

Purchaser Consent Prior to signing S&P



Property Address 32 Aberfoyle Street

Acknowledgements

I/We as Purchasers ('we' hereafter) of the above property hereby acknowledge that prior to entering into and signing this contract that

- 1 We were given a copy of the REA Approved Guide
- 2 If we are purchasing this property as trustees of a trust, all trustees must sign this form
- 3 If we are purchasing this property as a company we are duly authorised to sign this form on the company's behalf
- 4 We were advised that our solicitor will have obligations under the Anti Money Laundering Act 2009 which we will discuss with them
- 5 We understand that residential property purchases are subject to the provisions of the Overseas Investment Act 2005 (OIA) Before any property is transferred to us, my lawyer will require us to complete a Residential Land Statement certifying that we meet the eligibility criteria Failure to meet this criteria will be in breach of the OIA and we will be liable for fines upto \$300,000 and may not be able to settle this transaction and forfeit the deposit If we are unsure we have been advised to obtain legal advice prior to making an offer or BIDDING AT AUCTION
- 6 Healthy Homes Standards that took effect on 1 July 2019 outline minimum requirements for all rental properties We have been advised to obtain independent advice on the property with regards to the Healthy Homes Guarantee Act 2017 Information can be found at www.tenancy.govt.nz

I/We then entered into the contract as Purchasers

Other Disclosures

The purchaser acknowledges they have been made aware that

The vendor has provided a copy of the LIM report for the property at 32 Aberfoyle Street, Hamilton The page headed City Waters Information confirms that a public sanitary sewer pipeline is shown as passing through the property Conditions will be imposed on any building consent including the approval of Water and Waste Services, which shows building over or adjacent to the pipeline This is identified on the page from the HCC City View System headed 3 Water - 32 Aberfoyle Street

The following information provided by the vendor is attached with the following pages

Property info council stamp 16 Nov 1981 (6 pages)

Copy of the email from the council with reference to building work completed prior July 1992

Copy of an Asbestos Analysis Report dated 14 Sept 2005

Final Acknowledgements

We further confirm and acknowledge that at the time of entry into this Contract we did so freely and voluntarily without any pressure, undue influence or duress. We were advised that we could seek legal, technical or specialist advice of our choice prior to signing the contract.

MovingHub

We consent to Lugtons providing our personal details to MovingHub, a service provider who can assist us moving our utilities to our new address MovingHub is a free provider YES ☐ NO ☐

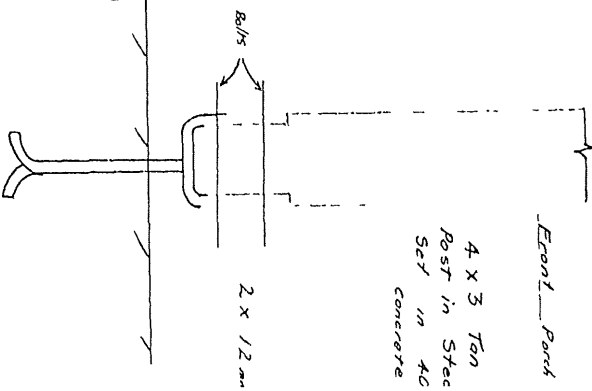
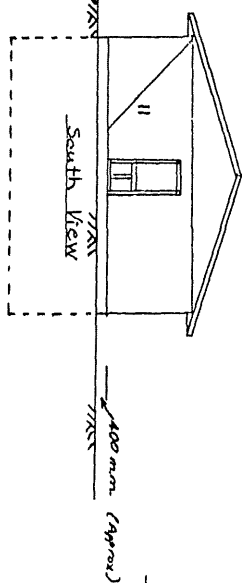
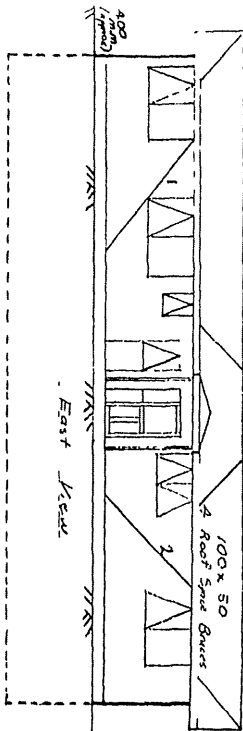
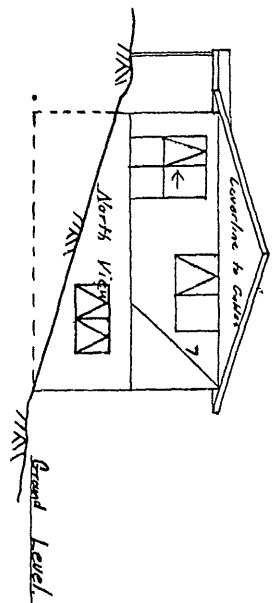
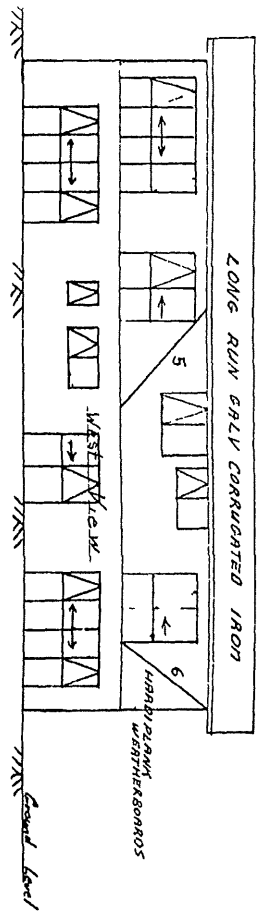
Purchaser Name _____ Signature _____ Date _____

