

AGREEMENT FOR SALE AND PURCHASE OF REAL ESTATE

This form is approved by the Real Estate Institute of New Zealand Incorporated and by Auckland District Law Society Incorporated.

DATE:

VENDOR: TMB Developments Limited

PURCHASER:

and/or nominee

The vendor is registered under the GST Act in respect of the transaction evidenced by this agreement and/or will be so registered at settlement:

Yes/No

PROPERTY

Address: Lot __, 422 Three Mile Bush Road, Kamo, Whangarei

Estate: **FREEHOLD** ~~LEASEHOLD~~ ~~STRATUM IN FREEHOLD~~ ~~STRATUM IN LEASEHOLD~~
~~CROSSLEASE (FREEHOLD)~~ ~~CROSSLEASE (LEASEHOLD)~~ (freehold if none is deleted)

Legal Description:

Area (more or less): **Lot/Flat/Unit:** **DP:** **Record of Title (unique identifier):**

Lot __, being part Lot 2 DP 528544 to be subdivided in accordance with this Agreement.

PAYMENT OF PURCHASE PRICE

Purchase price: \$

Plus GST (if any) OR Inclusive of GST (if any)
 If neither is deleted, the purchase price includes GST (if any).

GST date (refer clause 13.0):

Deposit (refer clause 2.0): \$ 10% of the purchase price payable to Henderson Reeves Lawyers Trust Account upon signing of this agreement by both parties. (Henderson Reeves Trust Account Number: 03-0497-0286461-02).

Balance of purchase price to be paid or satisfied as follows:

~~(1) By payment in cleared funds on the settlement date which is~~

OR

(2) In the manner described in the Further Terms of Sale.

Interest rate for late settlement: 14 % p.a.

CONDITIONS (refer clause 9.0)

Finance required (subclause 9.1):	Yes/No	OIA consent required (subclause 9.6):	Yes/No
Finance date:		OIA date (subclause 9.8):	
LIM required (subclause 9.3):	Yes/No	Land Act consent required (subclause 9.7):	Yes/No
Building report required (subclause 9.4):	Yes/No	Land Act date (subclause 9.8):	
Toxicology report required (subclause 9.5):	Yes/No		

TENANCIES

Name of Tenant(s):

Yes/No

~~Particulars of any tenancies are set out in Schedule 4 or another schedule attached to this agreement by the parties.~~

SALE BY:

Private Treaty

Licensed Real Estate Agent under Real Estate Agents Act 2008

It is agreed that the vendor sells and the purchaser purchases the property, and the chattels included in Schedules 2 and 3, on the terms set out above and in the General Terms of Sale and any Further Terms of Sale.

GENERAL TERMS OF SALE

1.0 Definitions, time for performance, notices, and interpretation

1.1 Definitions

- (1) Unless the context requires a different interpretation, words and phrases not otherwise defined have the same meanings ascribed to those words and phrases in the Goods and Services Tax Act 1985, the Property Law Act 2007, the Resource Management Act 1991 or the Unit Titles Act 2010.
- (2) "Accessory unit", "owner", "principal unit", "unit", and "unit plan" have the meanings ascribed to those terms in the Unit Titles Act.
- (3) "Agreement" means this document including the front page, these General Terms of Sale, any Further Terms of Sale, and any schedules and attachments.
- (4) "Associated person", "conveyancer", "offshore RLWT person", "residential land purchase amount", "RLWT", "RLWT certificate of exemption" and "RLWT rules" have the meanings ascribed to those terms in the Income Tax Act 2007.
- (5) "Building", "building consent", "code compliance certificate", "commercial on-seller", "compliance schedule" and "household unit" have the meanings ascribed to those terms in the Building Act.
- (6) "Building Act" means the Building Act 1991 and/or the Building Act 2004.
- (7) "Building warrant of fitness" means a building warrant of fitness supplied to a territorial authority under the Building Act.
- (8) "Cleared funds" means:
 - (a) An electronic transfer of funds that has been made strictly in accordance with the requirements set out in the PLS Guidelines; or
 - (b) A bank cheque, but only in the circumstances permitted by the PLS Guidelines and only if it has been paid strictly in accordance with the requirements set out in the PLS Guidelines.
- (9) "Commissioner" has the meaning ascribed to that term in the Tax Administration Act 1994.
- (10) "Default GST" means any additional GST, penalty (civil or otherwise), interest, or other sum imposed on the vendor (or where the vendor is or was a member of a GST group its representative member) under the GST Act or the Tax Administration Act 1994 by reason of non-payment of any GST payable in respect of the supply made under this agreement but does not include any such sum levied against the vendor (or where the vendor is or was a member of a GST group its representative member) by reason of a default or delay by the vendor after payment of the GST to the vendor by the purchaser.
- (11) "Electronic instrument" has the same meaning as ascribed to that term in the Land Transfer Act 2017.
- (12) "Going concern", "goods", "principal place of residence", "recipient", "registered person", "registration number", "supply", "taxable activity" and "taxable supply" have the meanings ascribed to those terms in the GST Act.
- (13) "GST" means Goods and Services Tax arising pursuant to the Goods and Services Tax Act 1985 and "GST Act" means the Goods and Services Tax Act 1985.
- (14) "Landonline Workspace" means an electronic workspace facility approved by the Registrar-General of Land pursuant to the provisions of the Land Transfer Act 2017.
- (15) "Leases" means any tenancy agreement, agreement to lease (if applicable), lease, sublease, or licence to occupy in respect of the property, and includes any receipt or other evidence of payment of any bond and any formal or informal document or letter evidencing any variation, renewal, extension, review, or assignment.
- (16) "LIM" means a land information memorandum issued pursuant to the Local Government Official Information and Meetings Act 1987.
- (17) "LINZ" means Land Information New Zealand.
- (18) "Local authority" means a territorial authority or a regional council.
- (19) "OIA consent" means consent to purchase the property under the Overseas Investment Act 2005.
- (20) "PLS Guidelines" means the most recent edition, as at the date of this agreement, of the Property Transactions and E-Dealing Practice Guidelines prepared by the Property Law Section of the New Zealand Law Society.
- (21) "Proceedings" means any application to any court or tribunal or any referral or submission to mediation, adjudication or arbitration or any other dispute resolution procedure.
- (22) "Property" means the property described in this agreement.
- (23) "Purchase price" means the total purchase price stated in this agreement which the purchaser has agreed to pay the vendor for the property and the chattels included in the sale.
- (24) "Regional council" means a regional council within the meaning of the Local Government Act 2002.
- (25) "Remote settlement" means settlement of the sale and purchase of the property by way of the purchaser's lawyer paying the moneys due and payable on the settlement date directly into the trust account of the vendor's lawyer, in consideration of the vendor agreeing to meet the vendor's obligations under subclause 3.8(2), pursuant to the protocol for remote settlement recommended in the PLS Guidelines.
- (26) "Residential (but not otherwise sensitive) land" has the meaning ascribed to that term in the Overseas Investment Act 2005.
- (27) "Rules" means body corporate operational rules under the Unit Titles Act.
- (28) "Secure web document exchange" means an electronic messaging service enabling messages and electronic documents to be posted by one party to a secure website to be viewed by the other party immediately after posting.
- (29) "Settlement" means (unless otherwise agreed by the parties in writing) the moment in time when the vendor and purchaser have fulfilled their obligations under subclause 3.8.
- (30) "Settlement date" means the date specified as such in this agreement.
- (31) "Settlement statement" means a statement showing the purchase price, plus any GST payable by the purchaser in addition to the purchase price, less any deposit or other payments or allowances to be credited to the purchaser, together with apportionments of all incomings and outgoings apportioned at the settlement date.
- (32) "Tax information" and "tax statement" have the meanings ascribed to those terms in the Land Transfer Act 2017.
- (33) "Territorial authority" means a territorial authority within the meaning of the Local Government Act 2002.
- (34) "Title" includes where appropriate a record of title within the meaning of the Land Transfer Act 2017.

- (35) "Unit title" means a unit title under the Unit Titles Act.
- (36) "Unit Titles Act" means the Unit Titles Act 2010.
- (37) "Working day" means any day of the week other than:
 - (a) Saturday, Sunday, Waitangi Day, Good Friday, Easter Monday, Anzac Day, the Sovereign's Birthday, and Labour Day;
 - (b) if Waitangi Day or Anzac Day falls on a Saturday or Sunday, the following Monday;
 - (c) a day in the period commencing on the 24th day of December in any year and ending on the 5th day of January (or in the case of subclause 9.3(2) the 15th day of January) in the following year, both days inclusive; and
 - (d) the day observed as the anniversary of any province in which the property is situated.
 A working day shall be deemed to commence at 9.00 am and to terminate at 5.00 pm.

1.2 Unless a contrary intention appears on the front page or elsewhere in this agreement:

- (1) the interest rate for late settlement is equivalent to the interest rate charged by the Inland Revenue Department on unpaid tax under the Tax Administration Act 1994 during the period for which the interest rate for late settlement is payable, plus 5% per annum; and
- (2) a party is in default if it did not do what it has contracted to do to enable settlement to occur, regardless of the cause of such failure.

1.3 Time for Performance

- (1) Where the day nominated for settlement or the fulfilment of a condition is not a working day, then the settlement date or the date for fulfilment of the condition shall be the last working day before the day so nominated.
- (2) Any act done pursuant to this agreement by a party, including service of notices, after 5.00 pm on a working day, or on a day that is not a working day, shall be deemed to have been done at 9.00 am on the next succeeding working day.
- (3) Where two or more acts done pursuant to this agreement, including service of notices, are deemed to have been done at the same time, they shall take effect in the order in which they would have taken effect but for subclause 1.3(2).

1.4 Notices

The following apply to all notices between the parties relevant to this agreement, whether authorised by this agreement or by the general law:

- (1) All notices must be served in writing.
- (2) Any notice under section 28 of the Property Law Act 2007, where the purchaser is in possession of the property, must be served in accordance with section 353 of that Act.
- (3) All other notices, unless otherwise required by the Property Law Act 2007, must be served by one of the following means:
 - (a) on the party as authorised by sections 354 to 361 of the Property Law Act 2007, or
 - (b) on the party or on the party's lawyer:
 - (i) by personal delivery; or
 - (ii) by posting by ordinary mail; or
 - (iii) by email; or
 - (iv) in the case of the party's lawyer only, by sending by document exchange or, if both parties' lawyers have agreed to subscribe to the same secure web document exchange for this agreement, by secure web document exchange.
- (4) In respect of the means of service specified in subclause 1.4(3)(b), a notice is deemed to have been served:
 - (a) in the case of personal delivery, when received by the party or at the lawyer's office;
 - (b) in the case of posting by ordinary mail, on the third working day following the date of posting to the address for service notified in writing by the party or to the postal address of the lawyer's office;
 - (c) in the case of email, when sent to the email address provided for the party or the party's lawyer on the back page or any other email address notified subsequently in writing by the party or the party's lawyer;
 - (d) in the case of sending by document exchange, on the second working day following the date of sending to the document exchange number of the lawyer's office;
 - (e) in the case of sending by secure web document exchange, on the first working day following the date of sending to the secure web document exchange.
- (5) Any period of notice required to be given under this agreement shall be computed by excluding the day of service.

1.5 Interpretation

- (1) If there is more than one vendor or purchaser, the liability of the vendors or of the purchasers, as the case may be, is joint and several.
- (2) Where the purchaser executes this agreement with provision for a nominee, or as agent for an undisclosed or disclosed but unidentified principal, or on behalf of a company to be formed, the purchaser shall at all times remain liable for all obligations on the part of the purchaser.
- (3) If any inserted term (including any Further Terms of Sale) conflicts with the General Terms of Sale the inserted term shall prevail.
- (4) Headings are for information only and do not form part of this agreement.
- (5) References to statutory provisions shall be construed as references to those provisions as they may be amended or re-enacted or as their application is modified by other provisions from time to time.

2.0 Deposit

- 2.1 The purchaser shall pay the deposit to the vendor or the vendor's agent immediately upon execution of this agreement by both parties and/or at such other time as is specified in this agreement.
- 2.2 If the deposit is not paid on the due date for payment, the vendor may at any time thereafter serve on the purchaser notice requiring payment. If the purchaser fails to pay the deposit on or before the third working day after service of the notice, time being of the essence, the vendor may cancel this agreement by serving notice of cancellation on the purchaser. No notice of cancellation shall be effective if the deposit has been paid before the notice of cancellation is served.
- 2.3 The deposit shall be in part payment of the purchase price.

- 2.4 The person to whom the deposit is paid shall hold it as a stakeholder until:
- (1) the requisition procedure under clause 6.0 is completed without either party cancelling this agreement; and
 - (2) where this agreement is entered into subject to any condition(s) expressed in this agreement, each such condition has been fulfilled or waived; and
 - (3) where the property is a unit title:
 - (a) a pre-settlement disclosure statement, certified correct by the body corporate, under section 147 of the Unit Titles Act; and
 - (b) an additional disclosure statement under section 148 of the Unit Titles Act (if requested by the purchaser within the time prescribed in section 148(2)),
 have been provided to the purchaser by the vendor within the times prescribed in those sections or otherwise the purchaser has given notice under section 149(2) of the Unit Titles Act to postpone the settlement date until after the disclosure statements have been provided; or
 - (4) this agreement is:
 - (a) cancelled pursuant to:
 - (i) subclause 6.2(3)(c); or
 - (ii) sections 36 or 37 of the Contract and Commercial Law Act 2017; or
 - (b) avoided pursuant to subclause 9.10(5); or
 - (5) where the property is a unit title and the purchaser, having the right to cancel this agreement pursuant to section 151(2) of the Unit Titles Act, has cancelled this agreement pursuant to that section, or has elected not to cancel by giving notice to the vendor, or by completing settlement of the purchase.
- 2.5 Where the person to whom the deposit is paid is a real estate agent, the period for which the agent must hold the deposit as a stakeholder pursuant to subclause 2.4 shall run concurrently with the period for which the agent must hold the deposit under section 123 of the Real Estate Agents Act 2008, but the agent must hold the deposit for the longer of those two periods, or such lesser period as is agreed between the parties in writing as required by section 123 of the Real Estate Agents Act 2008, but in no event shall the deposit be released prior to the expiry of the requisition period under clause 6.0, unless the requisition period is expressly waived in writing after the effect of the same is explained to the purchaser by the agent or by the purchaser's lawyer or conveyancer.

