

TELOS GROUP

REAL ESTATE



21a Acacia Crescent, Glenview

PROPERTY INFORMATION



CONTENTS

PROPERTY INFORMATION FOR:

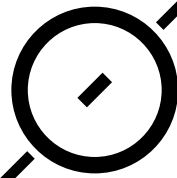
21a Acacia Crescent, Glenview

DOCUMENTS INCLUDED:

- TITLE
- INTERESTS
- LIM REPORT
- RATES NOTICE
- RENTAL APPRAISAL
- SCHOOL ZONES
- REAA GUIDES

STATEMENT OF PASSING OVER OF INFORMATION

This information has been supplied by the vendor or the vendor's agents. Accordingly Telos Group Real Estate Limited is merely passing over the information as supplied to us by the vendor or the vendor's agents. We cannot guarantee its accuracy and reliability as we have not checked, audited, or reviewed the information and all intending purchasers are advised to conduct their own due diligence investigation into the same. To the maximum extent permitted by law Telos Group NZ Limited do not accept any responsibility to any person for the accuracy of the information herein.



Certificate
of title



**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 **980527**
Land Registration District **South Auckland**
Date Issued 30 July 2021

Prior References
SA5A/1212

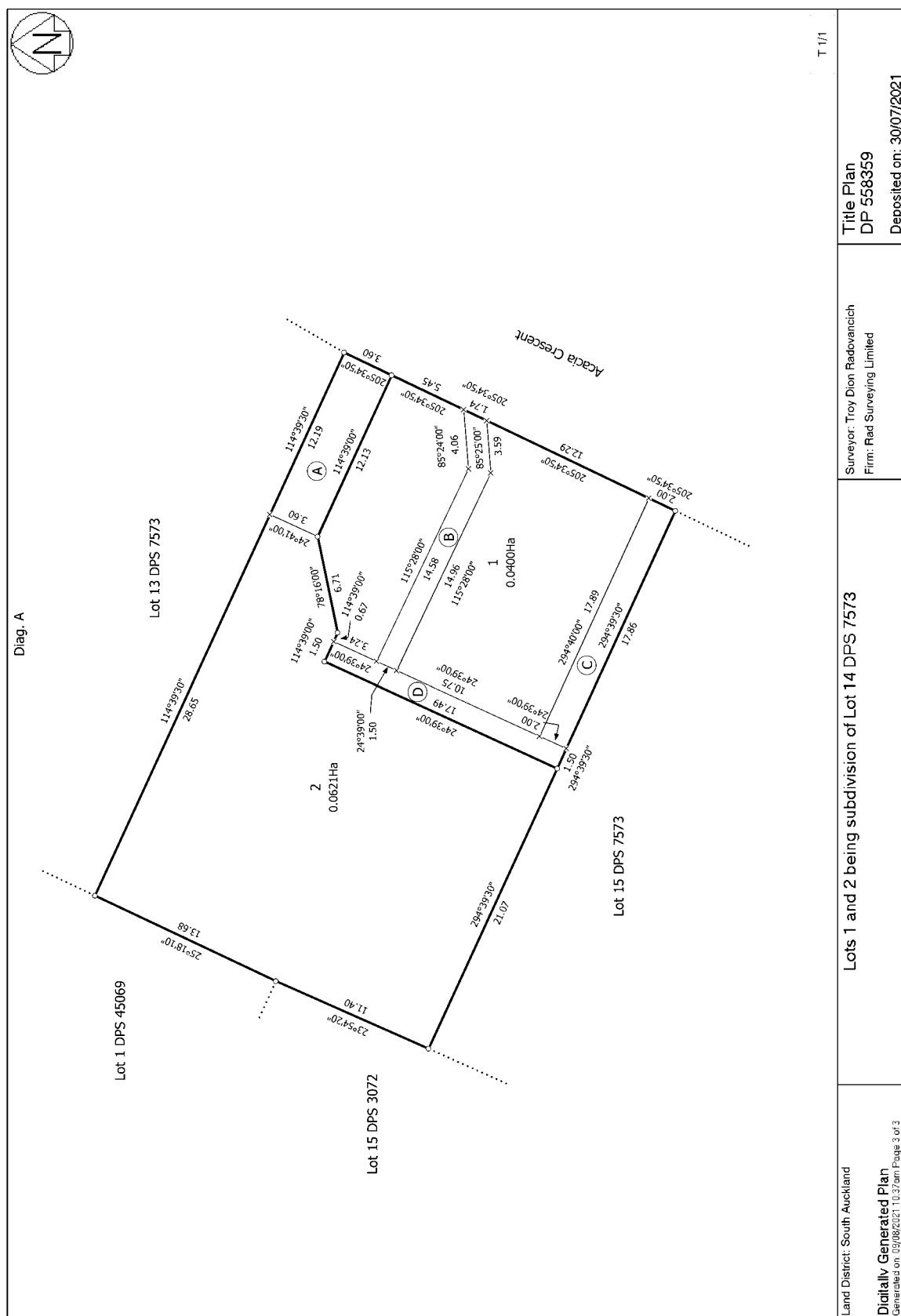
Estate Fee Simple
Area 400 square metres more or less
Legal Description Lot 1 Deposited Plan 558359
Registered Owners
Ingram Property Investments Limited

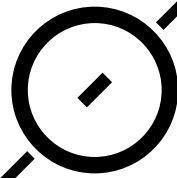
Interests

Subject to a right to drain water over part marked B and a right to convey water over part marked C and a right to convey water and a right to drain water over part marked D all on DP 558359 created by Easement Instrument 12201056.2 - 30.7.2021 at 3:42 pm

Appurtenant hereto is a right of way, right to convey electricity and telecommunications and a right to drain water created by Easement Instrument 12201056.2 - 30.7.2021 at 3:42 pm

The easements created by Easement Instrument 12201056.2 are subject to Section 243 (a) Resource Management Act 1991





LIM Report

WAIKATO-BUILDING CONSENT GROUP BUILDING CONSENT APPLICATION

Aut 2008
PRINT CLEARLY WITH BLUE OR BLACK PEN

1. APPLICATION TYPE (tick one)

- ☐ Building Consent and PIM
☐ PIM only

2. THE BUILDING/PROJECT LOCATION

Street No. 21 Street name ACACIA CRESCENT
Town HAMILTON Level or Unit _____ Building name Duo 6 x 10 m
Lot(s) 14 DP/S 7573 Site area _____ (ha) 1022 (m²)
Other information IDENTIFIER SA SA/1212

3. OWNER

Name/Company HOEBERGEN PROPERTIES LTD
Mail address 716 BRUNWOOD RD
HAMILTON
Phone (daytime) (07) 8563886
Fax _____
Mobile 027 2359619
Email _____
Attention SUE & GRANT Ph (07) 8563886

AGENT (if application is made on behalf of the owner)

Name/Company Sunshine Homes
Mail address 5A TASMAN RD
P.O. BOX 20067
TE RAPA
HAMILTON
PH/FAX: (07) 850-9214
Phone (daytime) (07) 8509214
Fax (07) 8509213
Mobile 021 449919
Email hamilton@sunshinehomes.co.nz
Attention Phil Jones Ph _____
Relationship to owner _____

Invoice to: ☒ Owner
First point of contact for communication: ☒ Owner

- ☒ Agent
☒ Agent

4. EVIDENCE OF OWNERSHIP ATTACHED

- ☒ Certificate of Title ☐ Lease agreement ☐ Agreement for Sale and Purchase ☐ Other

5. THE PROJECT: Tick one - if more than one project please list on a separate page

- ☒ New Building ☐ Demolition ☐ Addition ☐ Alteration
☒ Relocation ☐ Change of Use ☐ Other (please specify below)

Description of Work: BUILD A NEW HOME IN WHANGAREI DELIVER AND ATTACH TO PILES AT 21 ACACIA CRES, HAMILTON

Current, lawfully established, use: (Include no. of occupants per level and per use if more than 1)

RENTAL ACCOMMODATION, 2 BEDROOMS

Year First constructed: (approximate date acceptable) 2006

Intended life of building (If less than 50yrs) _____

Estimated value of work: inc GST \$ 40,000

Existing floor area: _____ m² New Floor Area 60 m²

OFFICE ONLY

Date received

RECEIVED

20 AUG 2008

BUILDING

Consent No.

2008/21259

Document or

Parcel No.

4428291

Valuation No.

OW163-496-14

PIM No.

new relocated date

Dwellings

Duplicate
Issued

HAMILTON CITY COUNCIL
APPROVED
SUBJECT TO CONDITIONS
TO BE KEPT ON SITE

PHONED

6. PIM Information: Please supply any relevant information/documents/diagrams and tick checkboxes if your project involves one or more of these:

- ☐ Is there a proposed subdivision for this land?
- ☐ Are you digging out the site for a building platform?
- ☒ Are there new or altered connections to Council sewer, storm water or water mains?
- ☐ Are you altering domestic sewer or storm water drains?
- ☐ Are you building near or over any road or public space?
- ☐ Are you building near or over existing domestic sewer, storm water, water mains or wells?
- ☐ Are you building or altering a vehicle crossing (entrance)?
- ☐ Is the site contaminated?
- ☐ Will the building be sited on sloping ground, or near to a bank, a stream or a coastal zone?
- ☐ Is there any other relevant information? Please state in the box or attach information

7. BUILDING PRACTITIONERS INVOLVED IN THIS PROJECT

List all your trade's people, their contact details and their trade registration numbers (eg Master Plumber registration number) where appropriate.

BUILDER: SUNSHINE HOMES (WHANGAREI)			
Name:		Registration Number:	
Address: 15 WAIPANGA RD, KAMO, WHANGAREI			
Telephone: 0800435700	Fax:	Mobile:	Email:

PLUMBER: JAMAR PLUMBING			
Name: MARY HUGHES		Registration Number:	
Address: P.O BOX 21230 FLAGSTAFF HAMILTON			
Telephone: (07) 8343180	Fax:	Mobile: 021 7305111	Email:

DRAINLAYER:			
Name:		Registration Number:	
Address:			
Telephone:	Fax:	Mobile:	Email:

DESIGNER:			
Name:		Registration Number:	
Address:			
Telephone:	Fax:	Mobile:	Email:

GAS FITTER:			
Name:		Registration Number:	
Address:			
Telephone:	Fax:	Mobile:	Email:

Project Role:			
Name:		Registration Number:	
Address:			
Email:			

THE BUILDING WORK WILL COMPLY WITH THE BUILDING CODE AS FOLLOWS:

What alternatives to the Building Code are you using in your construction? Tell us what you are doing that does not comply with the Building Code that require modification or waiver. **Get your designer to fill in this section.**

Building Code Clause (tick relevant clause)	Means of Compliance (refer to the relevant compliance document(s) or detail of alternative solution in the plans and specifications; if not applicable, put n/a)	Waiver/modification required (state nature of waiver or modification of building code required; if not applicable, put n/a)
☒ B1 Structure	N2 53604	
☒ B2 Durability	N2 53604	
☐ C1 Outbreak of fire		
☐ C2 Means of escape		
☐ C3 Spread of fire		
☐ C4 Structural stability during fire		
☐ D1 Access routes		
☐ D2 Mechanical installations for access		
☒ E1 Surface water	E2 / ASI	
☒ E2 External moisture	E2 / ASI	
☒ E3 Internal moisture	E3 / ASI	
☐ F1 Hazardous agents on site		
☐ F2 Hazardous building materials		
☐ F3 Hazardous substances and processes		
☐ F4 Safety from falling		
☐ F5 Construction and demolition hazards		
☐ F6 Lighting for emergency		
☐ F7 Warning systems		
☐ F8 Signs		
☒ G1 Personal hygiene	G1 / ASI	
☒ G2 Laundering	G2 / ASI	
☒ G3 Food preparation & contamination prevention	G3 / ASI	
☒ G4 Ventilation	G4 / ASI	
☒ G5 Interior environment	G5 / ASI	
☐ G6 Airborne and impact sound		
☒ G7 Natural light	G7 / ASI	
☒ G8 Artificial light	G8 / ASI	
☒ G9 Electricity	G9 / ASI	
☒ G10 Piped services	G10 / ASI	
☐ G11 Gas as an energy source		
☒ G12 Water supplies	G12 / ASI	
☒ G13 Foul water	G13 / ASI	
☐ G14 Industrial liquid waste		
☒ G15 Solid waste	G15 / ASI	
☐ H1 Energy efficiency		

(Add additional pages if necessary)

OFFICE USE ONLY

FEES PAYABLE	
Project Information Memorandum	\$ 20 -
Building Consent - Application Fee	\$ 1060 -
- Approval fee	\$
- Inspection fee	\$
- Mileage	\$
Code Compliance Certificate	\$ 70 -
BRANZ levy	\$ 40.00 -
DBH levy	\$ 75.80 -
Photocopying	\$
Microfilm - A4	\$ 60 -
- A3	\$
Street crossing administration	\$
Structural check	\$
Amendments to consent	\$
External consultants check 1	\$
External consultants check 2	\$
NZ Fire Service check	\$
Planning bond/Resource Consent	\$
Reserves contribution	\$
Rural connection	\$
Fire main	\$
Water connection	\$
Water disconnection	\$
Wastewater/Sewerage connection	\$
Wastewater disconnection	\$
Backflow inspection	\$
Stormwater connection - Mains	\$
- Kerb and channel	\$
Stormwater disconnection	\$
CCTV Survey wastewater	\$
CCTV Survey stormwater	\$
Cellar indemnity	\$
Council bonds	\$
Compliance Schedule	\$
Development contributions	
- Water	\$
- Stormwater	\$
- Wastewater	\$
- Transport/roading	\$
- Community infrastructure	\$
BCA Accreditation Levy	\$
	\$
Total fees (Inc GST)	\$ 1328-80
Deposit paid - Receipt No.:	
- Date:	
Remainder fees due	\$
	\$

REFERRALS

Structural consultant:

Name:

Sent:

Returned:

Structural consultant:

Name:

Sent:

Returned:

Other consultant:

Name:

Sent:

Returned:

Other consultant:

Name:

Sent:

Returned:

New Zealand Fire Service

Sent:

Returned:

Historic Places Trust (Notification)

Date advised:

ADDITIONAL NOTES AND/OR FEES

AUTHORISED BY:

Planning Officer

Date:

AUTHORISED BY:

Building Officer

Date:

AUTHORISED BY:

Engineer

Date:

CHECKED BY:

Date:

ISSUED BY:

DATE ISSUED:

RECEIPT No.

