

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: Pragma Designer Homes Limited

PURCHASER: _____ and/or nominee

The vendor is registered under the GST Act in respect of the transaction and/or will be so registered at settlement: **Yes/No**
 If "Yes", Schedule 1 must be completed by the parties.

Purchase price allocation (PPA) is relevant to the parties for income tax and/or GST purposes: **Vendor Yes/No**
 If both parties answer "Yes", use of the PPA addendum for this agreement is recommended. **Purchaser/Purchaser's Nominee Yes/No**

PROPERTY
Address: Lot 4, 119 & 121 Fitzroy Avenue, Hamilton

Estate: FREEHOLD LEASEHOLD STRATUM IN FREEHOLD
 STRATUM IN LEASEHOLD CROSS-LEASE (FREEHOLD) CROSS-LEASE (LEASEHOLD)

If none of the above are deleted, the estate being sold is the first option of freehold.

Legal Description:
Area (more or less): 253 m² **Lot/Flat/Unit:** 4 **DP:** _____ **Record of Title (unique identifier):** _____

Lot 4, as shown on the attached plan (including a share in an access lot (if any)), being part of a subdivision of Lot 39 DPS 9826, currently contained in record of title SA5B/1362 and Lots 40-41 DPS 9826 currently contained in record of title SA5B/749.

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 the vendor's solicitor's trust account upon satisfaction of the purchaser conditions on the signing of this agreement, whichever is later.

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:** 12 % p.a.

CONDITIONS (refer clause 9.0)			
Finance required (clause 9.1):	Yes/No	OIA consent required (clause 9.6):	Yes/No
Finance date:		OIA date (clause 9.8):	
LIM required (clause 9.3):	Yes/No	Land Act consent required (clause 9.7):	Yes/No
Building report required (clause 9.4):	Yes/No	Land Act date (clause 9.8):	
Toxicology report required (clause 9.5):	Yes/No		

TENANCIES **Yes/No**
 Particulars of any tenancies are set out in Schedule 3 or another schedule attached to this agreement by the parties.

It is agreed that the vendor sells and the purchaser purchases the property, and any chattels listed, on the terms and conditions of this agreement.

Release date: 8 February 2022

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 an electronic transfer of funds that has been made 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 New Zealand Law Society Property Law Section Guidelines, issued by 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) "Purchase price allocation" means an allocation of the purchase price, and (if applicable) any other consideration for the property and the chattels included in the sale, to the property, chattels or any part thereof that affects a person's tax position under the Income Tax Act 2007 and/or the GST Act.
- (25) "Regional council" means a regional council within the meaning of the Local Government Act 2002.
- (26) "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 clause 3.8(2), pursuant to the protocol for remote settlement recommended in the PLS Guidelines.
- (27) "Residential (but not otherwise sensitive) land" has the meaning ascribed to that term in the Overseas Investment Act 2005.
- (28) "Rules" means body corporate operational rules under the Unit Titles Act.
- (29) "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.
- (30) "Settlement" means (unless otherwise agreed by the parties in writing) the moment in time when the vendor and purchaser have fulfilled their obligations under clause 3.8.
- (31) "Settlement date" means the date specified as such in this agreement.
- (32) "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.
- (33) "Tax information" and "tax statement" have the meanings ascribed to those terms in the Land Transfer Act 2017.
- (34) "Territorial authority" means a territorial authority within the meaning of the Local Government Act 2002.
- (35) "Title" includes where appropriate a record of title within the meaning of the Land Transfer Act 2017.

- (36) "Unit title" means a unit title under the Unit Titles Act.
- (37) "Unit Titles Act" means the Unit Titles Act 2010.
- (38) "Working day" means any day of the week other than:
- Saturday, Sunday, Waitangi Day, Good Friday, Easter Monday, Anzac Day, the Sovereign's Birthday and Labour Day;
 - if Waitangi Day or Anzac Day falls on a Saturday or Sunday, the following Monday;
 - 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 clause 9.3(2) the 15th day of January) in the following year, both days inclusive; and
 - 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 clause 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 clause 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:
 - (i) when sent to the email address provided for the party or the party's lawyer on the back page; or
 - (ii) any other email address notified subsequently in writing by the party or the party's lawyer (which shall supersede the email address on the back page); or
 - (iii) if no such email address is provided on the back page or notified subsequently in writing, the office email address of the party's lawyer's firm appearing on the firm's letterhead or website;
 - (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 and Execution

- (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.
- (6) Reference to a party's lawyer includes reference to a conveyancing practitioner (as defined in the Lawyers and Conveyancers Act 2006), engaged by that party, provided that all actions of that conveyancing practitioner (including without limitation any actions in respect of any undertaking or in respect of settlement) must strictly accord with the PLS Guidelines.

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) clause 6.2(3)(c); or
 - (ii) sections 36 or 37 of the Contract and Commercial Law Act 2017; or
 - (b) avoided pursuant to clause 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 clause 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 clause 3.12 or 3.13, or for any deduction allowed to the purchaser under clause 5.2, or for any compensation agreed by the vendor in respect of a claim made by the purchaser pursuant to clause 10.2(1), or for any interim amount the purchaser is required to pay to a stakeholder pursuant to clause 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 clause 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 clause 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 clause 3.8 are interdependent.
- 3.10 The parties shall complete settlement by way of remote settlement in accordance with the PLS Guidelines. Where the purchaser considers it is necessary or desirable to tender settlement, this may be effected (in addition to any other valid form of tender) by the purchaser's lawyer providing to the vendor's lawyer a written undertaking that:
- (1) the purchaser is ready, willing, and able to settle;
 - (2) the purchaser's lawyer has certified and signed the transfer instrument and any other instruments in the Landonline Workspace for the transaction that must be signed on behalf of the purchaser; and
 - (3) the purchaser's lawyer holds in their trust account in cleared funds the amount that the purchaser must pay on settlement.

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 clause, 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 clause 3.12(1).
 - (3) If the parties are unable to agree upon any amount payable under this clause 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 clause 3.13:
- (a) the default period means:
 - (i) in clause 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 clause 3.13(3), the period from the date the purchaser takes possession until the date when settlement occurs; and
 - (iii) in clause 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 clause 3.13(2)(b) during the default period. A purchaser in possession under this clause 3.13(3) is a licensee only.
- (4) Notwithstanding the provisions of clause 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 clause 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 clause 3.13(2)(b) during the default period.
- (6) The provisions of this clause 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 clause 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 clause 3.14 or clause 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 clause 8.2(3),
- then the vendor may extend the settlement date:
- (a) where there is a deferment of the settlement date pursuant to clause 3.14, to the tenth working day after 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 clause 3.15, to the tenth working day after 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,
- 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 after 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) Clause 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 clause 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 clause 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 clause 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 clause 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 clause 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 clause 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) if the property is 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 clause 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:
- 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;
 - 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;
 - 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 clause 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:
- in the case of a cross-lease title:
 - alterations to the external dimensions of any leased structure; or
 - 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;
 - 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 clause 6.2 requiring the vendor:
 - 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
 - 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:
- received any notice or demand and has no knowledge of any requisition or outstanding requirement:
 - from any local or government authority or other statutory body; or
 - under the Resource Management Act 1991; or
 - from any tenant of the property; or
 - from any other party; or
 - 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:
- The chattels included in the sale listed in Schedule 2 and all plant, equipment, systems or devices which provide any services or amenities to the property, including, without limitation, security, heating, cooling, or air-conditioning, 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 to do so shall only create a right of compensation.
 - All electrical and other installations on the property are free of any charge whatsoever and all chattels included in the sale are the unencumbered property of the vendor.
 - 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.
 - 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.
 - Where the vendor has done or caused or permitted to be done on the property any works:
 - any permit, resource consent, or building consent required by law was obtained; and
 - to the vendor's knowledge, the works were completed in compliance with those permits or consents; and
 - where appropriate, a code compliance certificate was issued for those works.
 - Where under the Building Act, any building on the property sold requires a compliance schedule:
 - 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;
 - 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.
- (7) Since the date of this agreement, the vendor has not given any consent or waiver which directly or indirectly affects the property.
- (8) 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.

7.4 If the property is or includes part only of a building, the warranty and undertaking in clause 7.3(6) 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 outgoings 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 vendor 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 vendor 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 vendor 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 vendor 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;

- (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; or
- (e) any change to utility interest or ownership interest for any unit on the 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 clause 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 clause 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 clauses 6.2(3) and 6.3 shall apply, with the purchaser's demand under clause 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 shown on the front page of this agreement.
 - (2) If the purchaser avoids this agreement for failing to arrange finance in terms of clause 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 clause 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 clause 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 clause 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 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 avoids this agreement for non-fulfilment of this condition pursuant to clause 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 that date 65 working days after 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 that date 20 working days after 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 (acting reasonably) claims a right to compensation for:
 - (a) a breach of any term of this agreement;
 - (b) a misrepresentation;
 - (c) a breach of section 9 or section 14 of the Fair Trading Act 1986;
 - (d) an equitable set-off, or
 - (2) there is a dispute between the parties regarding any amounts payable:
 - (a) under clause 3.12 or clause 3.13; or
 - (b) under clause 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, time being of the essence (except for claims made after the settlement date for amounts payable under clause 3.12 or clause 3.13, in respect of which the claimant may serve notice of the claim on the other party at any time after a dispute arises over those amounts); and
 - (2) the notice must:
 - (a) state the particular breach of the terms of this agreement, or the claim under clause 3.12, clause 3.13 or clause 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; and
 - (3) the claimant must not have made a prior claim under this clause 10.0 (to the intent that a claimant may make a claim under this clause 10.0 on only one occasion, though such claim may address one or more of the elements in clause 10.2).
- 10.4 If the claimant is unable to give notice under clause 10.3 in respect of claims under clause 10.2(1) or clause 10.2(2)(b) 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 clause 11.1, time being of the essence.
- 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 clause 10.2(1) but the vendor disputes that the purchaser has a valid or reasonably arguable claim, then:
- (1) the vendor must give notice to the purchaser, within three working days after service of the purchaser's notice under clause 10.3, time being of the essence; and
 - (2) the purchaser's right to make the claim (on the basis that such claim is valid or reasonably arguable) 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 Auckland District Law Society. The appointee's costs shall be met by the party against whom the determination is made or otherwise as determined by the appointee.
- 10.7 If the purchaser makes a claim for compensation under clause 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 valid or reasonably arguable claim.
- 10.8 If it is accepted, or determined under clause 10.6, that the purchaser has a right to claim compensation under clause 10.2(1) but the amount of compensation claimed is disputed, or if the claim is made under clause 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 Auckland District Law Society;
 - (3) the interim amount must be a reasonable sum having regard to the circumstances, except that:
 - (a) where the claim is under clause 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;
 - (b) neither party shall be entitled or required to undertake any discovery process, except to the extent this is deemed necessary by the appointee under clause 10.8(4) for the purposes of determining that the requirements of clauses 10.3(2)(b)-(c) have been met.
 - (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 clause 5.2, an experienced registered valuer or quantity surveyor appointed by the parties. The appointee's costs shall be met equally by the parties, or otherwise as determined by the appointee. 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 Auckland District 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; and
 - (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 clause 10.6(2) or clause 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 clauses, 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. However, the settlement date will only be deferred under this clause 10.9 if, prior to such deferral, the purchaser's lawyer provides written confirmation to the vendor's lawyer that but for the resolution of the claim for compensation, the purchaser is ready, willing and able to complete settlement.
- 10.10 The procedures prescribed in clauses 10.1 to 10.9 shall not prevent either party from taking proceedings for specific performance of this agreement.
- 10.11 A determination under clause 10.6 that the purchaser does not have a valid or reasonably arguable claim for compensation under clause 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 clause 10.6 or clause 10.8, that person:
- (1) 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; and
 - (2) may make an order that one party must meet the reasonable legal costs of the other party.

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 in all material respects ready, able, and willing to proceed to settle in accordance with this agreement, or is not so ready, willing, and able 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 clause 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 clause shall be deemed the settlement date for the purposes of clause 11.1.
 - (3) The vendor may give a settlement notice with a notice under this clause.
 - (4) For the purposes of this clause 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 clause 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 clause 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;
 - (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 and Purchase Price Allocation

- 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 clause 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 clause 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 clause shall be deemed the settlement date for the purposes of clause 11.1.
- (3) The vendor may give a settlement notice under clause 11.1 with a notice under this clause.
- 13.4 Each party warrants that their response to the statement on the front page regarding purchase price allocation being relevant to the vendor or purchaser/purchaser's nominee for income tax and/or GST purposes is correct.

