy and space. There is plenty of covered basement parking with room for two cars. Tucked away in a quiet cul-de-sac, all with a very easy walk into town.

Please note, this property is tenanted and will require 48 hours notice for viewings.

27 Taurua Place Coromandel



Price: Enquiries Over \$750,000
Land Area: 600m²
Floor Area: 147m²

View Online:
www.trinitynetwork.co.nz/27-taurua-place-coromandel

Open Homes:
Contact Rob for viewing times



Rob Keatley
REAL ESTATE CONSULTANT

M: 0275 777 424
E: rob.keatley@trinitynetwork.co.nz
W: www.trinitynetwork.co.nz

VENDOR TRANSPARENCY DOCUMENT



Address: 27 Taurua Place, Coromandel

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 and none of the information or statements shall be deemed part of any subsequent Sale and Purchase Agreement for the property.

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 Agent 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 Agent may be noted on the 'Title & Further Information Form' at any time to be disclosed to any potential purchasers.

Additional details or forms verifying information may also be included on other paper 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

Carrie
W

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

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

Is any other information provided by the Vendor?

Vendor Sign:  Print Name: Lynette Williams Date: 1-5-23

Vendor Sign:  Print Name: Paul Forsyth Date: 01/05/2023

Vendor Sign: _____ Print Name: _____ Date: _____

For subsequent information established by the Agent see the LIM, Title & District Plan Explanation Form

IMPORTANT NOTE FOR PURCHASERS: Any Consents and Compliance Certificates or Reports that have been made available to the Agent 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 Agent). 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. 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.

This form is not part of any Sale and Purchase Agreement for the property.

TITLE & FURTHER INFORMATION



Address: 27 Taurua Place, Coromandel

This information sheet may accompany the legal documents, reports and records such as the property's title, LIM (if supplied by Vendor), and District Plan provided to prospective purchasers by the Agent.

DISCLAIMER: All documents are supplied by for general information purposes only.

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.

This document does not form part of the S&P Agreement.

Tick if appropriate to title:

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.

TITLE & FURTHER INFORMATION



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. These interests are noted below and it is highly recommended to seek further legal/technical advice.

Further Title, District Plan and LIM (if provided) information & any additional information about the property that has come to the Agent's attention. If there is not enough room below, additional pages may be attached.

DISCLAIMER: The information listed below is provided as a starting point for prospective purchasers to do their own research and seek their own advice. It is the purchaser's responsibility to do its own due diligence on the property and this information is intended only to alert the purchaser to possible issues with a property of this age, condition and construction, in this location. The list is not represented as including everything that a purchaser should be aware of or investigate further as there may be issues that the Agent or Vendor have no knowledge of, expertise in, or any reason to suspect or raise. Furthermore, nothing listed below is intended to imply that there is any actual problem or concern with the property or its surrounding area.

Listing Agent: Sign:

Print Name:

Rob Keatley

Date:

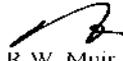
25-5-23



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

**Guaranteed Search Copy issued under Section 60 of the Land
Transfer Act 2017**




R.W. Muir
Registrar-General
of Land

Identifier SA67D/135
Land Registration District South Auckland
Date Issued 12 August 1999

Prior References
SA48C/384

Estate Fee Simple
Area 600 square metres more or less
Legal Description Lot 1 Deposited Plan South Auckland
85066

Registered Owners
Pole Position Nominees Limited

Interests

The within land has no frontage to a legal road

Appurtenant hereto is a right of way specified in Easement Certificate B022708.5

The easements specified in Easement Certificate B022708.5 are subject to Section 309 (1) (a) Local Government Act 1974

Appurtenant hereto is electricity, telecommunications, right to convey sewage, water and stormwater easements created by
Easement Instrument 5819418.2 - 1.12.2003 at 9:00 am