RECEIPT No.

9. **COMPLIANCE SCHEDULE - THE FOLLOWING SYSTEMS APPLY TO/ARE MODIFIED BY THIS PROJECT**
 This is only required if you need a compliance schedule and a Building Warrant of Fitness, for a commercial building. A Compliance Schedule lists the inspection, maintenance and reporting procedures for systems within a building such as lifts, automatic sprinklers, automatic doors, air conditioning and fire alarms.

Please tick appropriate boxes

Automatic systems for fire suppression	☐ New	☐ Modified
Automatic or manual emergency warning systems for fire and other dangers	☐ New	☐ Modified
Electromagnetic or automatic doors or windows	☐ New	☐ Modified
Emergency lighting systems	☐ New	☐ Modified
Escape route pressurisation systems	☐ New	☐ Modified
Riser mains for use by fire services	☐ New	☐ Modified
Automatic back-flow preventers connected to potable water supplies	☐ New	☐ Modified
Mechanical ventilation or air conditioning systems	☐ New	☐ Modified
Laboratory fume cupboards	☐ New	☐ Modified
Audio loops or other assisted listening systems	☐ New	☐ Modified
Smoke control systems	☐ New	☐ Modified
Lifts, escalators, travelators or other systems to move people or goods within buildings	☐ New	☐ Modified
Building maintenance units providing access to exterior and interior walls of buildings	☐ New	☐ Modified
Emergency power systems for, or signs to, a system or feature specified in the above clauses	☐ New	☐ Modified

10. **CONFIDENTIALITY**

This is generally for reasons of building security in commercial or public buildings. If you think this project may require confidentiality, please discuss this with a Building Review Officer and if they agree, then tick the box and state why it is needed.

☐ Confidentiality required

11. **PLEASE ENSURE THAT YOUR APPLICATION FOR BUILDING CONSENT CONTAINS:**

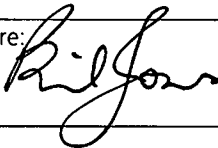
- ☒ Complete application form with relevant documents ☒ Accurate set of specifications
☒ Accurate set of plans and design statements ☐ Other information relevant to this application, please specify

12. **COLLECTION OF CONSENTS**

If your building consent application is at Waikato or Matamata Piako District Councils, please tick which of your council offices you wish to collect your consent from when it is ready:

WAIKATO	MATAMATA PIAKO
☐ Ngaruawahia ☐ Raglan ☐ By post ☐ Huntly ☐ Hamilton CC	☐ Te Aroha ☐ Matamata ☐ Morrinsville

13. **DECLARATION: Signed by the OWNER or by the AGENT on behalf of and with the authority of the owner**

Print name: PHIL JONES (SUNSHINE HOMES)	Signature: 	Date: 7/8/08
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GUIDE FOR FILLING IN THE APPLICATION FORM

1. **APPLICATION TYPE:** This application is for Building Consent and Project Information Memorandum (PIM), or just a PIM. A PIM is required under the building act for a specific building project. It provides details about special features of the site relevant to the project design such as location of services on the site, ground stability and geology, risk of flooding, public access, district plan non-compliance and Historic Places Trust protection. Information provided by a PIM must be acted upon in the design.
2. **THE BUILDING/PROJECT LOCATION:** The legal description is the lot and the deposited plan number. You can get this information from several sources:
 - A rates demand; or
 - A copy of the Certificate of Title, this can be obtained from Land Information NZ, www.linz.govt.nz.If subdivision consent has been issued, then include a copy of the consent. If necessary put additional information that will assist in describing the location of the project in the 'Other Information' field.
3. **OWNER / AGENT:** The legal definition of an owner is: the owner in relation to any land and any buildings on the land, means the person who is entitled to the rack rent from the land, or would be so entitled if the land were let to a tenant at a rack rent, and includes the owner of the fee simple of the land and any person who has agreed in writing, whether conditionally or unconditionally, to purchase the land or any leasehold estate or interest in the land, or to take a lease of the land and is bound by the agreement because the agreement remains in force. If the Owner is a company, please state the company's name. Also put the name and phone number of the contact person in the 'Attention' and 'Ph' fields at the bottom of the box. Only complete the AGENT box if the owner is not the contact person and you are making an application on behalf of the owner. If you are a company please state the company's name and put the name and phone number of the contact person in the 'Attention' and 'Ph' fields.
4. **EVIDENCE OF OWNERSHIP ATTACHED:** Please check with your council as to what Proof of Ownership documents they require. The Certificate of Title is a record of property ownership. Your council may require additional documents such as a Lease Agreement or Agreement of Sale and Purchase document or a letter of authorisation from the owner if an agent makes the Building Consent application. This provides evidence that the owner has given permission for the agent to act on the owner's behalf.
5. **THE PROJECT:** Please tick the checkbox that best describes what you are planning to do. Describe the work providing sufficient information to enable the scope of the work to be fully understood. If you tick the check box 'Other', please specify what you are planning to do in the Description of work box e.g. new 3 bedroom dwelling and attached garage or bathroom addition. For 'Established use' please state whether the building is for residential or commercial use. Note: your Council may not require existing floor area, please check with them.
6. **INFORMATION REQUIRED FOR PIM ONLY:** In order to insure the success of your project, the Council needs to know what your project involves. The Council will add this information to that on their files to create a PIM so that the Building Control Officers will have all the information needed when assessing the suitability of the design you plan to use.

This information can include: Heritage buildings, special land features (Ground stability, geological history, filled areas, unstable ground, flood risk, permitted footpath crossing, details district plan non-compliances), details of existing stormwater or wastewater utility systems on or adjacent to the site of the proposed building work, provision of fire escapes, details of requirements in respect to network utility operators (power, gas, phone), requirements of development contributions if any, and requirements under the Resource Management Act. Please indicate if your project may involve one or more of the items listed, attach any additional information about the site and provide information about what you are planning to do. For example, you may plan to alter the contours of the land and need to know what information the Council has on the site's ground stability, geological history, filled areas, unstable ground and/or flood risk. If this is the case, then tick the box and provide the appropriate information. Please note: Contaminated land is defined as land that is more contaminated than the national environmental standard allows; or land that has a hazardous substance in or on it that has significant adverse effects on the environment; or is reasonably likely to have adverse effects on the environment, for example an old sheep dip.
7. **BUILDING PRACTITIONERS:** List all your trade's people and their contact details. Contact details of building practitioners will be mandatory for Building Consents under the Building Act 2004 after 30 November 2010. Voluntary licensing begins on 1 November 2007.
8. **THE BUILDING WORK WILL COMPLY WITH THE BUILDING CODE AS FOLLOWS:** Get your designer to fill in this part of the form.
9. **COMPLIANCE SCHEDULES:** Get your designer to fill in this part of the form.
- 10– 13. Fill in these boxes as indicated. If the application is incomplete, processing cannot begin and you will be asked to complete the application and re-submit it.

STREET: Acacia Cr **No:** 21

OWNER: _____

INSPECTOR: [Signature]

DATE OF INSPECTION: 27-2-09

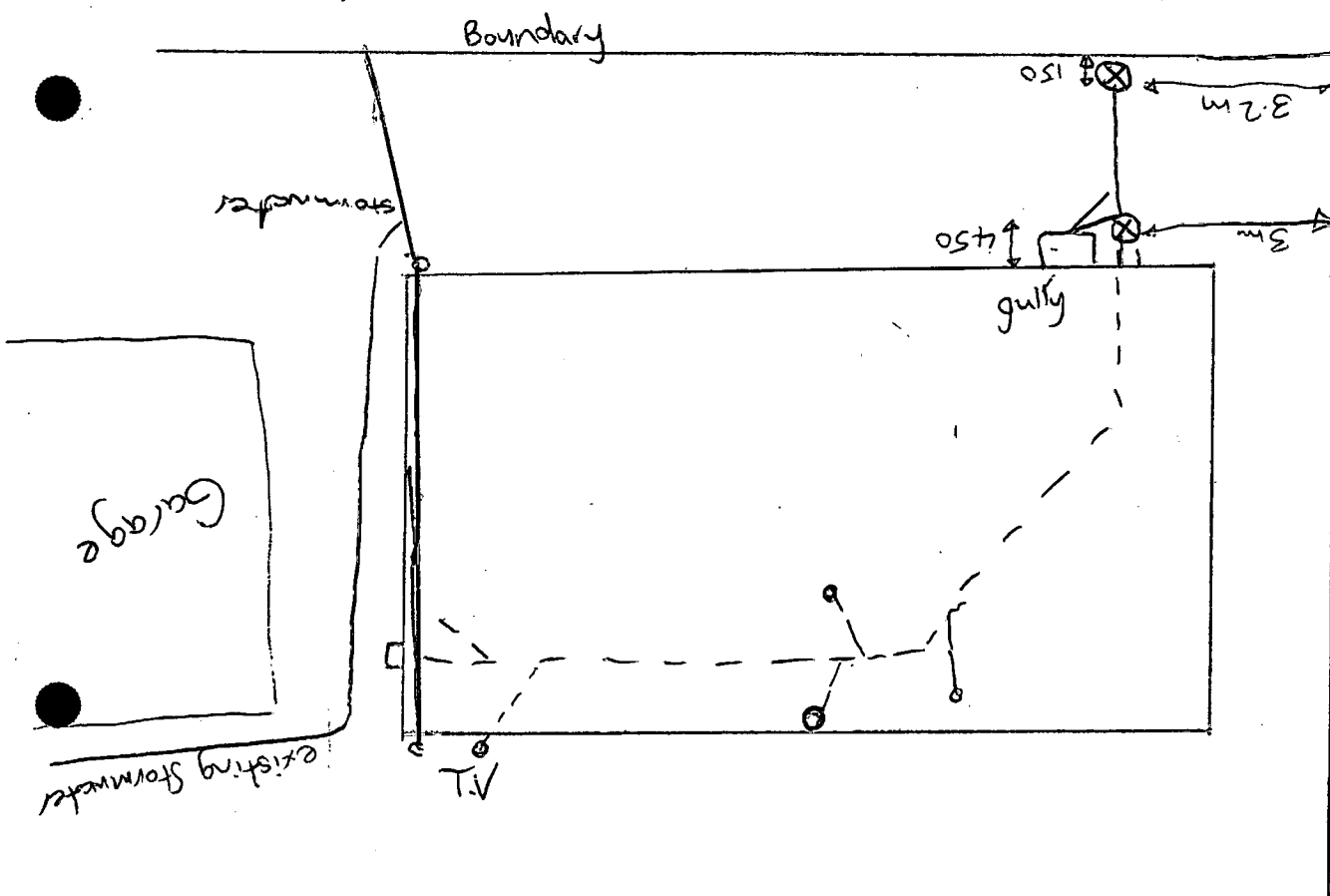
LOT: 14 **DPS** 7573

DRAINLAYER: Devon Emery

REG No: 17812

CONSENT No: 2008/21259

DRAINLAYER PLEASE FILL IN ALL DETAILS



DRAINLAYER'S SIGNATURE: Devon Emery **DATE:** _____

Code Compliance Certificate**Building consent number: 2008/21259****Section 95, Building Act 2004**Private Bag 3010
Hamilton 3240
New ZealandPhone 07 838 6699
Fax 07 838 6599info@hcc.govt.nz
www.hamilton.co.nz**The Building**

Description of the building work:

New Relocatable Dwelling and Detached Garage

Street Address of Building:

21 Acacia Crescent Glenview 3206

Legal Description of Land where building is located:

Lot 14 DP S7573

Building Name:

N/A

Location of building within site / block number:

N/A

Level / Unit Number:

N/A

Current, lawfully established, use:

Detached Dwelling

Year First Constructed:

2012

The owner

Name of owner:

Hoebergen Properties Ltd

Contact Person:

N/A

Mailing Address:

716 Bruntwood Road
RD 3
Hamilton 3283

Street address/registered office:

716 Bruntwood Road

Phone number:

Landline:

07 856 3886

Mobile:

027 235 9619

Daytime:

07 856 3886

After hours:

N/A

Facsimile number:

N/A

Email address:

shoebergen@hotmail.com

Website:

N/A

First point for communications with the council/building consent authority:

Name:

Hoebergen Properties Ltd

Mailing Address:

716 Bruntwood Road
RD 3
Hamilton 3283

Phone number:

Landline:

07 856 3886

Mobile:

027 235 9619

Daytime:

07 856 3886

After hours:

N/A

Facsimile number:

N/A

Email address:

shoebergen@hotmail.com

Building Work

Building consent number:

2008/21259

Issued by:

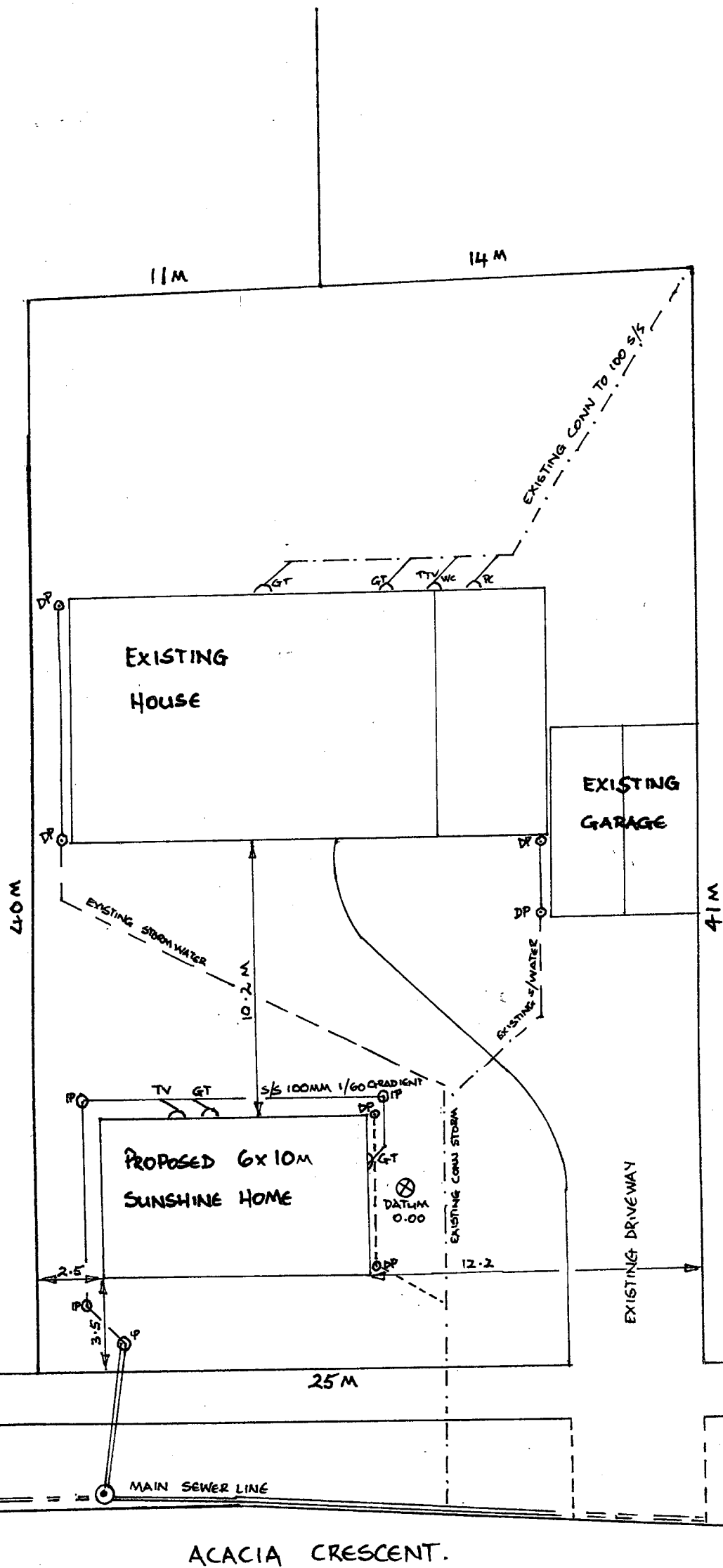
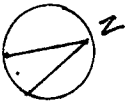
Hamilton City Council

Code Compliance

The building consent authority named below is satisfied, on reasonable grounds, that-

a) The building work complies with the building consent

Signature: **Phil Saunders**Position: **Building Control Manager
Building Control Unit**On behalf of: **Hamilton City Council**Date: **24 March 2014****Building**



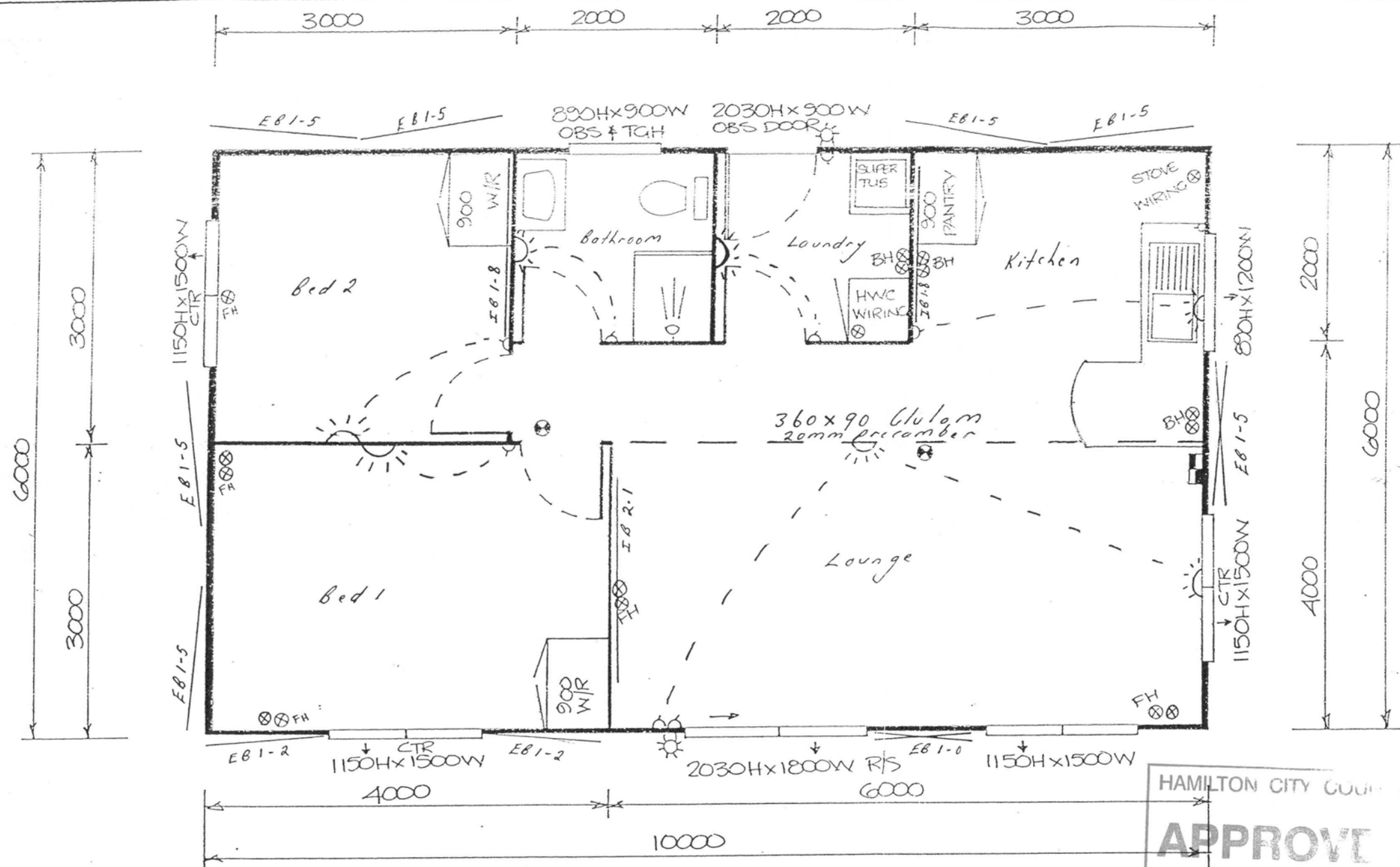
HAMILTON CITY COUNCIL
APPROVED
SUBJECT TO CONDITIONS
TO BE KEPT ON S

PROPOSED DWELLING FOR LOT 14 DPs 7573 21 ACACIA CRESCENT (1022 M²)



5A TASMAN RD
P.O. BOX 20067
TE RAPA
HAMILTON
PH/FAX: (07) 850-9214

SCALE : 1 : 200 | DATE : AUGUST 2008 | PREPARED FOR : GRANT & SUE HOEBERGEN



EB = Exterior wall bracing (m) (see eng calcs)		
IB = Interior wall bracing (m) (see eng calcs)		
EQ A	Sideways Wind	End Wind
Exposed Wall Length	10	6
Bu Req'd	370	220
EB	2/118	2/118
IB	2/102	100 87
Total Bu	567	423

KEY

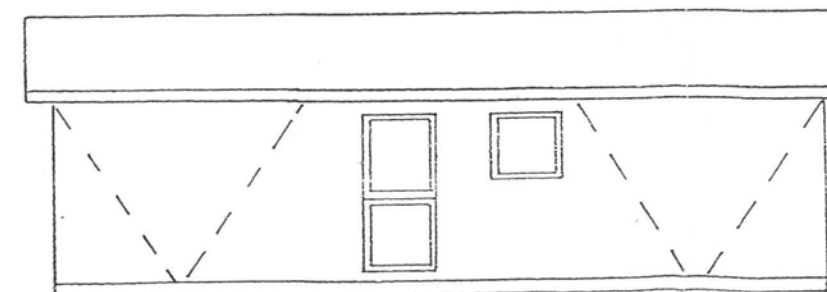
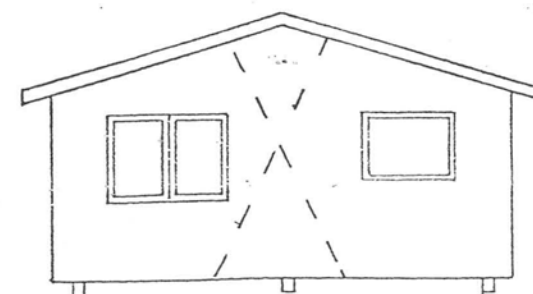
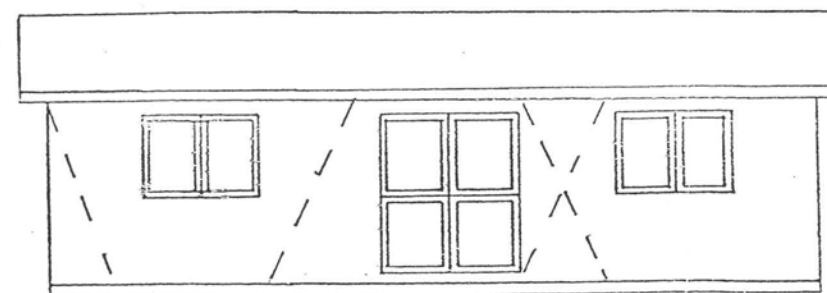
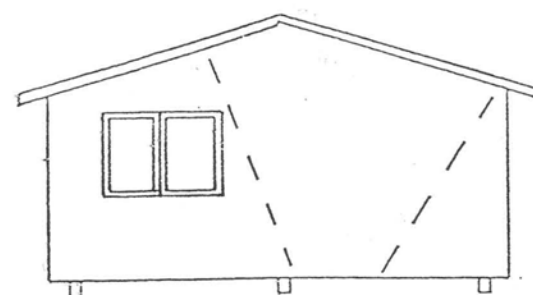
- Spouting outlet
- Ext. Light
- Light
- Light Switch
- Power Point
- Fuse Board
- Roof Braces
- Tie Rods
- Ext Wall Braces
- Int Wall Braces
- Smoke Alarm
- Pump Plug



$$EQA = 6.7 \text{ BU/m}^2$$

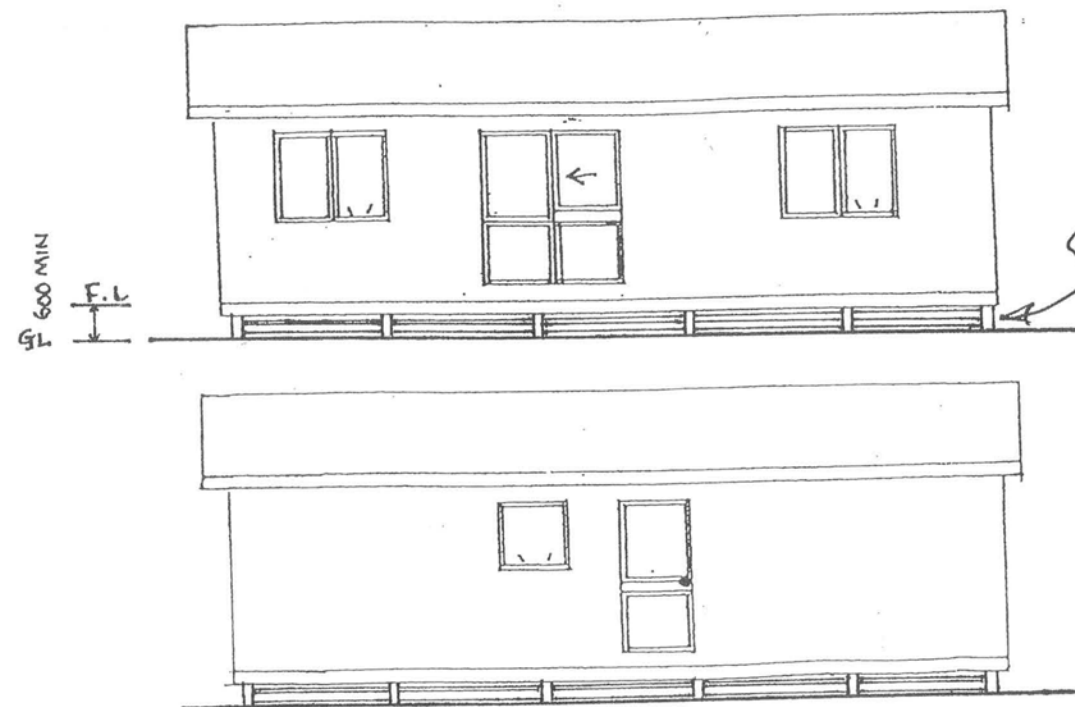
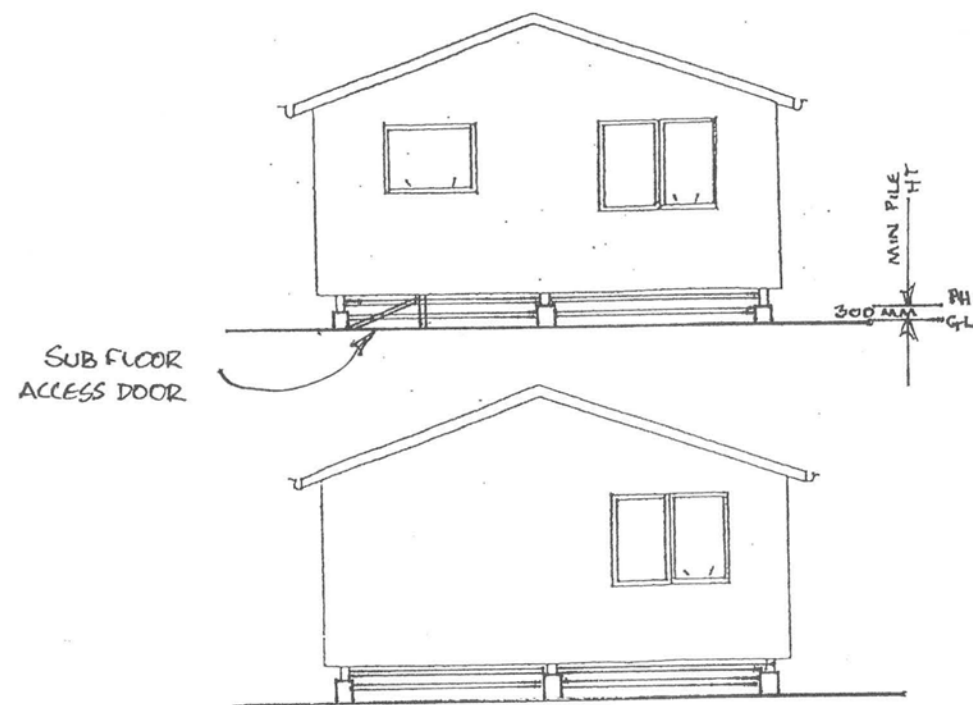
$$6.7 \times 60 = 402 \text{ BU Req'd}$$