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 clauses 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 clause 14.3 that GST will be chargeable on the supply under this agreement at 0% pursuant to section 11(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 clause 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 rate 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 a person enters into this agreement as trustee of a trust and is not a beneficiary of the trust, then that person will be known as an "independent trustee" and clauses 16.2 and 16.3 will apply.
- 16.2 The liability of an independent trustee under this agreement is limited to the extent of the indemnity from the assets of the trust available to the independent trustee at the time of enforcement of that indemnity.
- 16.3 However, if the entitlement of the independent trustee to be indemnified from the trust assets has been lost or impaired (whether fully or in part) by reason of the independent trustee's act or omission (whether in breach of trust or otherwise), then the limitation of liability in clause 16.2 does not apply, and the independent trustee will be personally liable up to the amount that would have been indemnified from the assets of the trust had the indemnity not been lost.

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 clause 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.

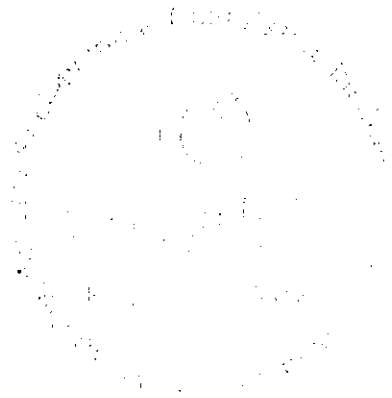
19.0 Collection of Sales Information

- 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 2020.
- 19.3 This information is collected, used and published for statistical, property appraisal and market analysis purposes, by REINZ, REINZ member agents and others.

- 19.4 Despite the above, if REINZ does come to hold any of the vendor's 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.

20.0 COVID-19 / Pandemic Provisions

- 20.1 The parties acknowledge that the Government of New Zealand or a Minister of that Government may, as a result of public health risks arising from a Pandemic, order restrictions on personal movement pursuant to the COVID-19 Public Health Response Act 2020 (or other legislation), and the effect of such restrictions may be that personal movement within or between particular regions is unlawful for the general population of those regions.
- 20.2 Where such a legal restriction on personal movement exists either nationally or in the region or district where the property is located:
- (1) The date for satisfaction of any condition that has not yet been satisfied or waived will be the later of:
 - (a) the date that is 10 working days after the restriction on personal movement in the region or district in which the property is located is removed; or
 - (b) the date for satisfaction of the condition as stated elsewhere in this agreement.
 - (2) The settlement date will be the later of:
 - (a) the date that is 10 working days after all conditions are satisfied or waived; or
 - (b) the date that is 10 working days after the date on which the restriction on personal movement in the region or district in which the property is located is removed; or
 - (c) the settlement date as stated elsewhere in this agreement.
 - (3) Nothing in the previous provisions of this clause is to have the effect of bringing forward a date specified in this agreement.
- 20.3 Clause 20.2 applies whether such legal restriction on personal movement exists at, or is imposed after, the date of this agreement, and on each occasion such restriction is imposed.
- 20.4 Neither party will have any claim against the other for a deferral of a condition date or the settlement date under this clause 20.0.
- 20.5 For the purposes of this clause 20.0, "Pandemic" means the COVID-19 pandemic, or such other pandemic or epidemic that gives rise to Government orders restricting personal movement.



Further Terms of Sale

21. Definitions

- 21.1. "**Building Consent**" means the building consent to be obtained from Council in relation to the House included any variations which are subsequently approved by Council.
- 21.2. "**Code Compliance Certificate**" means the Code Compliance Certificate in relation to the Building Consent.
- 21.3. "**Council**" means Hamilton City Council and/or its successors.
- 21.4. "**Development**" means the subdivision to be developed over the Vendor's Property as shown on the Plan.
- 21.5. "**Disclosure Statement and Checklist**" means the information attached as Appendix 3.
- 21.6. "**House**" means the house and associated fixtures, fittings and chattels to be constructed by the Vendor on the Property in accordance with the Plans and Specifications.
- 21.7. "**Land Covenants**" means land covenants in general accordance with those attached as Appendix 4, subject to any changes required by the Vendor.
- 21.8. "**Plan**" means the scheme plan attached as Appendix 1, including any variations which are subsequently approved by Council.
- 21.9. "**Plans and Specifications**" means the plans and specifications for the House attached as Appendix 2, subject to any variations made in accordance with this agreement, including a letterbox and clothesline, and where any conflict arises the plans and specifications prevail.
- 21.10. "**Property**" means Lot ___ as shown on the Plan.
- 21.11. "**Resource Consent**" means the land use consent 010.2022.00012060.001 and subdivision consent 011.2022.00007840.001 issued by Council on 16 March 2022, and any subsequent variations or variations to the Plan which do not require a variation of the Resource Consent.
- 21.12. "**Subdivision**" means the subdivision of the Vendor's Property in general accordance with the Plan and the Resource Consent to obtain a separate record of title, which is able to be dealt with separately, for the Property.
- 21.13. "**Survey Plan**" means the survey plan to be prepared by the Vendor, approved by Council and deposited with LINZ in respect of the stage of the Subdivision relating to the Property.
- 21.14. "**Vendor's Property**" means the property at 119 & 121 Fitzroy Avenue, Fitzroy, Hamilton currently legally described as Lot 39 DPS 9826, and Lots 40-41 DPS 9826, currently contained in record of titles SA5B/1362 and SA5B/749.

22. Vendor's Purchase

- 22.1. The Vendor has an agreement to purchase the Vendor's Property.
- 22.2. The Vendor will comply with its obligations under its purchase agreement to enable settlement under its agreement and under this agreement to be completed.

23. Building Consent

- 23.1. As soon as reasonably practicable following satisfaction of all purchaser's conditions, or where there are no purchaser's conditions, following signing of this agreement, the Vendor will, at its cost, apply for the Building Consent.
- 23.2. This agreement is conditional on the Vendor obtaining the Building Consent on terms and conditions acceptable to the Vendor within nine (9) months of satisfaction of all purchaser's conditions (if any), or the date of this agreement, whichever is later. This condition is inserted for the sole benefit of the Vendor, and may be waived by the Vendor at any time.

24. House

- 24.1. As soon as reasonably practicable following satisfaction of the purchaser's conditions, the Vendor will at its cost and in a workmanlike manner, arrange for the House to be constructed in accordance with any relevant laws and obtain the Code of Compliance Certificate.
- 24.2. The Vendor is under no obligation to accept any variations or deletions to the approved Plans and Specifications. The Vendor may, however, in its absolute discretion accept such variations or deletions which are requested by the Purchaser in writing, in which case the costs or otherwise of any such variations or deletions will be paid by the Purchaser immediately on receipt of the relevant variation invoice.
- 24.3. In the event that any materials set out in the Plans and Specifications are unprocurable or prohibited by any law, the Purchaser's lending institution or insurance company, the Vendor may substitute these with other materials, which are of a value and quality as near as is reasonably practicable in terms of both cost and material to those set out in the Plans and Specifications, in which case the difference in the cost of such substituted materials will be added to the Purchase Price.
- 24.4. The Parties acknowledge the final Plans and Specifications may be subject to change to comply with Council requirements. In the event Council requires changes to the Plans and Specifications, the Vendor will provide the Purchaser with updated Plans and Specifications. The Purchaser will, acting reasonably, accept the updated Plans and Specifications.
- 24.5. The Purchaser will not enter the Property at any time without the prior written consent of the Vendor, and any such access and/or damage resulting will be at the Purchaser's own risk. The Purchaser and/or its agents undertake to comply with all applicable health and safety laws including the Health and Safety at Work Act 2015 and any other requirements specified by the Vendor when entering the Property.
- 24.6. In the event of a conflict, the Plans will take precedence over the Specifications.

24.7. The legal equitable and beneficial ownership and title to any goods or materials brought onto the land by the Vendor and/or its builder shall remain vested in the Vendor and/or its builder until such time as the Purchaser has paid the Vendor all moneys due and payable to the Vendor pursuant to this agreement.

25. Subdivision

25.1. As soon as reasonably practicable following completion of the house, the Vendor will, at its cost and in a workmanlike manner, complete the Subdivision in accordance with any relevant laws.

25.2. The Survey Plan will be in general accordance with the Plan. However, all measurements and areas are subject to approval by LINZ and Council, or as the Vendor considers necessary or desirable for the purposes of the Development.

25.3. The Purchaser will raise no objection or requisitions in relation to the final area of the Property. If there is a deficiency in the area of the Property shown on the Survey Plan by greater than five per cent from that shown on the Plan, the Purchaser may obtain a reduction in the purchase price to be determined in default of agreement by a valuation from an independent registered valuer who will be nominated by the Vendor and whose determination will be final.

25.4. The Purchaser acknowledges that the Vendor may register or allow to be registered any easements, the Land Covenants, consent notices and/or any other interests required as a condition of the Resource Consent and/or any other consent, or which the Vendor considers necessary for the purposes of the Development.

25.5. The Purchaser shall raise no objection or requisition in respect of any easements (including service and right of way easements in respect of any access lot), the Land Covenants, consent notices, or other interests which are to be registered on the record of title for the Property and shall accept them and the obligations and benefits which they create, except to the extent that those easements, consent notices or other interests are not required as a condition of the Resource Consent, and materially affect the value of the Property or the ability to build a house on the Property.

25.6. The Vendor will provide service connections, including electricity, gas, telecommunications and computer media, water, and sewage to the boundary of the Property and pay all development contributions arising out of the Resource Consent.

25.7. The provisions of Clause 7.1(2) and 7.3(7) do not apply to any consent given in accordance with the Land Covenants, or in relation to the development of the Vendor's Property or other similar developments within the vicinity of the Vendor's Property.

26. Settlement

26.1. The settlement date will be 5 working days after the Vendor provides the Purchaser with a copy of the Record of Title for the Property and a Code Compliance Certificate for the House.

26.2. The Purchaser's pre-settlement inspection must take place within 24 hours prior to settlement and no earlier.

26.3. The Purchaser accepts that due to inclement weather it may not be practical or possible or both for the Vendor to complete the landscaping and fencing of the Property by settlement date. If the landscaping and fencing is not complete, the Purchaser will settle on the settlement date in full and the Vendor undertakes to complete the landscaping and fencing as soon as reasonably possible when the weather conditions permit.

27. Caveat

27.1. The Purchaser will not at any time lodge any caveat pursuant to the provisions of the Land Transfer Act against the record of title to the Property or the Vendor's Property. In the event of the Purchaser doing so, the Purchaser hereby irrevocably appoints the Vendor or its nominee to be the Purchasers true and lawful attorney to make, execute and register in the name of the Purchaser on the Purchasers behalf all consents, common notices, withdrawals, documents and papers and to do any other act or thing which the Vendor deems necessary or expedient in order to have such caveat removed from the record of title. The Purchaser will complete any documentation necessary to give effect to this clause and the cost of removal of any such caveat will be payable by the Purchaser to the Vendor immediately upon the Vendor advising the Purchaser of the amount of those costs.

28. Lowest Price

27.1 The Purchase Price does not include any capitalised interest and the 'lowest price' for the purposes of the Income Tax legislation is equal to the purchase price and the parties will file their tax returns on that basis.

29. Nomination

29.1. The Purchaser will not nominate another Purchaser under this agreement without first obtaining the Vendor's written consent, which may be conditional, including on things such as an increase in the deposit amount.

30. Rates

30.1. On Settlement, the Purchaser will pay to the Vendor its portion of the rates. Prior to the Property being separately rated, or rated based on multiple SUIPs (Separately Used Inhabitable Portions), the Purchaser will pay its portion of rates based on \$1,800.00 plus GST (if any) per annum.

31. Purchaser Warranty

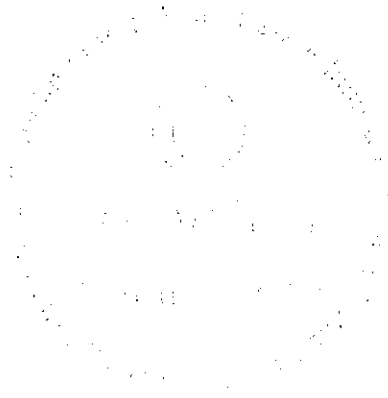
31.1. The Purchaser warrants that as at the time of signing this Agreement they are a New Zealand Permanent Resident or Citizen.

32. Personal Guarantee

32.1. Where the Purchaser is an entity other than a natural person, the natural person/s signing this agreement on behalf of the Purchaser unconditionally and irrevocably guarantee to the Vendor and or its nominee the performance of, and compliance by, the Purchaser and/or its nominee of all of the Purchaser's obligations under this agreement on the terms of the current ADLS Deed of Guarantee and Indemnity as if the Purchaser.