3.0 Possession and Settlement

Possession

- 3.1 Unless particulars of a tenancy are included in this agreement, the property is sold with vacant possession and the vendor shall so yield the property on the settlement date.
- 3.2 If the property is sold with vacant possession, then subject to the rights of any tenants of the property, the vendor shall permit the purchaser or any person authorised by the purchaser in writing, upon reasonable notice:
- (1) to enter the property on one occasion prior to the settlement date for the purposes of examining the property, chattels and fixtures which are included in the sale; and
 - (2) to re-enter the property no later than the day prior to the settlement date to confirm compliance by the vendor with any agreement made by the vendor to carry out any work on the property, the chattels and the fixtures.
- 3.3 Possession shall be given and taken on the settlement date. Outgoings and incomings in respect of the settlement date are the responsibility of and belong to the vendor.
- 3.4 On the settlement date, the vendor shall make available to the purchaser keys to all exterior doors that are locked by key, electronic door openers to all doors that are opened electronically, and the keys and/or security codes to any alarms. The vendor does not have to make available keys, electronic door openers, and security codes where the property is tenanted and these are held by the tenant.

Settlement

- 3.5 The vendor shall prepare, at the vendor's own expense, a settlement statement. The vendor shall tender the settlement statement to the purchaser or the purchaser's lawyer a reasonable time prior to the settlement date.
- 3.6 The purchaser's lawyer shall:
- (1) within a reasonable time prior to the settlement date create a Landonline Workspace for the transaction, notify the vendor's lawyer of the dealing number allocated by LINZ, and prepare in that workspace a transfer instrument in respect of the property; and
 - (2) prior to settlement:
 - (a) lodge in that workspace the tax information contained in the transferee's tax statement; and
 - (b) certify and sign the transfer instrument.
- 3.7 The vendor's lawyer shall:
- (1) within a reasonable time prior to the settlement date prepare in that workspace all other electronic instruments required to confer title on the purchaser in terms of the vendor's obligations under this agreement; and
 - (2) prior to settlement:
 - (a) lodge in that workspace the tax information contained in the transferor's tax statement; and
 - (b) have those instruments and the transfer instrument certified, signed and, where possible, pre-validated.
- 3.8 On the settlement date:
- (1) the balance of the purchase price, interest and other moneys, if any, shall be paid by the purchaser in cleared funds or otherwise satisfied as provided in this agreement (credit being given for any amount payable by the vendor under subclause 3.12 or 3.13, or for any deduction allowed to the purchaser under subclause 5.2, or for any compensation agreed by the vendor in respect of a claim made by the purchaser pursuant to subclause 10.2(1), or for any interim amount the purchaser is required to pay to a stakeholder pursuant to subclause 10.8);
 - (2) the vendor's lawyer shall immediately thereafter:
 - (a) release or procure the release of the transfer instrument and the other instruments mentioned in subclause 3.7(1) so that the purchaser's lawyer can then submit them for registration;

- (b) pay to the purchaser's lawyer the LINZ registration fees on all of the instruments mentioned in subclause 3.7(1), unless these fees will be invoiced to the vendor's lawyer by LINZ directly; and
- (c) deliver to the purchaser's lawyer any other documents that the vendor must provide to the purchaser on settlement in terms of this agreement, including where this agreement provides for the property to be sold tenanted, all leases relating to the tenancy that are held by the vendor and a notice from the vendor to each tenant advising them of the sale of the property and directing them to pay to the purchaser as landlord, in such manner as the purchaser may prescribe, all rent or other moneys payable under the leases.

3.9 All obligations under subclause 3.8 are interdependent.

3.10 The parties shall complete settlement by way of remote settlement, provided that where payment by bank cheque is permitted under the PLS Guidelines, payment may be made by the personal delivery of a bank cheque to the vendor's lawyer's office, so long as it is accompanied by the undertaking from the purchaser's lawyer required by those Guidelines.

Last Minute Settlement

3.11 If due to the delay of the purchaser, settlement takes place between 4.00 pm and 5.00 pm on the settlement date ("last minute settlement"), the purchaser shall pay the vendor:

- (1) one day's interest at the interest rate for late settlement on the portion of the purchase price paid in the last minute settlement; and
- (2) if the day following the last minute settlement is not a working day, an additional day's interest (calculated in the same manner) for each day until, but excluding, the next working day.

Purchaser Default: Late Settlement

3.12 If any portion of the purchase price is not paid upon the due date for payment, then, provided that the vendor provides reasonable evidence of the vendor's ability to perform any obligation the vendor is obliged to perform on that date in consideration for such payment:

- (1) the purchaser shall pay to the vendor interest at the interest rate for late settlement on the portion of the purchase price so unpaid for the period from the due date for payment until payment ("the default period"); but nevertheless, this stipulation is without prejudice to any of the vendor's rights or remedies including any right to claim for additional expenses and damages. For the purposes of this subclause, a payment made on a day other than a working day or after the termination of a working day shall be deemed to be made on the next following working day and interest shall be computed accordingly; and
- (2) the vendor is not obliged to give the purchaser possession of the property or to pay the purchaser any amount for remaining in possession, unless this agreement relates to a tenanted property, in which case the vendor must elect either to:
 - (a) account to the purchaser on settlement for incomings in respect of the property which are payable and received during the default period, in which event the purchaser shall be responsible for the outgoings relating to the property during the default period; or
 - (b) retain such incomings in lieu of receiving interest from the purchaser pursuant to subclause 3.12(1).
- (3) If the parties are unable to agree upon any amount payable under this subclause 3.12, either party may make a claim under clause 10.0.

Vendor Default: Late Settlement or Failure to Give Possession

3.13 (1) For the purposes of this subclause 3.13:

- (a) the default period means:
 - (i) in subclause 3.13(2), the period from the settlement date until the date when the vendor is able and willing to provide vacant possession and the purchaser takes possession; and
 - (ii) in subclause 3.13(3), the period from the date the purchaser takes possession until the date when settlement occurs; and
 - (iii) in subclause 3.13(5), the period from the settlement date until the date when settlement occurs; and
- (b) the vendor shall be deemed to be unwilling to give possession if the vendor does not offer to give possession.
- (2) If this agreement provides for vacant possession but the vendor is unable or unwilling to give vacant possession on the settlement date, then, provided that the purchaser provides reasonable evidence of the purchaser's ability to perform the purchaser's obligations under this agreement:
 - (a) the vendor shall pay the purchaser, at the purchaser's election, either:
 - (i) compensation for any reasonable costs incurred for temporary accommodation for persons and storage of chattels during the default period; or
 - (ii) an amount equivalent to interest at the interest rate for late settlement on the entire purchase price during the default period; and
 - (b) the purchaser shall pay the vendor an amount equivalent to the interest earned or which would be earned on overnight deposits lodged in the purchaser's lawyer's trust bank account on such portion of the purchase price (including any deposit) as is payable under this agreement on or by the settlement date but remains unpaid during the default period less:
 - (i) any withholding tax; and
 - (ii) any bank or legal administration fees and commission charges; and
 - (iii) any interest payable by the purchaser to the purchaser's lender during the default period in respect of any mortgage or loan taken out by the purchaser in relation to the purchase of the property.
- (3) If this agreement provides for vacant possession and the vendor is able and willing to give vacant possession on the settlement date, then, provided the purchaser provides reasonable evidence of the purchaser's ability to perform the purchaser's obligations under this agreement, the purchaser may elect to take possession in which case the vendor shall not be liable to pay any interest or other moneys to the purchaser but the purchaser shall pay the vendor the same amount as that specified in subclause 3.13(2)(b) during the default period. A purchaser in possession under this subclause 3.13(3) is a licensee only.

- (4) Notwithstanding the provisions of subclause 3.13(3), the purchaser may elect not to take possession when the purchaser is entitled to take it. If the purchaser elects not to take possession, the provisions of subclause 3.13(2) shall apply as though the vendor were unable or unwilling to give vacant possession on the settlement date.
- (5) If this agreement provides for the property to be sold tenanted then, provided that the purchaser provides reasonable evidence of the purchaser's ability to perform the purchaser's obligations under this agreement, the vendor shall on settlement account to the purchaser for incomings which are payable and received in respect of the property during the default period less the outgoings paid by the vendor during that period. Apart from accounting for such incomings, the vendor shall not be liable to pay any other moneys to the purchaser but the purchaser shall pay the vendor the same amount as that specified in subclause 3.13(2)(b) during the default period.
- (6) The provisions of this subclause 3.13 shall be without prejudice to any of the purchaser's rights or remedies including any right to claim for any additional expenses and damages suffered by the purchaser.
- (7) If the parties are unable to agree upon any amount payable under this subclause 3.13, either party may make a claim under clause 10.0.

Deferment of Settlement and Possession

3.14 If

- (1) this is an agreement for the sale by a commercial on-seller of a household unit; and
- (2) a code compliance certificate has not been issued by the settlement date in relation to the household unit, then, unless the parties agree otherwise (in which case the parties shall enter into a written agreement in the form (if any) prescribed by the Building (Forms) Regulations 2004), the settlement date shall be deferred to the fifth working day following the date upon which the vendor has given the purchaser notice that the code compliance certificate has been issued (which notice must be accompanied by a copy of the certificate).

3.15 In every case, if neither party is ready, willing, and able to settle on the settlement date, the settlement date shall be deferred to the third working day following the date upon which one of the parties gives notice it has become ready, willing, and able to settle.

~~3.16 If~~

- ~~(1) the property is a unit title;~~
- ~~(2) the settlement date is deferred pursuant to either subclause 3.14 or subclause 3.15, and~~
- ~~(3) the vendor considers on reasonable grounds that an extension of time is necessary or desirable in order for the vendor to comply with the warranty by the vendor in subclause 8.2(3);~~
- ~~(4) then the vendor may extend the settlement date:~~
 - ~~(a) where there is a deferment of the settlement date pursuant to subclause 3.14, to the tenth working day following the date upon which the vendor gives the purchaser notice that the code compliance certificate has been issued, provided the vendor gives notice of the extension to the purchaser no later than the second working day after such notice; or~~
 - ~~(b) where there is a deferment of the settlement date pursuant to subclause 3.15, to the tenth working day following the date upon which one of the parties gives notice that it has become ready, willing, and able to settle, provided the vendor gives notice of the extension to the purchaser no later than the second working day after such notice.~~

New Title Provision

3.17 (1) Where

- (a) the transfer of the property is to be registered against a new title yet to be issued; and
- (b) a search copy, as defined in section 60 of the Land Transfer Act 2017, of that title is not obtainable by the tenth working day prior to the settlement date;
- (c) then, unless the purchaser elects that settlement shall still take place on the agreed settlement date, the settlement date shall be deferred to the tenth working day following the later of the date on which:
 - (i) the vendor has given the purchaser notice that a search copy is obtainable; or
 - (ii) the requisitions procedure under clause 6.0 is complete.
- (2) Subclause 3.17(1) shall not apply where it is necessary to register the transfer of the property to enable a plan to be deposited and title to the property to be issued.

4.0 Residential Land Withholding Tax

4.1 If the vendor does not have a conveyancer or the vendor and the purchaser are associated persons, then:

- (1) the vendor must provide the purchaser or the purchaser's conveyancer, on or before the second working day before the due date for payment of the first residential land purchase amount payable under this agreement, with:
 - (a) sufficient information to enable the purchaser or the purchaser's conveyancer to determine to their reasonable satisfaction whether section 54C of the Tax Administration Act 1994 applies to the sale of the property; and
 - (b) if the purchaser or the purchaser's conveyancer determines to their reasonable satisfaction that section 54C of the Tax Administration Act 1994 does apply, all of the information required by that section and either an RLWT certificate of exemption in respect of the sale or otherwise such other information that the purchaser or the purchaser's conveyancer may reasonably require to enable the purchaser or the purchaser's conveyancer to determine to their reasonable satisfaction the amount of RLWT that must be withheld from each residential land purchase amount;
- (2) the vendor shall be liable to pay any costs reasonably incurred by the purchaser or the purchaser's conveyancer in relation to RLWT, including the cost of obtaining professional advice in determining whether there is a requirement to withhold RLWT and the amount of RLWT that must be withheld, if any; and
- (3) any payments payable by the purchaser on account of the purchase price shall be deemed to have been paid to the extent that:
 - (a) RLWT has been withheld from those payments by the purchaser or the purchaser's conveyancer as required by the RLWT rules; and
 - (b) any costs payable by the vendor under subclause 4.1(2) have been deducted from those payments by the purchaser or the purchaser's conveyancer.

