



Collins Taggart Property
Valuation and Advisory

Market Valuation Report



10 Goodland Place
Rolleston
Selwyn 7614

VALUATION DATE	7 JULY 2022
PREPARED FOR	BANK OF NEW ZEALAND
BORROWER	SEM WAL, ALOK AND PANDIT, URMILA
ORDER N ^o	YEE-CETC-LAW

7 July 2022

Bank Of New Zealand

Valuation Date	7 July 2022
Order N^o	YEE-CETC-LAW
Report Version	1
Date Issued	7 July 2022

Thank you for your request for valuation services. In accordance with our recent instruction, we have undertaken an inspection of the property in order to assess a market value for secure lending purposes.

Executive Summary

Property Address:

10 Goodland Place
Rolleston, Selwyn 7614

Prepared For:

Bank Of New Zealand

Purpose of Valuation:

To assess market value for secure lending purposes

Instructed By:

Valocity on behalf of Bank Of New Zealand

Type of Property:

A single dwelling (house, townhouse, unit or apartment)

Borrower:

Semwal, Alok and Pandit, Urmila

MARKET VALUE AS AT 7 JULY 2022:

\$1,050,000

including GST (if any)

Registered Valuer

Nick Taylor, BCom (VPM), MPINZ

Involvement

Internal Inspection / Analysis / Reporting

Inspection Date

7 July 2022

Property Summary

The property valued comprises of a good quality single storey residential dwelling constructed 2021 providing four bedroom, two bathroom accommodation. Identified as 10 Goodland Place the property is located in the popular Selwyn township of Rolleston.



Dwelling



2021



206m²



4



2



2



Good



Rolleston



852m²

Significant Risks

None observed.

Assumptions and Data Sources

Special Assumptions

- The market value as stated in this report is at the date of valuation, taking into consideration the market conditions leading up to the date of valuation. High inflation and rising interest rates have slowed the residential property market across New Zealand. The market in Canterbury has slowed in recent months with some areas showing slight declines in values.

Our assessment is made at our date of valuation and Collins Taggart Property takes no responsibility or liability for any losses in value post the date of valuation arising from subsequent events unforeseeable by the valuer. Given the uncertainty arising from the changing market conditions, COVID 19, global uncertainty surrounding the war in Ukraine and the potential impact on local property markets, we recommend that the nominated reliant parties of this report regularly seek our property advice and valuation updates.

Inspection

In preparing this valuation an internal inspection has been carried out, excluding the foundation and roof spaces

Documents Supplied

- N/A

Data Sources

- Property Guru
- REINZ
- Land Information New Zealand
- Google
- Selwyn District Council

Compliance

We confirm that this report complies with the Residential Valuation Standing Instructions 1.3 prescribed by the New Zealand Banking and Finance Industry.

Registered Valuer Nick Taylor has personally inspected the property and holds a current annual practicing certificate. Nick is competent to undertake the valuation and can provide an objective and unbiased opinion and has no material connection or involvement with the subject of the valuation or the party commissioning the valuation. Collins Taggart Property holds professional indemnity insurance sufficient for this valuation. Nick Taylor is covered by this policy.

This valuation summary is part of our valuation and must be read together with the report attached herein. All comments, exclusions and limitations contained in the full report relate directly to this valuation summary. No part of this report should be read in isolation.

Our responsibility in connection to this valuation is limited solely to the client to whom the valuation is addressed. No other party may rely on this valuation. Neither the whole nor any part of this valuation or any reference thereto may be included in any document, circular or statement without our approval of the form and context in which it will appear.

This valuation has been completed for the purpose stated and is not to be used for any other purpose. No responsibility is accepted if this report is used for any other purpose.

Risk Summary

Risk has been measured from 1-5 with a score of 1 representing a low risk, while 5 represents a high risk.

1

2

3

4

5

Location and Neighbourhood Risk

- Good location within west Rolleston where immediate surrounds typically comprise modern residential subdivision development. Rolleston is a popular satellite township.