FURTHER TERMS OF SALE

See further terms attached.

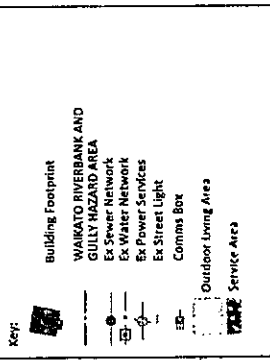


APPENDIX 1

PLAN

Applicant: Pragma Designer Homes Ltd
 Comprising In: RT: SASB/749
 RT: SASB/1362
 Local Authority: Hamilton City Council
 Total Area: 3243m²

PROPOSED EASEMENTS	SHOWN	BURDENED LAND	BENEFITED LAND
Right of Way, Right to Convey Gas, Water, Electricity and Telecommunications and to Drain Water and Sewage.	(A)	Lot 100 hereon	Lots 1-5 hereon
Party Wall	(B)	Lot 1 hereon	Lot 2 hereon
	(C)	Lot 2 hereon	Lot 1 hereon
	(D)	Lot 3 hereon	Lot 4 hereon
	(E)	Lot 4 hereon	Lot 3 hereon



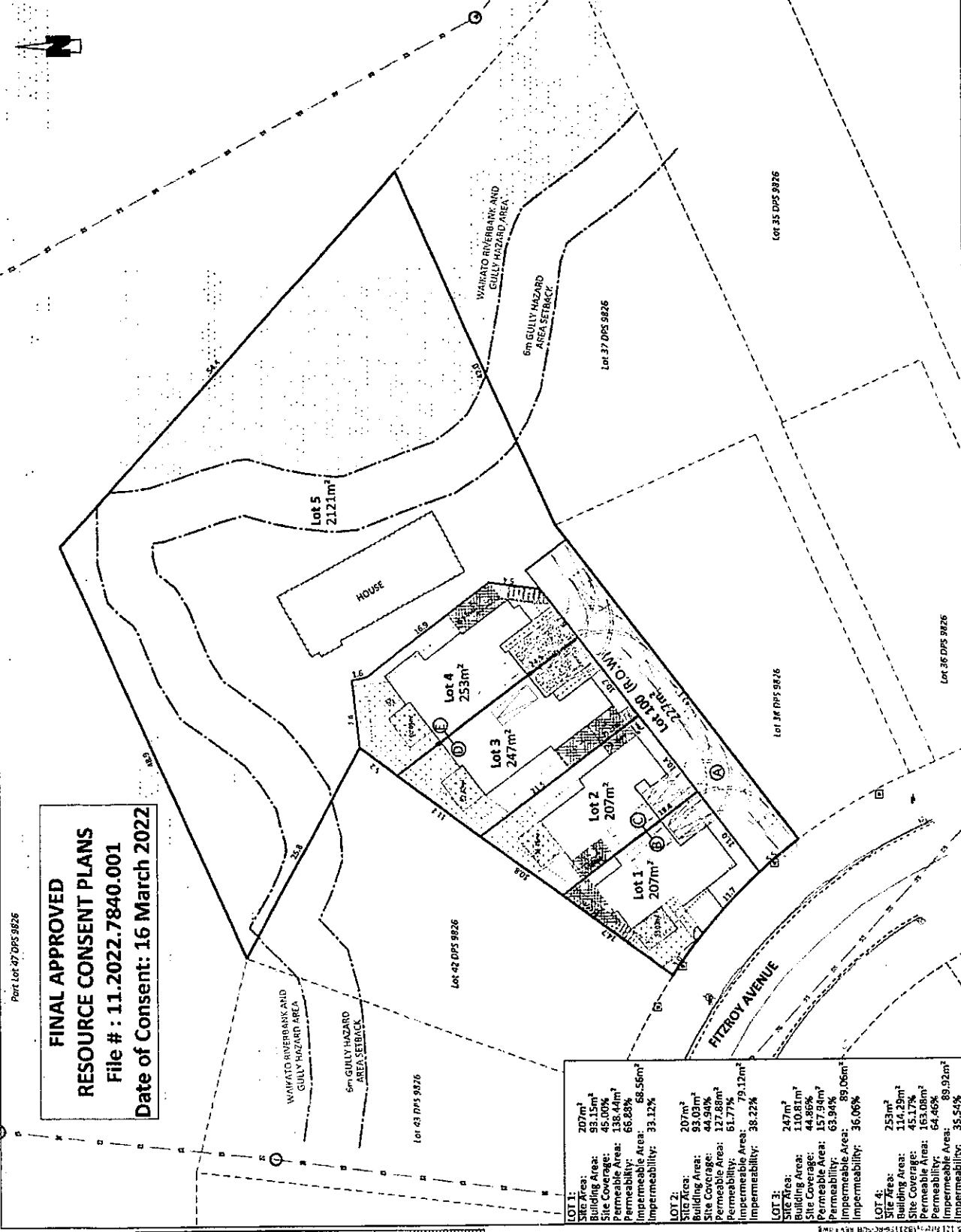
Amalgamation Condition
 Pursuant to SDC 220 (1)(b)(iv) of the Resource Management Act 1991 that Lot 1-5 hereon shall be owned by the same person or persons as tenants in common in the said shares and that individual Records of Title be issued in accordance therewith.
 Lot 1: one one-twelfth share
 Lot 2: one one-twelfth share
 Lot 3: one one-twelfth share
 Lot 4: one one-twelfth share
 Lot 5: eight one-twelfth shares

Received
PLANNING GUIDANCE
 18 February 2022

- Notes:**
- Changes may occur to the layout of the proposal shown as a result of the Resource Consent Condition.
 - Areas and dimensions on this plan may be subject to change following field survey.
 - The copyright and intellectual property rights for the information shown on this plan remain the property of CKL Surveys Ltd.
 - This plan has been prepared only for the purpose of illustrating an application for resource consent. It should not be used for any other purpose.

CONCEPT

Scale: 1:400
 Date: 06/12/21
 Drawn: 11/02/22
 Checked: 11/02/22
 Job No: B21156
 Dwg No: 151
 Rev: 3



FINAL APPROVED
RESOURCE CONSENT PLANS
 File # : 11.2022.7840.001
 Date of Consent: 16 March 2022

LOT 1:	SITE Area: 207m ²	Building Area: 93.15m ²	Site Coverage: 45.00%	Permeable Area: 138.44m ²	Impermeable Area: 66.88m ²	Impermeability: 33.12%
LOT 2:	SITE Area: 207m ²	Building Area: 93.03m ²	Site Coverage: 44.90%	Permeable Area: 127.88m ²	Impermeable Area: 61.77%	Impermeability: 38.22%
LOT 3:	SITE Area: 247m ²	Building Area: 110.91m ²	Site Coverage: 44.86%	Permeable Area: 157.94m ²	Impermeable Area: 63.94%	Impermeability: 36.06%
LOT 4:	SITE Area: 253m ²	Building Area: 114.29m ²	Site Coverage: 45.17%	Permeable Area: 163.08m ²	Impermeable Area: 64.46%	Impermeability: 39.32m ²
						Impermeability: 35.54%

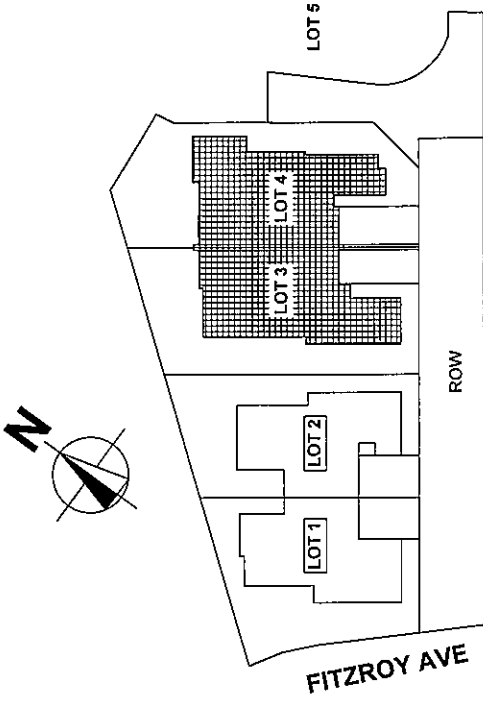
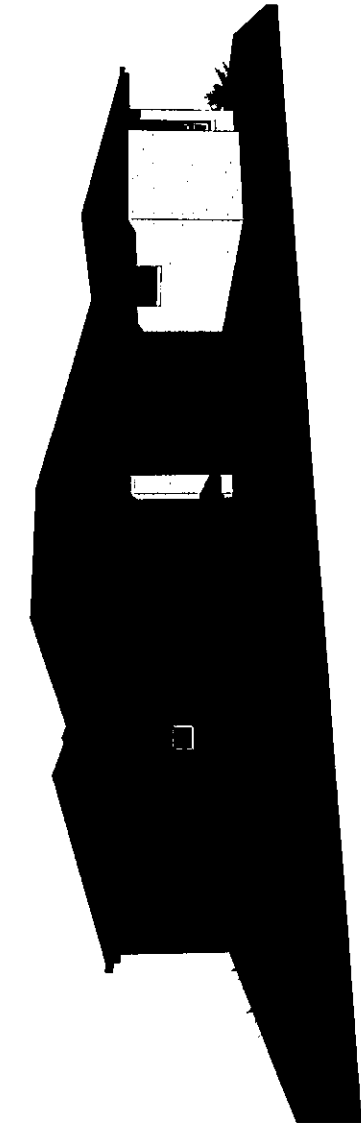
Issue/Description: **PROPOSED SUBDIVISION OF Lot 41 DPS 9828, Lot 40 DPS 9828 Lot 39 DPS 9826**

Prepared for: **Pragma Designer Homes Ltd (119 & 121 Fitzroy Avenue, Glenview)**

Architect Office:
 A: 25 Broadway, Newmarket
 P: 09 524 7829
 F: 09 524 7829
 Auckland Office
 P: 07 849 9321
 To: Auckland Office
 P: 07 872 5144

APPENDIX 2
PLANS AND SPECIFICATIONS

BEFORE CONSTRUCTION BEGINS, BUILDER MUST CHECK ALL DIMENSIONS ARE CORRECT. ALL CONSTRUCTION WORK COMPLIES WITH THE NZS3604:2011 AND NEW ZEALAND BUILDING CODE. LOCAL BODY BYLAWS AND RELEVANT NEW ZEALAND STANDARD.DO NOT SCALE OFF PLANS



LOCATION PLAN



**BUILDING UNIT
APPROVED**

BC Number - DD007.2022.00044809.001

THE BUILDING CONSENT APPLICATION IS TO BE
READ IN CONJUNCTION WITH THE ASSOCIATED
RESOURCE CONSENT LODGED WITH COUNCIL

CONTENTS:

ARCHITECTURAL DRAWINGS INDEX:

Page A-100. Site Development Plan	Architectural Drawings
Page A-101. Floor Plan	Engineering
Page A-102. Floor Plan Dimensioned	Bracing Calculations
Page A-103. Elevations	Risk Matrix
Page A-104. Elevations	H1 Compliance Report
Page A-200. Cross Section Notes	Truss Design
Page A-201. Cross Sections	Geotech Report
Page A-202. Cross Sections	Specifications
Page A-300. Slab Plan	Product Specifications
Page A-301. Bracing and Electrical Plan	
Page A-302. Roof Plan	
Page A-303. Drainage Plan	
Page D1-D9. Details	
Page F1-F3 Fixing details	

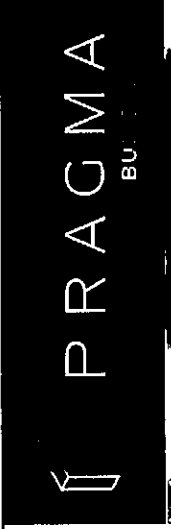
NEW DWELLING FOR:

LOT 3 & 4 BEING SUBDIVISION OF

LOT: 39,40+41 DP S9826

119+121 FITZROY AVE,

FITZROY, HAMILTON.