- 4.2 If the vendor does not have a conveyancer or the vendor and the purchaser are associated persons and if the vendor fails to provide the information required under subclause 4.1(1), then the purchaser may:
- (1) defer the payment of the first residential land purchase amount payable under this agreement (and any residential land purchase amount that may subsequently fall due for payment) until such time as the vendor supplies that information; or
 - (2) on the due date for payment of that residential land purchase amount, or at any time thereafter if payment has been deferred by the purchaser pursuant to this subclause and the vendor has still not provided that information, treat the sale of the property as if it is being made by an offshore RLWT person where there is a requirement to pay RLWT.
- 4.3 If pursuant to subclause 4.2 the purchaser treats the sale of the property as if it is being made by an offshore RLWT person where there is a requirement to pay RLWT, the purchaser or the purchaser's conveyancer may:
- (1) make a reasonable assessment of the amount of RLWT that the purchaser or the purchaser's conveyancer would be required by the RLWT rules to withhold from any residential land purchase amount if the sale is treated in that manner; and
 - (2) withhold that amount from any residential land purchase amount and pay it to the Commissioner as RLWT.
- 4.4 Any amount withheld by the purchaser or the purchaser's conveyancer pursuant to subclause 4.3 shall be treated as RLWT that the purchaser or the purchaser's conveyancer is required by the RLWT rules to withhold.
- 4.5 The purchaser or the purchaser's conveyancer shall give notice to the vendor a reasonable time before payment of any sum due to be paid on account of the purchase price of:
- (1) the costs payable by the vendor under subclause 4.1(2) that the purchaser or the purchaser's conveyancer intends to deduct; and
 - (2) the amount of RLWT that the purchaser or the purchaser's conveyancer intends to withhold.

5.0 Risk and insurance

- 5.1 The property and chattels shall remain at the risk of the vendor until possession is given and taken.
- 5.2 If, prior to the giving and taking of possession, the property is destroyed or damaged, and such destruction or damage has not been made good by the settlement date, then the following provisions shall apply:
- (1) if the destruction or damage has been sufficient to render the property untenable and it is untenable on the settlement date, the purchaser may:
 - (a) complete the purchase at the purchase price, less a sum equal to any insurance moneys received or receivable by or on behalf of the vendor in respect of such destruction or damage, provided that no reduction shall be made to the purchase price if the vendor's insurance company has agreed to reinstate for the benefit of the purchaser to the extent of the vendor's insurance cover; or
 - (b) cancel this agreement by serving notice on the vendor in which case the vendor shall return to the purchaser immediately the deposit and any other moneys paid by the purchaser, and neither party shall have any right or claim against the other arising from this agreement or its cancellation;
 - (2) if the property is not untenable on the settlement date, the purchaser shall complete the purchase at the purchase price less a sum equal to the amount of the diminution in value of the property which, to the extent that the destruction or damage to the property can be made good, shall be deemed to be equivalent to the reasonable cost of reinstatement or repair;
 - (3) in the case of a property zoned for rural purposes under an operative District Plan, damage to the property shall be deemed to have rendered the property untenable where the diminution in value exceeds an amount equal to 20% of the purchase price; and
 - (4) if the amount of the diminution in value is disputed, the parties shall follow the same procedure as that set out in subclause 10.8 for when an amount of compensation is disputed.
- 5.3 The purchaser shall not be required to take over any insurance policies held by the vendor.

6.0 Title, boundaries and requisitions

- 6.1 The vendor shall not be bound to point out the boundaries of the property except that on the sale of a vacant residential lot which is not limited as to parcels the vendor shall ensure that all boundary markers required by the Cadastral Survey Act 2002 and any related rules and regulations to identify the boundaries of the property are present in their correct positions at the settlement date.
- 6.2
- (1) The purchaser is deemed to have accepted the vendor's title except as to objections or requisitions which the purchaser is entitled to make and notice of which the purchaser serves on the vendor on or before the earlier of:
 - (a) the tenth working day after the date of this agreement; or
 - (b) the settlement date.
 - (2) Where the transfer of the property is to be registered against a new title yet to be issued, the purchaser is deemed to have accepted the title except as to such objections or requisitions which the purchaser is entitled to make and notice of which the purchaser serves on the vendor on or before the fifth working day following the date the vendor has given the purchaser notice that the title has been issued and a search copy of it as defined in section 60 of the Land Transfer Act 2017 is obtainable.
 - (3) If the vendor is unable or unwilling to remove or comply with any objection or requisition as to title, notice of which has been served on the vendor by the purchaser, then the following provisions will apply:
 - (a) the vendor shall notify the purchaser ("a vendor's notice") of such inability or unwillingness on or before the fifth working day after the date of service of the purchaser's notice;
 - (b) if the vendor does not give a vendor's notice the vendor shall be deemed to have accepted the objection or requisition and it shall be a requirement of settlement that such objection or requisition shall be complied with before settlement;
 - (c) if the purchaser does not on or before the fifth working day after service of a vendor's notice notify the vendor that the purchaser waives the objection or requisition, either the vendor or the purchaser may (notwithstanding any intermediate negotiations) by notice to the other, cancel this agreement.
- 6.3 In the event of cancellation under subclause 6.2(3), the purchaser shall be entitled to the immediate return of the deposit and any other moneys paid under this agreement by the purchaser and neither party shall have any right or claim against the other arising from this agreement or its cancellation. In particular, the purchaser shall not be entitled to any interest or to the expense of investigating the title or to any compensation whatsoever.

- 6.4 (1) If the title to the property being sold is a cross lease title or a unit title and there are:
- (a) in the case of a cross lease title:
 - (i) alterations to the external dimensions of any leased structure; or
 - (ii) buildings or structures not intended for common use which are situated on any part of the land that is not subject to a restricted use covenant;
 - (b) in the case of a unit title, encroachments out of the principal unit or accessory unit title space (as the case may be): then the purchaser may requisition the title under subclause 6.2 requiring the vendor:
 - (c) in the case of a cross lease title, to deposit a new plan depicting the buildings or structures and register a new cross lease or cross leases (as the case may be) and any other ancillary dealings in order to convey good title; or
 - (d) in the case of a unit title, to deposit an amendment to the unit plan, a redevelopment plan or new unit plan (as the case may be) depicting the principal and/or accessory units and register such transfers and any other ancillary dealings in order to convey good title.
- (2) The words "alterations to the external dimensions of any leased structure" shall only mean alterations which are attached to the leased structure and enclosed.
- 6.5 The vendor shall not be liable to pay for or contribute towards the expense of erection or maintenance of any fence between the property and any contiguous land of the vendor but this proviso shall not enure for the benefit of any subsequent purchaser of the contiguous land; and the vendor shall be entitled to require the inclusion of a fencing covenant to this effect in any transfer of the property.

7.0 Vendor's warranties and undertakings

- 7.1 The vendor warrants and undertakes that at the date of this agreement the vendor has not:
- (1) received any notice or demand and has no knowledge of any requisition or outstanding requirement:
 - (a) from any local or government authority or other statutory body; or
 - (b) under the Resource Management Act 1991; or
 - (c) from any tenant of the property; or
 - (d) from any other party; or
 - (2) given any consent or waiver, which directly or indirectly affects the property and which has not been disclosed in writing to the purchaser.
- 7.2 The vendor warrants and undertakes that at the date of this agreement the vendor has no knowledge or notice of any fact which might result in proceedings being instituted by or against the vendor or the purchaser in respect of the property.
- 7.3 The vendor warrants and undertakes that at settlement:
- (1) All items included in the sale specified in Schedule 2 (if any) are delivered to the purchaser in their state of repair as at the date of this agreement (fair wear and tear excepted) but failure so to deliver them shall only create a right of compensation.
 - (2) All items included in the sale specified in Schedule 3 (if any), including any equipment, systems or devices specified in that schedule, are delivered to the purchaser in reasonable working order, but in all other respects in their state of repair as at the date of this agreement (fair wear and tear excepted) but failure so to deliver them shall only create a right of compensation.
 - (3) All electrical and other installations on the property are free of any charge whatsoever.
 - (4) There are no arrears of rates, water rates or charges outstanding on the property and where the property is subject to a targeted rate that has been imposed as a means of repayment of any loan, subsidy or other financial assistance made available by or through the local authority, the amount required to remove the imposition of that targeted rate has been paid.
 - (5) Where an allowance has been made by the vendor in the settlement statement for incomings receivable, the settlement statement correctly records those allowances including, in particular, the dates up to which the allowances have been made.
 - (6) Where the vendor has done or caused or permitted to be done on the property any works:
 - (a) any permit, resource consent, or building consent required by law was obtained; and
 - (b) to the vendor's knowledge, the works were completed in compliance with those permits or consents; and
 - (c) where appropriate, a code compliance certificate was issued for those works.
 - (7) Where under the Building Act, any building on the property sold requires a compliance schedule:
 - (a) the vendor has fully complied with any requirements specified in any compliance schedule issued by a territorial authority under the Building Act in respect of the building;
 - (b) the building has a current building warrant of fitness; and
 - (c) the vendor is not aware of any reason, that the vendor has not disclosed in writing to the purchaser, which would prevent a building warrant of fitness from being supplied to the territorial authority when the building warrant of fitness is next due.
 - (8) Since the date of this agreement, the vendor has not given any consent or waiver which directly or indirectly affects the property.
 - (9) Any notice or demand received by the vendor, which directly or indirectly affects the property, after the date of this agreement:
 - (a) from any local or government authority or other statutory body; or
 - (b) under the Resource Management Act 1991; or
 - (c) from any tenant of the property; or
 - (d) from any other party,
 has been delivered forthwith by the vendor to either the purchaser or the purchaser's lawyer, unless the vendor has paid or complied with such notice or demand. If the vendor fails to so deliver or pay the notice or demand, the vendor shall be liable for any penalty incurred.
 - (10) Any chattels included in the sale are the unencumbered property of the vendor.

- 7.4 If the property is or includes part only of a building, the warranty and undertaking in subclause 7.3(7) does not apply. Instead the vendor warrants and undertakes at the date of this agreement that, where under the Building Act the building of which the property forms part requires a compliance schedule:
- (1) to the vendor's knowledge, there has been full compliance with any requirements specified in any compliance schedule issued by a territorial authority under the Building Act in respect of the building;
 - (2) the building has a current building warrant of fitness; and
 - (3) the vendor is not aware of any reason, that the vendor has not disclosed in writing to the purchaser, which would prevent a building warrant of fitness from being supplied to the territorial authority when the building warrant of fitness is next due.
- 7.5 The vendor warrants and undertakes that on or immediately after settlement:
- (1) If the water and wastewater charges are determined by meter, the vendor will have the water meter read and will pay the amount of the charge payable pursuant to that reading; but if the water supplier will not make special readings, the water and wastewater charges shall be apportioned.
 - (2) Any outgoing included in the settlement statement are paid in accordance with the settlement statement and, where applicable, to the dates shown in the settlement statement, or will be so paid immediately after settlement.
 - (3) The vendor will give notice of sale in accordance with the Local Government (Rating) Act 2002 to the territorial authority and regional council in whose district the land is situated and will also give notice of the sale to every other authority that makes and levies rates or charges on the land and to the supplier of water.
 - (4) Where the property is a unit title, the vendor will notify the body corporate in writing of the transfer of the property and the name and address of the purchaser.

8.0 Unit title and cross lease provisions

Unit Titles

- 8.1 If the property is a unit title, sections 144 to 153 of the Unit Titles Act require the vendor to provide to the purchaser a pre-contract disclosure statement, a pre-settlement disclosure statement and, if so requested by the purchaser, an additional disclosure statement.
- 8.2 If the property is a unit title, the vendor warrants and undertakes as follows:
- (1) The information in the pre-contract disclosure statement provided to the purchaser was complete and correct.
 - (2) Apart from regular periodic contributions, no contributions have been levied or proposed by the body corporate that have not been disclosed in writing to the purchaser.
 - (3) Not less than five working days before the settlement date, the vendor will provide:
 - (a) a certificate of insurance for all insurances effected by the body corporate under the provisions of section 135 of the Unit Titles Act, and
 - (b) a pre-settlement disclosure statement from the vendor, certified correct by the body corporate, under section 147 of the Unit Titles Act. Any periodic contributions to the operating account shown in that pre-settlement disclosure statement shall be apportioned. There shall be no apportionment of contributions to any long-term maintenance fund, contingency fund or capital improvement fund.
 - (4) There are no other amounts owing by the owner under any provision of the Unit Titles Act.
 - (5) There are no unsatisfied judgments against the body corporate and no proceedings have been instituted against or by the body corporate.
 - (6) No order or declaration has been made by any Court against the body corporate or the owner under any provision of the Unit Titles Act.
 - (7) The vendor has no knowledge or notice of any fact which might result in:
 - (a) the owner or the purchaser incurring any other liability under any provision of the Unit Titles Act, or
 - (b) any proceedings being instituted by or against the body corporate, or
 - (c) any order or declaration being sought against the body corporate or the owner under any provision of the Unit Titles Act.
 - (8) The vendor is not aware of proposals to pass any body corporate resolution relating to its rules nor are there any unregistered changes to the body corporate rules which have not been disclosed in writing to the purchaser.
 - (9) No lease, licence, easement, or special privilege has been granted by the body corporate in respect of any part of the common property which has not been disclosed in writing to the purchaser.
 - (10) No resolution has been passed and no application has been made and the vendor has no knowledge of any proposal for:
 - (a) the transfer of the whole or any part of the common property,
 - (b) the addition of any land to the common property,
 - (c) the cancellation of the unit plan, or
 - (d) the deposit of an amendment to the unit plan, a redevelopment plan, or a new unit plan in substitution for the existing unit plan,
 which has not been disclosed in writing to the purchaser.
 - (11) As at settlement, all contributions and other moneys payable by the vendor to the body corporate have been paid in full.
- 8.3 If the property is a unit title and if the vendor does not provide the certificates of insurance and the pre-settlement disclosure statement under section 147 of the Unit Titles Act in accordance with the requirements of subclause 8.2(3), then in addition to the purchaser's rights under sections 149 and 150 of the Unit Titles Act, the purchaser may:
- (1) postpone the settlement date until the fifth working day following the date on which that information is provided to the purchaser, or
 - (2) elect that settlement shall still take place on the settlement date.
- 8.4 If the property is a unit title, each party specifies that:
- (1) any email address of that party's lawyer provided on the back page of this agreement, or notified subsequently in writing by that party's lawyer shall be an address for service for that party for the purposes of section 205(1)(d) of the Unit Titles Act, and