[Signature] 24/7/08



Signed by Owner _____ Date _____ Signed for Sunshine Homes Ltd Date _____

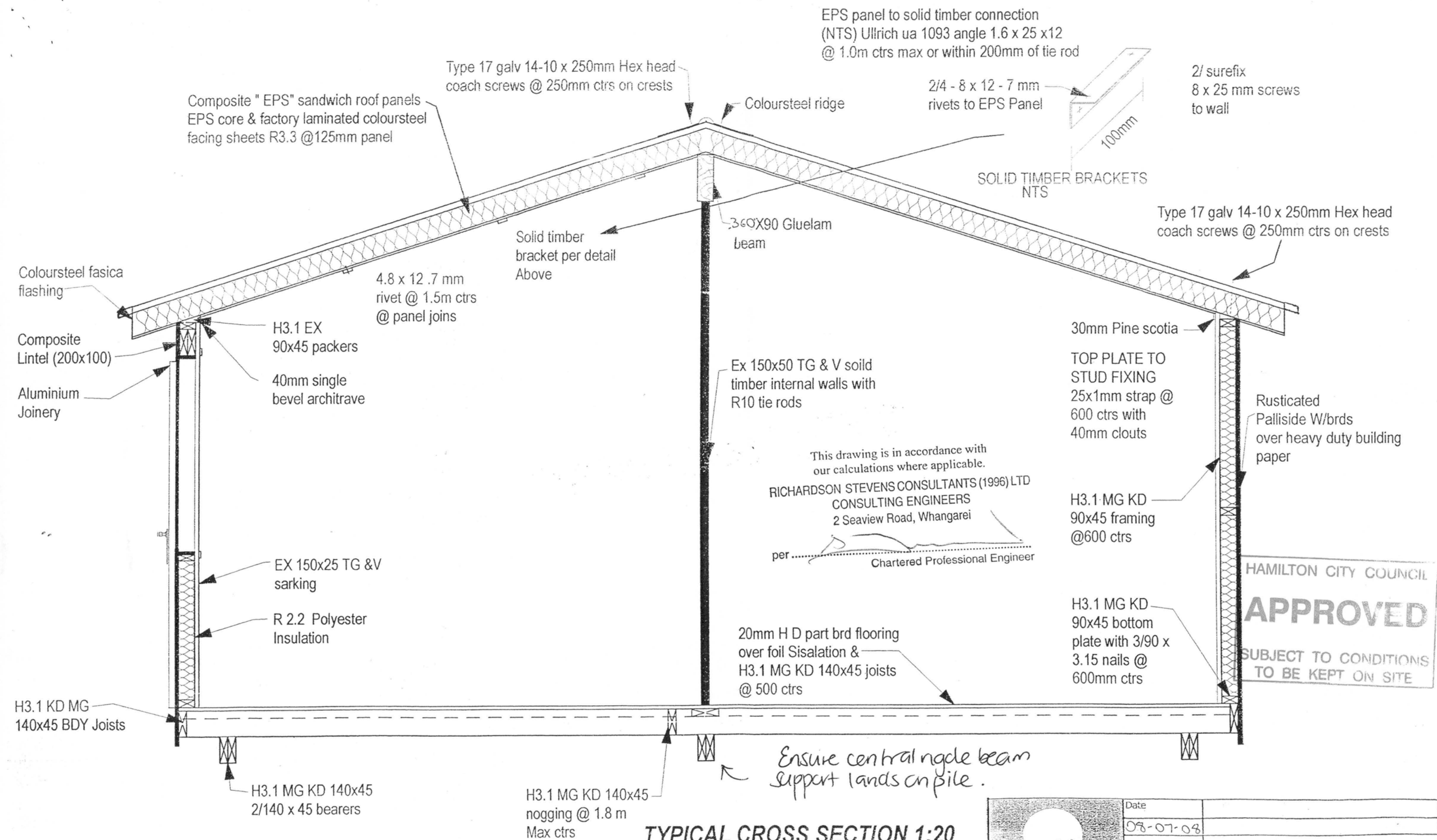
	Date	
	Plan Title	Floor
	Elevations	Hamilton
	Scale	1:100 1:50
	House Size	6x10 LH
	16 41/1	
Owners Copy	Sunshine Copy	
Constr. Copy	Other	



H3.2 100x25 R/S BASEBOARDS
WITH VENTILATION GAP TO
ACHIEVE R1.3 SUBFLOOR
INSULATION.

HAMILTON CITY COUNCIL
APPROVED
SUBJECT TO CONDITIONS
TO BE KEPT ON SITE

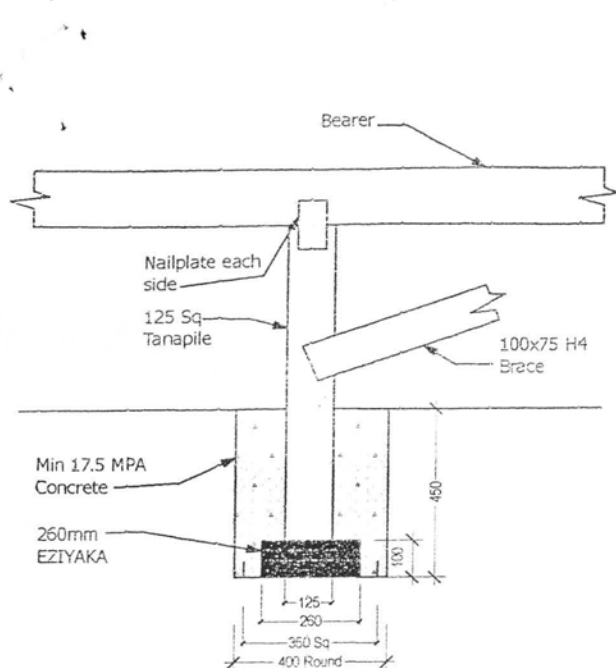
 Sunshine Homes	Date	Amendment
Plan Title ELEVATIONS	Name HOEBERGEN	R210
	Site 21 ACACIA CRES	
Scale 1:50 1:100	House Size 6x10 RH	
Plan No.	Date 7/08/08	
	Owners Copy	Sunshine Copy



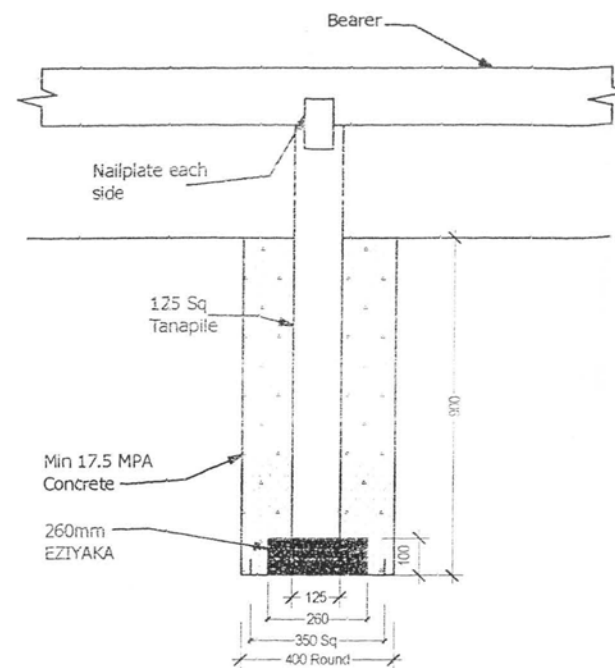
TYPICAL CROSS SECTION 1:20

	Date		
	08-07-08		
Plan Title	CROSS SECTION	Name	HOEBERGEN # 2
Scale	1:20 (A3)	House Size	6 x 10
1641/3		Owners Copy	Sunshine Copy
		Constr. Copy	Other

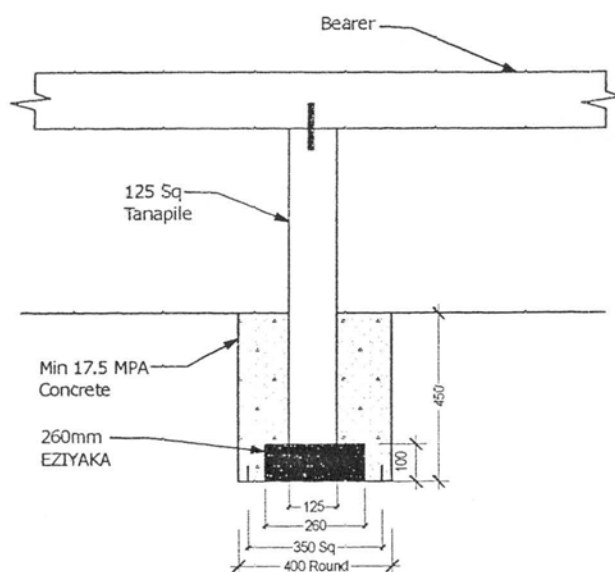
HAMILTON CITY COUNCIL
APPROVED
SUBJECT TO CONDITIONS
TO BE KEPT ON SITE



☒ **BRACED PILE**



⊗ **ANCHOR PILE**



⊗ **ORDINARY PILE**

NOTE

- # All pile fixing to be stainless steel
- # Pile spacing to be 2 m max
- # On sloping ground where a designated anchor pile would project more than 600mm above ground level, substitute a braced pile

⊗ **ANCHOR PILES**

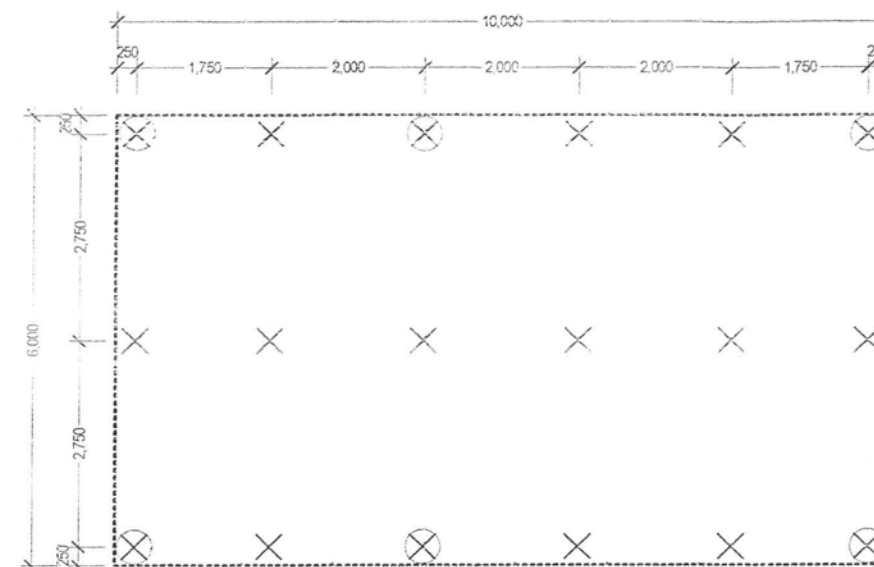
125mm X 125mm H5 tanapile on 100mm x 260mm Eziaka in 350mm square or 400mm round x 900mm deep mass concrete footing, 2 nail plate per pile with 18 clouts per plate, 12kn stainless steel connections, joist / bearer, bearer / pile

☒ **BRACED PILE**

125mm X 125mm H5 tanapile on 100mm x 260mm Eziaka in 350mm square or 400mm round 450mm deep mass concrete footing, with 12kn stainless steel connections, joist / bearer, bearer / pile. 100 x 75mm brace up to 3000mm long, 100 x 100mm brace over 3.0 m long, with m12 x 220mm eng bolts each side

⊗ **ORDINARY PILES**

125mm X 125mm H5 tanapile on 100mm x 260mm Eziaka in 300mm square or 350mm round 450mm deep mass concrete footing, with 2/wire dogs and 2/100mm skew nails bearer/pile.



EQ A = 9.4 BU/m2
9.4x 60m2 = 564 BU req'd
6 Anchor piles @ 120 BU each
= 720 BU provided



	Date	11-07-08				
	Plan Title	FOUNDATION				
Name	HOEBERGEN #2					
Scale	As Drawn					
House Size	6x10					
1641/1		<table border="1"> <tr> <td>Owners Copy</td> <td>Sunshine Copy</td> </tr> <tr> <td>Constr. Copy</td> <td>Other</td> </tr> </table>	Owners Copy	Sunshine Copy	Constr. Copy	Other
Owners Copy	Sunshine Copy					
Constr. Copy	Other					