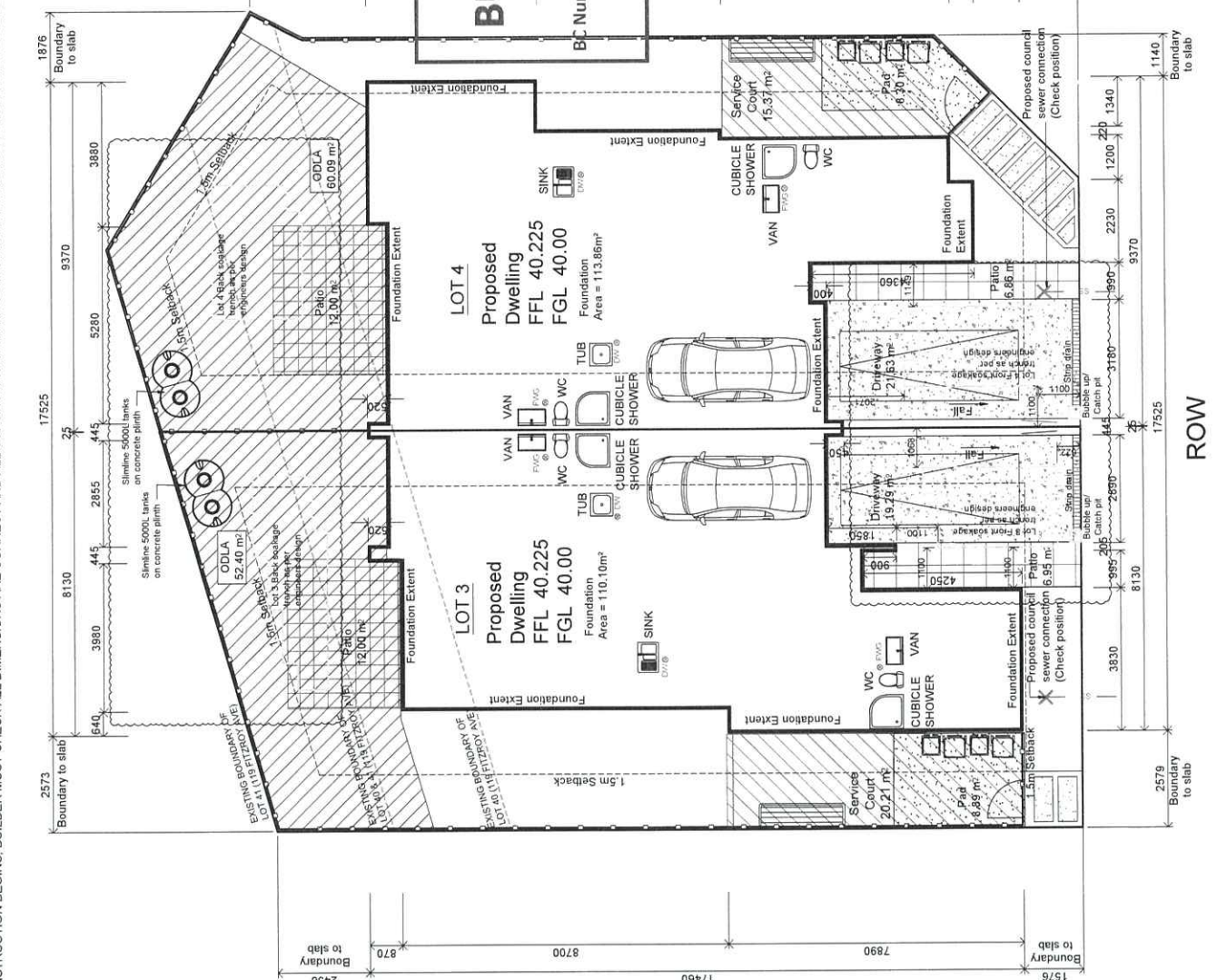


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BEFORE CONSTRUCTION BEGINS, BUILDER MUST CHECK ALL DIMENSIONS ARE CORRECT AND ALL CONSTRUCTION WORK COMPLIES WITH THE NZS3604:2011 AND NEW ZEALAND BUILDING CODE. LOCAL BODY BYLAWS AND RELEVANT NEW ZEALAND STANDARDS.

THE BUILDING CONSENT APPLICATION IS TO BE READ IN CONJUNCTION WITH THE ASSOCIATED RESOURCE CONSENT LODGED WITH COUNCIL

Notes:
1. All fence and privacy screens shall as per Resource consent.



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Lot 384 being subdivision
Lot: 39.40+41 DP S9826

AREAS - LOT 3:		AREAS - LOT 4:	
TOTAL SITE AREA	= 247m²	TOTAL SITE AREA	= 253m²
FLOOR AREA (OVER FRAMING)	= 109.76m²	FLOOR AREA (OVER FRAMING)	= 110.80m²
TOTAL FLOOR AREA (OVER FOOTPRINT)	= 110.10m²	TOTAL FLOOR AREA (OVER FOOTPRINT)	= 113.86m²
SITE COVERAGE	= 110.81m² = 44.86%	SITE COVERAGE	= 114.29m² = 45.17%
* EAVES NOT INCLUDED IN COVERED AREAS		* EAVES NOT INCLUDED IN COVERED AREAS	
ROOF AREA	= 128m²	ROOF AREA	= 127m²
IMPERMEABLE AREA:		IMPERMEABLE AREA:	
DRIVEWAY	= 19.25m²	DRIVEWAY	= 21.63m²
PATIO (outside coverage)	= 27.84m²	PATIO (outside coverage)	= 27.16m²
TOTAL	= 47.13m²	TOTAL	= 48.79m²
PERMEABLE AREA:		PERMEABLE AREA:	
247m² - (110.81m² + 47.13m²) = 89.06m²	= 36.06%	253m² - (114.29m² + 48.79m²) = 89.92m²	= 35.54%
AREAS NOT IDENTIFIED ABOVE AS IMPERMEABLE, ARE PERMEABLE.		AREAS NOT IDENTIFIED ABOVE AS IMPERMEABLE, ARE PERMEABLE.	

NOTES:
- THESE DRAWINGS HAVE BEEN PREPARED FOR AND IN ACCORDANCE WITH THE CLIENT'S OWNERS' INSTRUCTIONS AND ARE FOR BUILDING CONSENT PURPOSES ONLY. WORKING DRAWINGS AND SPECIFICATIONS CANNOT BE USED FOR ANY CONSTRUCTION WORK UNLESS THEY HAVE BEEN APPROVED AND STAMPED BY THE RELEVANT TERRITORIAL AUTHORITY.
- ALL DRAWINGS ARE TO BE READ IN CONJUNCTION WITH WRITTEN SPECIFICATIONS, DETAILS AND ALL OTHER CONSULTANTS' DRAWINGS, DETAILS, REPORTS AND DOCUMENTS.
- HIGH WIND ZONE
- DURABILITY ZONE B

LEGEND	
	1.2m high timber screen fence 45x40mm battens with 45mm gap between battens, 100mm max gap from base of fence to ground
	1.8m high close board timber paling fence
	1.8m fence to step down over two bays firstly 1.5m then 1.2m as it meets 1.2m front fence for visibility.
	Boundary Line
	Service Court
	Living Court
	Patio's (finished finished concrete)
	Driveway (exposed concrete aggregate)
	Bin Storage Area
	Collapsible clothesline

BEFORE CONSTRUCTION BEGINS, BUILDER MUST CHECK ALL DIMENSIONS ARE CORRECT AND ALL CONSTRUCTION WORK COMPLIES WITH THE NZS3604:2011 AND NEW ZEALAND BUILDING CODE, LOCAL BODY BYLAWS AND RELEVANT NEW ZEALAND STANDARDS.

THE BUILDING CONSENT APPLICATION IS TO BE READ IN CONJUNCTION WITH THE ASSOCIATED RESOURCE CONSENT LODGED WITH COUNCIL

NOTE LEGEND

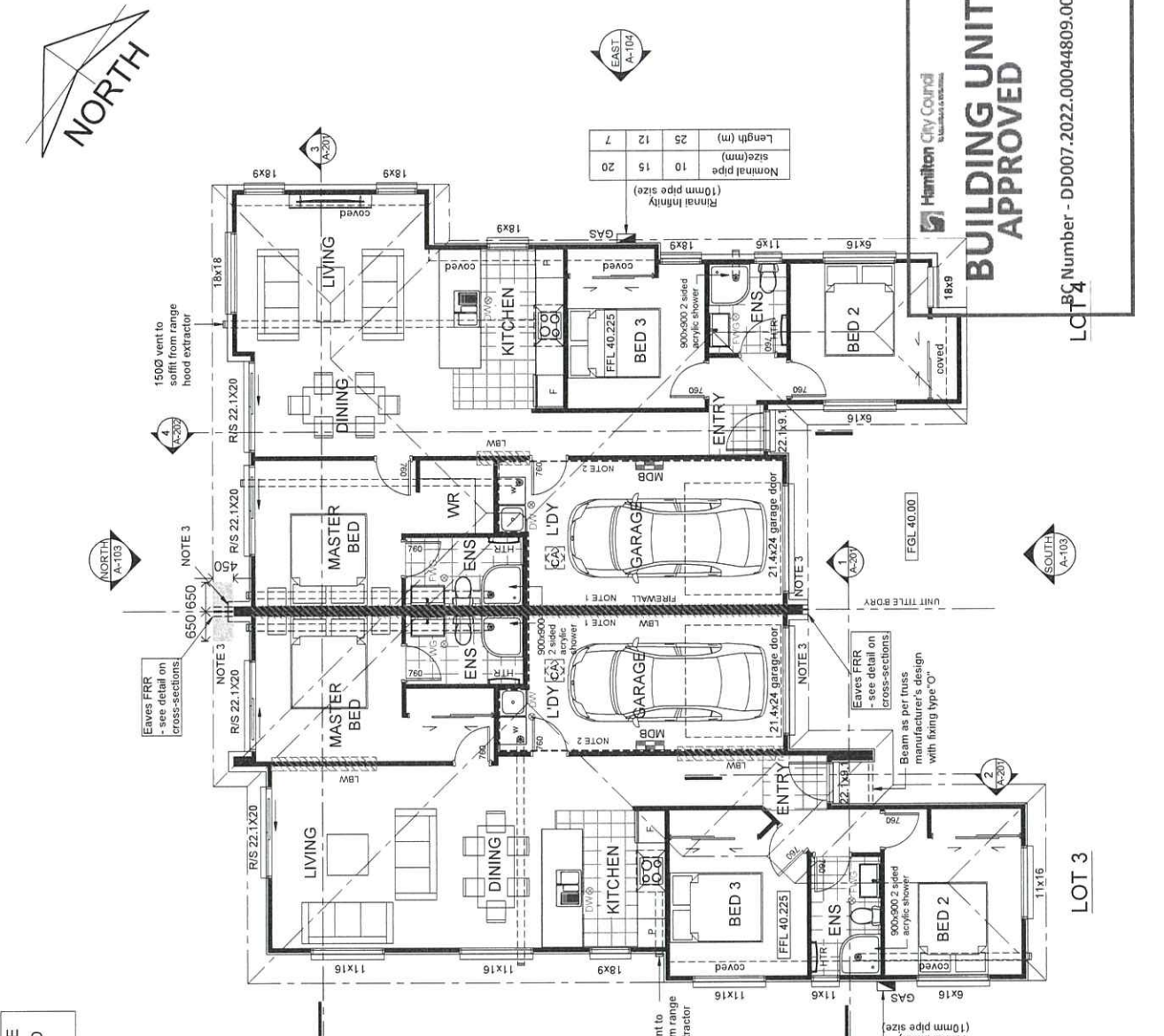
NOTE 1
Interlaminar wall, 2 layer of 10mm gib standard gbl(t)a 30a 30/20/30, on 90x45 framing to us of roof to provide 30min fire rating 25 gap between framing, r2.2 (90mm) pink batts installed on one side of framing, refer to gib noise control systems for fixing etc.