~~(2) if that party is absent from New Zealand, that party's lawyer shall be that party's agent in New Zealand for the purposes of section 205(2) of the Unit Titles Act.~~

~~8.5 If the property is a unit title, any costs owing by the purchaser to the vendor pursuant to section 148(5) of the Unit Titles Act for providing an additional disclosure statement shall be included in the moneys payable by the purchaser on settlement pursuant to subclause 3.8(1). Such costs may be deducted from the deposit if the purchaser becomes entitled to a refund of the deposit upon cancellation or avoidance of this agreement.~~

~~8.6 Unauthorised Structures – Cross Leases and Unit Titles~~

(1) Where structures (not stated in clause 6.0 to be requisitionable) have been erected on the property without:

~~(a) in the case of a cross lease title, any required lessors' consent; or~~

~~(b) in the case of a unit title, any required body corporate consent,~~

~~the purchaser may demand within the period expiring on the earlier of:~~

~~(i) the tenth working day after the date of this agreement; or~~

~~(ii) the settlement date,~~

~~that the vendor obtain the written consent of the current lessors or the body corporate (as the case may be) to such improvements ("a current consent") and provide the purchaser with a copy of such consent on or before the settlement date.~~

~~(2) Should the vendor be unwilling or unable to obtain a current consent, then the procedure set out in subclauses 6.2(3) and 6.3 shall apply, with the purchaser's demand under subclause 8.6(1) being deemed to be an objection and requisition.~~

9.0 Conditions and mortgage terms

9.1 Finance condition

- (1) If the purchaser has identified that finance is required on the front page of this agreement, this agreement is conditional upon the purchaser arranging finance for such amount as the purchaser may require from a bank or other lending institution of the purchaser's choice on terms and conditions satisfactory to the purchaser in all respects on or before the finance date.
- (2) If the purchaser avoids this agreement for failing to arrange finance in terms of subclause 9.1(1), the purchaser must provide a satisfactory explanation of the grounds relied upon by the purchaser, together with supporting evidence, immediately upon request by the vendor.

9.2 Mortgage terms

- (1) Any mortgage to be arranged pursuant to a finance condition shall be upon and subject to the terms and conditions currently being required by the lender in respect of loans of a similar nature.

9.3 LIM condition

- (1) If the purchaser has indicated on the front page of this agreement that a LIM is required:
 - (a) that LIM is to be obtained by the purchaser at the purchaser's cost;
 - (b) the purchaser is to request the LIM on or before the fifth working day after the date of this agreement; and
 - (c) this agreement is conditional upon the purchaser approving that LIM, provided that such approval must not be unreasonably or arbitrarily withheld.
- (2) If, on reasonable grounds, the purchaser does not approve the LIM, the purchaser shall give notice to the vendor ("the purchaser's notice") on or before the fifteenth working day after the date of this agreement stating the particular matters in respect of which approval is withheld and, if those matters are capable of remedy, what the purchaser reasonably requires to be done to remedy those matters. If the purchaser does not give a purchaser's notice the purchaser shall be deemed to have approved the LIM. If through no fault of the purchaser, the LIM is not available on or before the fifteenth working day after the date of this agreement and the vendor does not give an extension when requested, this condition shall not have been fulfilled and the provisions of subclause 9.10(5) shall apply.
- (3) The vendor shall give notice to the purchaser ("the vendor's notice") on or before the fifth working day after receipt of the purchaser's notice advising whether or not the vendor is able and willing to comply with the purchaser's notice by the settlement date.
- (4) If the vendor does not give a vendor's notice, or if the vendor's notice advises that the vendor is unable or unwilling to comply with the purchaser's notice, and if the purchaser does not, on or before the tenth working day after the date on which the purchaser's notice is given, give notice to the vendor that the purchaser waives the objection to the LIM, this condition shall not have been fulfilled and the provisions of subclause 9.10(5) shall apply.
- (5) If the vendor gives a vendor's notice advising that the vendor is able and willing to comply with the purchaser's notice, this condition is deemed to have been fulfilled, and it shall be a requirement of settlement that the purchaser's notice shall be complied with, and also, if the vendor must carry out work on the property, that the vendor shall obtain the approval of the territorial authority to the work done, both before settlement.

9.4 Building report condition

- (1) If the purchaser has indicated on the front page of this agreement that a building report is required, this agreement is conditional upon the purchaser obtaining at the purchaser's cost on or before the fifteenth working day after the date of this agreement a report on the condition of the buildings and any other improvements on the property that is satisfactory to the purchaser, on the basis of an objective assessment.
- (2) The report must be prepared in good faith by a suitably-qualified building inspector in accordance with accepted principles and methods and it must be in writing.
- (3) Subject to the rights of any tenants of the property, the vendor shall allow the building inspector to inspect the property at all reasonable times upon reasonable notice for the purposes of preparation of the report.
- (4) The building inspector may not carry out any invasive testing in the course of inspection without the vendor's prior written consent.
- (5) If the purchaser avoids this agreement for non-fulfilment of this condition pursuant to subclause 9.10(5), the purchaser must provide the vendor immediately upon request with a copy of the building inspector's report.

9.5 Toxicology report condition

- (1) If the purchaser has indicated on the front page of this agreement that a toxicology report is required, this agreement is conditional upon the purchaser obtaining at the purchaser's cost on or before the fifteenth working day after the date of this agreement, a toxicology report on the property that is satisfactory to the purchaser, on the basis of an objective assessment.
- (2) The purpose of the toxicology report shall be to detect whether the property has been contaminated by the preparation, manufacture or use of drugs including, but not limited to, methamphetamine.
- (3) The report must be prepared in good faith by a suitably-qualified inspector using accepted principles and methods (and where the testing is in relation to methamphetamine, in accordance with the New Zealand Standard 8510:2017) and it must be in writing.
- (4) Subject to the rights of any tenants of the property, the vendor shall allow the inspector to inspect the property at all reasonable times upon reasonable notice for the purposes of carrying out the testing and preparation of the report.
- (5) The inspector may not carry out any invasive testing in the course of the inspection without the vendor's prior written consent.
- (6) If the purchaser cancels this agreement for non-fulfilment of this condition pursuant to subclause 9.10(5), the purchaser must provide the vendor immediately upon request with a copy of the inspector's report.

9.6 OIA consent condition

- (1) If the purchaser has indicated on the front page of this agreement that OIA consent is required, this agreement is conditional upon OIA consent being obtained on or before the OIA date shown on the front page of this agreement on terms and conditions that are satisfactory to the purchaser, acting reasonably, the purchaser being responsible for payment of the application fee.
- (2) If the purchaser has indicated on the front page of this agreement that OIA consent is not required, or has failed to indicate whether it is required, then the purchaser warrants that the purchaser does not require OIA consent.

9.7 If this agreement relates to a transaction to which the Land Act 1948 applies, this agreement is conditional upon the vendor obtaining the necessary consent by the Land Act date shown on the front page of this agreement.

9.8 If the Land Act date or OIA date is not shown on the front page of this agreement that date shall be the settlement date or a date 65 working days from the date of this agreement whichever is the sooner, except where the property comprises residential (but not otherwise sensitive) land in which case that date shall be the settlement date or a date 20 working days from the date of this agreement whichever is the sooner.

9.9 Resource Management Act condition

- (1) If this agreement relates to a transaction to which section 225 of the Resource Management Act 1991 applies then this agreement is subject to the appropriate condition(s) imposed by that section.

9.10 Operation of conditions

If this agreement is expressed to be subject either to the above or to any other condition(s), then in relation to each such condition the following shall apply unless otherwise expressly provided:

- (1) The condition shall be a condition subsequent.
- (2) The party or parties for whose benefit the condition has been included shall do all things which may reasonably be necessary to enable the condition to be fulfilled by the date for fulfilment.
- (3) Time for fulfilment of any condition and any extended time for fulfilment to a fixed date shall be of the essence.
- (4) The condition shall be deemed to be not fulfilled until notice of fulfilment has been served by one party on the other party.
- (5) If the condition is not fulfilled by the date for fulfilment, either party may at any time before the condition is fulfilled or waived avoid this agreement by giving notice to the other. Upon avoidance of this agreement, the purchaser shall be entitled to the immediate return of the deposit and any other moneys paid by the purchaser under this agreement and neither party shall have any right or claim against the other arising from this agreement or its termination.
- (6) At any time before this agreement is avoided, the purchaser may waive any finance condition and either party may waive any other condition which is for the sole benefit of that party. Any waiver shall be by notice.

10.0 Claims for compensation

10.1 If the purchaser has not purported to cancel this agreement, the breach by the vendor of any term of this agreement does not defer the purchaser's obligation to settle, but that obligation is subject to the provisions of this clause 10.0.

10.2 The provisions of this clause apply if:

- (1) the purchaser claims a right to compensation for:
 - (a) a breach of any term of this agreement; or
 - (b) a misrepresentation; or
 - (c) a breach of section 9 or section 14 of the Fair Trading Act 1986; or
 - (d) an equitable set-off, or
- (2) there is a dispute between the parties regarding any amounts payable:
 - (a) under subclause 3.12 or subclause 3.13; or
 - (b) under subclause 5.2.

10.3 To make a claim under this clause 10.0:

- (1) the claimant must serve notice of the claim on the other party on or before the last working day prior to the settlement date; and
- (2) the notice must:
 - (a) state the particular breach of the terms of the agreement, or the claim under subclause 3.12, subclause 3.13 or subclause 5.2, or for misrepresentation, or for breach of section 9 or section 14 of the Fair Trading Act 1986, or for an equitable set-off; and
 - (b) state a genuine pre-estimate of the loss suffered by the claimant; and
 - (c) be particularised and quantified to the extent reasonably possible as at the date of the notice.

- 10.4 If the claimant is unable to give notice under subclause 10.3 by the settlement date by reason of the conduct or omission of the other party, the notice may be served on or before the working day immediately preceding the last working day on which settlement must take place under a settlement notice served by either party under subclause 11.1.
- 10.5 If the amount of compensation is agreed, it shall be deducted from or added to the amount to be paid by the purchaser on settlement.
- 10.6 If the purchaser makes a claim for compensation under subclause 10.2(1) but the vendor disputes the purchaser's right to make that claim, then:
- (1) the vendor must give notice to the purchaser within three working days after service of the purchaser's notice under subclause 10.3, time being of the essence; and
 - (2) the purchaser's right to make the claim shall be determined by an experienced property lawyer or an experienced litigator appointed by the parties. If the parties cannot agree on the appointee, the appointment shall be made on the application of either party by the president for the time being of the New Zealand Law Society. The appointee's costs shall be met by the party against whom the determination is made.
- 10.7 If the purchaser makes a claim for compensation under subclause 10.2(1) and the vendor fails to give notice to the purchaser pursuant to clause 10.6, the vendor is deemed to have accepted that the purchaser has a right to make that claim.
- 10.8 If it is accepted, or determined under subclause 10.6, that the purchaser has a right to claim compensation under subclause 10.2(1) but the amount of compensation claimed is disputed, or if the claim is made under subclause 10.2(2) and the amount of compensation claimed is disputed, then:
- (1) an interim amount shall be paid on settlement by the party required to a stakeholder until the amount of the claim is determined;
 - (2) if the parties cannot agree on a stakeholder, the interim amount shall be paid to a stakeholder nominated on the application of either party by the president for the time being of the New Zealand Law Society;
 - (3) the interim amount must be a reasonable sum having regard to all of the circumstances, except that where the claim is under subclause 3.13 the interim amount shall be the lower of the amount claimed, or an amount equivalent to interest at the interest rate for late settlement for the relevant default period on such portion of the purchase price (including any deposit) as is payable under this agreement on or by the settlement date;
 - (4) if the parties cannot agree on the interim amount, the interim amount shall be determined by an experienced property lawyer, an experienced litigator, or, where the claim for compensation is made under subclause 5.2, an experienced registered valuer or quantity surveyor appointed by the parties. The appointee's costs shall be met equally by the parties. If the parties cannot agree on the appointee, the appointment shall be made on the application of either party by the president for the time being of the New Zealand Law Society;
 - (5) the amount of the claim determined to be payable shall not be limited by the interim amount;
 - (6) the stakeholder shall lodge the interim amount on an interest-bearing call deposit with a bank registered under the Reserve Bank of New Zealand Act 1989 in the joint names of the vendor and the purchaser;
 - (7) the interest earned on the interim amount net of any withholding tax and any bank or legal administration fees and commission charges shall follow the destination of the interim amount;
 - (8) apart from the net interest earned on the interim amount, no interest shall be payable by either party to the other in respect of the claim for compensation once the amount of the claim has been determined, provided that if the amount determined is in excess of the interim amount, the party liable to make payment of that excess shall pay interest to the other party at the interest rate for late settlement on the amount of that excess if it is not paid on or before the third working day after the date of notification of the determination, computed from the date of such notification until payment.
- 10.9 Where a determination has to be made under subclause 10.6(2) or subclause 10.8(4) and the settlement date will have passed before the determination is made, the settlement date shall be deferred to the second working day following the date of notification to both parties of the determination. Where a determination has to be made under both of these subclauses, the settlement date shall be deferred to the second working day following the date on which notification to both parties has been made of both determinations.
- 10.10 The procedures prescribed in subclauses 10.1 to 10.9 shall not prevent either party from taking proceedings for specific performance of the contract.
- 10.11 A determination under subclause 10.6 that the purchaser does not have a right to claim compensation under subclause 10.2(1) shall not prevent the purchaser from pursuing that claim following settlement.
- 10.12 Where a determination is made by a person appointed under either subclause 10.6 or subclause 10.8, that person shall not be liable to either party for any costs or losses that either party may claim to have suffered in respect of the determination.