HAMILTON CITY COUNCIL

APPROVED

SUBJECT TO CONDITIONS
TO BE KEPT ON SITE

125mm EPS PANEL WITH
TYPE 17 GALV 14-10 x 250 HEX HEAD
COACH SCREENS @ 250mm CTRS ON CREST

90x45mm TOP PLATE
WITH 90x45mm PACKER

90x45 FRAMING AT
600 CTRS WITH R2.2
POLYESTER INSULATION

CLADDING OVER
H.D. BUILDING PAPER

COLOURSTEEL FASCIA
FLASHING WITH 4.8x12.7mm
RIVETS TO SOFFIT @ 1.0m CTRS
& ROOFING @ 250mm CTRS

14-10x200mm HEX
HEAD COACH SCREENS
@ 1.2m CTRS

COLOURSTEEL BARGE
WITH 4.8x12.7mm RIVETS
TO CREST OF ROOFING
AND TO UNDERSIDE
OF PANEL @ 1.0m CTRS

COLOURSTEEL SOFFIT
FLASHING WITH SILICONE BEAD
& 4.8x12.7mm RIVETS @ 1.0m CTRS

TYPE 17 14-10 x 200
HEX HEAD GALV
COACH SCREENS
AT 250mm CTRS
ON PAN

COLOURSTEEL RIDGING

TURN UP SLOPE END

4.8x12.7mm RIVETS @ 250mm
CTRS ON CRESTS

53x1.0mm MULTIBRACE
STRAP TO END FRAME
14 NAILS EACH SIDE

END WALL
FRAME 90x45
AT 600 CTRS

16mm ϕ tie rod
360x90
Glulam beam

44mm boards

**BEAM TO
SOLID TIMBER**
1:5

BEAM TO GABLE FRAME

53x1mm MULTIBRACE STRAP
14 NAILS PER END

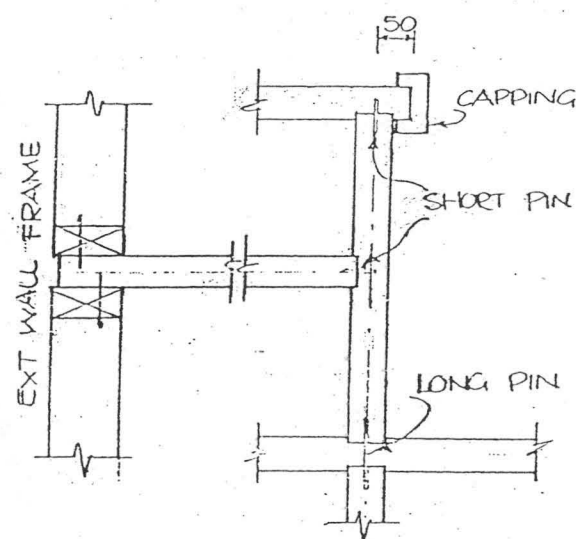
360x90
GLULAM

2/90x45
STUDS

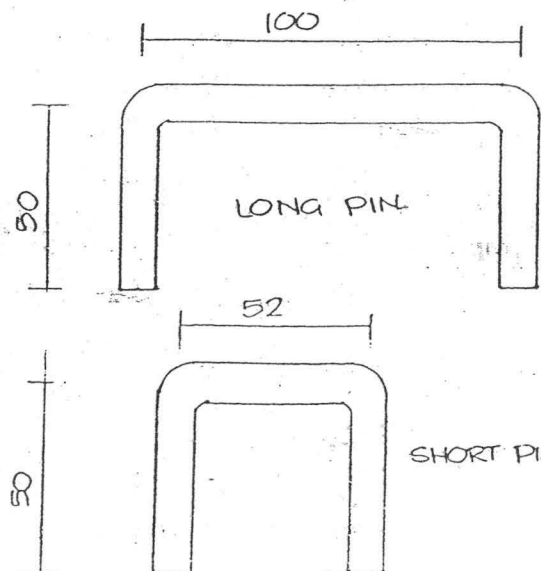
This drawing is in accordance with
our calculations where applicable.

RICHARDSON STEVENS CONSULTANTS (1996) LTD
CONSULTING ENGINEERS
2 Seaview Road, Whangarei

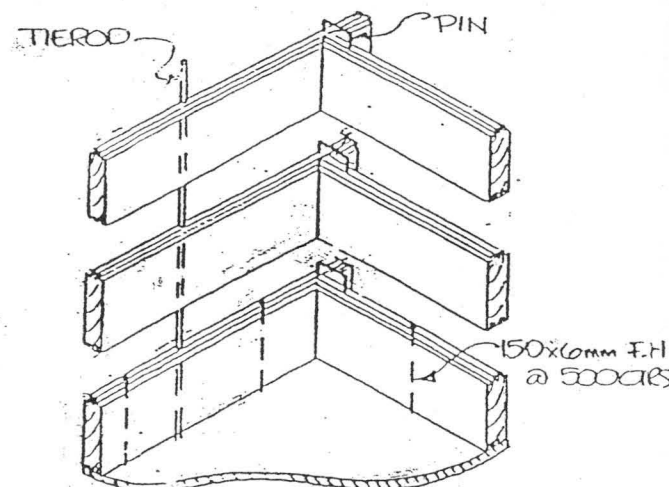
Chartered Professional Engineer



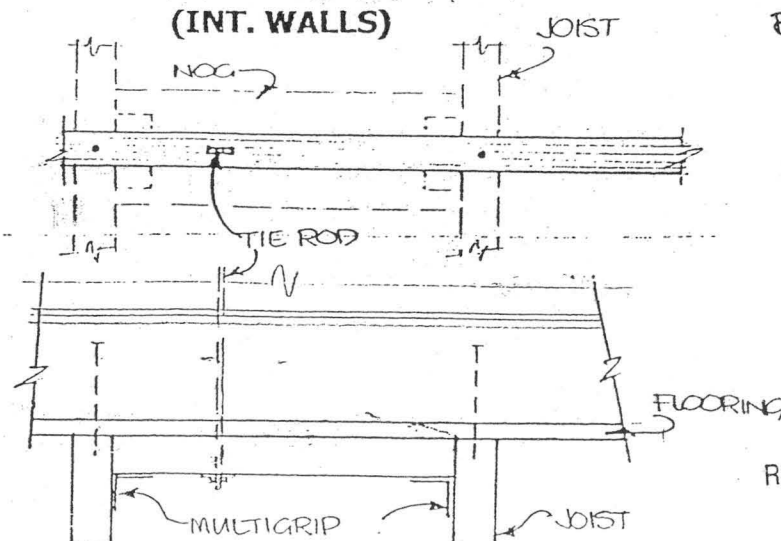
WALL CONNECTIONS 1:20



'U' PIN DETAIL

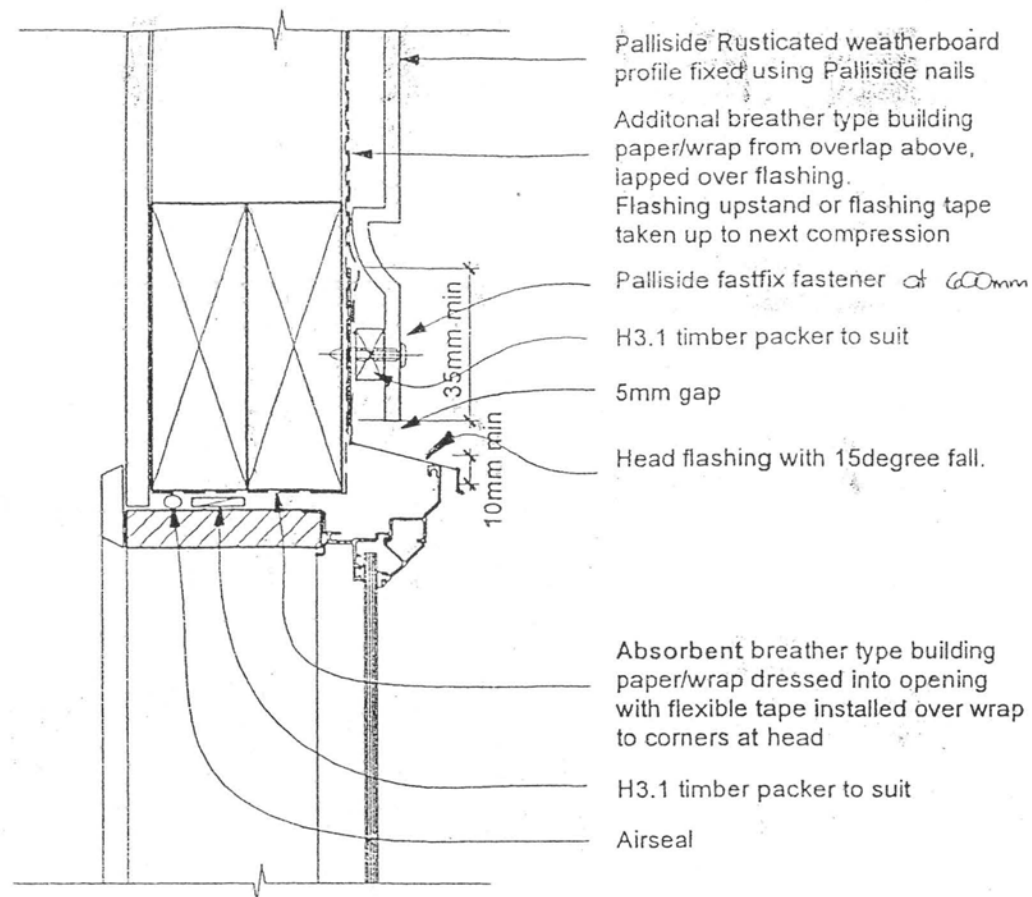


EXPANDED WALL FRAME
TIE DOWN DETAILS NTS
(INT. WALLS)

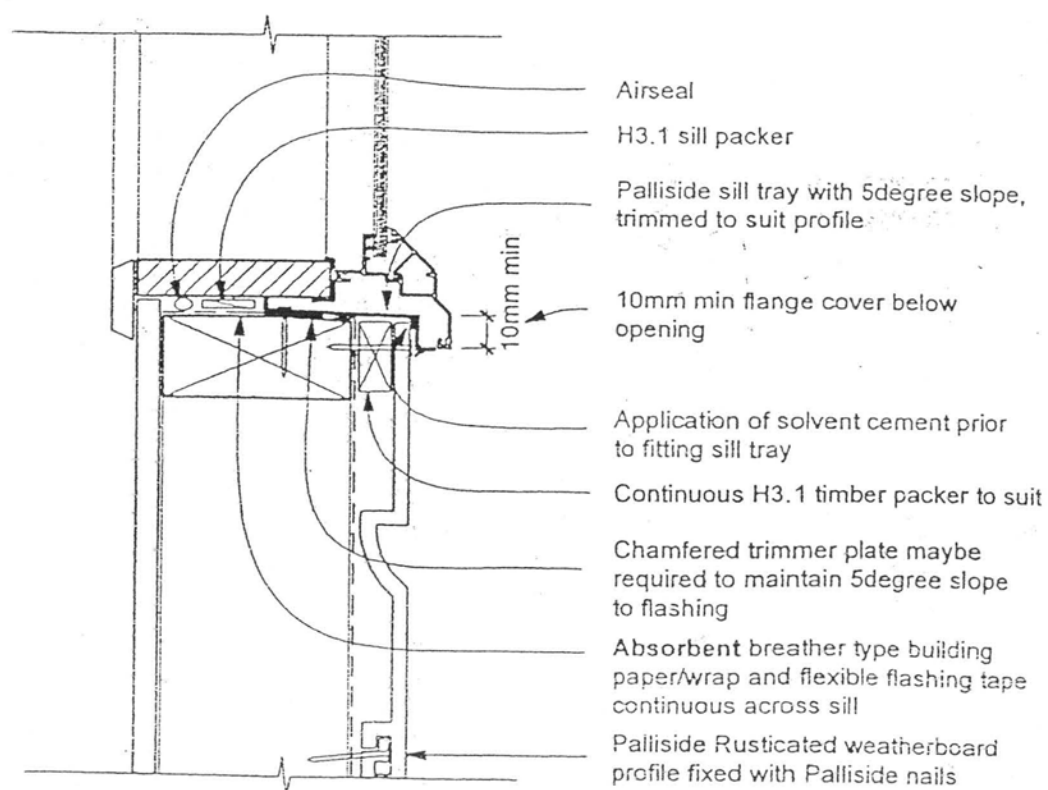


TIE ROD NOGS
INTERIOR WALLS/FLOOR 1:20

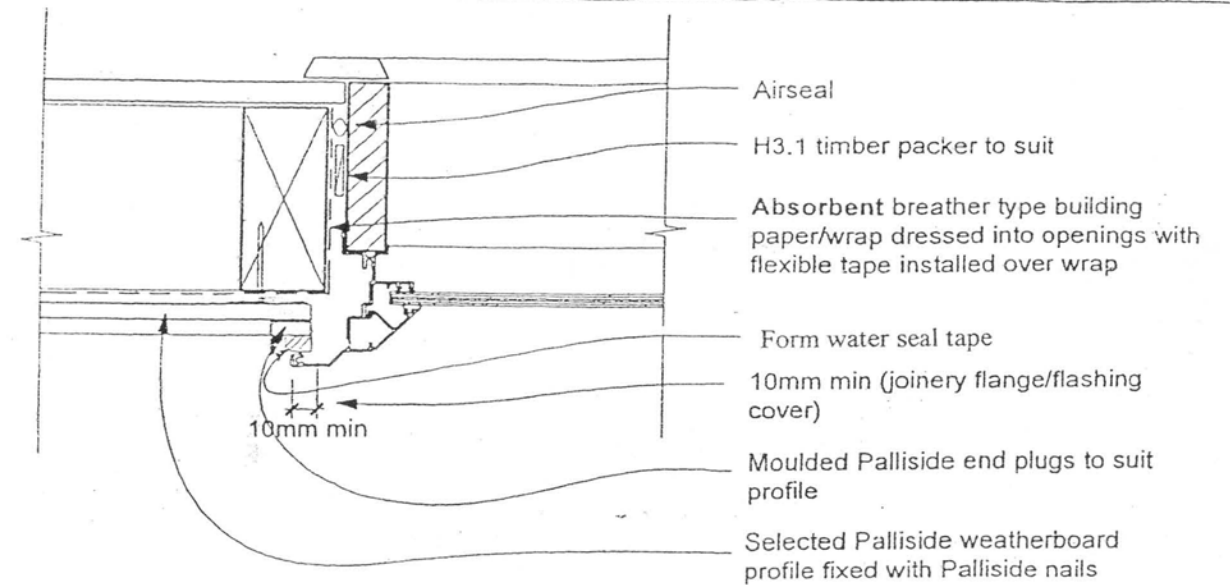
	Date	08-07-08
	Name	HOEBERGEN #2
	Plan Title	DETAILS
	Scale	As Drawn
1641/4	House Size	6x10
Owners Copy		Sunshine Copy
Constr. Copy		Other