NOTE 2
Extent of insulation envelope

NOTE:
No services to be installed in interlaminar wall except electrical wiring, installed in accordance with the gib fire systems recommendations, all other services to be placed in the false wall provided, provide underslab sleeves if required, -All internal bathroom door to have a 20mm undercut

LEGEND:

	METER & DISTRIBUTION BOX
	RINNAI INFINITY GAS
	CEILING ACCESS HATCH
	1500 MECHANICAL VENT TO SOFFIT



FLOOR AREAS CALCULATION OF LOT 3

TOTAL FLOOR AREA = 109.76m² (OVER FRAMING - NOT INCLUDING COVERED AREAS)

TOTAL FLOOR AREA = 110.10m² (OVER FOOTPRINT)

- EAVES NOT INCLUDED IN COVERED AREAS

FLOOR AREAS CALCULATION OF LOT 4

TOTAL FLOOR AREA = 110.80m² (OVER FRAMING - NOT INCLUDING COVERED AREAS)

TOTAL FLOOR AREA = 113.86m² (OVER FOOTPRINT)

- EAVES NOT INCLUDED IN COVERED AREAS

NOTES:

- ALL DRAWINGS ARE TO BE READ IN CONJUNCTION WITH WRITTEN SPECIFICATIONS, DETAILS AND ALL OTHER CONSULTANTS DRAWINGS, DETAILS, REPORTS AND DOCUMENTS.
- ALL STUD HEIGHT 2.4m (UNLESS STATED OTHERWISE ON PLAN)
- ALL GABLE AND SOFFIT OVERHANGS NOT DIMENSIONED TO BE 450mm FROM FRAMING.
- R INSULATION VALUES ARE
 - FLOOR = 1.3
 - WALLS = 2.2
 - ROOF = 3.2
- GLAZING 0.20 AS PER ATTACHED H1 COMPLIANCE REPORT.
- NAILING SCHEDULE FOR WALL FRAMING, REFER TO NZS 3604, TABLE 8.19 OR PAGE F2
- ALL LINTELS ARE AS PER TRUSS MANUFACTURERS DESIGN, REFER TO TRUSS LAYOUT
- FOR BOTTOM PLATE FIXINGS, REFER TO PAGE F1.
- FOR LINTEL FIXINGS, REFER TO PAGE F3.
- ALL LEVELS TO BE CHECKED ON SITE PRIOR TO COMMENCING CONSTRUCTION.
- ALL XPELAINRS ARE TO BE VENTED TO EAVES
- MECHANICAL EXTRACT FANS ARE TO BE VENTED TO THE EXTERIOR OF THE BUILDING, AND MUST ACHIEVE A FLOW RATE NOT LESS THAN 25L/s FOR SHOWERS AND BATHS AND 50L/s FOR COOK TOPS AS PER G4/AS1 CLAUSE 1.3.3. ALL ROOMS WITH EXTRACT FANS MUST HAVE A 20mm GAP UNDER AT LEAST 1 DOOR FOR AIR FLOW.
- IMPERVIOUS TYPE FLOORING FINISH TO ALL WET AREAS, KITCHEN AND ENTRY
- SPACES FOR FOOD PREPARATION, INTERIOR LININGS AND UTENSIL WASHING SHALL HAVE IMPERVIOUS AND EASILY CLEANED SURFACES AS PER G3.3.2
- SLIP RESISTANT TILES ON SELECTED WATERPROOF MEMBRANE TO WET AREAS REFER TO SPEC
- SLIP RESISTANCE EXTERIOR ENTRY SURFACE TO BE BROOMED FINISHED (CLASS 5 OR 6) OR ANY OTHER SURFACE AS PER D1/AS1, TABLE 2

TIMBER TREATMENTS:

- ALL TIMBERS ARE SG10, UNLESS STATED OTHERWISE.
- ALL TIMBERS ARE H1.2 TREATED AS PER TABLE 1A B2/AS1, EXCEPT:
 - FRAMING EXPOSED TO WEATHER OR ABOVE GROUND IS H3.2
 - ANY POSTS OR PILLES IN CONTACT WITH THE GROUND ARE H5.

PRAGMA BUILD EASY

New Dwelling For: Lot 3 & 4 Being subdivision of Lot: 39,40+41 DP S9826 119+121 Fitzroy Ave, Fitzroy, Hamilton.

Amendment

FLOOR PLAN

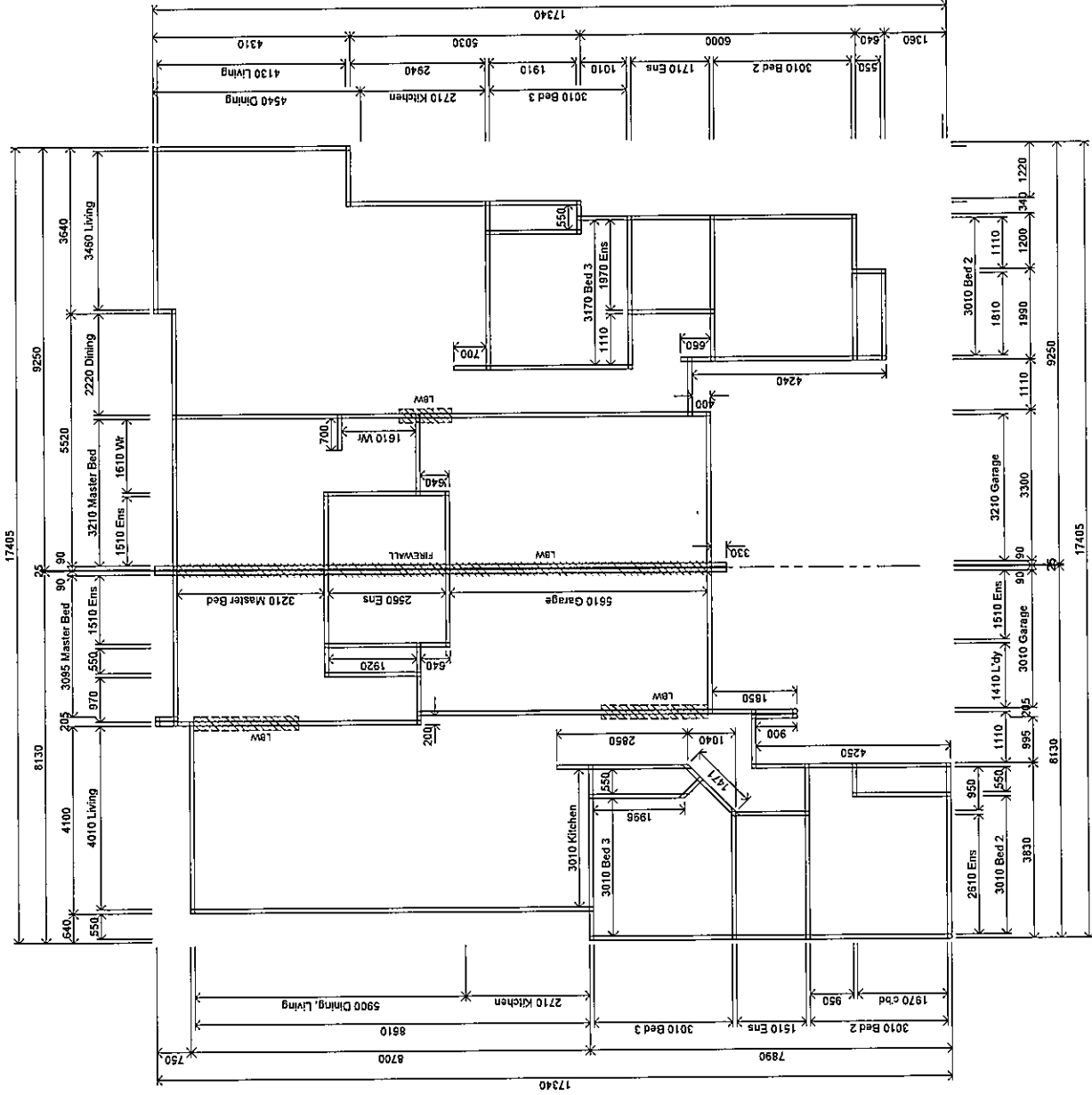
Scale: 1:100 **Date:** April 2022 **Dwg.No:** A-101

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BEFORE CONSTRUCTION BEGINS, BUILDER MUST CHECK ALL DIMENSIONS ARE CORRECT AND ALL CONSTRUCTION WORK COMPLIES WITH THE NZS3604:2011 AND NEW ZEALAND BUILDING CODE, LOCAL BODY BYLAWS AND RELEVANT NEW ZEALAND STANDARDS.

NOTE:
 - ALL DIMENSIONS TO FRAMING = 80mm
 - LBW = LOAD BEARING WALL

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FLOOR PLAN DIMENSIONED
 Scale: 1:100 Date: April 2022 Dwg.No: A-102

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Amendment

New Dwelling For:
 Lot 3 & 4 Being subdivision of
 Lot: 39,40+41 DP S9826
 119+121 Fitzroy Ave, Fitzroy, Hamilton.



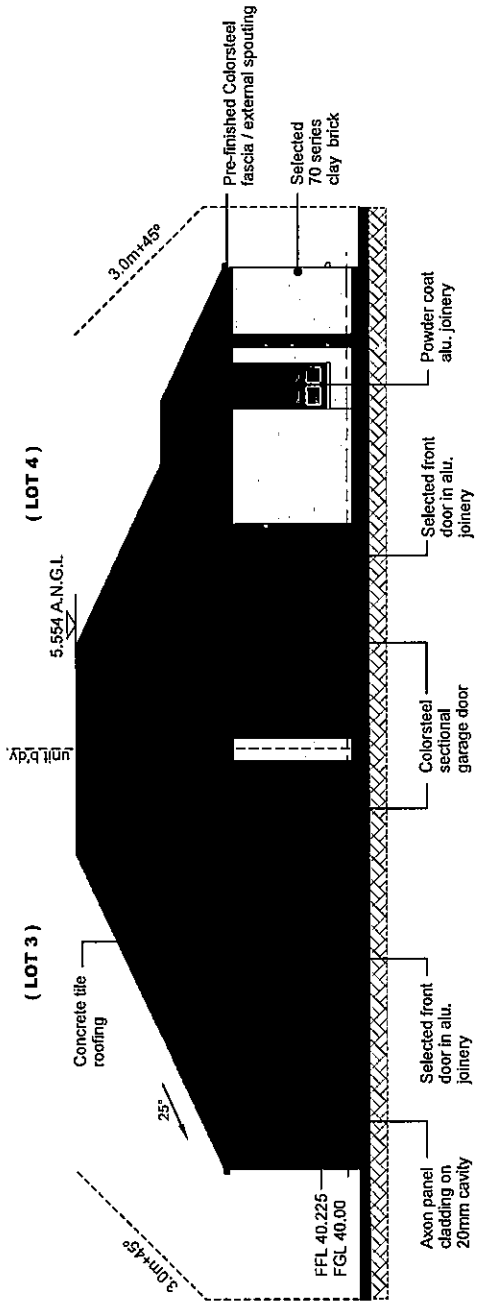
NOTES:

- ALL LEVELS TO BE CHECKED ON SITE PRIOR TO COMMENCING CONSTRUCTION.
- ALL SAFETY GLAZING REQUIRED AS PER NZS 4223.(S)
- ALL GLASS TO BE DOUBLE GLAZING TO A MINIMUM OF R0.26, AS PER TABLE 1 IN CLAUSE H1 (EXCEPT THE GARAGE, PROVIDED THE INTERMEDIATE WALL BETWEEN GARAGE AND HOUSE IS INSULATED TO A MINIMUM R VALUE REQUIRED FOR WALLS).
- ALL WINDOWS SIZES ARE NOMINAL UP TO SOFFIT

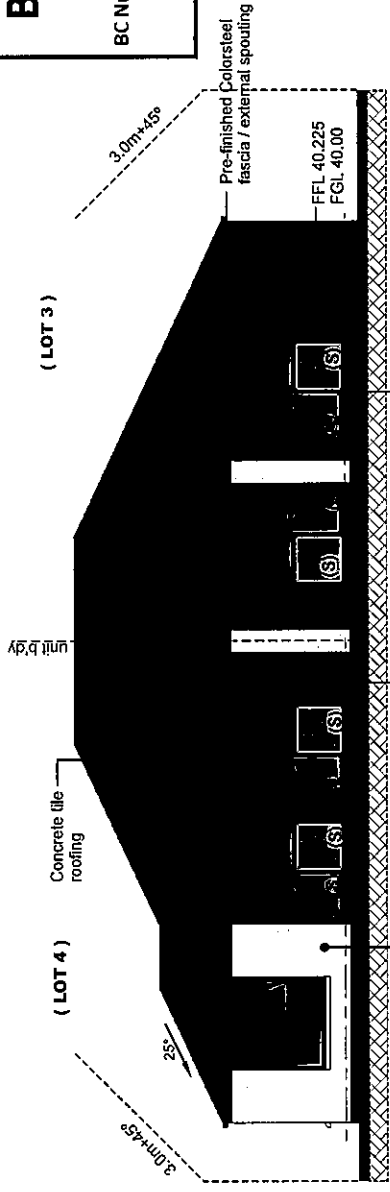
NOTES:

1. All fence and privacy screens shall be as per Resource consent.

Hamilton City Council
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SOUTH ELEVATION



NORTH ELEVATION



New dwelling for:
 Lot 3 & 4 Being subdivision of
 Lot 39, 40+41 DP S8826
 119+121 Fitzroy Ave, Fitzroy, Hamilton.