Resource Consent/Title

- Freehold title, no issues identified.

Improvements

- The property is in good condition commensurate to the age of the home being recently constructed to a good modern standard of high specification.

Land Site Risk

- Irregular shape rear section. The site is level in contour in keeping with the surrounding topography.

Market Risk

- The market has slowed after a sustained period of growth. We caution that the strength in the residential market could change swiftly and materially if current sentiment turns negative which could impact end price points.

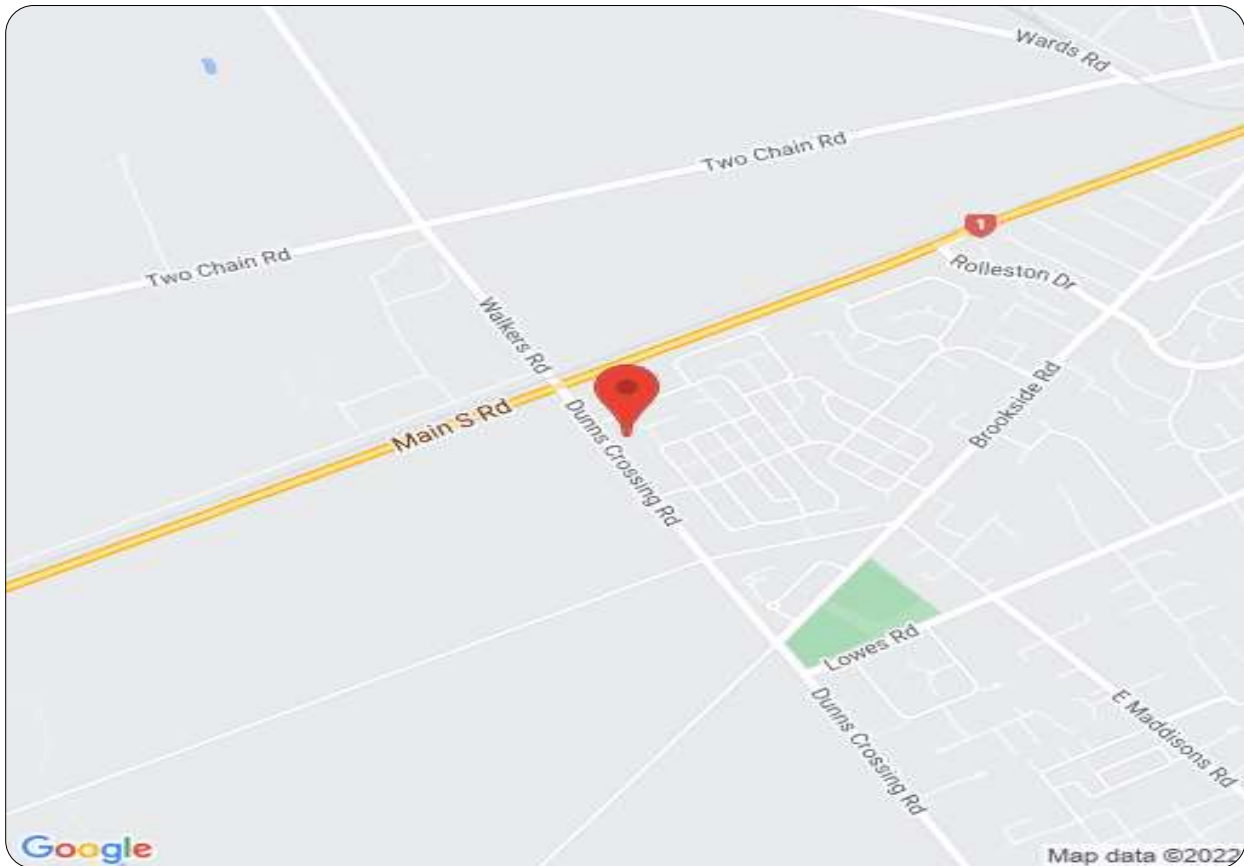
Site Description

Land Area	852 square metres more or less	Current Use	Residential
Shape	Irregular however well-proportioned rear site.	Contour	Level
Outlook	Localised, reserve	Aspect	North
Position of Improvements	Centre	Features	Rear site, adjoins reserve. We note improvements have been constructed onsite which are not depicted in the aerial imagery below.