11.0 Notice to complete and remedies on default

- 11.1
- (1) If the sale is not settled on the settlement date, either party may at any time thereafter serve on the other party a settlement notice.
 - (2) The settlement notice shall be effective only if the party serving it is at the time of service either in all material respects ready, able, and willing to proceed to settle in accordance with clauses 3.0 and 10.0 or is not so ready, able, and willing to settle only by reason of the default or omission of the other party.
 - (3) If the purchaser is in possession, the vendor's right to cancel this agreement will be subject to sections 28 to 36 of the Property Law Act 2007 and the settlement notice may incorporate or be given with a notice under section 28 of that Act complying with section 29 of that Act.
- 11.2 Subject to subclause 11.1(3), upon service of the settlement notice the party on whom the notice is served shall settle:
- (1) on or before the twelfth working day after the date of service of the notice; or
 - (2) on the first working day after the 13th day of January if the period of twelve working days expires during the period commencing on the 6th day of January and ending on the 13th day of January, both days inclusive, time being of the essence, but without prejudice to any intermediate right of cancellation by either party.
- 11.3
- (1) If this agreement provides for the payment of the purchase price by instalments and the purchaser fails duly and punctually to pay any instalment on or within one month from the date on which it fell due for payment then, whether or not the

purchaser is in possession, the vendor may immediately give notice to the purchaser calling up the unpaid balance of the purchase price, which shall upon service of the notice fall immediately due and payable.

- (2) The date of service of the notice under this subclause shall be deemed the settlement date for the purposes of subclause 11.1.
 - (3) The vendor may give a settlement notice with a notice under this subclause.
 - (4) For the purpose of this subclause a deposit is not an instalment.
- 11.4 If the purchaser does not comply with the terms of the settlement notice served by the vendor then, subject to subclause 11.1(3):
- (1) Without prejudice to any other rights or remedies available to the vendor at law or in equity, the vendor may:
 - (a) sue the purchaser for specific performance; or
 - (b) cancel this agreement by notice and pursue either or both of the following remedies namely:
 - (i) forfeit and retain for the vendor's own benefit the deposit paid by the purchaser, but not exceeding in all 10% of the purchase price; and/or
 - (ii) sue the purchaser for damages.
 - (2) Where the vendor is entitled to cancel this agreement, the entry by the vendor into a conditional or unconditional agreement for the resale of the property or any part thereof shall take effect as a cancellation of this agreement by the vendor if this agreement has not previously been cancelled and such resale shall be deemed to have occurred after cancellation.
 - (3) The damages claimable by the vendor under subclause 11.4(1)(b)(ii) shall include all damages claimable at common law or in equity and shall also include (but shall not be limited to) any loss incurred by the vendor on any bona fide resale contracted within one year from the date by which the purchaser should have settled in compliance with the settlement notice. The amount of that loss may include:
 - (a) interest on the unpaid portion of the purchase price at the interest rate for late settlement from the settlement date to the settlement of such resale; and
 - (b) all costs and expenses reasonably incurred in any resale or attempted resale; and
 - (c) all outgoings (other than interest) on or maintenance expenses in respect of the property from the settlement date to the settlement of such resale.
 - (4) Any surplus money arising from a resale shall be retained by the vendor.
- 11.5 If the vendor does not comply with the terms of a settlement notice served by the purchaser, then, without prejudice to any other rights or remedies available to the purchaser at law or in equity the purchaser may:
- (1) sue the vendor for specific performance; or
 - (2) cancel this agreement by notice and require the vendor forthwith to repay to the purchaser any deposit and any other money paid on account of the purchase price and interest on such sum(s) at the interest rate for late settlement from the date or dates of payment by the purchaser until repayment.
- 11.6 The party serving a settlement notice may extend the term of the notice for one or more specifically stated periods of time and thereupon the term of the settlement notice shall be deemed to expire on the last day of the extended period or periods and it shall operate as though this clause stipulated the extended period(s) of notice in lieu of the period otherwise applicable; and time shall be of the essence accordingly. An extension may be given either before or after the expiry of the period of the notice.
- 11.7 Nothing in this clause shall preclude a party from suing for specific performance without serving a settlement notice.
- 11.8 A party who serves a settlement notice under this clause shall not be in breach of an essential term by reason only of that party's failure to be ready and able to settle upon the expiry of that notice.

12.0 Non-merger

- 12.1 The obligations and warranties of the parties in this agreement shall not merge with:
- (1) the giving and taking of possession;
 - (2) settlement;
 - (3) the transfer of title to the property;
 - (4) delivery of the chattels (if any); or
 - (5) registration of the transfer of title to the property.

13.0 Goods and Services Tax

- 13.1 If this agreement provides for the purchaser to pay (in addition to the purchase price stated without GST) any GST which is payable in respect of the supply made under this agreement then:
- (1) the purchaser shall pay to the vendor the GST which is so payable in one sum on the GST date;
 - (2) where the GST date has not been inserted on the front page of this agreement the GST date shall be the settlement date;
 - (3) where any GST is not so paid to the vendor, the purchaser shall pay to the vendor:
 - (a) interest at the interest rate for late settlement on the amount of GST unpaid from the GST date until payment; and
 - (b) any default GST;
 - (4) it shall not be a defence to a claim against the purchaser for payment to the vendor of any default GST that the vendor has failed to mitigate the vendor's damages by paying an amount of GST when it fell due under the GST Act; and
 - (5) any sum referred to in this clause is included in the moneys payable by the purchaser on settlement pursuant to subclause 3.8(1).
- 13.2 If the supply under this agreement is a taxable supply, the vendor will deliver a tax invoice to the purchaser on or before the GST date or such earlier date as the purchaser is entitled to delivery of an invoice under the GST Act.
- 13.3 (1) Without prejudice to the vendor's rights and remedies under subclause 13.1, where any GST is not paid to the vendor on or within one month of the GST date, then whether or not the purchaser is in possession, the vendor may immediately give notice to the purchaser calling up any unpaid balance of the purchase price, which shall upon service of the notice fall immediately due and payable.

- (2) The date of service of the notice under this subclause shall be deemed the settlement date for the purposes of subclause 11.1
- (3) The vendor may give a settlement notice under subclause 11.1 with a notice under this subclause.

14.0 Zero-rating

- 14.1 The vendor warrants that the statement on the front page regarding the vendor's GST registration status in respect of the supply under this agreement and any particulars stated by the vendor in Schedule 1 are correct at the date of this agreement and will remain correct at settlement.
- 14.2 The purchaser warrants that any particulars stated by the purchaser in Schedule 1 are correct at the date of this agreement.
- 14.3 Where the particulars stated on the front page and in Schedule 1 indicate that:
 - (1) the vendor is and/or will be at settlement a registered person in respect of the supply under this agreement;
 - (2) the recipient is and/or will be at settlement a registered person;
 - (3) the recipient intends at settlement to use the property for making taxable supplies; and
 - (4) the recipient does not intend at settlement to use the property as a principal place of residence by the recipient or a person associated with the recipient under section 2A(1)(c) of the GST Act,
 GST will be chargeable on the supply under this agreement at 0% pursuant to section 11(1)(mb) of the GST Act.
- 14.4 If GST is chargeable on the supply under this agreement at 0% pursuant to section 11(1)(mb) of the GST Act, then on or before settlement the purchaser will provide the vendor with the recipient's name, address, and registration number if any of those details are not included in Schedule 1 or they have altered.
- 14.5
 - (1) If any of the particulars stated by the purchaser in Schedule 1:
 - (a) are incomplete; or
 - (b) alter between the date of this agreement and settlement,
 the purchaser shall notify the vendor of the particulars which have not been completed and the altered particulars as soon as practicable before settlement.
 - (2) The purchaser warrants that any added or altered particulars will be correct as at the date of the purchaser's notification.
 - (3) If the GST treatment of the supply under this agreement should be altered as a result of the added or altered particulars, the vendor shall prepare and deliver to the purchaser or the purchaser's lawyer an amended settlement statement, if the vendor has already tendered a settlement statement, and a credit note or a debit note, as the case may be, if the vendor has already issued a tax invoice.
- 14.6 If
 - (1) the particulars in Schedule 1 state that part of the property is being used as a principal place of residence at the date of this agreement; and
 - (2) that part is still being so used at the time of the supply under this agreement,
 then, the supply of that part will be a separate supply in accordance with section 5(15)(a) of the GST Act.
- 14.7 If
 - (1) the particulars stated in Schedule 1 indicate that the recipient intends to use part of the property as a principal place of residence by the recipient or a person associated with the recipient under section 2A(1)(c) of the GST Act; and
 - (2) that part is the same part as that being used as a principal place of residence at the time of the supply under this agreement,
 then the references in subclauses 14.3 and 14.4 to "the property" shall be deemed to mean the remainder of the property excluding that part and the references to "the supply under this agreement" shall be deemed to mean the supply under this agreement of that remainder.
- 14.8 If the particulars stated on the front page and in Schedule 1 indicate in terms of subclause 14.3 that GST will be chargeable on the supply under this agreement at 0% pursuant to s11(1)(mb) of the GST Act, but any of the particulars stated by the purchaser in Schedule 1 should alter between the date of this agreement and settlement, such that GST no longer becomes chargeable on the supply at 0%, then:
 - (1) the purchase price shall be plus GST (if any), even if it has been expressed as being inclusive of GST (if any) on the front page of this agreement; and
 - (2) if the vendor has already had to account to the Inland Revenue Department for the GST which is payable in respect of the supply under this agreement and did so on the basis that in accordance with subclause 14.3 the GST would be chargeable at 0%, the purchaser shall pay GST and any default GST to the vendor immediately upon demand served on the purchaser by the vendor (and where any GST or default GST is not so paid to the vendor, the purchaser shall pay to the vendor interest at the interest for late settlement on the amount unpaid from the date of service of the vendor's demand until payment).

15.0 Supply of a Going Concern

- 15.1 If there is a supply under this agreement to which section 11(1)(mb) of the GST Act does not apply but which comprises the supply of a taxable activity that is a going concern at the time of the supply, then, unless otherwise expressly stated in this agreement:
 - (1) each party warrants that it is a registered person or will be so by the date of the supply;
 - (2) each party agrees to provide the other party by the date of the supply with proof of its registration for GST purposes;
 - (3) the parties agree that they intend that the supply is of a taxable activity that is capable of being carried on as a going concern by the purchaser; and
 - (4) the parties agree that the supply made pursuant to this agreement is the supply of a going concern on which GST is chargeable at 0%.
- 15.2 If it subsequently transpires that GST is payable in respect of the supply and if this agreement provides for the purchaser to pay (in addition to the purchase price without GST) any GST which is payable in respect of the supply made under this agreement, then the provisions of clause 13.0 of this agreement shall apply.

16.0 Limitation of Liability

- 16.1 If any person enters into this agreement as trustee of a trust and if that person has no right to or interest in any assets of the trust, except in that person's capacity as a trustee of the trust, then that person's liability under this agreement will not be personal and unlimited but will be limited to the actual amount recoverable from the assets of the trust from time to time ("the limited amount").
- 16.2 If the right of that person to be indemnified from the trust assets has been lost or impaired, that person's liability will become personal but limited to the extent of that part of the limited amount which cannot be recovered from any other person.

17.0 Counterparts

- 17.1 This agreement may be executed and delivered in any number of counterparts (including scanned and emailed PDF counterparts).
- 17.2 Each executed counterpart will be deemed an original and all executed counterparts together will constitute one (and the same) instrument.
- 17.3 This agreement shall not come into effect until each person required to sign has signed at least one counterpart and both vendor and purchaser have received a counterpart signed by each person required to sign.
- 17.4 If the parties cannot agree on the date of this agreement, and counterparts are signed on separate dates, the date of the agreement is the date on which the last counterpart was signed and delivered to all parties.

~~18.0 Agency~~

- ~~18.1 If the name of a licensed real estate agent is recorded on this agreement, it is acknowledged that the sale evidenced by this agreement has been made through that agent whom the vendor has appointed as the vendor's agent according to an executed agency agreement.~~
- ~~18.2 The scope of the authority of the agent under subclause 18.1 does not extend to making an offer, counteroffer, or acceptance of a purchaser's offer or counteroffer on the vendor's behalf without the express authority of the vendor for that purpose. That authority, if given, should be recorded in the executed agency agreement.~~
- ~~18.3 The vendor shall be liable to pay the agent's charges including GST in accordance with the executed agency agreement.~~

19.0 Collection of Sales Information

- 19.1 Once this agreement has become unconditional in all respects, the agent may provide certain information relating to the sale to the Real Estate Institute of New Zealand Incorporated (REINZ).
- 19.2 This information will be stored on a secure password protected network under REINZ's control and may include (amongst other things) the sale price and the address of the property, but will not include the parties' names or other personal information under the Privacy Act 1993.
- 19.3 This information is collected for statistical purposes to generate, publish and share with REINZ member agents and others, property appraisal data and market analysis material.
- 19.4 Despite the above, if REINZ does come to hold any of the vendor or purchaser's personal information, that party has a right to access and correct that personal information by contacting REINZ at info@reinz.co.nz or by post or telephone.

FURTHER TERMS OF SALE

Refer annexed Further Terms

WARNING *(This warning does not form part of this agreement)*

This is a binding contract. Read the information set out on the back page before signing.

Acknowledgements

Where this agreement relates to the sale of a residential property and this agreement was provided to the parties by a real estate agent, or by a licensee on behalf of the agent, the parties acknowledge that they have been given the guide about the sale of residential property approved by the Real Estate Authority.

Where this agreement relates to the sale of a unit title property, the purchaser acknowledges that the purchaser has been provided with a pre-contract disclosure statement under section 146 of the Unit Titles Act.