Amendment

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ELEVATIONS

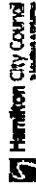
Scale: 1:100 @ A3
 Date: April 2022
 DWG. NO. A-103

NOTES:

- ALL LEVELS TO BE CHECKED ON SITE PRIOR TO COMMENCING CONSTRUCTION.
- ALL SAFETY GLAZING REQUIRED AS PER NZS 4923.(S)
- ALL GLASS TO BE DOUBLE GLAZING TO A MINIMUM OF R0.26, AS PER TABLE 1 IN CLAUSE H1 (EXCEPT THE GARAGE, PROVIDED THE INTERMEDIATE WALL BETWEEN GARAGE AND HOUSE IS INSULATED TO A MINIMUM R VALUE REQUIRED FOR WALLS).
- ALL WINDOWS SIZES ARE NOMINAL UP TO SOFFIT

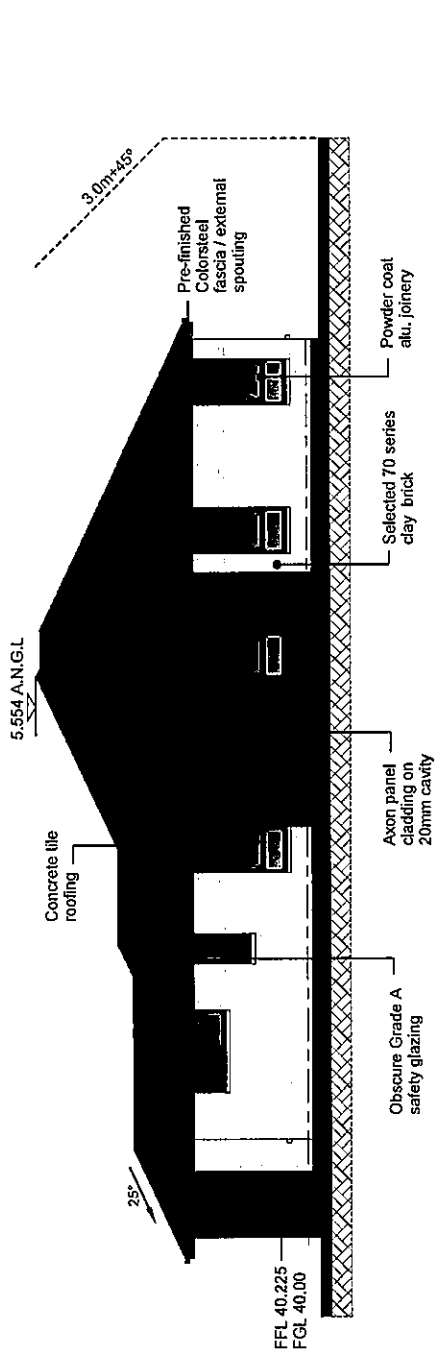
NOTES:

- 1. All fence and privacy screens shall be as per Resource consent.

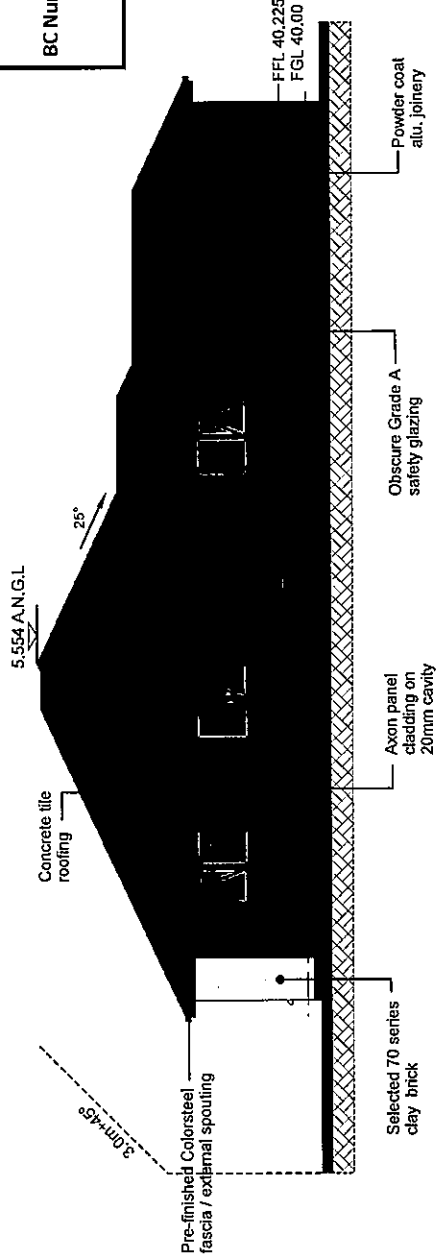


BUILDING UNIT APPROVED

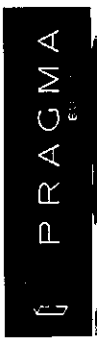
BC Number - DD007.2022.00044809.001



EAST ELEVATION



WEST ELEVATION



New dwelling for:
 Lot 3 & 4 Being subdivision of
 Lot: 39, 40+41 DP S9826
 119+121 Fitzroy Ave, Fitzroy, Hamilton.

Amendment

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ELEVATIONS

Scale: 1:100 @ A3 Date: April 2022 DWG. NO. A-104

SPECIFICATION OF MATERIALS AND WORKS - CONCEPT PLAN DRAFT

DATE: 24 NOVEMBER 2022

SITE ADDRESS: 119+121 FITZROY AVENUE

LOT NUMBER: LOT 4

DP NUMBER:

TOTAL FLOOR AREA (OVER FOOTPRINT): sqms

CLIENT:

Please carefully read and initial each page to confirm you agree with the inclusions

SITE WORKS AND FOUNDATIONS:

- Consented plans
- Council building consent fees
- Reinforced concrete floor pad

GENERAL INFORMATION:

- This document lists products included as standard by Pragma. Any other choices will include variation fees.
- All colours chosen from specific range.
- Building insurance supplied by Pragma for duration of build

EXTERIOR MATERIALS AND FINISHES

1. FRAMING

- Pre-manufactured framing and trusses supplied by approved manufacturer
- Treated H1.2 timber as per building code

2. ROOFING

- **Monier Hacienda Concrete tiles** fixed to 50 x 50 H1.2 tile battens. Colour matched concrete ridge, hip, and barge capping as required with colour matched Colorsteel valley trays. Unpainted lead flashings to all wall abutments. Proprietary bird-proofing to all valleys included **COLOUR: HAPUKA**

3. FASCIA AND SPOUTING:

- Colorsteel Metaline Fascia **COLOUR: FLAXPOD**
- Colorsteel Metaline Colonial Quad profile spouting **COLOUR: FLAXPOD**

4. EXTERIOR CLADDING:

- 70 series NZ Clay Bricks 'Siena' Range 255mm long x 116mm high x 70mm wide **COLOUR: ARTIC WHITE**
- To be laid in standard brick bond and shall have pointed mortar joints
- Exterior Vertical weatherboard feature cladding **COLOUR: QUARTER IRONSAND**



5. **ALUMINIUM JOINERY:**

- All aluminium window joinery shall be a Residential Suite by an approved Manufacturer
- All windows and doors to be double glazed except those in the garage, which shall be single glazed
- **Garage doors Aria snib cylinder** Lever-type handle, entrance set
- Powder-coated aluminium windows and doors from selected colour range, as per plan **COLOUR: MATT FLAXPOD**
- **Stippolite** obscure glazing to bathroom only with clear glazing to all other openings.
- Window hardware to be Aria colour-matched double tongue catches
- All windows include condensation channels.
- Window reveals to be 19mm thick **H1.2 treated** pine liners paint grade
- Architraves to be fitted to all window reveals
- Ranch Sliders to be fitted with colour-matched Endeavour non-key lock hardware
- Locks to be keyed alike, so one key fits all locks

6. **FEATURE ENTRANCE DOOR:**

- **"STRATA TGV"** powder coated Aluminium Entrance Door **COLOUR: MATT FLAXPOD**
- **"MALTA"** Satin chrome Entrance set to entrance door

7. **GARAGE DOOR:**

- To be a sectional lift, **RIBLINE** colorsteel door complete with auto opener and two remotes **COLOUR: FLAXPOD**
- Garage door reveals to be paint grade **COLOUR: BLACK WHITE**



INTERIOR MATERIALS AND FINISHES

8. INTERIOR

- 2.4m stud height
- R2.2 Pink Batt Fibreglass Wall insulation
- R3.2 Pink Batt Fibreglass Ceiling insulation
- GIB board or similar wall and ceiling linings
- GIB Aqualine or similar in wet areas – bathroom and ensuite
- Walls and ceilings stopped for paint finish to Level 4
- 55mm GIB Cove where applicable
- Satin chrome door hardware and door stops
- Paint colours as per pre-selection with no accent colours

9. INTERIOR DOORS / DOOR HARDWARE:

- All the interior door handles shall be satin chrome finish
- Interior doors shall be MDF Flush hollow core pre-hung, paint finish doors
- Privacy locks will be fitted to the bathroom and ensuite only

10. WARDROBES AND CUPBOARDS:

- All wardrobes fitted with one 400mm deep painted MDF shelf with hanger rail
- Linen cupboard to have four 600mm deep timber slatted shelves – **unpainted**
- Master bed WALK-IN Robe to have one 400mm wide “shoe box” shelving unit

11. ELECTRICAL FITTINGS

- LED recessed downlights
- Extractor fan unit installed in bathrooms
- Double plug power points in kitchen, bedrooms, living and dining room, and bathrooms.
- 1 x Fridge power point
- 1 x Microwave power point
- 1 x Rangehood power point (canopy type)
- 1 x Dishwasher power point
- 1 x Waste disposal power point
- 1 x Auto garage door power point
- 1 x External gas Infinity system
- 1 x TV outlet
- 2 x Fibre/data point
- 1 x Combo Board - Combination switch board/meter board - single phase 24 way
- Smoke detectors (non-removable battery, 10-year type)



KITCHEN FITTINGS

12. KITCHEN:

- 37mm High Pressure Laminate bench top with radius edges:
- **COLOUR: LAMINEX PLATINUM MICRO (Natural Finish)**
- Selected Melamine panels and fronts with 2mm PVC edge tape - plain colour:
COLOUR: BESTWOOD MELAMINE MOSS GREY VELVET
- Melamine toe-kicks to match fronts and panels
- All tall units to be 2070mm high (not to ceiling)
- No allowance for any over-cupboards to kitchen
- Island units if applicable
- Pre-selected satin-chrome handles
- Robinhood or similar appliances (stainless Steel)
- Scrap Eater with air switch

13. APPLIANCES:

- **Robinhood Appliance Package (or similar)** – Stainless Steel finish
 - Gas hob – **HGA604FKSS**
 - Under-bench oven – **OBD605K65SS**
 - Dishwasher – **DWM12P6FSS**
 - Rangehood – **RWC3CL9SS**
 - Waste Disposal – Robinhood Scrapeater - **SEN500QA**

14. GAS:

- Infinity hot water system located as per plan
- Supply and install gas hob
- Gas meters to be located on side wall of garage

15. HEAT PUMP

- Pre-piped Back-to-back model, in living area. Unit size to suit the dimensions of the space and comply with the Healthy Homes requirements.