Purchaser Name _____ Signature _____ Date _____

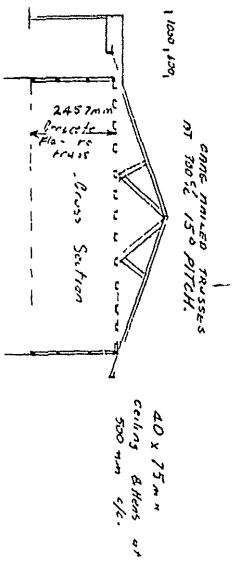
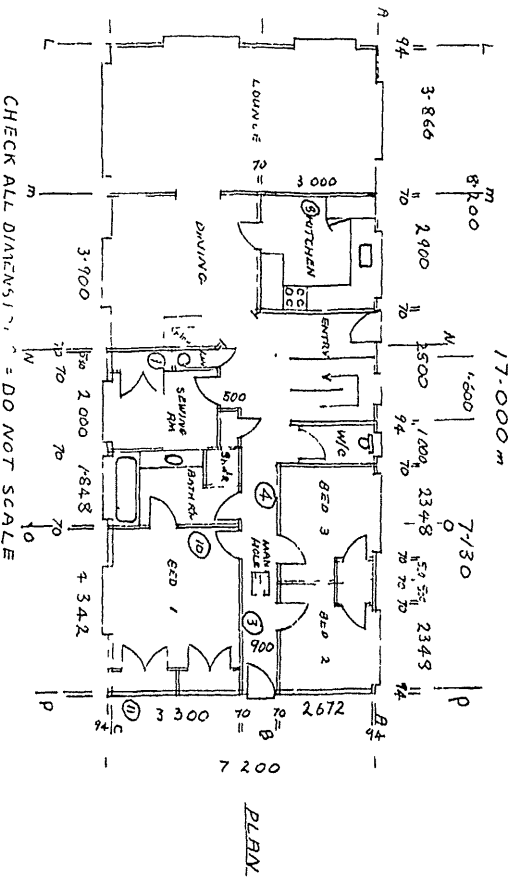
Salesperson Name _____ Signature _____ Date _____

*Purchaser email _____ *Purchaser Mobile _____

*Required to send to MovingHub



Cib Foil to all ext walls.
135 mm Macerated Paper to Ceiling.



