

## 32C Picton Street Freemans Bay



### **SOLD by Negotiation \$730,000 9 April 2009**

The Vendor had purchased the property as a renovation project. The building had not been signed off and there no Code of Compliance Certificate had been issued.

The deck over one of the bedrooms and the bedroom needed to be demolished and rebuilt.

The Vendor wanted to build on a piece of land he had purchased by the sea and needed to sell the Picton Street property to do this.

The Purchasers were new arrivals from the UK and came off our data base. They purchased the property well aware of the issues and completed a 2 month due diligence before going unconditional

**VENDOR COMMENT** I had made Grant aware that we wanted to sell our property and we had not obtained the Code of Compliance Certificate from Auckland City Council. There were a number of things that had to be done to the property before a Code of Compliance Certificate could be issued. Grant has good general knowledge of construction and Auckland City's District Plan. This additional knowledge enabled him to achieve a sale of the property with full disclosure of the issues and us not needing to go to the trouble of getting the CCC. I was very happy with the final result". **David Ponting**