

ORDER OF SALE

GRENADIERAUCTIONS.CO.NZ

Please check our website for the most up-to-date order and arrive well in advance of your auction time.

THURSDAY 7 NOVEMBER 2024, FROM 11:00AM

11:00am	15 Birkenhead Street, Avonhead L30763041	Emma Guo	Hamish McLeod
	20 Enforce Lane, Halswell L31197935	Sharlene Buena	Lisa Yardley-Vaiese
	112 Aviemore Drive, Marshland L30465011	Andrew Steel	Ned Allison
	1/93 Tedder Avenue, North New Brighton L30712838	K. Nie & C. Ryan	Ben Donaldson
	9 Malcolm Avenue, Cashmere L29931441	Mark Tutton	Phil McGoldrick
	9 Forge Close, Halswell L31147679	Logan Freeman	Hamish McLeod
	14 Ferbane Way, Halswell L31203737	Jonny Nicholls	Ned Allison
	159A Ashgrove Terrace, Somerfield L31197408	S. Innes & T. Beeforth	Phil McGoldrick
12:00pm	10 Brabourne Street, Hillsborough L31154694	J. Daly & A. Carter	Lisa Yardley-Vaiese
	12c Marvell Lane, Rolleston L28631896	Fernanda Hammett	Hamish McLeod
	84 Bowenvale Avenue, Cashmere L29979965	Rebecca Duncan	Ned Allison
	53 Redbrook Road, Casebrook L30699351	A. Aitken & P. Wilson	Phil McGoldrick
	385 Cambridge Terrace, Chch Central L30209337	Cian Ryan	Ben Donaldson
	5/7 Bolton Avenue, Spreydon L28552708	Andrew Steel	Ned Allison
	150 Verdeco Boulevard, Lincoln L31016776	Christopher Graham	Phil McGoldrick
	28 Parker Street, Hornby L31145963	Lin Ma	Lisa Yardley-Vaiese
1:00pm	95B Eastern Terrace, Beckenham L30930901	Keith MacDonald	Ned Allison
	5 Roosevelt Avenue, St Albans L30462688	Mark Tutton	Phil McGoldrick
	238 Opawa Road, Hillsborough L31154784	Daniel Lassen	Hamish McLeod
	43 Howard Street, Spreydon L31215644	Belinda Calvert	Lisa Yardley-Vaiese
	43 Timara Crescent, Marshland L30415728	Andrew Steel	Ned Allison
	40 Cranford Street, St Albans L30703596	Cian Ryan	Ben Donaldson
	5 Austin Kirk Lane, Huntsbury L30255069	Debbie Pettigrew	Lisa Yardley-Vaiese
	5 Edie Street, Wigram L30235299	Christopher Graham	Phil McGoldrick
2:00pm	138 Roydvale Avenue, Burnside L31062264	Janice Ji	Ned Allison
	7 Wychbury Street, Spreydon L31124249	V. Raha & M. Davenport	Lisa Yardley-Vaiese
	432c Harewood Road, Harewood L30707704	T. Sprott & N. Brownlee	Ned Allison
	35 Lemonwood Drive, Rolleston L29901451	N. Long & M. Welch	Hamish McLeod
	67 Wairakei Road, Bryndwr L30879735	Rebecca Duncan	Phil McGoldrick
	6A Rolfe Place, Bishopdale L30840274	K. Nie & T. Tang	Lisa Yardley-Vaiese
	9 Fergusson Avenue, Mairehau L31145732	Sophie Berry	Ned Allison

AUCTION TOP TIPS

Preparation is key when buying at auction.
Here are our top 10 tips for bidding on the day:



Check out our under the gavel video

GET THERE EARLY, SETTLE IN AND RELAX

Eat and drink ahead of the auction to avoid fatigue and stay mentally focused.

HAVE A FINANCIAL PLAN

Plan where you want to start bidding and end with your absolute limit.

THE CHEAPEST BID IS THE OPENING BID

Get in early. It will help calm your nerves as the more you wait the more nervous you will be.

BID BACK QUICKLY

While your rivals are considering their next move, fire back quick bids. This uses up your opponents' time and keeps the pressure off you.

VARY THE INCREMENTS

You can vary the levels you bid at. Odd numbers often confuse the competition.

BODY LANGUAGE COUNTS

Big voice to impose yourself on the room when bidding, have your next bid already in mind. Look like you are there to own the property.

HIT THE COMPETITION

Jump in with higher increments and round up to significant figures to put the heat on the rivals. No one in the room knows your price limit except you.