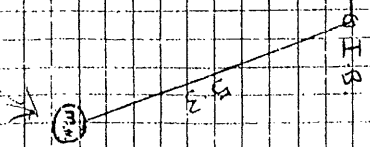
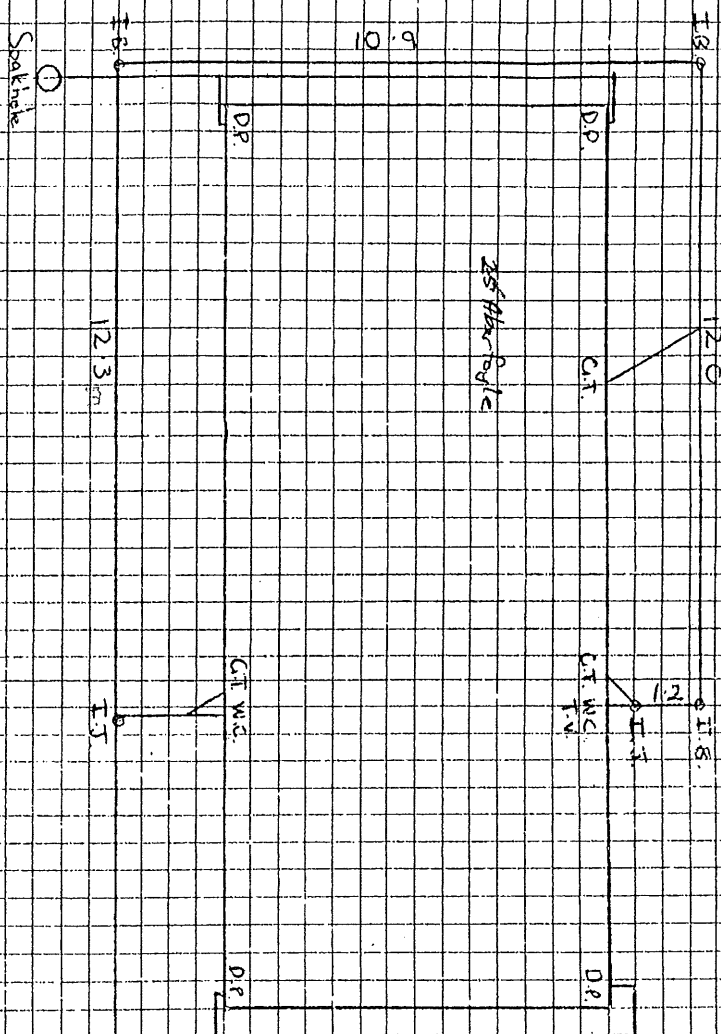
Street: Albert
St. No: 32
Lot: 132
B.P. No: 863
B. & D.F. No: 132
B.P. No: 863
B. & D.F. No: 132

House Plans for M + J Melton
Lot 1 & Lot 32
D P S 2437
Aberfoyle St
Hamilton

SCALE: 1:100
AREA: House
Base: 1000
DATE: 1/1/81

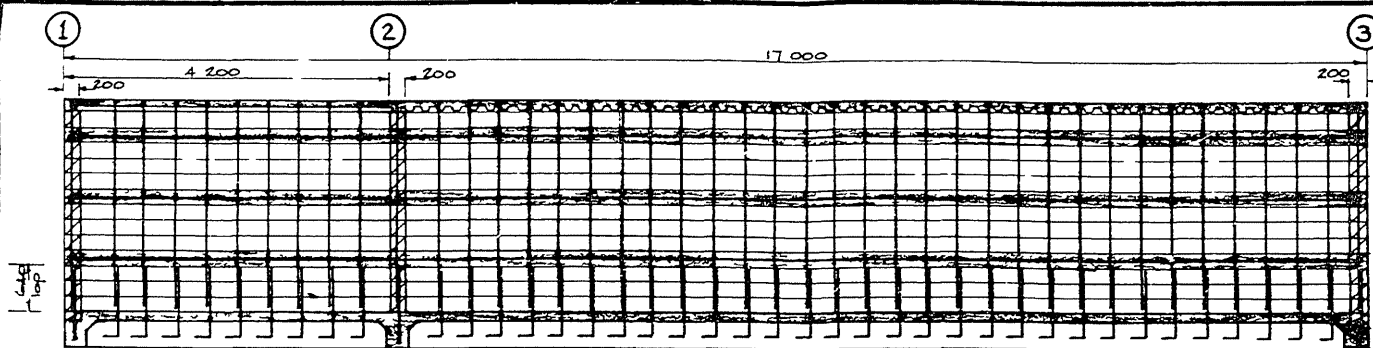


Street Aberfoyle
St. No 32
NPS 2437
- 1e32
P.R. 86331
P & DP. No
HCC BUILDING RECORD INDEX