11265936.3 Mortgage to ASB Bank Limited - 30.10.2018 at 9:34 am

<p>Approvals</p> <p><i>Shahrokh</i></p> <p><i>M. J. ...</i></p> <p>Registered Owners</p>	<p>I HEREBY CERTIFY THAT THIS PLAN WAS APPROVED BY THE DISTRICT COUNCIL OF SOUTH AUCKLAND IN ACCORDANCE WITH SECTION 223 OF THE RESOURCE MANAGEMENT ACT 1991.</p> <p>ON THE 23rd DAY OF APRIL 1999</p> <p>SUBJECT TO THE RESERVATIONS AND SUBSEQUENT EASEMENTS SET OUT IN THE MEMORANDUM HEREON.</p> <p><i>[Signature]</i></p> <p>REGISTERED SURVEYOR</p> <p>21/4/99</p>	<p>MEMORANDUM OF EASEMENT</p> <p>PURPOSE: SHOWN FOR LOT 4 LOT 1</p> <p>R.O.W. CT. 48°/384°</p> <p>NOTE: ALL ADAPTATIONS ARE FROM DPS 59166 UNLESS OTHERWISE SHOWN.</p>	<p>I HEREBY CERTIFY THAT PURSUANT TO SECTION 224 (C) OF THE RESOURCE MANAGEMENT ACT 1991 ALL THE CONDITIONS OF THE SUBDIVISION CONSENT HAVE BEEN COMPLIED WITH TO THE SATISFACTION OF THE THAMES-COROMANDEL DISTRICT COUNCIL DATED THIS 23rd DAY OF APRIL 1999.</p> <p><i>[Signature]</i></p> <p>AUTHORISED OFFICER</p>	<p>Total Area 1725m²</p> <p>Comprised in CT. 48°/384° CT. 48°/385° CT. 48°/382° EASEMENT ONLY.</p>	<p>I, Bruce Simpson, holder of an issued practice certificate for the purposes of the Resource Management Act 1991, who may act as a registered surveyor pursuant to section 25 of the Survey Act 1980, hereby certify that this plan has been made from a survey of the land shown hereon and that the survey was conducted in accordance with the Survey Regulations 1972 or any regulations made in substitution thereof.</p> <p>Dated at THAMES this 21st day of APRIL 1999. Signature <i>[Signature]</i></p> <p>Field Book Reference Plans</p>	<p>Examined Correct</p> <p>Approved as to Survey <i>[Signature]</i></p> <p>18/4/99 Dep. Chief Surveyor</p> <p>Witnessed this 12th day of August 1999 for Registrar-General of Land</p> <p>File Reference A-5-99</p> <p>DPS 85066</p>
<p>LOT 1 C.T. 67D/135</p> <p>LOT 2 C.T. 67D/130</p>	<p>I HEREBY CERTIFY THAT THE SOUTH BOUNDARY OF LOT 1 BEING THE KAHAKAROA STREAM (MS NOT-CREATED) HAS BEEN ASSESSED ON DPS 1973 AND HAS THEREFORE BEEN SET OUT FROM THAT PLAN.</p> <p>REGISTERED SURVEYOR</p> <p>21/4/99</p> <p>* NOTE: LOT 1 DPS 59166 IS SUBJECT TO PART IVA CONSERVATION ACT 1987.</p>	<p>714.300m</p> <p>714.270m</p> <p>714.240m</p> <p>PT. KARAKA NO. 1</p> <p>LOT 1 600m²</p> <p>LOT 2 1125m²</p> <p>TAURUA PL. LEGAL STREET WESTED-DPS 59166 18.00 WIDE AND OVER.</p> <p>AREA AND MEASUREMENTS TO RIGHT BANK STREAM BOUNDARY ADJUSTED FROM STREAM BOUNDARY (N.T. 25-3-1915)</p> <p>KAHAKAROA STREAM</p>	<p>5 DPS. 59166</p> <p>4 DPS. 59166</p> <p>3 DPS. 59166</p> <p>7 DPS. 59166</p> <p>8 DPS. 59166</p> <p>DPS. 11731</p>	<p>PLAN OF LOTS 1 AND 2 BEING SUBDIVISION OF LOTS 6 AND 7 DPS. 59166 AND EASEMENT OVER LOT 4 DPS. 59166</p> <p>TERRITORIAL AUTHORITY THAMES-COROMANDEL DISTRICT COUNCIL</p> <p>Surveyed by F.W. MILLINGTON LTD 1756</p> <p>Scale 1 : 300 Date APRIL 1999</p>	<p>LAND DISTRICT SOUTH AUCKLAND SURVEY BLK. & DIST. VI COROMANDEL. NZMS 261 SH1 RECORD MAP</p>	<p>APPROVED AS TO SURVEY</p> <p>18/4/99</p> <p>12th day of August 1999</p> <p>Registrar-General of Land</p> <p>DPS 85066</p>

24 AUG 1999

40 41 42 43 44 45 46 47 48 49 50

B022708.S EC

Approved by the District Land Registrars: North Auckland 422175, South Auckland H.008116/1974, Canterbury 957768, Marlborough 75776, Gisborne 112239.9, Hawkes Bay 303051, Taranaki 217464.1, Wellington A038045, Westland 45629.

EASEMENT CERTIFICATE

(IMPORTANT: Registration of this certificate does not of itself create any of the easements specified herein).

WE, WILLIAM PETERS of Hamilton, Retired; JOHN KONUI GRANT of Rotorua, Builder and HERA PUTEA WILLIAMS of Te Kuiti, Retired

being the registered proprietor of the land described in the Schedule hereto hereby certify that the easements specified in that Schedule, the servient tenements in relation to which are shown on a plan of survey deposited in the Land Registry Office at Hamilton on the day of 19 91 under No. S.59166 are the easements which it is intended shall be created by the operation of section 90A of the Land Transfer Act 1952.