BATHROOM AND PLUMBING FITTINGS

16. BATHROOM, ENSUITE, & LAUNDRY:

Bathroom

- Supply and install **900mm x 900mm two-sided acrylic round** shower tray with flat acrylic walls
- Aluminium framed safety glass sliding doors and fixed panel to shower – chrome
- **750mm wide White** soft close wall hung vanity with white acrylic top, single bowl, and chrome pop-up waste
- Extractor fan unit to ceiling, vented to exterior
- Ladder style towel rail - heated
- WC – Centro C/C toilet suite, S pan, and standard seat
- Chrome toilet roll holder
- Mirror to fit vanity width as per plan

Ensuite

- Supply and install **900mm x 900mm two-sided acrylic round** shower tray with flat acrylic walls
- Aluminium framed safety glass sliding doors and fixed panel to shower – chrome
- **750mm wide White** soft close wall hung vanity with white acrylic top, single bowl, and chrome pop-up waste
- Extractor fan unit to ceiling, vented to exterior
- Ladder style towel rail - heated
- WC – Centro C/C toilet suite, S pan, and standard seat
- Chrome toilet roll holder
- Mirror to fit vanity width as per plan

Laundry

- Robinhood Classic Supertub **ST3703**

17. TAPWARE:

- Tapware to be single lever style from the Pragma standard range
- Basin Mixer - single lever
- Shower Mixer - to both showers
- Slide Shower set with No 5, single function head
- Standard “Gooseneck” tap to kitchen sink



PRAGMA
BUILD EASY

DECORATING

18. PAINTING:

- Ceilings and Scotia **COLOUR: DOUBLE ALABASTER**
- Walls and skirtings **COLOUR: MERINO**
- Internal doors and architraves **COLOUR: DOUBLE ALABASTER**
- Soffits **COLOUR: BLACK WHITE**

19. CARPET:

- 100% Solution Dyed Nylon Cut Pile **4KG** carpet from the 'Valenciana' range of carpet **COLOUR: CHESTNUT**
- **12mm** foam underlay allowed
- **GARAGE CARPET** – Anthracite Crusader UV treated indoor/outdoor use 3.95m wide **NOT INCLUDED AS STANDARD - TBC**

20. TILING: Layout as per tile plan

Floors

- 450mm x 450mm ceramic tiles to floors of kitchen, bathroom, ensuite, laundry, and entrance foyer
COLOUR: WHITE MATT

Skirting

- 100mm high tiled skirting to floors of bathroom, ensuite, and laundry to match tiled floor
COLOUR: WHITE MATT

Splashes

- 450mm x 450mm ceramic tile (cut in half) to vanities under mirrors
COLOUR WHITE MATT

Kitchen

- 100mm x 300mm tiles to width of bench behind cooktop, and up to underside of rangehood
COLOUR: WHITE GLOSS

21. ROLLER BLINDS:

- Roller Blinds throughout except for garage and wet areas **COLOUR: NOT INCLUDED AS STANDARD - TBC**



EXTERIOR WORK

22. DRIVEWAYS, PATHS, PATIOS, FENCING

- Plain concrete driveway and footpath to entry door
- Plain concrete patio as per plan
- Neighbour friendly timber paling fences to all internal boundaries where applicable (half share value allowed)
- Fence mounted clothesline
- Ready lawn
- Vehicle crossing to council specification
- **Metal letterbox – pole or fence mounted TBC**

23. SERVICES

- Power, wastewater, storm water, fibre duct
- Interior of house and exterior windows cleaned upon completion

24. WARRANTIES:

- To ensure that all guarantees and warranties for the product included in this project remain valid, please keep up with the recommended maintenance program.

HAND-WRITTEN AGREED VARIATIONS to the above Schedule of Materials & Works:

-
-
-

CLIENT APPROVAL OF SPECIFICATION OF MATERIALS AND WORKS:

I/we have read through the Specification of Materials and Works document line by line and understand that all the products, goods and services outlined and written in this document form the Construction Contract between myself/ourselves and Pragma Designer Homes Ltd.

Any former discussions or correspondence on other products, or goods and services that may or may not have been included do not apply, as this Specification of Materials and Works takes precedence over those conversations/correspondence.

I/we understand that this is the final acceptance on products, goods and services incorporated in the construction of my/our home other than any variations undertaken after this document has been signed off by both Parties.

Signed by Client: _____ Date: _____

Signed by Pragma Designer Homes: _____



99 Greenwood Street, P.O. Box 5264, Hamilton
P 07 847 9537 F 07 847 0169 M 64 21 711 659
www.pragmahomes.co.nz

Date:

Confirmation of Plans

I/We, _____ confirm that the plans for the address: _____, Hamilton are correct as per the attachment and hereby now satisfy clause 21.9 of the Sale & Purchase Agreement signed with Pragma Designer Homes which states that the purchaser shall sign off the plans.

If there are any further changes then I confirm that Pragma Designer Homes will be entitled to charge a variation for the amounts and if credits are due I am entitled to a credit.

Purchaser

Vendor

[PURCHASER NAME]

[VENDOR NAME]

APPENDIX 3
BUILDING DISCLOSURE AND CHECKLIST

Prescribed disclosure information
Section 362D, Building Act 2004

Information about the building contractor

Name of building contractor (full legal name):	Pragma Designer Homes
Type of business: Individual/partnership/limited liability company:*	Building
Date partnership/company* formed, if applicable:	25 November 2009
Postal address:	PO Box 5529 Hamilton
Telephone number:	0800 772 462
Email address:	elliott.donaldson@pragma.co.nz

*Select one.

Key contact person (If identified at the time when this information is provided)

(information about the key contact person, being a person who will manage or supervise the building work and who is available to the client to discuss any aspect of the building project)

Name of key contact person:	Elliot Donaldson
Telephone number:	021 711 066
Mobile telephone number:	
Role in the building project (for example, "project manager", "site foreman"):	Operations Manager
Relevant qualifications, skills, and experience:	
Licensed building practitioner number (if any).	

Note: The building contractor must notify the client if the key contact person changes.

Insurance policies

(Details of every insurance policy or policies that the building contractor has, or intends to obtain, in relation to the building work)

Complete for each policy:

Type of policy: <i>(specify: eg, contract works, professional indemnity, public liability)</i>	Contract Works
Amount of cover:	\$5m
Relevant exclusions on policy coverage, (if any):	

Type of policy: <i>(specify: eg, contract works, professional indemnity, public liability)</i>	Public Liability
Amount of cover:	\$5m
Relevant exclusions on policy coverage, (if any):	

Type of policy: <i>(specify: eg, contract works, professional indemnity, public liability)</i>	
Amount of cover:	
Relevant exclusions on policy coverage, (if any):	

Information about any guarantees or warranties

(information about any guarantees or warranties the building contractor offers in relation to the building work)

Complete for each guarantee or warranty:

Nature or type of guarantee or warranty: <i>(specify: eg, guarantee, product warranty, completed work warranty)</i>	10 Year Structural Guarantee
If guarantee or warranty is a product warranty, specify the product:	
Period of guarantee or warranty cover:	
Limits or exclusions on cover, (if any):	

Nature or type of guarantee or warranty: <i>(specify: eg, guarantee, product warranty, completed work warranty)</i>	
If guarantee or warranty is a product warranty, specify the product:	
Period of guarantee or warranty cover:	
Limits or exclusions on cover, (if any):	

Nature or type of guarantee or warranty: <i>(specify: eg, guarantee, product warranty, completed work warranty)</i>	
If guarantee or warranty is a product warranty, specify the product:	
Period of guarantee or warranty cover:	
Limits or exclusions on cover, (if any):	

PREScribed CHECKLIST

About this checklist

A building contractor is required to provide you with this checklist and other prescribed information under the Building Act 2004 before you sign a contract for the building work if -

- (a) you request this checklist and the prescribed disclosure information; or
- (b) the building work is going to cost \$30,000 or more (including GST).

The building contractor is the person or company you have asked to do building work for you.

The building contractor may not be an actual builder. The building contractor could be a plumber, an electrician, or any other tradesperson who is doing some building work for you and whom you are dealing with directly.

Steps (See notes below)	Completed (Tick when completed)
1 Become informed	
2 Agree on project structure and management	
3 Hire competent building contractors	
4 Agree on price and payments	
5 Have a written contract	
6 Take control	
7 Resolving disputes	

Notes

Step 1 – Become informed

All building work must comply with the provisions of the Building Act 2004. You can find a copy of the Building Act 2004 on the New Zealand Legislation website: www.legislation.govt.nz

Building work is any work done in relation to the construction or alteration of a building. This includes any work done on your home or other structure, such as a garage, retaining walls, and fences. It also includes work like painting, decorating, and landscaping if it is part of the construction or alteration of a building.

However, if the only work you are getting done is redecorating and there is no construction or alteration work involved, it is not building work. If landscaping work does not include any structures (eg, pergolas or retaining walls), it is also not building work.

All building work requires a building consent unless it is exempt under the Building Act 2004.

Generally, only simple or low-risk work is exempt from the requirement to have a building consent. Certain gas and electrical work is also exempt. For more information, go to www.building.govt.nz

Building work that is significant or of higher risk (such as structural alterations) requires a building consent and must be carried out or supervised by a licensed building practitioner. For more information on these requirements, go to www.building.govt.nz

Step 2 – Agree on project structure and management

Building projects do not run themselves. Decide how you want to manage the building project.

A few different roles are needed on a building project. You need someone to -

- manage timelines and costs;
- manage subcontractors;
- liaise with the local council;
- make decisions about the design of the work.

You can do some of this yourself, but if you are not knowledgeable about the building work process, you should get help from an architect, an independent project manager, a building company, or a licensed building practitioner who is licensed to co-ordinate the building work involved.

You should be really clear about the scope and size of the project and get detailed plans up front.

Be clear with your building contractor about who is doing the building work and who is responsible for making design and change decisions during the project.

Step 3 – Hire competent building contractors

Ensure that your building contractor has the skills and resources to carry out the project.

You should -

- ask around about the building contractor and get references for other work that the building contractor has done;
- find out if the building contractor is a licensed building practitioner or has other appropriate qualifications. For more information about licensed building practitioners, go to www.building.govt.nz
- determine whether the building contractor has sufficient insurance to cover the work while it is being carried out;
- ask about the building contractor's employees and what subcontractors the building contractor will use on the project;
- if the building contractor is a company, look up its company records on the Companies Office's Internet site. If your search raises concerns, ask the building contractor to explain.

Step 4 – Agree on price and payments

The contract should clearly state what payments are required and when. Where possible, a fixed price is preferable.

The lowest price is not always the best price.

You should -

- get detailed quotes (not estimates) for the building work;
- when comparing quotes, ensure that the scope of the building work and the materials and fixtures that you are comparing are the same across quotes so that you are "comparing apples with apples";
- make sure you have the funds to pay for the project before the work begins and that you understand the payment terms agreed with the building contractor;
- think carefully before agreeing to pay more than the cost of the work that has been completed and the costs of any materials that have been supplied at the time you make the payment.

Step 5 – Have a written contract

You should have a written contract. The contract should include items such as -

- a description of the building work;
- the start and completion dates for the building work;
- how variations to the building work will be agreed;
- the payment process, including dates or stages for payment and how payments will be invoiced, made and received;
- the dispute resolution processes to be followed.

You should obtain legal advice to ensure that you understand your rights and obligations and that the contract complies with all legal requirements.

Note: The Building Act 2004 requires that there must be a written contract for residential building work with a value of \$30,000 or more (including GST), and the Building (Residential Consumer Rights and Remedies) Regulations 2014 prescribe matters that must be included in every contract for residential building work with a value of \$30,000 or more. You can find a copy of the Building Act 2004 and the Building (Residential Consumer Rights and Remedies) Regulations 2014 on the New Zealand Legislation website: www.legislation.govt.nz

Step 6 – Take control

All residential building work is covered by implied warranties prescribed by the Building Act 2004 that address matters such as workmanship and building work being fit for purpose. For more information, go to www.building.govt.nz

You should -

- make sure there is a clear line of communication with the building contractor through the site foreman, the project manager, or any other person who has authority to speak on behalf of the building contractor. (This person should be identified as the "key contact person" in the prescribed disclosure information that the building contractor has provided along with this checklist);
- when you are making decisions along the way, be clear as to whether those decisions will affect your contract and costs. If you do decide to make a change, keep track of the effect of that change.

Step 7 – Resolving disputes

It is in both your interests and the building contractor's interests to keep the building project running smoothly and to deal with any disputes as they arise.

If you have concerns about the building project, raise them with the building contractor (or the key contact person) as soon as possible.

Raise your concerns in good faith and use the dispute resolution processes agreed to in your contract. For information on your options, go to www.building.govt.nz

If you have received an invoice that you have concerns about, clearly outline your concerns to the building contractor in writing.

If you fail to make a payment when it is due, the building contractor might start dispute resolution proceedings before you have a chance to explain why you have not paid. (Simply withholding payment when there is a dispute will often make the situation worse.)

Further information

For more information, go to www.building.govt.nz or call the Ministry of Business, Innovation, and Employment on 0800 242 243.

APPENDIX 4
LAND COVENANTS

Covenant Instrument to note land covenant

(Section 116(1)(a) & (b) Land Transfer Act 2017)

Covenantor

Covantee

Grant of Covenant

The **Covenantor**, being the registered owner of the burdened land(s) set out in Schedule A, **grants to the Covantee** (and, if so stated, in gross) the covenant(s) set out in Schedule A, with the rights and powers or provisions set out in the Annexure Schedule(s).

Schedule A

Purpose of covenant	Shown (plan reference)	Burdened Land (Record of Title)	Benefited Land (Record of Title) or in gross
Land Covenants	N/A		Pragma Designer Homes Limited (in gross)

Covenant rights and powers (including terms, covenants and conditions)

Interpretation

1. In these land covenants, the following terms have the corresponding meanings provided below:
 - a. **'Amenity'** or **'Amenities'** means any House, building, structure or thing (including plants).
 - b. **'Developer'** means Pragma Designer Homes Limited and/or their nominee.
 - c. **'Duplex'** means any building connected to another building on a separate record of title.
 - d. **'House'** or **'Houses'** mean any residential building or house, or part of a residential building or house, which is intended to be used as a separate residence.
 - e. **'Owner'** means any registered proprietor of any Lot referred to as the Burdened Land in Schedule A.
 - f. **'Property'** or **'Properties'** mean any Lot referred to as the Burdened Land in Schedule A.