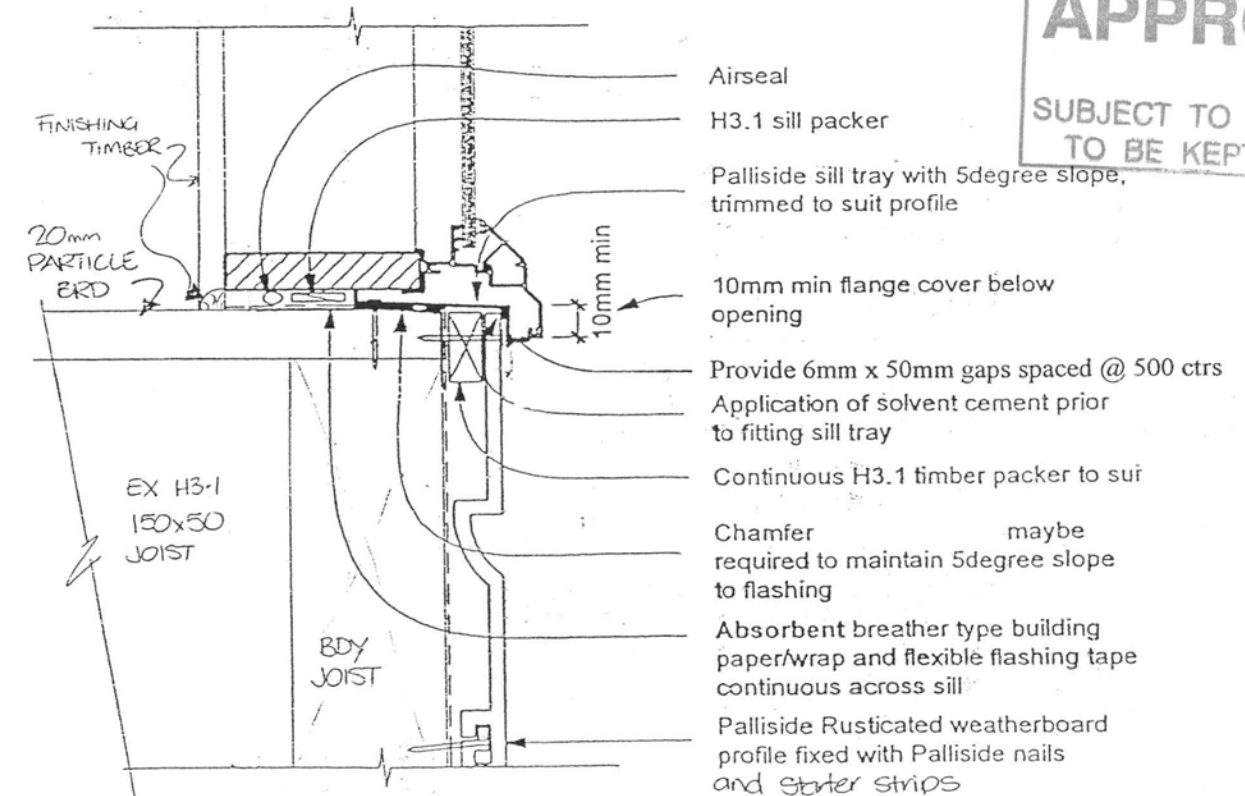
DF01 Window Head
Palliside Rusticated profile



DF02 Window Sill
Palliside Rusticated profile



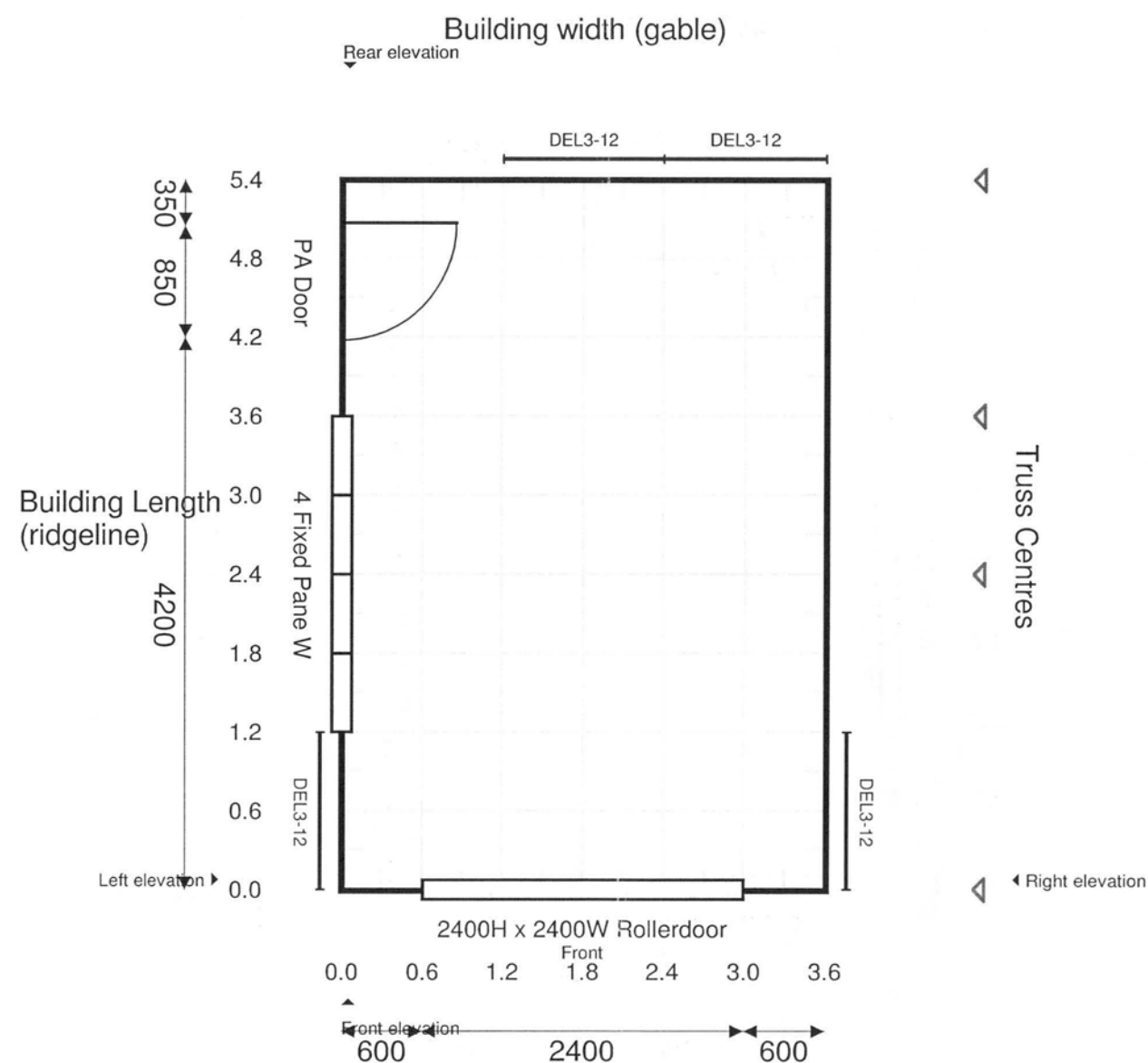
DF03 Window Jamb

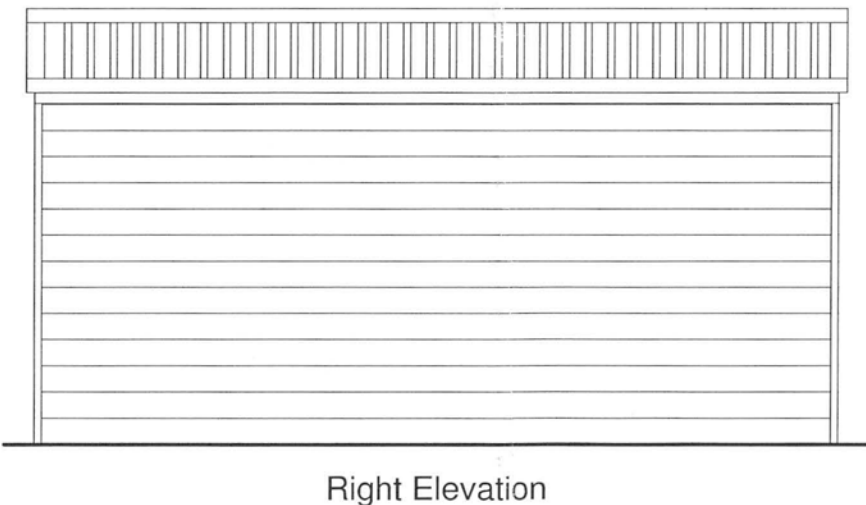
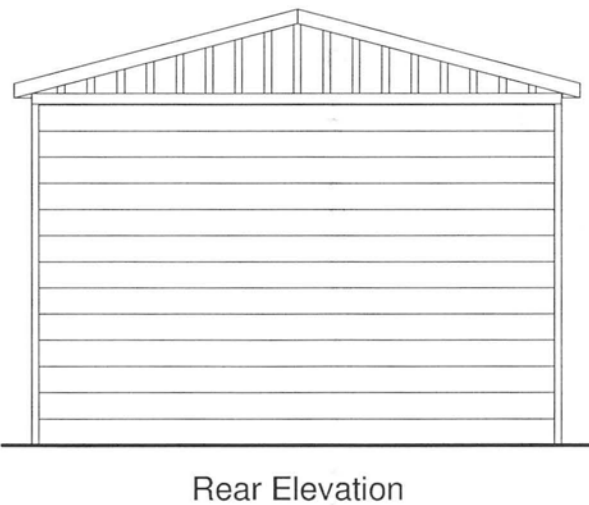
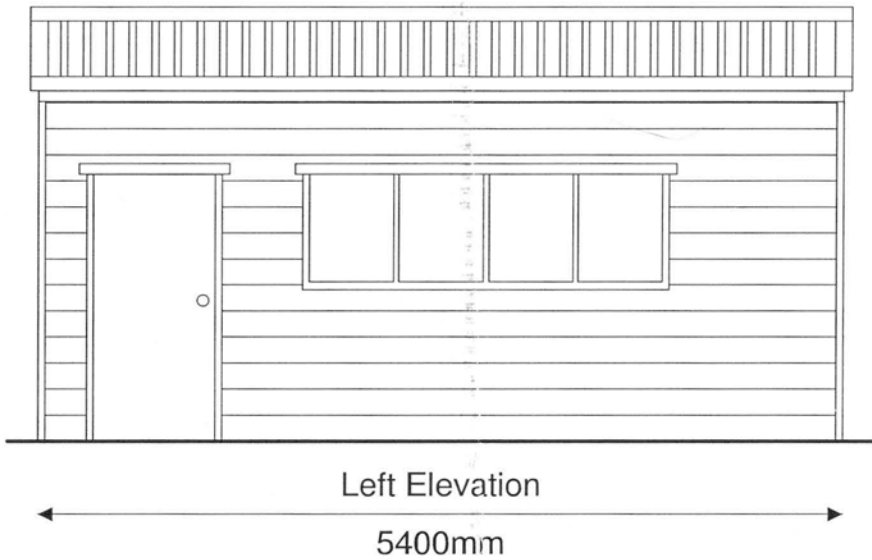
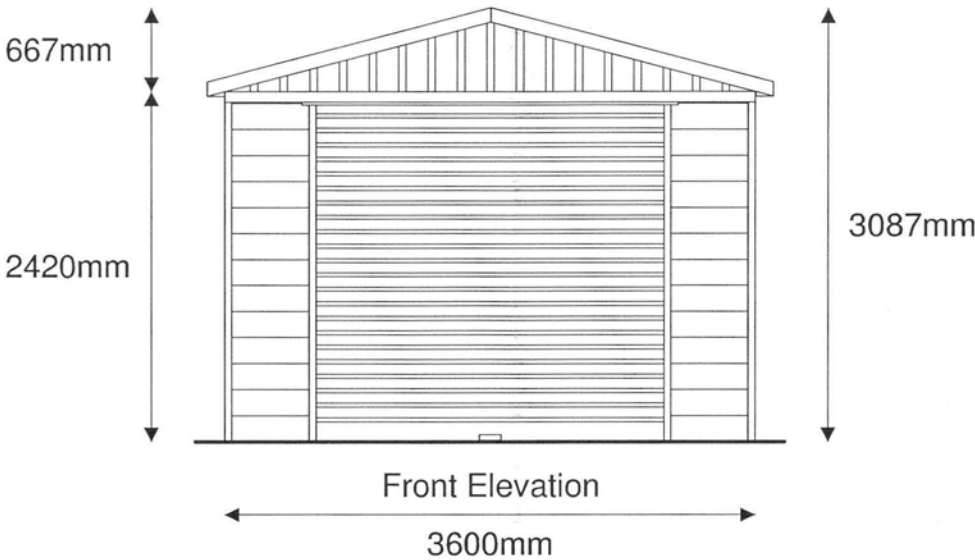


RANCHSLIDER
OR DOOR SILL DETAIL
Palliside Rusticated profile

HAMILTON CITY COUNCIL
APPROVED
SUBJECT TO CONDITIONS
TO BE KEPT ON SITE

	Date		
	11-07-08		
	Plan Title	Name	
	WINDOW DOOR	HOEBERGEN #2	
DETAILS	Scale	House Size	
AS DRAWN		6 x 10	
1641/5			
	Owners Copy	Sunshine Copy	
	Constr. Copy	Other	





IDEAL Buildings Thrifty Specifications
Customer: HOEBERGEN PROPERTIES LTD T523
Site Address: 21 ACACIA CRESCENT, GLENVIEW, HAMILTON
Contact: BUILDING INNOVATIONZ LTD, T/A IDEAL BUILDINGS WAIKATO, 07 849 1600
Date: 30/09/2008

Model:	Thrifty IDEAL
Size & Stud Height:	5.4m long x 3.6m wide, with 2.4m stud height
Floor Type:	Concrete floor
Roof Details:	15 degree pitch
Wind Zone:	Medium wind zone
Cladding Type:	Deluxe
Gable Cladding:	BD and Batten (Old Style 15 degs) profile
Gable Soffit:	None
Downpipes Location:	Rear of building
Building Paper:	Roof Only

Notes:

GENERAL
Construction to comply with the Mitek Structural Design Details specific to Ideal Buildings, and the NZ Building Code 2004.
Check and verify all levels and dimensions on site before starting any work.