Signature of Purchaser(s):

Signature of Vendor(s):

Director / Trustee / Authorised Signatory / Agent / Attorney*

Delete the options that do not apply

If no option is deleted, the signatory is signing in their personal capacity

Director / Trustee / Authorised Signatory / Agent / Attorney*

Delete the options that do not apply

If no option is deleted, the signatory is signing in their personal capacity

Director / Trustee / Authorised Signatory / Agent / Attorney*

Delete the options that do not apply

If no option is deleted, the signatory is signing in their personal capacity

Director / Trustee / Authorised Signatory / Agent / Attorney*

Delete the options that do not apply

If no option is deleted, the signatory is signing in their personal capacity

*If this agreement is signed under:

- (i) a Power of Attorney – please attach a **Certificate of non-revocation** (available from ADLS: 4098WFP or REINZ); or
- (ii) an Enduring Power of Attorney – please attach a **Certificate of non-revocation and non-suspension of the enduring power of attorney** (available from ADLS: 4997WFP or REINZ); or
- (iii) where the attorney signs for a trustee, a Certificate in the relevant form in Schedule 4 to the Trustee Act 1956.

Also insert the following wording for the Attorney's Signature above:

Signed for [full name of the donor] by his or her Attorney [attorney's signature].

SCHEDULE 1**(GST Information – see clause 14.0)**

This Schedule must be completed if the vendor has stated on the front page that the vendor is registered under the GST Act in respect of the transaction evidenced by this agreement and/or will be so registered at settlement. Otherwise there is no need to complete it.

Section 1 Vendor	
1.(a) The vendor's registration number (if already registered): 124 451 442	
1.(b) (i) Part of the property is being used as a principal place of residence at the date of this agreement.	Yes/No
(ii) That part is: (e.g. "the main farmhouse" or "the apartment above the shop".)	Yes/No
(iii) The supply of that part will be a taxable supply.	Yes/No
Section 2 Purchaser	
2.(a) The purchaser is registered under the GST Act and/or will be so registered at settlement.	Yes/No
2.(b) The purchaser intends at settlement to use the property for making taxable supplies.	Yes/No
If the answer to either or both of questions 2.(a) and 2.(b) is "No", go to question 2.(e)	
2.(c) The purchaser's details are as follows:	
(i) Full name	
(ii) Address:	
(iii) Registration number (if already registered):	
2.(d) The purchaser intends at settlement to use the property as a principal place of residence by the purchaser or by a person associated with the purchaser under section 2A(1)(c) of the GST Act (connected by blood relationship, marriage, civil union, de facto relationship or adoption).	Yes/No
OR The purchaser intends at settlement to use part of the property (and no other part) as a principal place of residence by the purchaser or by a person associated with the purchaser under section 2A(1)(c) of the GST Act. That part is: (e.g. "the main farmhouse" or "the apartment above the shop".)	Yes/No
2.(e) The purchaser intends to direct the vendor to transfer title to the property to another party ("nominee").	Yes/No
If the answer to question 2(e) is "Yes", then please continue. Otherwise, there is no need to complete this Schedule any further.	
Section 3 Nominee	
3.(a) The nominee is registered under the GST Act and/or is expected by the purchaser to be so registered at settlement.	Yes/No
3.(b) The purchaser expects the nominee at settlement to use the property for making taxable supplies.	Yes/No
If the answer to either or both of questions 3.(a) and 3.(b) is "No", there is no need to complete this Schedule any further.	
3.(c) The nominee's details (if known to the purchaser) are as follows:	
(i) Full name:	
(ii) Address:	
(iii) Registration number (if already registered):	
3.(d) The purchaser expects the nominee to intend at settlement to use the property as a principal place of residence by the nominee or by a person associated with the nominee under section 2A(1)(c) of the GST Act (connected by blood relationship, marriage, civil union, de facto relationship or adoption).	Yes/No
OR The purchaser expects the nominee to intend at settlement to use part of the property (and no other part) as a principal place of residence by the nominee or by a person associated with the nominee under section 2A(1)(c) of the GST Act. That part is: (e.g. "the main farmhouse" or "the apartment above the shop".)	Yes/No

SCHEDULE 2

The following items, which do not have an operational function,
are included in the sale and are covered by the warranty in subclause 7.3(1).

Blinds
Bare Land

Curtains

Fixed floor coverings

SCHEDULE 3

The following items, which have an operational function,
are included in the sale and are covered by the warranty in subclause 7.3(2).

Stove
Dishwasher
Burglar alarm
Blinds (motor driven)
Bare land

Rangehood
Kitchen waste disposal
Heated towel rail(s)

Wall oven
Light fittings
Heat pump(s)
Curtains (motor driven)

Cooktop
Smoke detector(s)
Garage door remote control(s)

SCHEDULE 4

Residential Tenancies

Name of Tenant(s):

Rent:

Term:

Bond:

Commercial/Industrial Tenancies
(If necessary complete on a separate schedule)

1. Name of Tenant(s):

Rent:

Term:

Right of Renewal:

Other:

2. Name of Tenant(s):

Rent:

Term:

Right of Renewal:

Other:

BEFORE SIGNING THE AGREEMENT

- Note: the purchaser is entitled to a copy of any signed offer at the time it is made.
- It is recommended both parties seek professional advice before signing. This is especially so if:
 - there are any doubts. Once signed, this will be a binding contract with only restricted rights of termination.
 - the purchaser is not a New Zealand citizen. There are strict controls on the purchase of a property in New Zealand by persons who are not New Zealand citizens.
 - property such as a hotel or a farm is being sold. The agreement is designed primarily for the sale of residential and commercial property.
 - the property is vacant land in the process of being subdivided or there is a new unit title or cross lease to be issued. In these cases additional clauses may need to be inserted.
 - there is any doubt as to the position of the boundaries.
 - the purchaser wishes to check the weathertightness and soundness of construction of any dwellings or other buildings on the land.
- Both parties may need to have customer due diligence performed on them by their lawyer or conveyancer in accordance with the Anti-Money Laundering and Countering Financing of Terrorism Act 2009 which is best done prior to the signing of this agreement.
- The purchaser should investigate the status of the property under the Council's District Plan. The property and those around it are affected by zoning and other planning provisions regulating their use and future development.
- The purchaser should investigate whether necessary permits, consents and code compliance certificates have been obtained from the Council where building works have been carried out. This investigation can be assisted by obtaining a LIM from the Council.
- The purchaser should compare the title plans against the physical location of existing structures where the property is a unit title or cross lease. Structures or alterations to structures not shown on the plans may result in the title being defective.
- In the case of a unit title, before the purchaser enters into the agreement:
 - the vendor **must** provide to the purchaser a pre-contract disclosure statement under section 146 of the Unit Titles Act;
 - the purchaser should check the minutes of the past meetings of the body corporate, enquire whether there are any issues affecting the units and/or the common property, check the body corporate's long term maintenance plan and enquire whether the body corporate has imposed or proposed levies for a long term maintenance fund or any other fund for the maintenance of, or remedial or other work to, the common property.
- The vendor should ensure the warranties and undertakings in clauses 7.0 and 8.0:
 - are able to be complied with; and if not
 - the applicable warranty is deleted from the agreement and any appropriate disclosure is made to the purchaser.
- Both parties should ensure the lists of items in Schedules 2 and 3 are accurate.
- Both parties should seek professional advice regarding the GST treatment of the transaction. This depends upon the GST information supplied by the parties and could change before settlement if that information changes.

THE ABOVE NOTES ARE NOT PART OF THIS AGREEMENT AND ARE NOT A COMPLETE LIST OF MATTERS WHICH ARE IMPORTANT IN CONSIDERING THE LEGAL CONSEQUENCES OF THIS AGREEMENT.

PROFESSIONAL ADVICE SHOULD BE SOUGHT REGARDING THE EFFECT AND CONSEQUENCES OF ANY AGREEMENT ENTERED INTO BETWEEN THE PARTIES.

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AGREEMENT FOR SALE AND PURCHASE OF REAL ESTATE

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DATE:

VENDOR:

TMB Developments Limited

Contact Details:

c/- Megan McGregor

027 3464 194

VENDOR'S LAWYERS:

Firm: Henderson Reeves Lawyers

Individual Acting: Julie Jaggard

Email: juliejaggard@hendersonreeves.co.nz

Contact Details:

Po Box 11

Whangarei 0140

DDI 09 470 7052

Email Address for Service of Notices:

(subclause 1.4)

juliejaggard@hendersonreeves.co.nz

PURCHASER:

Contact Details:

PURCHASER'S LAWYERS:

Firm:

Individual Acting:

Email:

Contact Details:

Email Address for Service of Notices:

(subclause 1.4)

LICENSED REAL ESTATE AGENT:

Agent's Name: Private Treaty

Manager:

Salesperson:

Contact Details:

FURTHER TERMS OF SALE:

20.0 Subdivision

20.1 The vendor has a resource consent ("Consent") from the Whangarei District Council ("Council") to subdivide Part Lot 2 DP 528544 ("the Land") generally in accordance with the attached scheme Plan S14744 ("the Plan") and to make available a search copy of the record of title for the property.

20.2 The vendor will at its cost:

- (a) Complete all works required to subdivide the Land in a good and competent manner and in accordance with sound construction and engineering practice; and
- (b) Comply in all respects with the conditions contained in the Consent or as may be varied by agreement with the Council; and
- (c) Prepare and submit a survey plan in accordance with the Plan to the Council for its approval.
- (d) Form the entranceway and install power and fibre optical cable to the boundary of the property.
- (e) Form a concrete driveway and lay fibre optic and power ducts beside the driveway into Lots 1 & 6 along the areas marked in yellow in the attached Plan.
- (f) Following approval of the Plan by the Council, the vendor will lodge the survey plan with Land Information New Zealand, and will promptly arrange for the deposit of the Plan.

20.3 The property is sold subject to all existing encumbrances, restrictions, easements and to any further encumbrances, restrictions, easements, consent notices as the vendor deems desirable or which may be required in order to satisfy the conditions of approval of the vendor, the Council or any other authority to enable the deposit of the Plan. The purchaser agrees to purchase the property and take title subject to all such encumbrances, restrictions and easements (including the restrictive covenants, easements and consent notices as referred to on the attached Plan in the forms referred in Schedule 3 annexed.

20.4 The purchaser acknowledges that the measurement, shape and area of the property shown on the Plan is subject to survey. The purchaser will not be entitled to make any objection or requisition for any variations or alterations to the property unless they result in the area decreasing by more than 10% of the area shown on the Plan. If the effect any variation is to reduce the area of the property by more than 10%, then the remedy of the purchaser is limited to cancelling or affirming this agreement without further amendment. To the full extent possible any part of the law and any part of the agreed general terms purporting to provide a right of compensation in those circumstances, including paragraph 8 of this agreement, are expressly negated by this paragraph which is paramount.

20.5 The vendor has provided information generally about the Land and the subdivision that to the vendor's knowledge is accurate. Despite that the purchaser enters into this agreement solely in reliance of the purchaser's own judgement.

20.6 The purchaser warrants that it will not lodge a caveat against the vendor's title to the Land prior to the deposit of the survey plan. The purchaser acknowledges that this obligation is an

essential term of this agreement, breach of which will entitle the vendor to terminate this agreement if the caveat is not withdrawn within 5 working days after the service by the vendor of a written notice on the purchaser requiring the purchaser to withdraw the caveat.

21.0 AGREEMENT CONDITIONAL ON ISSUE OF TITLE

21.1 This agreement is subject to and conditional on the issue of a separate title for the property. This condition will be satisfied when the vendor's solicitor advises the purchaser's solicitor in writing that a search copy of the title is available.

21.2 If the condition in clause 20.1 is not satisfied by 5.00pm 30 June 2021, then either party may cancel this agreement by written notice of cancellation to the other party. If the agreement is so cancelled, then the vendor must pay the deposit to the purchaser's nominated account. When the deposit has been paid to the purchaser no further obligation will be owed by either party.

21.3 The Settlement Date is 10 working days after the date the vendor gives written notice to the purchaser that a search copy of the title is available.

22.0 DEPOSIT HELD BY STAKEHOLDER SETTLEMENT AND PAYMENT OF PURCHASE PRICE

22.1 The vendor's solicitor will hold the deposit as stakeholder until each condition of the contract has been fulfilled or waived or this agreement is validly cancelled by a party. The deposit and the interest earned on investment of the deposit, after deduction of commission and resident/non-resident withholding tax (as the case may be), will be payable to the vendor on settlement when this agreement becomes unconditional and to the purchaser where this agreement is validly cancelled.

22.2 The balance of the purchase price, together with the other moneys payable by the purchaser under this agreement will be paid ten working days after the date that the vendor's solicitor notifies the purchaser's solicitor that a search copy, as defined in Section 172A of the Land Transfer Act, is obtainable.

23.0 FINANCIAL ARRANGEMENTS RULES

The purchase price of the property is the lowest price that the parties would have agreed upon for the property at the date this agreement is entered into under the rules relating to the accrual treatment of income and expenditure in the Income Tax Act 2004 and on that basis, no income or expenditure arises for the sale and purchase of the property under those rules.

24.0 CREDIT CONTRACTS AND CONSUMER FINANCE ACT 2003

It is recorded that:

- (a) The settlement date is the earliest date on which the parties would in any circumstances have agreed that the balance of the purchase price was to be payable; and
- (b) Neither the period between the date of this agreement and the settlement date nor any other provision in this agreement evidences any deferment of the purchaser's obligation to pay the purchase price for the purposes of Section 6 of the Credit Contracts and Consumer Finance Act 2003; and
- (c) Accordingly this agreement is not a "credit contract" for the purposes of or within the meaning of that Act.

25.0 CONFLICT

If there is conflict between the provisions of the Special Conditions and the provisions of the General Conditions, the provisions of the Special Conditions will apply.