- g. **Property Management** means the business of renting or leasing of Properties, together with services incidental to that business.
- h. **Property Manager** means Rent Easy By Pragma Limited and/or their nominee.

Use of the Property

- 2. If an Owner of a Duplex wishes to alter the external appearance of any Amenities or bring onto the Property anything that alters the external appearance of the Property they must first obtain the written approval of the Developer. In the event the Developer's written approval cannot be obtained, then an Owner may obtain written approval from the adjoining Duplex Owner(s).
- 3. An Owner must maintain the exterior appearance of any Amenities to a high standard so that the appearance of the Amenities is consistent with the Amenities within the other Properties.
- 4. An Owner must not construct any structure, whether temporary or permanent, that does not require building consent (i.e. awnings, shades, tents etc.) on the Property without first obtaining the written approval of the Developer.
- 5. Any motor homes, caravans, boats or similar objects parked on the Property must not be used for accommodation whilst on the Property.
- 6. No vehicles are to be parked on the Property, unless parked on a driveway or formed parking or manoeuvring area.
- 7. One garden shed is permitted on the Property, provided that it is:
 - a. Screened from any road;
 - b. constructed from new materials and appropriately painted or prefinished, or if it is a factory built shed, is of a colour that will complement the House; and
 - c. 2.4 metres or less in height, and 10 m² or less in area such that it complies with the requirements of an 'exempt building' in Schedule 1 of the Building Act 2004.
- 8. Clotheslines on the Property must be located away from any road and appropriately screened.
- 9. An Owner must keep the Property in a neat and tidy condition, including by ensuring that:
 - a. Grass is maintained so that it does not exceed a height of 100mm;
 - b. Rubbish does not accumulate on the Property; and
 - c. The Property does not otherwise look untidy.
- 10. If in the Developer's opinion the Owner is at any time in breach of clause 9, the Developer may cut the grass, remove the rubbish, or undertake any other work reasonably required to bring the Property into compliance with clause 9. Any costs for this work may be levied against the Owner, and the Owner must pay any such costs within 10 working days of receiving an invoice from the Developer.
- 11. An Owner must not allow to be kept on the Property any animals other than domestic pets, which without restricting the generality of such term shall exclude, goats, sheep, horses, pigs, poultry, and beehives. Further, an owner will not allow to be kept on the Property more than two dogs or two cats of a greater age than three months.
- 12. The Property must be used predominantly for residential purposes, unless the Owner has the written approval of the Developer.

13. An Owner must not erect, place, or allow to be erected or placed, any sign or hoarding of a commercial nature on the Property, excluding building or real estate related signs.
14. The Owner must not without the prior written approval of the Developer:
 - a. grant to any party any easement, right or thing over the Property for the purpose of providing any service;
 - b. accept any easement, right or thing in favour of the Property over surrounding land;
 - c. execute any documents or consents in respect of any development on any other land;
 - d. vest any part or all of the Property in Council for any purpose or grant to Council or any other party any consent or easement (whether registered or unregistered).

Exclusivity of Property Management Rights

15. If the Owner wishes to rent or lease the Property, the Owner must enter into a Property Management agreement with the Property Manager on the current Property Management terms and conditions in use by the Property Manager at the time the Owner rents or leases the Property. The Property Management terms are to be in accordance with standard market property management terms and conditions and fees unless otherwise agreed with the Property Manager.

Developer's approval

16. The Developer may in its absolute discretion grant to any person a dispensation in respect of any of these land covenants. For clarity, an Owner will not be liable for any breach of these covenants where the Owner has obtained dispensation from the Developer pursuant to this clause. For the avoidance of doubt, dispensation granted by the Developer for a particular act relates solely to that act at the time and not to any future acts where Developer's approval is required.
17. The Developer may assign or delegate its rights, powers and discretions set out in these land covenants.
18. Any approval required from the Developer under these land covenants means written approval.
19. The Developer's right to grant or decline any request for approval under the land covenants is an unfettered right and does not allow any person to challenge for any reason the giving or the declining of any such approval. For the avoidance of doubt, no person will have any claim against the Developer in respect of any decision that the Developer or their assignee or delegate makes in respect of any approval sought.
20. The Developer is under no liability whatsoever to enforce these land covenants.

Breach

21. Acknowledging that the value of the Benefited Land may be affected by the standard of House erected on the Property and by failure to comply with these land covenants, the Owner covenants for the Owner personally and their executors, administrators and assigns that should the Owner fail to comply with, observe, perform, or complete any of the land covenants contained in clauses 1 to 16, and without prejudice to any other liability the Owner may have to the Developer or any other person, the Owner will:
 - a. immediately upon receipt of a written demand for payment from the Developer or the Developer's solicitors pay to the Developer as liquidated damages the sum of ONE THOUSAND DOLLARS (\$1,000.00) per day for each day the default continues unremedied, such liquidated damages to be limited to a maximum value of \$150,000.00;

- b. shall immediately undertake such remedial action as may be required by the Developer including but not limited to permanently removing or causing to be permanently removed from the Property any building or other structure so erected or repaired or other cause of any breach or non-observance of these land covenants;
- c. pay on demand the Developer's costs incurred in respect of the default and any enforcement or attempted enforcement of the Developer's rights such costs to include but not be limited to legal costs on a solicitor client basis; and
- d. Pay interest at the rate of 15% 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;

provided that:

- e. Except for those defaults notified to the Owner when it is a registered proprietor, the Owner shall only be liable while the Owner is a registered proprietor of the Property;
- f. If a default is completely and finally remedied within one month of notice in writing requiring the removal or remedy of such cause of default and the payment by the defaulting party of all reasonable legal costs and other expenses incurred by the party enforcing the said covenants the sum payable under clause 20(a) shall abate to \$1.00 per day provided that this abatement shall not apply in respect of any subsequent default of a similar nature.

Dispute Resolution

22. If a dispute in relation to any of these land covenants arises, the following process must be followed:
- a. The party initiating the dispute must provide full written particulars of the dispute to any other party/(ies);
 - b. The parties must promptly meet in good faith to try and resolve the dispute;
 - c. If the dispute is not resolved within 14 working days of the written particulars being given to the party/(ies), the dispute must be referred to arbitration, in accordance with the Arbitration Act 1996 (or any subsequent Act);
 - d. The arbitration must be conducted by a single arbitrator to be agreed between the parties, or failing agreement, by the President of the New Zealand Law Society; and
 - e. The decision made by the arbitrator is binding on both parties.

**APPENDIX 5
ACKNOWLEDGEMENT FORM**

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): 103-611-466	
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

List all chattels included in the sale

(Strike out or add as applicable. If necessary complete on a separate schedule or the further terms of sale)

- | | | | |
|------------------------------|---------------------------------------|--------------------------------------|---|
| Stove () | Rangehood () | Wall oven () | Cooktop () |
| Dishwasher () | Kitchen waste disposal () | Light fittings () | Smoke detectors () |
| Burglar alarm () | Heated towel rail () | Heat pump () | Garage door remote control () |
| Blinds () | Curtains () | Fixed floor coverings () | |

See plans and specifications attached.

Both parties should check that Schedule 2 (list of chattels) includes an accurate list of all items which are included with the sale and purchase (in addition to, or as part of any building).

SCHEDULE 3

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:

3. Name of Tenant(s):

Rent:

Term:

Right of Renewal:

Other:

WARNING AND DISCLAIMER

- This agreement is a standard form document. It is therefore likely that amendments and additions may need to be made in order to suit the circumstances of each of the vendor and the purchaser, and to suit the particular property involved. It is also important that you are certain that any amendments made correctly reflect your understanding of what has been agreed. **You should always get legal advice before you sign the agreement and throughout the buying and selling process.**
- ADLS and REINZ accept no liability whatsoever in respect of this document and any agreement which may arise from it.
- The vendor should check the correctness of all warranties made under clause 7, clause 8, and elsewhere in this agreement.
- 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 transaction may have tax implications for the parties and it is recommended that both parties seek their own professional advice regarding the tax implications of the transaction before signing, including:
 - the GST treatment of the transaction, which depends upon the GST information supplied by the parties and could change before settlement if that information changes; and
 - the income tax treatment of the transaction, including any income tax implications of purchase price allocation.

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

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 and a copy of the agency's in-house complaints and dispute resolution process.

The person or persons signing this agreement acknowledge that either:

- (a) they are signing in a personal capacity as the 'vendor' or 'purchaser' named on the front page, or
- (b) they have authority to bind the party named as 'vendor' or 'purchaser' on the front page.

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

Before signing, each party should read this entire contract and should obtain all relevant professional advice.

This is a binding contract. Once signed, you will be bound by the terms of it and there may be no, or only limited, rights to terminate it.

Signature of Purchaser(s):

Signature of Vendor(s):

 Director / Trustee / Authorised Signatory / Agent / Attorney*

Delete the options that do not apply

 Director / Trustee / Authorised Signatory / Agent / Attorney*

Delete the options that do not apply

 Director / Trustee / Authorised Signatory / Agent / Attorney*

Delete the options that do not apply

 Director / Trustee / Authorised Signatory / Agent / Attorney*

Delete the options that do not apply

*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).

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].

AGREEMENT FOR SALE AND PURCHASE OF REAL ESTATE

VENDOR: Pragma Designer Homes Limited

Contact Details:
 Amardeep Singh
 021-711-225
 amardeep.singh@pragma.co.nz

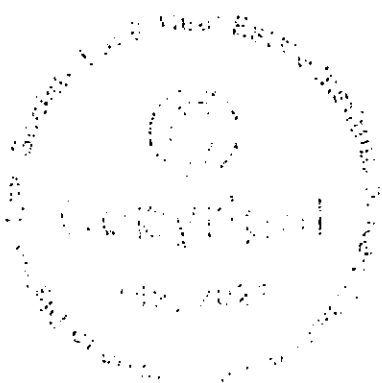
VENDOR'S LAWYERS:
 Firm: Neverman Bennett Lawyers
 Individual Acting: Annelise De Cleene
 Email: annelise@nblawyers.co.nz
 Contact Details: Level 1, 109 Ward Street, Hamilton

Email address for service of notices (clause 1.4): annelise@nblawyers.co.nz

PURCHASER:

Contact Details:

PURCHASER'S LAWYERS:
 Firm:
 Individual Acting:
 Email:
 Contact Details:



Email address for service of notices (clause 1.4):

SALE BY LICENSED REAL ESTATE AGENT:

Manager:
 Salesperson:
 Second Salesperson:
 Contact Details:

Licensed Real Estate Agent under Real Estate Agents Act 2008

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Name of Purchaser: _____

Address of Property: _____

Completion Date: TBC

Pragma Designer Homes Limited "Pragma" 10-year structural guarantee.

Subject to the limitations set out below, Pragma will repair or replace any major structural defect in your home arising out of defective materials and/or defective workmanship which are the responsibility of Pragma and is notified in writing within ten (10) years of the completion date.

Limitations:

2 This guarantee only applies to workmanship and/or materials supplied by Pragma and its contractors and does not extend to:

- workmanship; and/or
- materials

undertaken or supplied by other parties.

3 This guarantee only applies to major structural defects and does not extend to non-structural and/or minor defects.

4 If you do not notify Pragma within a reasonable period of the defect becoming apparent the guarantee is limited to the cost of remediation should the defect have been notified within a reasonable period and Pragma is not liable for any costs as the result of further deterioration.

5 This guarantee does not cover and the following is expressly excluded

- Damage resulting directly or indirectly from shrinkage, settlement, cracking, contraction and/or expansion of materials and;
- Damage resulting directly or indirectly from condensation and;
- Damage from normal wear and tear and;
- Damage from but not limited to fire, earthquake, land movement and other events.
- Damage to which you have contributed through your actions or failure to act such as lack of maintenance, cleaning and/or adhering to manufacturers warranties and conditions.

6 If you sell your home within the ten (10) year guarantee period then this guarantee will continue to apply to your purchaser for the remainder of the ten (10) year guarantee period, providing notification in writing is given to Pragma and supply of the following:

- The date of sale;
- The full name of the purchaser;
- A copy of the agreement for sale and purchase;
- Acceptance from the purchaser of the above conditions;
- A transfer administration fee of \$350 inclusive of GST is paid;
- Written consent from Pragma;

SIGNED BY PRAGMA

Director / Authorised Signatory