SCHEDULE
DEPOSITED PLAN NO. S59166

Nature of Easement (e.g., Right of Way, etc.)	Servient Tenement		Dominant Tenement Lot No.(s) or other Legal Description	Title Reference
	Lot No.(s) or other Legal Description	Colour, or Other Means of Identification, of Part Subject to Easement		
Right of Way	Lot 4 DPS 59166	MARKED "A" on DPS 59166	Lots 5 and 6 on DPS 59166	
Being parts of Kahakaharoa and Karaka No.2 Blocks				

N.B. On no account should this margin be used

N.B. On no account should this margin be used

State whether any rights or powers set out here are in addition to or in substitution for those set out in the Seventh Schedule to the Land Transfer Act 1952.

1. Rights and powers:

None other than as set out in the Seventh Schedule to the Land Transfer Act 1952

N.B. On no account should this margin be used

N.B. On no account should this margin be used

2. Terms, conditions, covenants, or restrictions in respect of any of the above easements:
None other than those set out in the Seventh Schedule to the Land Transfer Act 1952

Dated this 29th day of April 1991

SIGNED by the abovenamed)
WILLIAM PETERS in the presence)
of:-

W Peters

Witness: McDonally

Occupation: Legal Secretary Messrs Phillips & Powell

Address: Delimita Otterburne

SIGNED by the abovenamed)
JOHN KONUI GRANT in the)
presence of:)

John Grant

Witness: [Signature]

Occupation: Coliner

Address: Robson

N.B. On no account should this margin be used

N.B. On no account should this margin be used

Dated this day of

Signed by the above-named
HERA PUTEA WILLIAMS

H. P. Williams

in the presence of

Witness: McDonally

Occupation: Legal Secretary Messrs Phillips & Powell

Address: Delimita Otterburne

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

EI 5819418.2 Easement

Cpy - 01/01, Pgs - 004, 01/12/03, 07:49



DocID: 510767992

Land registration district

South Auckland

Grantor

Surname(s) in

BARRY JOHN SMART and ROSEMARY ELIZABETH SMART

Grantee

Surname(s) must be underlined.

BRENT MICHAEL ROGERS and ROSANNA IMELDA ROGERS and KEVIN WILLIAM BIRD (1/2 share)
and HELEN SARAH BRONLUND (1/2 share)

Grant* of easement or profit à 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) à 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).

Dated this _____ day of _____ 20 03

Attestation

	Signed in my presence by the Grantor
	Signature of witness
	Witness to complete in BLOCK letters (unless legibly printed)
	Witness name
	Occupation
Signature [common seal] of Grantor	Address
	Signed in my presence by the Grantee
	Signature of witness
	Witness to complete in BLOCK letters (unless legibly printed)
	Witness name
	Occupation
Signature [common seal] of Grantee	Address

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

2P EI \$50

[Solicitor for] the Grantee

*If the consent of any person is required for the grant, the specified consent form must be used.

Easement variation instrument to vary easement, profit à prendre, or land covenant
Sections 90C and 90F, Land Transfer Act 1952

Land registration district

SOUTH AUCKLAND

BARCODE

Grantor

Surname(s) must be underlined.

BARRY JOHN SMART and ROSEMARY ELIZABETH SMART

Grantee

Surname(s) must be underlined.

BRENT MICHAEL ROGERS and ROSANNA IMELDA ROGERS and KEVIN WILLIAM BIRD (1/2 share)
and HELEN SARAH BRONLUND (1/2 share)

Variation* of easement, profit à prendre, or covenant

The terms, covenants, or conditions contained in the easement(s), profit(s) à prendre, or covenant(s) set out in Schedule A are ~~varied, negated, or added to as set out in Annexure Schedule 1.~~

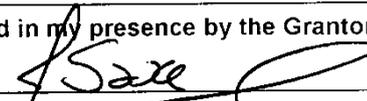
Dated this

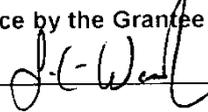
17th day of

November

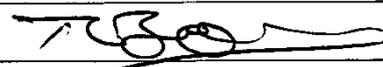
20 03

Attestation

 	<p>Signed in my presence by the Grantor</p> 
	<p>Signature of witness</p> <p>Witness to complete in BLOCK letters (unless legibly printed)</p> <p>Witness name <u>Jaelyn Saxe.</u></p> <p>Occupation <u>Housewife</u></p> <p>Address <u>8 Nevada Ave Pakuranga</u></p>
<p>Signature [common seal] of Grantor</p>	

 	<p>Signed in my presence by the Grantee</p> 
	<p>Signature of witness</p> <p>Witness to complete in BLOCK letters (unless legibly printed)</p> <p>Witness name <u>STEPHEN CRAIG WALKER</u></p> <p>Occupation <u>NZFS (SALES)</u></p> <p>Address <u>19 Lavenham Pl Hamilton</u></p>
<p>Signature [common seal] of Grantee</p>	

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



[Solicitor for] the Grantor

*If the consent of any person is required for the variation, the specified consent form must be used.