IF POSSIBLE, AVOID BEING THE PHONE BIDDER

You can't see or hear the auction and your senses are deprived. The only thing you can win on is your budget.

GET HELP

If you are nervous or inexperienced have a sales consultant or their manager bid on your behalf. They will work around your budget and develop a strategy.

VIEW OTHER AUCTIONS

Attend as many auctions as you can before your auction to see what tactics work best.

AUCTION INFORMATION

LOCATION

98 Moorhouse Avenue

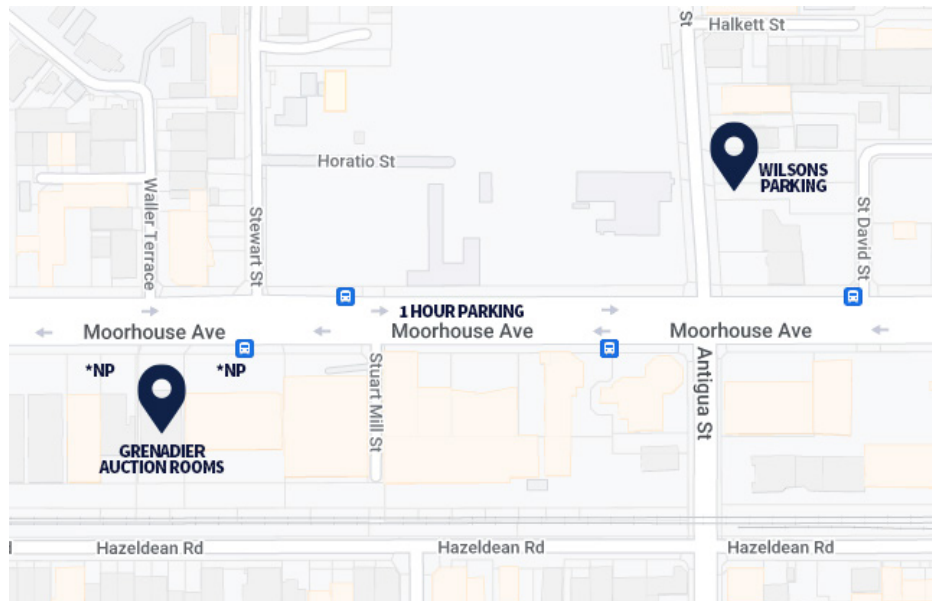
Our state-of-the-art auction rooms are located on the ground floor of our flagship office at 98 Moorhouse Avenue. Minutes away from central city.



PARKING

There is one hour parking along Moorhouse Avenue. As this can be limited we suggest using Wilsons Parking which is just a quick 6-minute walk (500m) at 194 Antiqua Street, and only costs \$4 per hour.

***We ask that you please do not park in the neighbouring business' car parks. You risk getting either a \$65 fine, getting your car towed or both!**



Property Address: _____

I/We as prospective purchasers: _____

FOR SALE BY AUCTION ON: _____

Bidding in person / Bid by telephone (Agent to delete) if bidding by phone authorised phone number: _____

ACKNOWLEDGEMENTS

I/we as Purchaser(s) (“we“ hereafter) of the above property hereby acknowledge that prior to entering into and signing this Contract that :

- 1. We were given a copy of the REA Approved Guide and advised that we may have to provide proof to our solicitor of a NZ IRD Tax no. and NZ bank account in my/our name and advised of Grenadier Real Estate Ltd’s in-house complaints process, and
- 2. We were advised that our solicitor will have AML obligations under the Anti-Money Laundering Act 2009 as well as possibly OIA obligations under the Overseas Investment Act 2005 which we agree we will discuss with him/her and that we have been specifically advised to seek any necessary specialist legal, taxation, or valuation advice, and
- 3. If I/we have been advised of any of the following matters then I/we acknowledge we have been recommended to seek specific legal advice or any technical, or specialist advice of our choice concerning;
 - (a) Any house built between 1990’s – 2006’s which may be prone to weather tightness issues, or built with monolithic cladding eg. Polystyrene, / Triple S, / Harditex / Hardiplank
 - (b) Asbestos which maybe a common building material that may be present in some houses.
 - (c) Any house built in the 1970’s – 1980’s which may be prone to Dux Quest plumbing materials or systems.
 - (d) If the property is being purchased for use as a residential investment property that I/we will need to undertake my/our own due diligence as to whether the property complies with all relevant legislation especially but not limited to the Residential Tenancies Act 1986 / Residential Tenancies (Healthy Homes Standards) Regulations 2019 / and / or any possible Meth contamination / necessity for testing, and
- 4. I/we acknowledge that the property being purchased may not be weather tight and could be affected by moisture or water build up, or penetration of external moisture or water. I/we acknowledge that we have been recommended to seek specific technical or specialist advice in relation to these areas.
- 5. I/We acknowledge that I/we have been advised to access online property file/property information pack and to ensure we are aware of and taken advice concerning all of the information contained therein.