26.0 RESTRICTIVE COVENANTS, CONSENT NOTICES AND CONSERVATION COVENANT

26.1 The purchaser acknowledges that covenants to the same effect as those appearing below under the heading “Schedule 3 - Covenants” (“covenants”) are to be registered for the benefit of all of the residential lots to the intent that each of the residential lots will be subject to a general scheme and the purchaser agrees to be bound by the covenants in the form and intent as set out below. The vendor will register the covenants before settlement.

26.2 The vendor reserves the right to vary the covenants to take into account matters that may arise as the subdivision progresses and which the vendor in good faith considers might adversely affect the utility of any one or more of the lots, provided that any such changes do not negate the overall effect of the provisions of the covenants.

26.3 The Consent requires registration of consent notices on the Land. The expected form of the requirements of the consent notices are below under the heading “Schedule 4 – Consent Notice” (“consent notice”). The terms of the consent notice are subject to any variation of alteration as required by the Council.

27.0 PURCHASE OF LAND BY VENDOR

The Vendor warrants that it has entered into an unconditional agreement to purchase the land being subdivided under this agreement and will be the owner of the land at the date of settlement.

SCHEDULE 3 - EXPECTED CONTENT OF LAND COVENANTS

LAND COVENANT NUMBER 1 TO BE REGISTERED AGAINST ALL LOTS EXCEPT LOTS 100-104

Definitions and Interpretation

For the purposes of this land covenant:

“Covenantee”	means the registered Owner of the Benefited Land in Schedule A
“Covenantor”	means the registered owner of the Burdened Land in Schedule A
“Developer”	TMB Developments Limited or such person as it may appoint in writing
“Development”	means the Developer’s Stoney Hill development at 422 Three Mile Bush Road, Kamo

RESTRICTIVE COVENANTS

The Covenantor has agreed to create land covenants in favour of the Covenantee to regulate the future buildings, amenities, plantings and use of the lots within the Development to create an architecturally appealing development and preserve as much as possible the ambience of the special landscape of the land in the Development and surrounding area, where stone walls and native forest areas are the predominant features. To this effect, the Covenantor covenants and agrees with the intention to bind itself and future owners of the Burdened Land for the benefit of the Covenantee and future owners of the Benefited Land that the following covenants shall be forever appurtenant to the Benefited Land:

1. Buildings and fences to be approved by the Developer

1.1 The Covenantor shall not:

- (a) commence construction of any dwelling or building on the property, any accessory building or fence without first submitting and obtaining the written approval of the Developer to the plans of such dwelling, building or fence (which are intended to be submitted for building consent). Such plans shall include full details of the materials, finish and exterior colour schemes to be used. Any variation to or derivation from the approved plans not approved by the Developer will be a breach of this clause. As a guide to construction and design the Developer will provide Design Guidelines.
- (b) remove any of the plantings or fences established on the property by the Developer.

1.2 The covenants in the above clause 1 shall expire on the date being 10 years from the date of initial registration of these land covenants on the original owners Record of Title, but expiry will not affect the right of any parties which have arisen before that date.

OTHER LAND COVENANTS

Unless otherwise authorised in writing by the Developer or all Covenantees, the Covenantor shall:

2. Buildings, vehicle crossings, tanks and aerals

- 2.1 Not permit any building to remain incomplete any later than 12 months after laying down of foundations of such building. During construction container bins must be kept on the property and kept neat and tidy and all rubbish must be kept contained in the bins.
- 2.2 Not permit the property to be used as a residence until a dwelling house has been constructed on it which has been granted a final code compliance certificate.
- 2.3 Ensure that the vehicle crossing and the driveway serving the land is completed within 4 months from completion of the dwelling and sealed and finished using exposed aggregate tinted concrete with a minimum of 5kgs of black oxide per 1m³ added at the time of mixing
- 2.4 Bury all water storage tanks completely.
- 2.5 Not require the Developer to repair or contribute towards the cost of erection or repair of any dividing or boundary fence between the Property and any adjoining property owned by the Developer but the benefit of this fencing covenant shall not benefit any subsequent purchaser of such adjoining lot.
- 2.6 Not place or allow to be placed on the land or buildings any aerals or satellite dishes unless the same comply with the following requirements:
 - (a) Have a maximum diameter of one metre; and
 - (b) Are situated at least four metres from the front façade of the dwelling; and
 - (c) Are mounted below the ridgeline of the roof.

3. Plantings and landscaping

- 3.1 Not plant any exotic conifers or exotic palms which will grow to a height greater than 3 metres.
- 3.2 Not permit or allow row plantings such as hedges to exceed a height of 1.8 metres.
- 3.3 Not allow any trees, plants or shrubs on the land (with the exception of existing native vegetation) to exceed a height of 3.5 metres except for 1 specimen tree every 250m² on the property.
- 3.4 Not cut down, remove or kill (either by ringbarking or poisoning) any mature trees on the Property.
- 3.5 Not permit hedges intersecting a stone wall to exceed the height of the stone wall.
- 3.6 Not plant or permit to grow on the Property any exotic plant species known to be invasive.
- 3.7 Maintain hedges on boundaries shared with Lots 100-104, being the lots making up the farmlet ("the Farmlet") on both sides of the boundary line.
- 3.8 On Lots 16, 18 & 19, any hedges or fences within 10 metres of the stone wall located on the northern boundary of the property must be kept below 1.2 metres.
- 3.9 On Lots 8 – 18 being the properties that adjoin a right of way access road, no fence or plantings shall be erected or established within 1.5 metres of the road or curbside.
- 3.10 Not plant or permit to grow any trees or vegetation close to any existing stonewall which has the potential to damage or compromise the structural integrity of any stonewall.
- 3.11 Ensure that all clotheslines, garden sheds or utility sheds and raised garden beds are positioned away from the road access and obscured from sight of the road. Metal garden sheds are not permitted unless they are painted in recessive colours.

- 3.12 Ensure all landscaping is to be completed to a standard expected of a professional landscaper.
- 3.13 Not permit or cause the removal of soil from the land except as shall be necessary for the construction of buildings or swimming pools.

4. Use of the land

- 4.1 Not allow the Property to be used or occupied other than as a residence.
- 4.2 Not permit the Property to be used for any trading or commercial purposes.
- 4.3 Not permit any caravan or motorhome to be placed on the land that is not roadworthy or to be used for residential use for a period exceeding two months in any twelve month period.
- 4.4 Not allow on the land for more than two months any unfinished boat or vehicle under repair or anything else of similar nature that is not covered and inside a permanent building.
- 4.5 Keep the Property in a neat and tidy condition and in particular, keep lawns mown and prevent long grass and weeds growing on the land. If the Covenantor fails to keep the Burdened Land in a neat and tidy condition then, in order to maintain the overall appearance of the Development during the sales process, the Developer may mow the land on behalf of the Covenantor in order to preserve the overall appearance of the subdivision. The cost of doing so shall be paid by the Covenantor at a rate of \$120.00 plus GST per mow of the land. The Developer shall not be responsible for any damage to any structure or objects, or deterioration occasioned to the land as a result of the reasonable exercise by the Developer of its powers under this clause. The Covenantor grants the Developer a licence to enter the land for the purposes of this clause. The right of the Developer to mow the land under this clause will continue to have effect until the Covenantor commences construction of a house on the land. During construction the Covenantor will continue to keep the Burdened Land in a neat and tidy condition as far as practicable.
- 4.6 Not permit or suffer any rubbish, noxious substances, livestock, or any domestic birds or animals likely to cause nuisance or annoyance to any neighbour, to be placed on or accumulate on the land. Any owner who has a dog must take all necessary steps to ensure that their dogs are contained within the boundaries of their property when not on a leash.
- 4.7 Keep the roadside berms, drains, vehicle crossings, access culverts and plantings outside but adjacent to the Property mown, clear of rubbish, noxious weeds and rank grass and in a tidy operable condition.
- 4.8 Promptly make good any damage caused to roads, footpaths, berms, services or common areas by any owner or their contractors or agents during the course of construction.
- 4.9 Not lodge or make any objection or complaint in relation to any farming activities that will take place on the Farmlet being Lots 100-104 including but not limited to dust, smells and spray drift associated with farming operations and practices on these lots.

5. Penalties for non-observance and enforcement

- 5.1 If there is a breach or non-observation by the Covenantor of any of these covenants, then without prejudice to any other liability the Covenantor may have to the Covenantee and the Developer, or any other person or persons having the benefit of the stipulations and restrictions, the Covenantor will, upon written demand made by the Covenantee or the Developer:
 - (a) Immediately take all steps necessary to remedy the breach or non-observance as required by the Developer or Covenantee including but not limited to permanently

removing from the land any improvement, structure, object, animal or plant or other cause of any breach on non-observance of the covenants;

- (b) Immediately upon receipt of a written demand for payment pay to the Developer or Covenantee or person making such demand as liquidated damages the sum of \$500.00 per day for every day or part day that such breach or non-observance continues from and after the date upon which written demand is made; and
- (c) Pay on demand the Developer or Covenantee's costs incurred in respect of the default and any enforcement or attempted enforcement of the Developer or the Covenantee's rights, such costs to include but not be limited to legal costs on a solicitor client basis;
- (d) Pay interest at the rate of 15% per annum on any money which may be demanded and not paid, such interest to accrue from the date of the demand until the date it is finally received by the Developer or Covenantee.

5.2 The covenants in this instrument will immediately cease to apply to any land which is part of the Development (or part thereof) which is intended to vest or subsequently vests in the Crown or any territorial authority as a road or reserve, upon any survey plan relating to such vesting being approved as to survey and being accepted for deposit by LINZ. Notwithstanding this clause, should LINZ require a partial surrender of this covenant to be registered on any land to vest in the Crown or any territorial authority as a road or reserve, then the Covenantor and Covenantee duly appoint the Developer as their attorney to execute on their behalf any documentation necessary to give effect to the required surrender of these covenants on the land to vest in the Crown or any territorial authority as a road or reserve.

5.3 Five years after the Developer has sold all lots in the Development (excluding the Farmlet lots being Lots 100-104), the right of the Developer to approve any dispensation of the covenants from clause 3 onwards is passed jointly to the neighbouring lot owners including lot owners on the opposite side of the road.

**LAND COVENANT NUMBER 2 TO BE REGISTERED AGAINST ALL LOTS EXCEPT LOTS 100-104
PROTECTING THE DEVELOPMENT AND FARMING RIGHTS OF THE SURROUNDING FARMLAND**

The registered owner of the Burdened Land from time to time ("the Covenantor") shall not:

1. Make any complaint or objections, or finance, support or assist any complaint or objection or submission against any application by the registered owner of the Benefited Land ("the Covenantee") in respect of the Benefited Land, including but not limited to any resource consent or plan change relating to a subdivision, boundary adjustment and/or development of the Benefited Land.
2. The Covenantor will, upon request by the Covenantee, provide written consent to any application by the Covenantee for a Resource Consent or plan change in respect of a subdivision or plan changes in respect of a subdivision, boundary adjustment and/or development of the Benefited Land. The Covenantee shall be entitled to provide a copy of this Instrument to the relevant authority as evidence that such approval or support is given.
3. Object to or make complaints in respect of any farming activities being run on the Benefited Land including but not limited to dust, smells and spray drift associated with farming operations and practices.
4. The Covenantor will indemnify the Covenantee against all expenses, losses, claims and proceedings arising out of a breach by the Covenantor of any of its obligations set out in this covenant.

SCHEDULE 4 – Consent Notice

EXPECTED CONTENT OF CONSENT NOTICE PURSUANT TO WHANGAREI DISTRICT COUNCIL'S RESOURCE CONSENT DATED 21 MARCH 2019

IN THE MATTER of the Resource Management Act 1991 ("the Act")

AND

IN THE MATTER of a subdivision consent as evidenced by
Land Transfer Plan No. _____

AND

IN THE MATTER of a Consent Notice issued pursuant to
Section 221 of the Act by WHANGAREI
DISTRICT COUNCIL ("the Council")

IT IS HEREBY CERTIFIED that the following condition to be complied with on a continuing basis by the subdividing owner and subsequent owners was imposed by the Council as a condition of approval for the subdivision as effected by Land Transfer Plan No. _____ ("the Plan"):

In relation to Lot 1 on the Plan:

- i. The communal storm water treatment and attenuation reservoir must be monitored and maintained in accordance with the recommendations identified in the Base Group Consulting Chartered Professional Engineers engineering suitability report reference 18009 dated 19/02/2018 unless an alternative engineering report prepared by a suitably experienced Chartered Professional Engineer is approved in writing by Council.
- ii. Upon construction of any habitable dwelling, sufficient water supply for fire-fighting purposes is to be provided by way of tank storage or other approved means, and that this water supply be accessible by fire-fighting appliances in accordance with Council's Environmental Engineering Standards 2010 and more particularly with the 'NZFS Fire Fighting Code of Practice SNZ PAS 4509:2008'. Demonstration of achievement of an alternative means of compliance with this standard will be considered to satisfy this requirement but note that written approval from the NZ Fire Service is required.

In relation to Lots 1-27 on the Plan:

- iii. Any development shall comply with the restrictions and recommendations (specific foundations design, wastewater treatment and disposal, storm water treatment, attenuation and disposal) identified in the Base Group Consulting Chartered Professional Engineers engineering suitability report reference 18009, dated 19/02/2018 unless an alternative engineering report prepared by a suitably experienced Chartered Professional Engineer is approved in writing by Council.
- iv. On proposed Lots 14, 15, 19, 20, 25 & 26 a waste water treatment system capable of treating the domestic wastewater generated by the dwelling to a secondary standard certified by a Geo-Specialist with regard to stability, shall be installed and the treated waste water shall be

discharged to land by way of pressure compensating dripper irrigation unless an alternative system certified by a Geo-Specialist with regard to stability is approved by Council's Development Engineer or delegated representative in writing. A detailed design report shall be prepared at building consent stage by a suitably qualified and experienced person that shall supervise the construction and commissioning of the system.