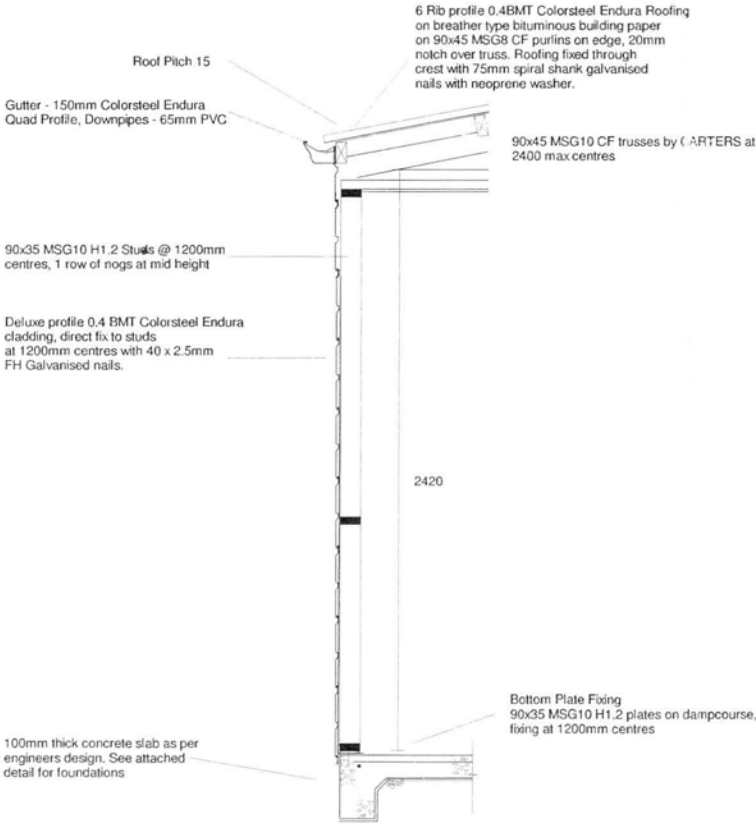
HEALTH AND SAFETY IN EMPLOYMENT ACT 1992 AND CONSTRUCTION SAFETY
The provision of the Health and Safety in Employment Act 1992 and regulations and the DBH Approved Documents NZBC F5/AS1 Construction and Demolition Hazards are deemed to be part of the Contract.

WORKMANSHIP
All work shall be carried out in accordance with good New Zealand trade practice and to the relevant codes, in strict conformity with the approved building consent plans and specifications. All work is to be level, plumb, and true to line and face.
Only experienced and competent workpeople shall be utilised on the Contract.

DRAINAGE - Applies if this forms part of the Ideal contract, otherwise to be organised by the Owner.
The whole of the drainlaying work shall be carried out by a registered drainlayer in accordance with the NZBC.
The drainlayer must liase with the main contractor and arrange with him to carry out his work in such a manner to cause minimum inconvenience and delays.
Materials to be first grade PVC piping with fittings and gullies to suit.
All stormwater and sewer pipes, where possible, are to be run in the same trench.
On completion the drainage systems are to be tested to the satisfaction of the building inspector, and any defects made good before backfilling. Backfilling to be as original ground level.

MATERIALS
Cladding & Roofing to be a minimum 0.4BMT Colorsteel Endura cold rollformed to standard Ideal tolerances. Fixings to be appropriate for material, and location in building element.
Timber to be treated to levels required by NZS3602:2003, and be kiln-dried to a moisture level of 18% or less. Framing to be MSG10 grade. Plates to have Supercourse DPC under Proprietary nail plates and straps to be fitted as required.
Foundations: Concrete to be a minimum of 17.5Mpa, 100mm thick, footing as detailed.

BRACING
Roof bracing- for all buildings fix Lumberlock galvanised plan brace as detailed in the plans, refer Mitek Structural Design Details for fixing
Wall bracing- brace panels to be noted on plans and fixed in accordance with Mitek Structural Design details



Thrifty IDEAL - Construction Detail
Unlined Building

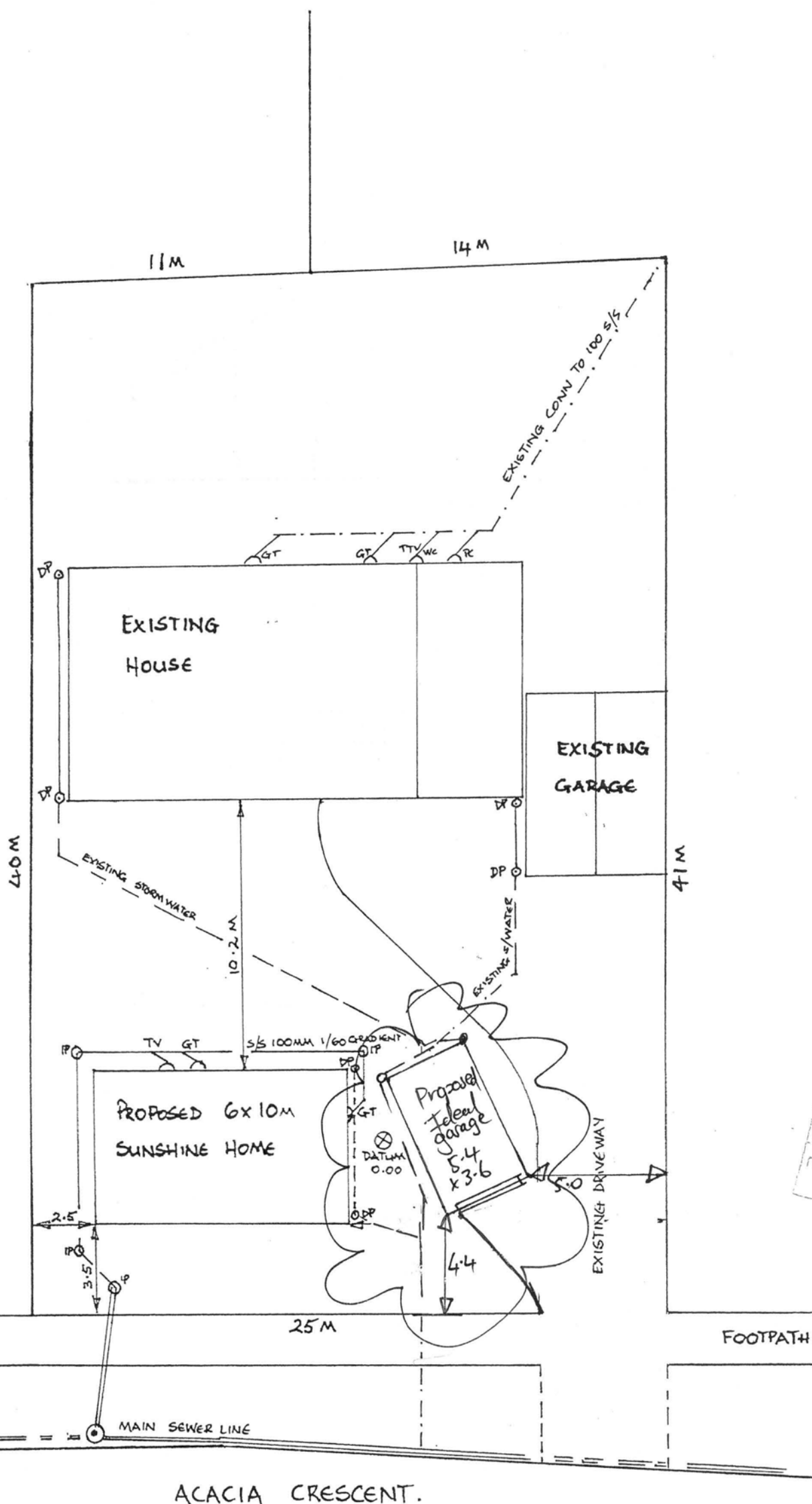


Amended 27-1-09
Siting of Ideal Garage



SUPERSEDED

HAMILTON CITY COUNCIL
APPROVED
SUBJECT TO CONDITIONS
TO BE KEPT ON SITE



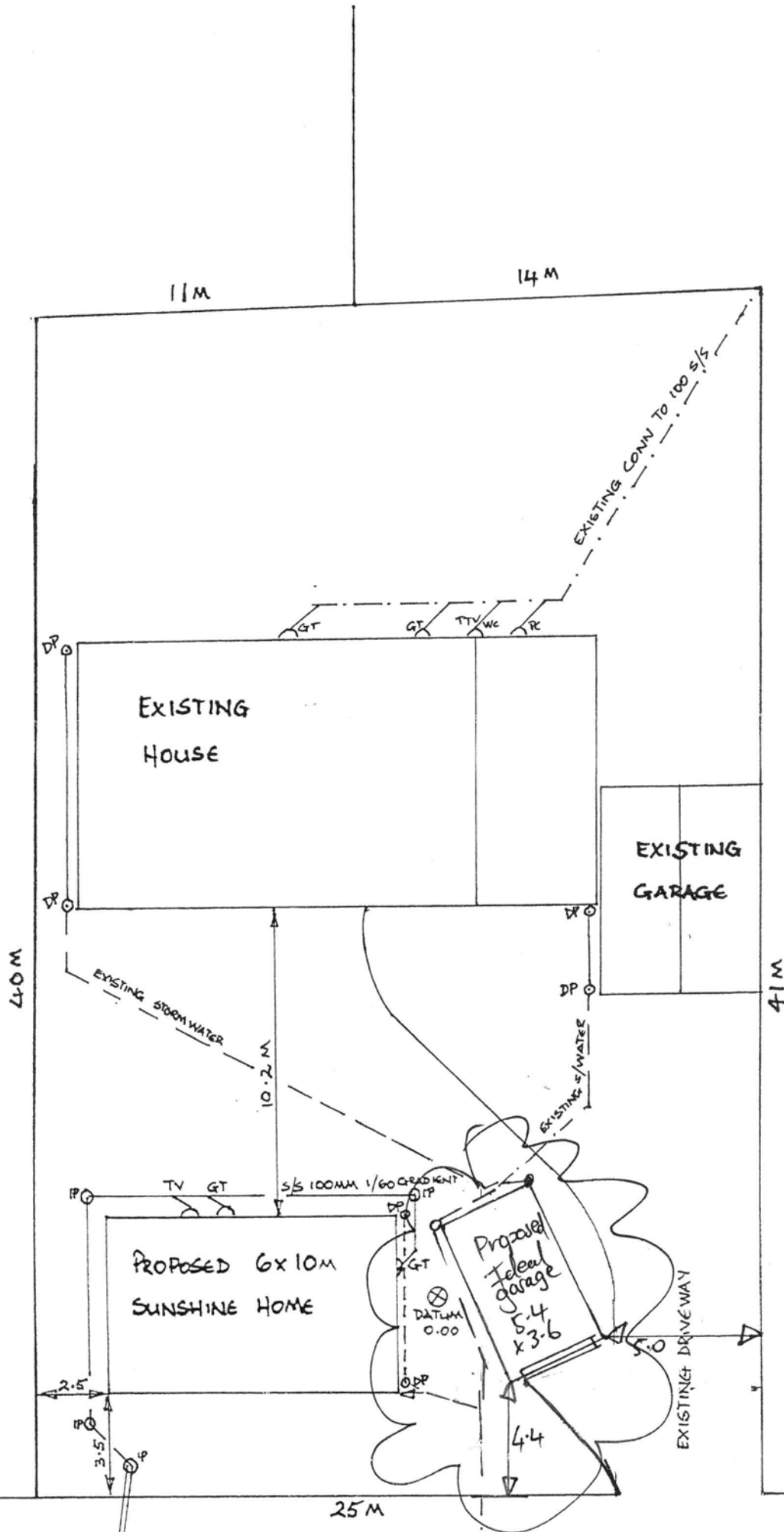
PROPOSED DWELLING FOR LOT 14 DPS 7573 21 ACACIA CRESCENT (1022m²)

SCALE : 1 : 200 | DATE : AUGUST 2008 | PREPARED FOR : GRANT & SUE HOEBERGEN

**Sunshine
Homes**

5A TASMAN RD
P.O. BOX 20067
TE RAPA
HAMILTON
PH/FAX: (07) 850-9214

Amended 27-1-09
Siting of Ideal Garage



HAMILTON CITY COUNCIL
APPROVED
SUBJECT TO CONDITIONS
TO BE KEPT ON SITE

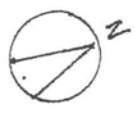
ACACIA CRESCENT.

PROPOSED DWELLING FOR LOT 14 DPS 7573 21 ACACIA CRESCENT (1022m²)



5A TASMAN RD
P.O. BOX 20067
TE RAPA
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TEL/FAX: (07) 850-9214