Approved by Registrar-General of Land under No. 2002/6055
Annexure Schedule 1

Easement instrument Dated 17 / 11 / 2003 Page 3 of 4 pages

Schedule A

(Continue in additional Annexure Schedule if required.)

Purpose (nature and extent) of easement, profit, or covenant	Shown (plan reference)	Servient tenement (Identifier/CT)	Dominant tenement (Identifier/CT or in gross)
Electricity, telecommunications, right to convey sewage, water and stormwater	A	SA48C/382	SA48C/383 and SA67D/135

Easements or profits à 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 specific classes of easement are those prescribed by the Land Transfer Regulations 2002 and/or the Ninth Schedule of the Property Law Act 1952.

~~The implied rights and powers are varied, negated, added to or substituted by:~~

XXXXXXXXXXXXXXXXXXXX, XXX, registered under section 155A of the Land Transfer Act 1952.

~~the provisions set out in Annexure Schedule 2].~~

Covenant provisions

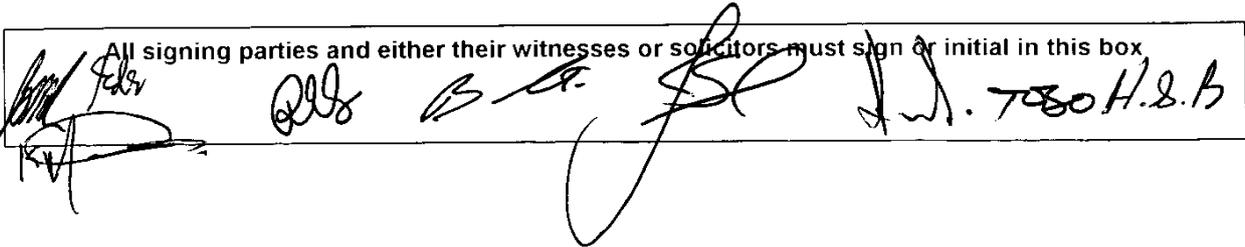
Delete phrases in [] and insert memorandum number as required.
 Continue in additional Annexure Schedule if required.

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 2].

All signing parties and either their witnesses or solicitors must sign or initial in this box



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.

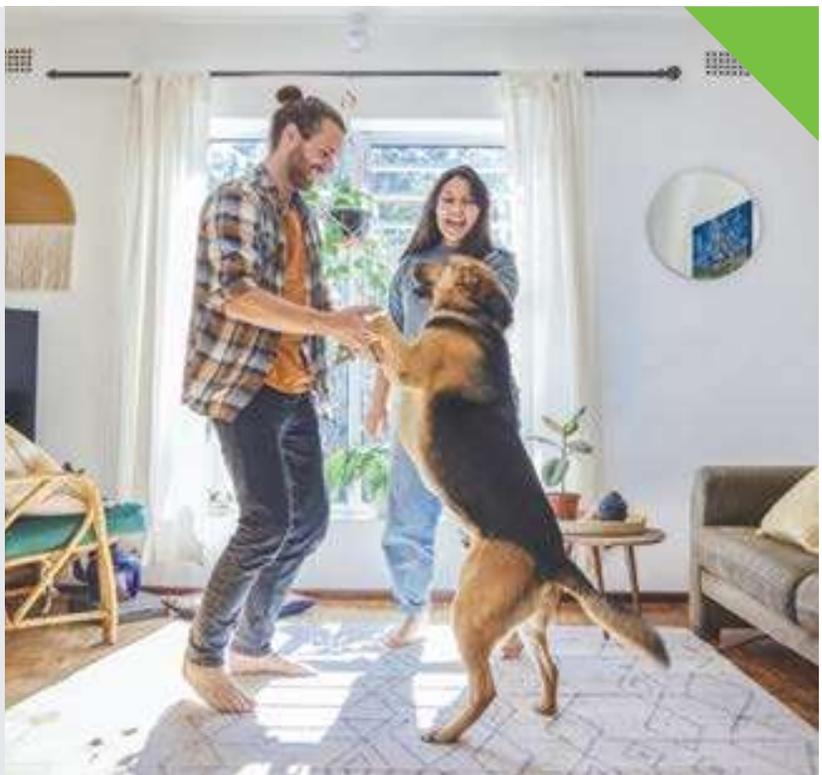
- We provide independent information for people who are buying and selling property through our settled.govt.nz website.
- We provide guidance for real estate professionals and oversee a complaints process.
- We license people and companies working in the real estate industry.

- 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



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