Location and Services

Suburb	Rolleston	Proximity to Urban Centre	Approximately 3.5 kms to Rolleston Square and 25.0 kms to Christchurch
Surrounding Development and Land Use	Surrounding development comprises predominantly residential accommodation of a modern standard. Within recent years (particularly post-earthquake events), Rolleston has seen considerable new development for residential accommodation. This has resulted in extensive development to the south of the Rolleston town centre, together with significant industrial development completed to the north		
Special Features of the Locality	Easy access to the modern town centre which incorporates a service centre and library, New World and Countdown supermarkets, and a number of bulk retail, convenience retail and hospitality premises. Close to schools. Rolleston is now a sought-after residential location and seen as a viable alternative to central Christchurch. The completion of Stage 2 of the Christchurch Southern Motorway has dramatically reduced commuting time between Christchurch and Rolleston		
Services	We understand that the property is connected to all major utility services typical for the locality.		



Rating Valuation

Valuation Reference	24055-39373	Effective Date	1 September 2021
Capital Value	\$860,000		
Value of Improvements	\$455,000		
Land Value	\$405,000		

Subject Property Sales

Oct-2020

\$185,000

Zoning/ Resource Management

District Plan	Selwyn District Plan	Plan Status	Operative
Zoning	Living Z		
Zone Description	<p>The LZ (Living zone) area provides for various types of land uses, including residential development. Within the LZ zone there are different rules and requirements, depending on locality. The requirements for new development are outlined in the Outline Development Plan. The property is included within the Outline Development Plan (ODP) Area 1.</p> <p>This ODP is for that area of land in Rolleston situated generally to the north of Burnham School Road and Brookside Road between Dunns Crossing Road and the recently developed Stonebrook Drive subdivision to the east of Stonebrook Drive. This ODP is known as the Stonebrook Drive ODP and uses urban design principles to set the pattern of development over the area to guide future development, and provide a degree of certainty for all parties in the establishment of land uses across the site. It provides a design rationale for the key structuring elements, including the road network, cycle and pedestrian network, open space network, development pattern and utilities to service the area. Consistent with the Greater Christchurch Urban Development Strategy and Proposed Change Number 1 to the Regional Policy Statement, the ODP provides an opportunity for the creation of an integrated development which meets the objectives of those planning documents, as well as being in keeping with the strategy set out in the Rolleston Structure Plan.</p> <p>The ODP provides for a variety of allotment sizes, with medium density development located close to open space areas and local business centres. More intense development concentrated around the key open space locations will provide greater amenity and encourage high quality urban design features in these areas. The ODP area shall achieve a net density of 11 households per hectare, based on a net area of approximately 57.5 hectares. The inclusion of medium density housing areas within the ODP covering some 5.5 hectares means that the entire area will accommodate approximately 633 households.</p> <p>The property is zoned General Residential (GRZ) under the Proposed Selwyn District Plan</p>		
Natural Hazard Overlays	N/A		
	Source: Selwyn District Council District Plan, Online		
Does current use comply	We have carried out appropriate investigations and it would appear that the property complies with the provisions of the District Plan. However, we have not sought town planning advice or written confirmation to verify such. If required, the zoning should be verified by application to council for the issue of a Land Information Memorandum.		