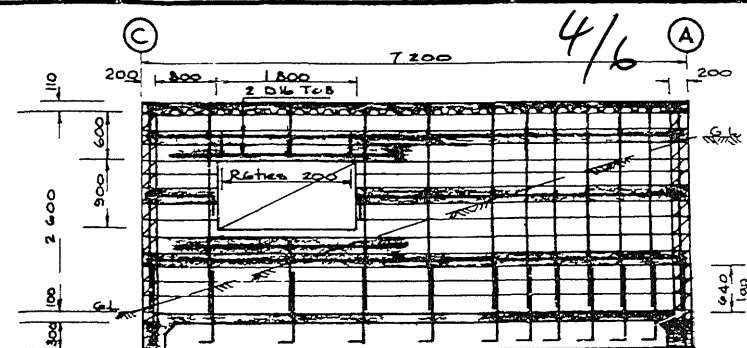


mean hole behind
door flush
on the land by
gate

South

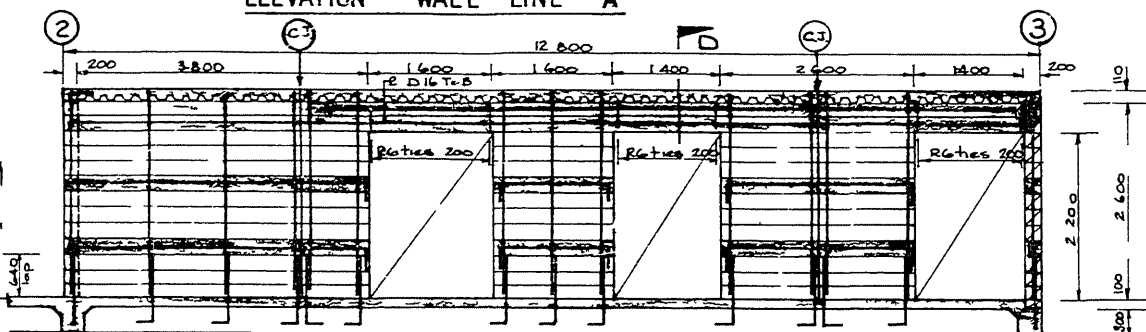


ELEVATION WALL LINE A

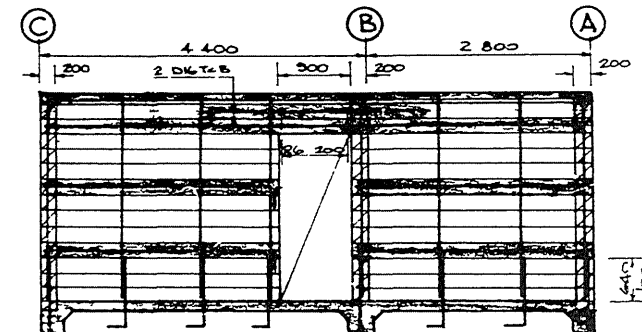


ELEVATION WALL LINE 1

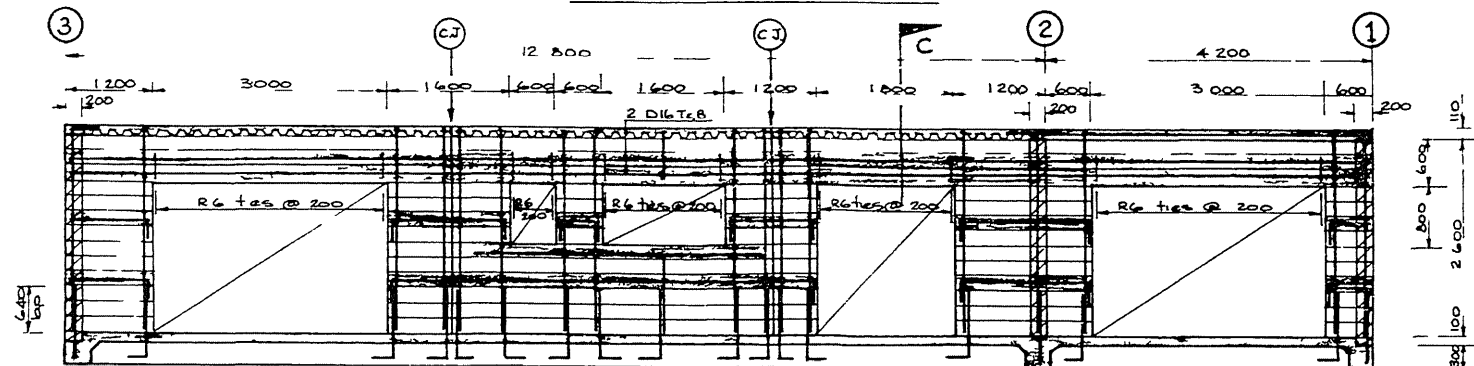
Street: Aberfoyle
 St. No: 30
 DPS: 2437
 Lot: 1 & 32
 8633
 P.C.D.P. No.
 BUILDING F. D.R.D.S.