SCALE : 1:200 | DATE : AUGUST 2008 | PREPARED FOR: GRANT & SUE HOEBERGEN



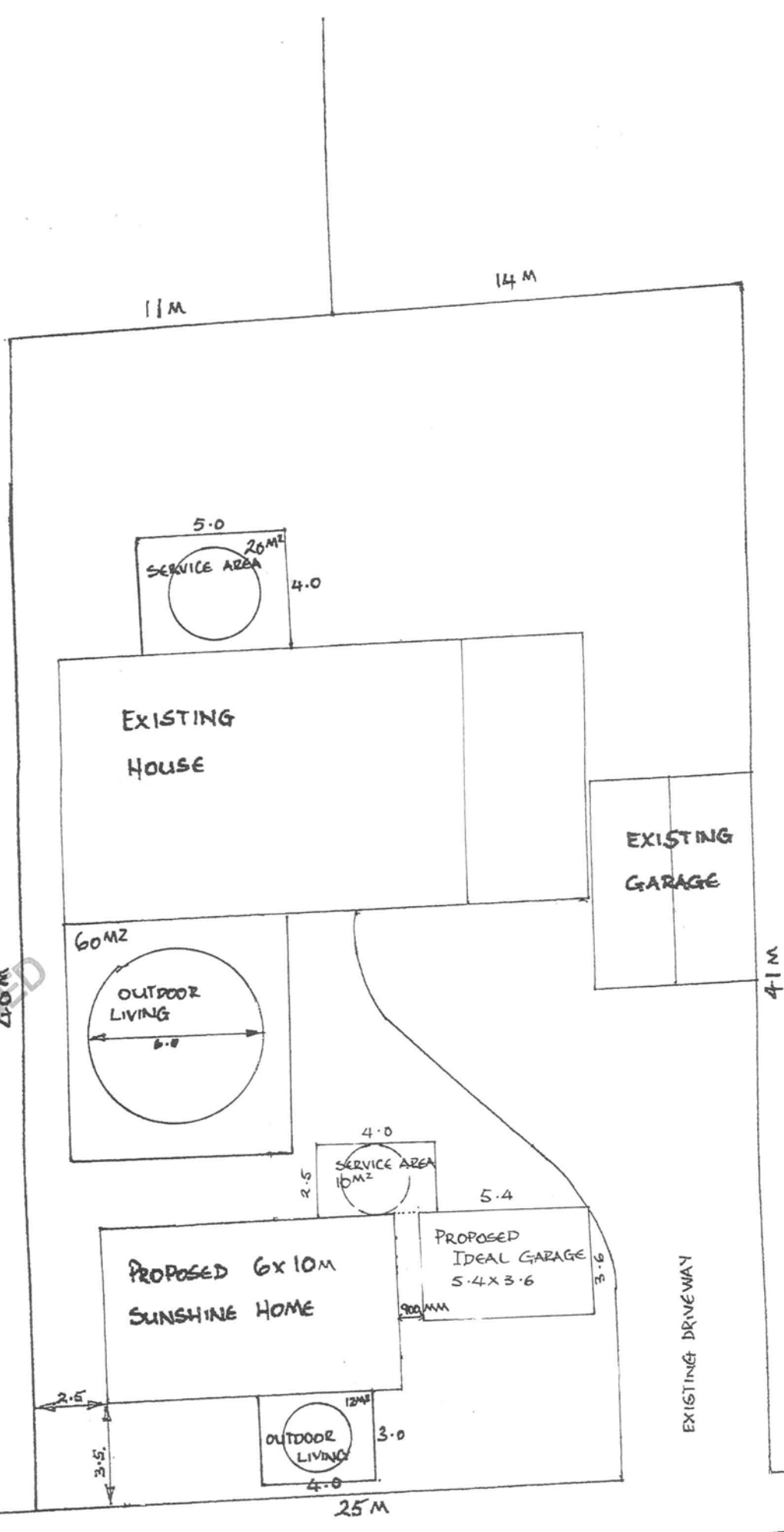
SUPERSEDED

SUPERSEDED

SUPERSEDED

RECEIVED
01 OCT 2008
BUILDING

PLANNING GUIDANCE
- 8 OCT 2008
TIME.....AM/PM



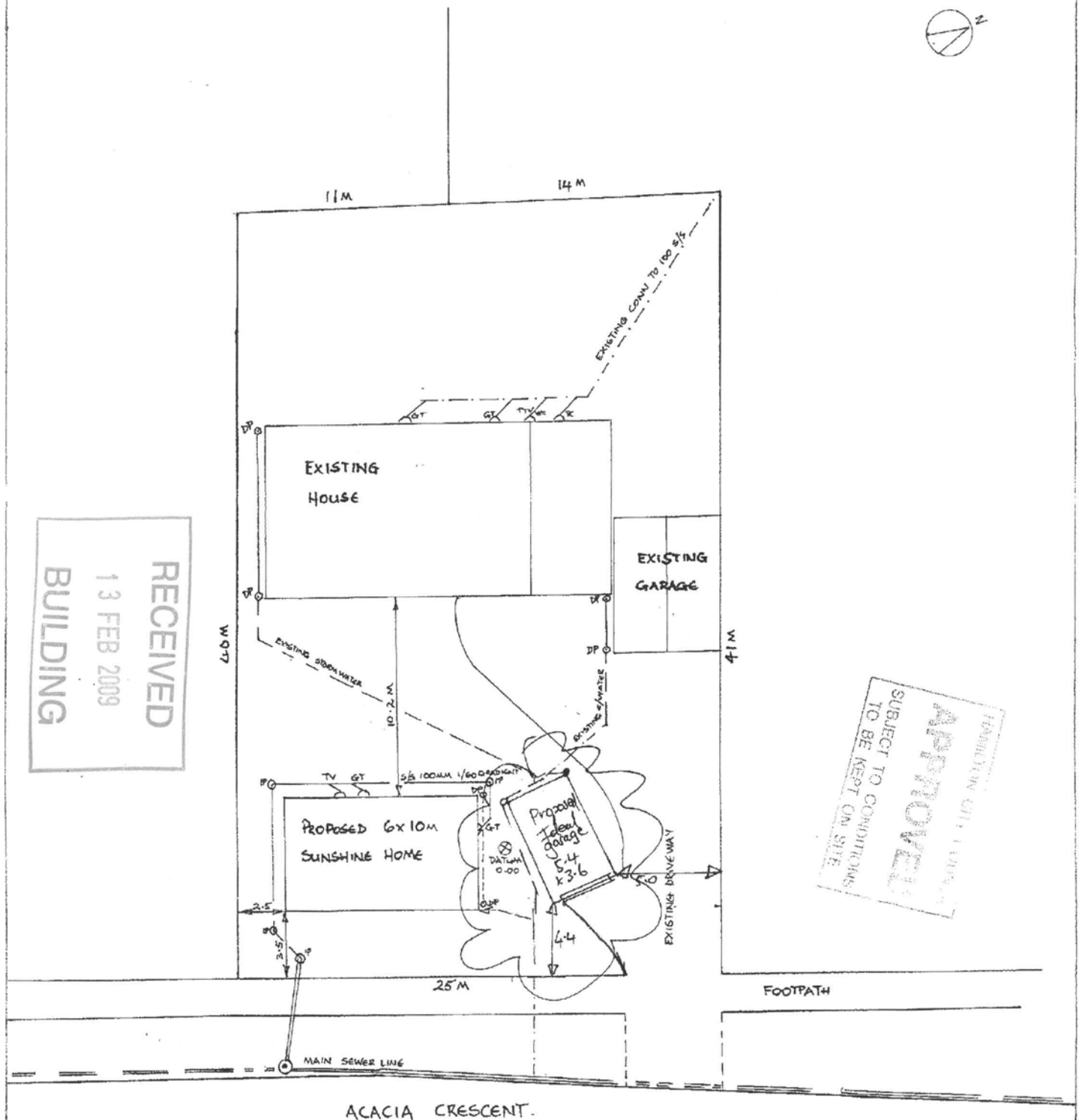
ACACIA CRESCENT.

PROPOSED DWELLING FOR LOT 14 DPS 7573 21 ACACIA CRESCENT (1022M²)

Sunshine Homes
5A TASMAN RD
P.O. BOX 20067
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SCALE : 1:200 | DATE : AUGUST 2008 | PREPARED FOR : GRANT & SUE HOEBERGEN

Amended 27-1-09
 Siting of Ideal Garage

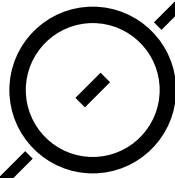


PROPOSED DWELLING FOR LOT 14 DPs 7573 21 ACACIA CRESCENT (1022m²)

SCALE : 1:200 DATE : AUGUST 2008 PREPARED FOR : GRANT & SUE HOEBERGEN

Sunshine Homes

5A TASMAN RD
 P.O. BOX 29067
 TE RAPA
 HAMILTON
 TEL/FAX: (07) 850-9214



Rates Notice

Rates for 21a Acacia Crescent, Glenview

Rates

Valuation

Valuation history

Current rating period: 2025/26

\$

11

Total annual rates: \$3,455.24

General rate - Residential	\$1,516.08
Uniform Annual General Charge	\$865.00
Water	\$427.45
Wastewater - Residential	\$407.83
Citywide stormwater - Residential	\$238.88

Enquiry Detail View

Change the Rating Period

2025 - 2026 Rating Year

Compare these with last year's rates for this property

Rating information database - public view

Valuation number	0416349632
Assessment number	2330993
Property location	21 A Acacia Crescent Hamilton City
Land value (LV)	\$365,000.00
Capital value (CV)	\$640,000.00
Previous land value (LV)	\$390,000.00
Previous capital value (CV)	\$700,000.00
Area (Ha)	0.04
Property category	Residential-Dwelling-2000/2009-average
Improvements (KEY)	DWG OB OI
Legal property description	LOT 1 DP 558359

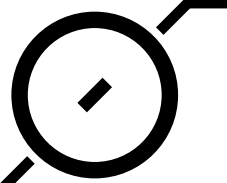
Rates for 21a Acacia Crescent, Glenview

Rates charges

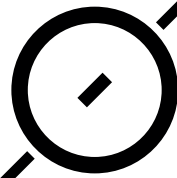
If no information is displayed here and you require further detail, call Waikato Regional Council's freephone 0800 800 401 or email rates@waikatoregion.govt.nz.

Rate description	Rate type	Rate factor	Factor	Value of factor	Rate amount (incl. GST)
Waikato-Waipā (Watershed) Central Waikato Mgmt Zone	Central Waikato Mgmt Zone (Hamilton CC) FitRate	0.00001119	CV	640000	\$7.18
Total					\$7.18
Waikato-Waipā (Watershed) Catchment	Contributor Urban FitRate	0.00003547	LV	365000	\$12.95
Waikato-Waipā (Watershed) Catchment	Catchment Hamilton City FitRate	0.00001966	CV	640000	\$12.58
Total					\$25.53
Urban Public Transport	served by passenger transport network FitRate	0.00000001	CV	640000	\$0.01
Urban Public Transport	indirect benefit FitRate	0.00000001	CV	640000	\$0.01
Total					\$0.01
Urban Public Transport Rail	rail (value based) FitRate	0.00001314	CV	640000	\$8.41
Urban Public Transport Rail	rail (per property) UR	20	Fixed	1	\$20.00
Total					\$28.41
Uniform Annual General Charge	UAGC UR	99.1	Fixed	1	\$99.10
Total					\$99.10
Regional Services	Regional Services UR	3.71	Fixed	1	\$3.71
Total					\$3.71
Regional Council General	Hamilton City FitRate	0.00021494	CV	640000	\$137.56
Total					\$137.56
Passenger Transport	Passenger Transport HCC	0.00028354	CV	640000	\$181.47
Total					\$181.47
Natural Heritage	Natural Heritage UR	15	Fixed	1	\$15.00
Total					\$15.00
Civil Defence & Emergency Mgmt	Civil Defence and Emergency Mgmt UR	15.96	Fixed	1	\$15.96
Total					\$15.96
Biosecurity	Pest Ctrl and Regional Biosec (Hamilton) FitRate	0.00006158	CV	640000	\$39.41
Total					\$39.41
Total Rates					\$553.33

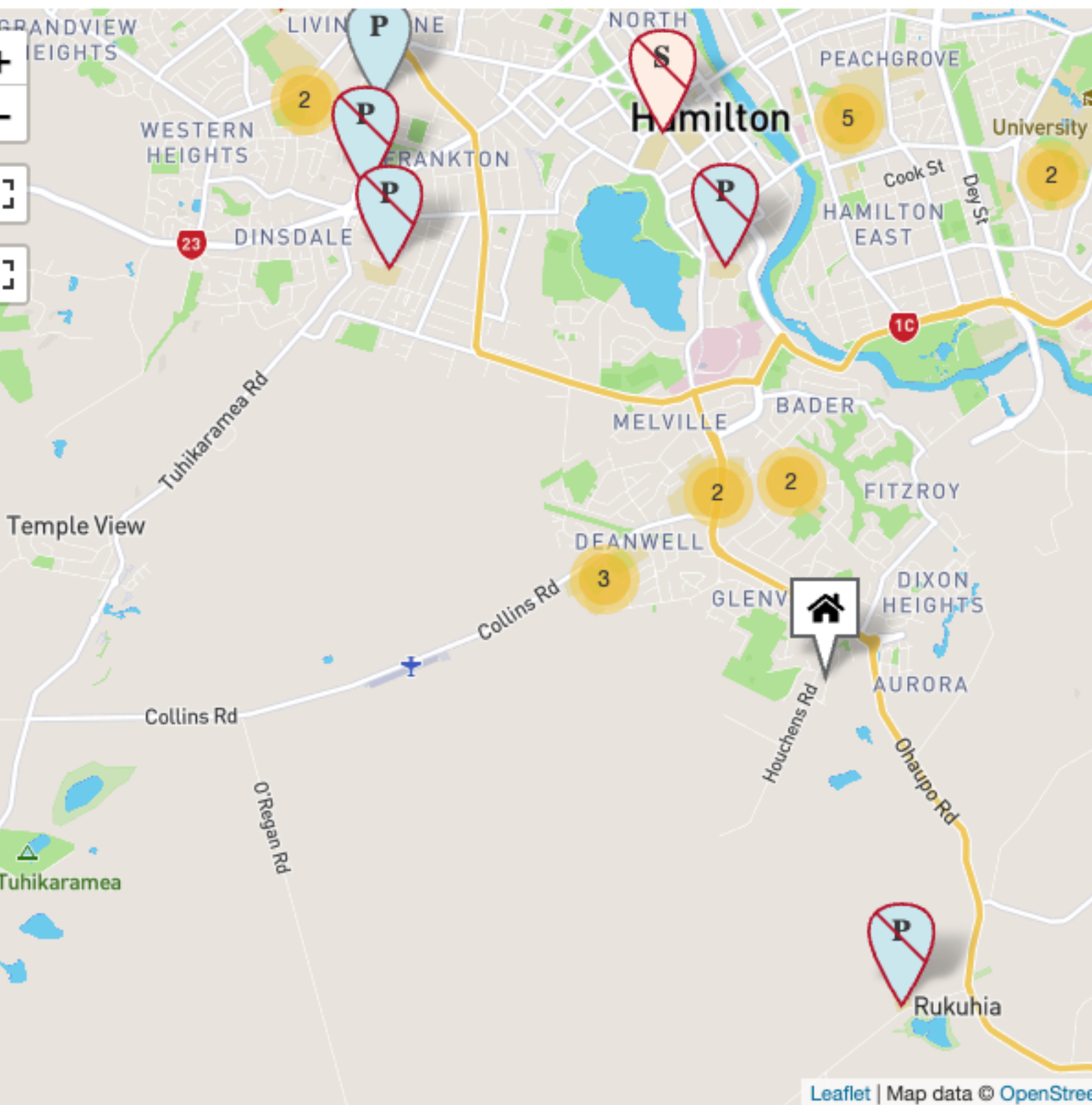
Total Rates for Property: \$4,008.57



Rental Appraisal



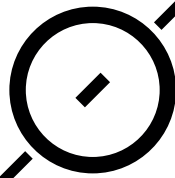
School Zones



Leaflet | Map data © OpenStreet

Key

					
Primary	Primary & Secondary (Composite)	Secondary	Specialist	Teen Parent Unit	Out of zone



REA Guides

Buying or selling your property?



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 and settled.govt.nz.

The New Zealand Residential Property Agency Agreement Guide is also available on 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.

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.

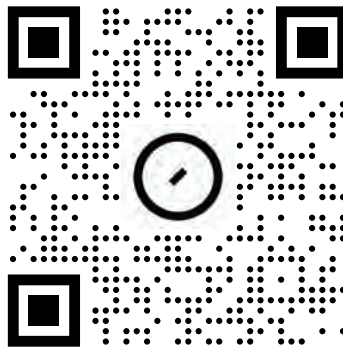
The Real Estate Agents Authority is a Crown agent, established under the Real Estate Agents Act 2008. The Real Estate Authority is the operating name of the Real Estate Agents Authority.

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.



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