Title Summary

Identifier	667116
Tenure	Fee Simple
Land Area	852 square metres more or less
Legal Description	Lot 35 Deposited Plan 478087
Owner	Tajinder Singh and Manpreet Kaur
Interests	<ul style="list-style-type: none"> • Subject to Section 3 Geothermal Energy Act 1953 (affects part formerly Section 2 SO 18584 contained in CT CB42C/781) • Subject to Sections 6 & 8 Mining Act 1971 (affects part formerly Section 2 SO 18584 contained in CT CB42C/781) • Subject to Sections 5 & 261 Coal Mines Act 1979 (affects part formerly Section 2 SO 18584 contained in CT CB42C/781) • Subject to Section 3 Petroleum Act 1937 (affects part formerly Section 2 SO 18584 contained in CT CB42C/781) • Subject to Section 8 Atomic Energy Act 1945 (affects part formerly Section 2 SO 18584 contained in CT CB42C/781) • Subject to Section 11 Crown Minerals Act 1991 (affects part formerly Section 1 SO 19540 contained in CT CB43D/13) • Subject to Part IV A Conservation Act 1987 • Appurtenant hereto is a right to convey electric power specified in Easement Certificate A325845.8 • Consent Notice 9901652.13 pursuant to Section 221 Resource Management Act 1991. This pertains to various development controls which we do not consider detrimental to value. • Consent Notice 9901652.14 pursuant to Section 221 Resource Management Act 1991. This pertains to fencing requirements which we do not consider detrimental to value. • Land Covenant in Easement Instrument 9901652.18. This covenant is standard for new development and essentially pertains to rules that apply to land and affect how the land can be used. It seeks to maintain the amenity of the subdivision. We do not consider the same detrimental to value. • Subject to various rights of way and rights to convey water, electric power, telecommunications and computer media and rights to drain water and sewage over part marked created by Easement Instrument 9901652.19, subject to Section 243 (a) Resource Management Act 1991 • Fencing Covenant in Transfer 11941204.1 • Mortgage 11941204.3 to ANZ Bank New Zealand Limited
Comments	Freehold, also known as fee simple, is the most common, and simplest ownership type in New Zealand.

Appended: Record(s) of Title

Improvement Description

Style	Dwelling	Foundation	Concrete Slab
Age	2021	Floor	Concrete
Floor Area	206m ²	Exterior	Plaster with feature stone and cedar
Bedrooms	4	Roof	Metal
Bathrooms	2		
Layout	Kitchen, Dining, Living, Lounge, Four Bedrooms, Two Bathrooms, Toilet, Laundry, Garage		
Amenities	Kitchen	Open plan and provided with stone benchtops with double sink insert, wall oven, induction cooktop, rangehood, large scullery with stone benchtops, sink insert, gas hob, rangehood, extensive cupboards and drawers for storage and tile flooring.	
	Dining / Living	Open plan and provided with doors to the exterior, high wall heatpump, study nook with built-in joinery, skylight with opening mechanism and timber plank flooring.	
	Lounge	Separate and provided with timber plank flooring.	
	Bedrooms	Four double bedrooms each provided with built-in wardrobes and carpet floor coverings. The main bedroom includes a door to the exterior, walk-in robe and ensuite bathroom.	
	Bathrooms	The main bathroom includes a freestanding bath, tiled shower, wall hung vanity unit, heated towel rail, wall heater, tiled walls and tile flooring with under tile heating. The ensuite bathroom is of similar appointment however excludes the bath and includes a WC.	
	Toilet	Separate and provided with WC, wall hung hand basin and tile flooring.	
	Laundry	Separate and provided with built-in benchtops with sink insert, storage cupboards, space for washer and dryer and tile flooring.	
	Entry	The entry is provided with tile flooring and access to the garage.	
	Garage	An internally accessed double garage with automatic sectional door, storage cupboard, pedestrian door to the exterior and carpet floor coverings.	
Other Improvements	<p>The dwelling is completed to a high standard and includes, among others, an Alexa Smart Home System, heat transfer and HRV systems, vacuum system and built-in speakers.</p> <p>The property includes a covered entry and a covered outdoor terrace, concrete driveway, parking area, paths and patio, timber boundary fencing and simple landscaping including areas of lawn and garden with plantings.</p>		
Chattels	Floor coverings, light fittings, window furnishings, heatpump, dishwasher		

Condition	Good
Essential Repairs	None Noted
Recent Changes	N/A

Inspection Photos As at 07 July 2022



Market Commentary

National

We have been mindful of the current state of the economy when preparing the valuation.