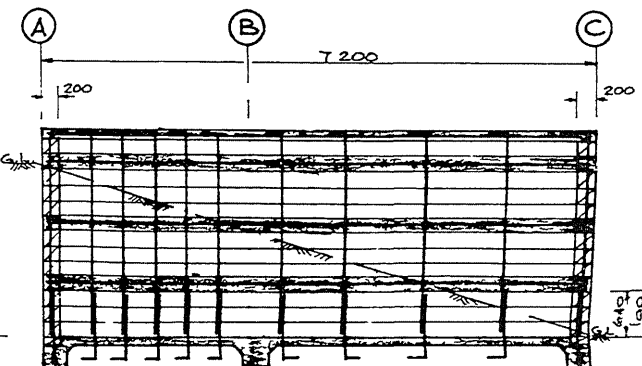
ELEVATION WALL LINE B



ELEVATION WALL LINE 2



ELEVATION WALL LINE C



ELEVATION WALL LINE 3

NOTES

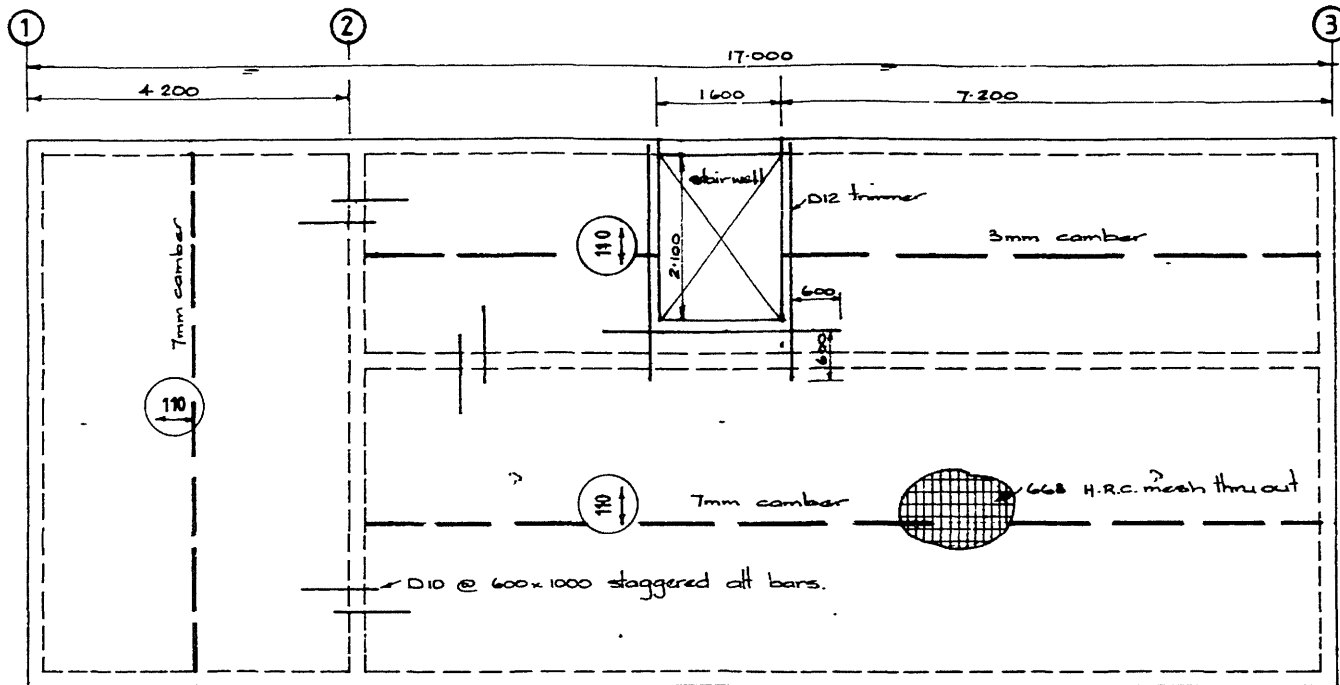
- 1 Reinforcement of blockwalls shall be as shown
Horizontal 1 D16 800 Vertical 1 D16
- 2 Where blockwall retains soil the Vertical reinforcement to be 1-D16 400
- 3 Refer to sht 4 for sections
- 4 Lintel reinforcement to be 2 D16 T & B
- 5 Only those cells containing reinforcing to be filled with concrete
- 6 Control Joints shown (CJ)