- v. At the time of the building consent the owners of Lots 1–9, 10–13, 16–18, 21 and 24–27 shall arrange to supply and install (at its own cost) and be responsible for ongoing maintenance and associated costs for a private sewage treatment system and pumping pipeline connecting into the dedicated communal waste water disposal area.
- vi. The owners of Lots 1–9 shall be aware that the communal waste water disposal land application area is located within the area 'L' on proposed Lot 101 and must be maintained as recommended in the Base Group Consulting Chartered Professional Engineers engineering suitability report reference 18009 dated 19/02/2018 unless an alternative engineering report prepared by a suitably experienced Chartered Professional Engineer is approved in writing by Council.
- vii. The owners of Lots 10–13 shall be aware that the communal waste water disposal land application area is located within the area 'T' (and reserve are 'L') on proposed Lot 101 and must be maintained as recommended in the Base Group Consulting Chartered Professional Engineers engineering suitability report reference 18009 dated 19/02/2018 unless an alternative engineering report prepared by a suitably experienced Chartered Professional Engineer is approved in writing by Council.
- viii. The owners of Lots 16–18 shall be aware that the communal waste water disposal land application area is located within the area 'J' on proposed Lot 100 and must be maintained as recommended in the Base Group Consulting Chartered Professional Engineers engineering suitability report reference 18009 dated 19/02/2018 unless an alternative engineering report prepared by a suitably experienced Chartered Professional Engineer is approved in writing by Council.
- ix. The owners of Lots 21–24 and 27 shall be aware that the communal waste water disposal land application area is located within the area 'K' on proposed Lot 102 (and reserve are 'L' on proposed Lot 101) must be maintained as recommended in the Base Group Consulting Chartered Professional Engineers engineering suitability report reference 18009 dated 19/02/2018 unless an alternative engineering report prepared by a suitably experienced Chartered Professional Engineer is approved in writing by Council.
- x. The owners of Lots 2–5 and 23–27 shall be aware that the common water tank constructed as part of subdivision works within the easement 'X' on proposed Lot 102 is for the purposes of fire-fighting water supply and must be maintained full with a minimum water volume of 25m³ in accordance with the New Zealand Fire Service Firefighting Water Supplies Code of Practice SNZ PAS 4509:2008.
- xi. The owners of Lots 6–15, 21 & 22 shall be aware that the common water tank constructed as part of subdivision works within the easement 'Y' on proposed Lot 101 is for the purposes of fire-fighting water supply and must be maintained full with a minimum water volume of 25m³ in accordance with the New Zealand Fire Service Firefighting Water Supplies Code of Practice SNZ PAS 4509:2008.
- xii. The owners of Lots 18–20 shall be aware that the common water tank constructed as part of subdivision works within the easement 'Z' on proposed Lot 100 is for the purposes of fire-fighting water supply and must be maintained full with a minimum water volume of 25m³ in accordance with the New Zealand Fire Service Firefighting Water Supplies Code of Practice SNZ PAS 4509:2008.

- xiii. The owners of proposed lots shall be responsible to ensure that any further development of the site including building sites, earthworks, drainage works, effluent disposal fields & vehicle access formations will be undertaken in such a manner that will not result in the obstruction or diversion of any existing overland flow path unless a specific design has been done by an IQP or Chartered Professional Engineer which mitigates potential adverse flooding effects on any neighbouring properties created by the obstruction or diversion and is approved in writing by the Council's Development Engineer or delegated representative.

Note Overland flow paths are to be assessed in accordance with Section 4.9 of Council's Environmental Engineering Standards 2010 Edition and are to be certified by an IQP/CPEng.
- xiv. The minimum setback from the road boundary for any building shall be 10m (Lots 2-5, 7-8, 16, & 21-24).
- xv. Road boundary treatment on Lots 2-5, 7-8, 16, and 21-24 shall be restricted to a maximum of 900mm and should not be of an urban form and not solid. Post and rail fencing would be appropriate. Hedging to a similar maintained height of 900mm would also be appropriate as an alternative.
- xvi. Mustelids, rodents and any other domestic animal, apart from cats and dogs, shall not be kept on any lot.
- xvii. Two dogs to be de-sexed and registered shall be allowed to be kept on each lot.
- xviii. Two cats which must be de-sexed and fitted with collars to avoid confusion with feral cats shall be allowed to be kept on each lot.
- xix. Any dog residing within the lots shall be kept under the following conditions, to the satisfaction of the Whangarei District Council Team Leader RMA Approvals and Compliance or their delegated representative:
 - a. Shall have completed Kiwi aversion training before being introduced to the lots.
 - b. Shall be prevented from roaming at by securing them inside a building, or if retained outside shall be secured with an escape proof enclosure/ area.
 - c. Working dogs should be kept in an escape proof enclosure / area when not working.
- xx. No building may be erected within the 'no build areas' zone identified on the survey plans.
- xxi. There shall be no more than one residential unit per lot.
- xxii. Except for the existing buildings located within the application site, building facade materials and finishes shall have a reflectance value of no more than 40%. Smaller architectural elements, such as joinery or other minor features, are excluded from this requirement. Windows shall not be mirror type glazing.
- xxiii. Except for the existing buildings located within the application site, roof surfaces shall have a reflectance value of no more than 30%.
- xxiv. Building heights shall be limited to 6.0m maximum in line with District Plan height meaning of words.
- xxv. The maintenance of the swale drain and vehicle crossing within the road reserve (directly adjacent to each lot) shall remain the responsibility of the property owner. These structures shall be maintained in a state consistent with the relevant construction engineering drawings required and approved for this consent. Any modification to these swales or to vehicle crossings shall not be undertaken without the approval of Council's Roading Manager. The constructions of any additional crossings require the approval of Council's Roading Manager.

- xxvi. Stone walls which may be present on the respective lots are not to be removed and shall be maintained to a good standard by the owner to the satisfaction of the Team Leader RMA Approvals and Compliance or their delegated representative.
- xxvii. Any fence or barrier not being located on the roadside boundary shall be no higher than 1.80 metres.

PROPOSED EASEMENTS IN GROSS				PROPOSED EASEMENT SCHEDULE			
PURPOSE	SHOWN	SERV.TENE. (BURDENED)	GRANTEE	PURPOSE	SHOWN	SERV.	DOM.TENE.
RIGHT TO TRANSMIT ELECTRICITY & TELECOM.	(P)	LOT 3 DP 436342	N'POWER LTD & N'POWER FIBRE LTD	RIGHT OF WAY	(C)	LOT 13 HEREON	LOTS 8-10 HEREON
	(A)	LOT 200 HEREON			(D)	LOT 10 HEREON	LOT 9 HEREON
	(B)	LOT 100 HEREON			(G)	LOT 200 HEREON	LOT 20 HEREON
	(C)	LOT 13 HEREON		RIGHT OF WAY AND RIGHT TO DRAIN SEWAGE	(B)	LOT 100 HEREON	LOT 25 HEREON
	(D)(EP)	LOT 10 HEREON			(C)	LOT 13 HEREON	LOTS 11, 12, 14 & 15 HEREON
	(G)(J)	LOT 200 HEREON			(D)	LOT 10 HEREON	LOTS 11 - 12 HEREON
	(H)	LOT 28 HEREON		RIGHT TO DRAIN SEWAGE	(E)(EP)	LOT 10 HEREON	LOTS 12 - 15 HEREON
	(PU)	LOT 1 HEREON			(T)	LOT 200 HEREON	LOTS 10 - 15 HEREON
	(PA)	LOT 2 HEREON			(U)(UB)	LOT 200 HEREON	LOTS 2-5 & 7-15 HEREON
	(PE)	LOT 4 HEREON			(PA)(UC)	LOT 2 HEREON	LOTS 3 - 5 & 7-15 HEREON
	(PF)	LOT 5 HEREON			(L)	LOT 200 HEREON	LOTS 2 - 5 & 7-15 HEREON
	(PG)	LOT 7 HEREON			(Y)	LOT 200 HEREON	LOTS 8 & 9 HEREON
	(PQ)	LOT 8 HEREON			(B)(K)	LOT 100 HEREON	LOTS 24 & 25 HEREON
	(PR)	LOT 9 HEREON			(VA)	LOT 100 HEREON	LOT 24 HEREON
	(PT)	LOT 12 HEREON			(N)	LOT 102 HEREON	LOT 1 HEREON
	(PS)	LOT 13 HEREON			(YA)	LOT 7 HEREON	LOTS 8 & 9 HEREON
	(PP)	LOT 14 HEREON			(D)	LOT 10 HEREON	LOTS 13-15 HEREON
	(PO)	LOT 15 HEREON		FOR FIRE FIGHTING SUPPLY RIGHT	(X)	LOT 100 HEREON	LOTS 2 - 5, 24 & 25 HEREON
	(PC)	LOT 24 HEREON			(ZA)	LOT 200 HEREON	LOTS 5 & 7-15 HEREON
	(B)	LOT 100 HEREON			(Z)	LOT 200 HEREON	LOTS 7 - 15 & 20 HEREON
RIGHT TO DRAIN WATER	(AE)	LOT 102 HEREON	WDC	<div><div></div>NO BUILD AREA TOTAL: 8.1124 Ha LOT 200: 5.2071 Ha</div> <div>AREAS MARKED A, F, G, J, L, R, T, U, Y, Z, AC, BC, BE, FA - FD, NB, RA, UB, WA, WB & ZA</div> <div>LOT 102: 0.2560 Ha AREAS MARKED N, S & AE</div> <div>LOT 100: 2.6493Ha AREAS MARKED B, K, M, MA, V, VA & X</div>			
	(AB)	LOT 25 HEREON					
	(AC)(A)	LOT 200 HEREON					
	(C)	LOT 13 HEREON					
	(W)	LOT 14 HEREON					
RIGHT TO CONVEY WATER & RIGHT TO DRAIN SEWAGE	(WA)	LOT 200 HEREON					
	(Q)	LOT 1 HEREON					
	(U)	LOT 200 HEREON					

PROPOSED AMALGAMATION CONDITION <i>PURSUANT TO SECTION 220 (1)(b)(ii) & (iii) OF THE RMA 1991</i> THAT 100, 102 & 200 HEREON BE HELD IN THE SAME RECORD OF TITLE.			
PROPOSED CONSERVATION COVENANTS PURSUANT TO s77 RESERVES ACT 1977			
SHOWN	UNDERLYING PARCEL	AREA	
M	LOT 100 HEREON	1.7718 Ha	
K	LOT 100 HEREON	0.2622 Ha	
V	LOT 100 HEREON	0.1400 Ha	
NB	LOT 200 HEREON	0.0545 Ha	
AE	LOT 102 HEREON	0.0305 Ha	
N	LOT 102 HEREON	0.1800 Ha	
S	LOT 102 HEREON	0.0460 Ha	

CAUTION:			
1.	THIS DRAWING SHOULD NOT BE AMENDED MANUALLY.		
2.	AREAS & DIMENSIONS ARE APPROXIMATE ONLY AND ARE SUBJECT TO FINAL SURVEY.		
3.	THE VENDOR & PURCHASER MUST CONTACT THE SURVEYOR IF SALE & PURCHASE AGREEMENTS ARE ENTERED INTO USING THIS PLAN.		
4.	SERVICES MUST NOT BE POSITIONED USING THIS PLAN.		
5.	DO NOT SCALE OFF DRAWINGS.		
6.	THIS PLAN IS COPYRIGHT TO REYBURN & BRYANT (1999) LIMITED.		
7.	DESIGNED BY REYBURN & BRYANT - WHANGAREI - NEW ZEALAND		
8.	04m 2014-2016 RURAL AERIAL SOURCED FROM AERIAL SURVEYS LTD		
9.	INFORMATION AVAILABLE ON LINZ DATA SERVICE.		
10.	BOUNDARIES SOURCED FROM QUICKMAP. COORDINATES IN TERMS OF MOUNT EDEN 2000.		

TOTAL AREA: 14.0600 Ha			
COMPRISED IN: RT 854407			
THIS SITE IS ZONED 'UTE' AND THE BUILDING SETBACKS ARE THUS: 20m FROM ROAD BOUNDARIES, 50m MAXIMUM FROM ANOTHER BUILDING OR BUILDING SITE.			

SHEET SCHEDULE			
OVERALL	-	SHEET 01	
STAGE 1	-	SHEET 02	
STAGE 2	-	SHEET 03	
DATE	JUNE 2020	SCALE	1:2500 @A3
NO.	S14744	SHEET	2/3
		REV.	U

TITLE			
STAGE 1 PROPOSED SUBDIVISION OF LOT 2 DP 528544 & PROPOSED EASEMENT OVER LOT 3 DP 436342			
CLIENT			
McGregor 422 THREE MILE BUSH ROAD, KAMO, WHANGAREI			
Date Plotted: 8/07/2020 File Path: P:\14000 - 14999\14744 - McGregor UTE\Drawings\Scheme Plan\S14744 - McGregor STAGED - Rev U.dwg			



U	08.07.20	CHANGED EASEMENTS - PL/MW
T	22.06.20	ADD CONS COVTS & CHANGE LOT 23 - PL/SB/MW
S	29.06.20	ADJUSTED K & EASEMENTS - PL/MW
B	05.12.17	REDESIGN - CC/SB
REV	DATE	DESCRIPTION
REF. DATA : 14794		
reyburn & bryant		
Ph: 09 438 3563 PO Box 191, Whangarei 0140		
7 Selwyn Ave, Whangarei www.reyburnandbryant.co.nz		
LOCAL AUTHORITY:WHANGAREI DISTRICT COUNCIL		