The start of 2022 has seen a slowing of the market after the record highs of 2021. The latest statistics from CoreLogic showing nationwide residential property values have increased by 15.1% year on year, as at May 2022. The nationwide average sale price is \$1,025,784

The rapid growth in 2021 was spurred along by low interest rates and also the demand for investment property. In contrast, 2022 has seen record high inflation and increasing interest rates, alongside depressed mortgage activity. This has resulted in a turning of the market, best illustrated by a -0.2% reduction over the last six months, January 2022 - May 2022.



Mortgage rates are on the rise, and mortgage lending is getting tighter with the Reserve Bank's latest loan-to-value ratios officially coming into force on November 1. This reducing the amount of borrowing that the banks can do above the LVR of 80%. In addition, many lenders have tightened up on debt-to-income ratios. The CCCFA rules implemented on 1 December 2021 has produced a credit crunch which has depressed mortgage activity and therefore the property purchase aspirations of some home buyers most notably first home buyers and investors.

Local

The market in the Selwyn District continues to slow in a rising inflation and interest rate environment. Statistics provided by Core Logic indicate values are up 30.3% over the past 12 months. The average sale price in the city currently sits at \$871,227 as at May 2022. These statistics capture the rapid growth of 2021, and in contrast there has only been a 2.7% movement in the market in 2022 (January-May)

2021 saw record prices being achieved throughout the District with strong competition from buyers, particularly for new builds. The market has been on a decline since the end of 2021, and at the date of our valuation is continuing to slow. The sentiment in the market has also changed as the cost of living, and interest rates have increased affecting household budgets.

Average Sale Price

National	\$1,025,784		15.10%
Local	\$871,227		30.30%

Valuation Methodology

Basis of Value

Market Value

International Valuation Standards (2022) define Market Value as: “The estimated amount for which an asset or liability should exchange on the valuation date between a willing buyer and a willing seller in an arm’s length transaction, after proper marketing and where the parties had each acted knowledgeably, prudently and without compulsion”

Valuation Approach

Market Approach

The market approach provides an indication of value by comparing the asset with identical or comparable assets for which price information is available. The most common method of valuation within this approach is referred to as the Comparable Transaction Method or Sales Comparison Approach where value is indicated by comparison of market evidence.

Valuation Method

Sales Comparison

This method involves the analysis of sales and making comparisons with the subject property. Given that these sales are usually not identical or directly comparable to the subject property we make allowances for these differences when comparing to the subject property. These differences include location, house size, quality of the fitout and improvements, aspect setting and views, other buildings such as garaging and the degree of landscaping and site improvements. These aspects usually have a strong influence on value.

Land value is assessed exclusive of improvements factoring in location, land size, shape, contour, and aspect

Highest and Best Use

Highest and Best Use is the most probable use of a property which is physically possible, appropriately justified, legally permissible, financially feasible, and which results in the highest value of the property being valued.

Market Evidence



3 Delapre Drive, Rolleston

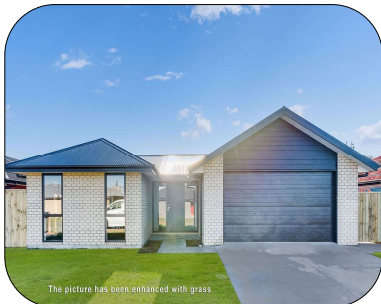
Inferior

Jun-2022

\$902,500

AGE	FLOOR (M ²)	LAND (M ²)	BEDROOMS	BATHROOMS
2022	191	503	4	2

A recent sale of a recently constructed four bedroom, two bathroom dwelling situated on a smaller site within the Delapre subdivision. Overall inferior, notably in respect of size.