I/We then entered into the Contract as Purchaser(s).

VIEWING THE PROPERTY

_____ [Purchasers initials]

- 6. I/we were strongly advised to view the property prior to submitting any written offer, or before bidding at any auction. I/we hereby specifically acknowledge and confirm that by purchasing without viewing the said property I/we may not have seen all the features and all the property details, area, and locale and therefore may not have a full understanding of the subject property. I/we warrant and undertake that I am/we are not relying on any representation, warranty, description or statement made in any way whatsoever by Grenadier Real Estate Limited or the agent cannot guarantee that the property is fit for the intended use by me/us.

CONSENTS

TERMS OF AUTHORITY TO BID

- 7. I/we undertake that should I/we be the successful bidder at the Auction of the Property above I/we will execute the Auction Sale Contract immediately, and I/we acknowledge that the acceptance of any bid by telephone is irrevocably binding upon me in terms of the Particulars and Conditions of Sale in the same manner as if I/we were personally present at the auction.

_____ [Purchasers initials]

This authority is subject to the consent of the vendor as outlined below. I/we further indemnify Grenadier from any liability whatsoever arising from one of their Licensed Sales Consultants bidding at auction on my/our behalf.

8. If the proposed purchaser is/is to be a Trust / Company then the person(s) signing this Authority hereby absolutely warrant and represent that they have the necessary authority of all Trustees / Directors to enter into this Authority and further represent that all Trustees / Directors have consented to this Authority. If not then any signatory herein agrees to be personally liable for any bidding or purchase.
9. I/we understand and acknowledge that before my/our lawyer can act on behalf of myself/us, they must complete customer due diligence (CDD) on me under the Anti-Money Laundering and Countering Financing of Terrorism Act 2009 (AML/CFT). If my lawyer cannot complete customer due diligence on me/us and cannot act for me/us as a result, I/we may not be able to satisfy conditions under the agreement or settle the property purchase. This may result in me/us incurring liability to the vendor.
9. I/we will provide a copy of a valid form of photo identification (Passport or Drivers Licence) if requested.

DISCLOSURES

RELATED PARTY TRANSACTION - SECTION 136

We acknowledge that if the owner of the property is a Sales Consultant or Employee of Grenadier Real Estate Limited, or a person related to them, that this has been disclosed to us.

MULTI-OFFER

We further acknowledge that if we are entering into a multiple offer situation for the purchase of the property that we were advised of the process and that the owner has sole discretion as to any continued negotiation or acceptance.

FURTHER DISCLOSURES

We confirm and acknowledge that the following statements, matters, or documents were specifically stated to us or disclosed to us during the sale and marketing process and prior to entering into and signing this Contract.

FURTHER DISCLOSURES CONTINUED

FINAL ACKNOWLEDGEMENT

We further acknowledge that at the time of entry into this contract we did so freely and voluntarily, without any pressure, undue influence or duress, and that we understood the contract terms and conditions. We were recommended to obtain legal advice and any technical, or specialist taxation or valuation advice of our choice prior to entering into this contract and if we did not do so we acknowledge we were strongly advised to obtain such legal advice and any technical, or specialist taxation or valuation advice of our choice and we elected not to obtain the same before entering into this contract, notwithstanding the recommendations provided by Grenadier Real Estate Ltd.

SIGNED

Purchaser: _____ Date: / / at am/pm

Purchaser: _____ Date: / / at am/pm

Agent: _____ Date: / / at am/pm

OWNER FINAL ACKNOWLEDGEMENT

I/We the Owner/s of the property HEREBY CONSENT to the Purchaser/s named above bidding, and further agree that I/we entered into this Auction Authority did so freely and voluntarily, without any pressure, undue influence or duress, and acknowledge we were recommended to obtain legal advice and offered the right of other technical / specialist advice of our choice before entering into the same.

SIGNED

Owner: _____ Date: / / at am/pm

Owner: _____ Date: / / at am/pm

Agent: _____ Date: / / at am/pm