BASEMENT & SUSPENDED FLOOR FOR MR M MELTON ABERFOYLE ST
 HAMILTON LOT 1 & LOT 32 DPS 2437 BLOCKWALL ELEVATIONS

K JONES CONSULTING ENGINEER
 2nd FLOOR WESTERN BLDG SOCIETY
 CNR LIVERPOOL & VICTORIA STS HAMILTON
 DRAWN J.M. CHECKED J.M. SCALES 1/50
 TRACED J.M. DATE OCT. 81

SHEET
 2
 SERIES OF 1
 REF 78981

5/6



NOTES:

1. Check all dimensions on site before ordering Hi-bond floor.
2. All seating for Hi-bond panels to be 50mm.
3. All starters bars and saddle reinforcement to be as shown.
4. All concrete to have a compressive strength of 20 MPa @ 28 days.
5. Lap all mesh reinforcing - 300mm.
6. Mesh reinforcing in Hi-bond floor to be 668 with 50 top cover.
7. Hi-bond to be 0.8 thick.
8. Position of Hi-bond Panel prop shown

SUSPENDED FLOOR

Street Aberfoyle
 St. No. 32
 D.P.S. 2437
 Lot 32
 P. No. 2633
 P. & DP. No. ---

BASEMENT & SUSPENDED FLOOR FOR MR. M. MELTON ABERFOYLE ST.
 HAMILTON. LOT 1. & LOT 32 D.P.S. 2437. SUSPENDED FLOOR PLAN.

K. JONES CONSULTING ENGINEER
 2nd. FLOOR WESTERN BLDG. SOCIETY.
 CNR. LIVERPOOL & VICTORIA STS. HAMILTON.
 DRAWN: J. H. CHECKED: J. H. DATE: 02.1.81
 SCALE: 1:50
 SHEET: 3 OF 4
 78881

6/6



Heather Whyte

From: Heather Whyte
Sent: Tuesday, 20 May 2025 4:45 pm
To: Don and Rosalie
Subject: FW: 32 Aberfoyle Street - TO appointment

Hello Rosalie

This is just an FYI for your records of the council letter that I have a copy of.

Kund regards
Heather

From: Prathit Vasam <Prathit.Vasam@hcc.govt.nz>
Sent: Tuesday, 20 May 2025 11:05 am
To: Heather Whyte <heather.whyte@lughtons.co.nz>
Subject: 32 Aberfoyle Street - TO appointment

 You don't often get email from prathit.vasam@hcc.govt.nz [Learn why this is important](#)
Hi Heather,

Thank you for taking the time to meet today.

As discussed, building work completed before July 1992—when the building consent provisions of the Building Act 1991 came into effect—generally did not require a building consent. As a result, homes built before this date may not have an associated building consent or a Code Compliance Certificate (CCC) on record.

A CCC is issued upon the completion of building work to confirm compliance with the Building Code. However, if the work was carried out prior to 1992, it is common that a CCC does not exist. Please note that the absence of a CCC for pre-1992 works does not indicate the building work is unlawful.

For your reference, I've included a relevant snippet below, should you need it. If you have any further questions or need additional support, please don't hesitate to get in touch.

What can I do about unpermitted building work carried out before 1 July 1992?

A CoA cannot be issued for building work carried out prior to the inception of the Building Act. Work carried out prior to the Building Act 1991 was subject to the Building Bylaws and the building permit system. Whilst it is not necessary to do anything about this work, if you are concerned that the unpermitted building work does not comply with the Building Code, you can either:

- Demolish the unpermitted building work (refer to Schedule 1 of the Building Act 2004 to determine if a building consent is required to demolish the work). You should also refer to the District Plan to find out whether a resource consent is required, then if you wish to reconstruct the building works obtain a building consent prior to undertaking re-construction, or
- Obtain a third party report (see next section)

Kind Regards,

Prathit Vasam (He/Him)
Building Review Officer | Regulatory Services Unit



Waikato District Health Board

POPULATION HEALTH SERVICE

Hugh Monckton Trust Building
Cnr Rostrevor & Harwood Streets
P O Box 505
Hamilton, New Zealand

Ph: 07 838 2569
Fax: 07 838 2382

Our Ref: A150-03

14 September, 2005

Rosalie Boleyn
32 Aberfoyle Street
Dinsdale
HAMILTON

PUBLIC HEALTH UNIT
Medical Officers of Health &
Health Protection Officers are
designated by the Director General
of Health under Section 7A of the
Health Act 1956

Dear Sir/Madam

ASBESTOS ANALYSIS REPORT

Attached is an analysis report that indicates asbestos was not detected in the **ceiling** sample from the above residence.

Yours faithfully



Glenda Smith
Support Officer