11 Joy Place, Rolleston

Inferior

Jun-2022

\$920,000

AGE	FLOOR (M ²)	LAND (M ²)	BEDROOMS	BATHROOMS
2022	220	863	4	2

A recent sale of a four bedroom, two bathroom dwelling together with double garage, situated on an 863 sqm site. We note the site adjoins Main South Road (SH1). Overall inferior given lesser quality and location adjoining the motorway.



9 Chedworth Court, Rolleston

Comparable

Apr-2022
\$985,000

AGE	FLOOR (M ²)	LAND (M ²)	BEDROOMS	BATHROOMS
2010s	200	743	4	2

An older sale of an older dwelling providing four bedrooms, two bathrooms and double garage, situated on a smaller site situated in a rear position. On balance, broad comparisons can be made, however a lower benchmark given age and quality.



1 Archie Lane, Rolleston

Comparable

May-2022
\$1,035,000

AGE	FLOOR (M ²)	LAND (M ²)	BEDROOMS	BATHROOMS
2020s	246	775	4	2

A recent sale of a larger four bedroom, two bathroom dwelling together with internally accessed triple car garage, situated on a 775 sqm in a rear position close to Rolleston Square. The site is not landscaped. Overall a useful comparison.



768 Selwyn Road, Rolleston

Comparable

Jun-2022
\$1,065,000

AGE	FLOOR (M ²)	LAND (M ²)	BEDROOMS	BATHROOMS
2019	251	733	4	2

A sale of a larger four bedroom, two bathroom dwelling which is presented to a good standard and includes a triple car garage, situated on a smaller site. Overall a useful comparison.



5 Banded Place, Rolleston

Superior

Jun-2022
\$1,130,000

AGE	FLOOR (M ²)	LAND (M ²)	BEDROOMS	BATHROOMS
2020s	250	704	3	2

A recent sale of a larger dwelling providing three bedrooms, two bathrooms and four car garaging. The dwelling is completed to a high specification and is situated within the Falcon's Landing subdivision. Notwithstanding one less bedroom, overall considered superior given quality.

Valuation Rationale

Conclusion

The sales considered above range from circa \$900,000 to \$1,130,000.

The recent sale of 3 Delapre Drive is considered inferior, notably in respect of size. Similarly, we consider the recent sale of 11 Joy Place inferior given the lesser quality and location adjoining the motorway where the property is impacted by road noise.

We consider broad comparisons can be made with 9 Chedworth Court, however on balance this is a lower benchmark given the age and quality which is less preferred by comparison to the subject.

The sale of 1 Archie Lane comprises a larger dwelling inclusive of triple car garaging, situated on a smaller, rear site which is not landscaped. Overall we consider this a useful comparison. Similarly, the recent sale of 768 Selwyn Road provides a larger dwelling inclusive of triple garage and situated on a smaller site which includes established landscaping. Again, we consider this a useful comparison.

The sale of 5 Banded Place is overall considered superior, notably in respect of dwelling size and quality.

Having due regard to the sales evidence detailed and the attributes of the subject property, we consider the market value to be \$1,050,000, falling within reasonable market bounds of \$1,000,000 - \$1,100,000, as supported by the sales detailed above.

Market Value

\$1,050,000

Inclusive of GST (If any)

Subject to the attached valuation conditions.

Based on a selling period of one to three months.

Value Apportionment

Land Value **\$480,000**

Improvements **\$540,000**

Chattels **\$30,000**

Special Conditions

- The market value as stated in this report is at the date of valuation, taking into consideration the market conditions leading up to the date of valuation. High inflation and rising interest rates have slowed the residential property market across New Zealand. The market in Canterbury has slowed in recent months with some areas showing slight declines in values.

Our assessment is made at our date of valuation and Collins Taggart Property takes no responsibility or liability for any losses in value post the date of valuation arising from subsequent events unforeseeable by the valuer. Given the uncertainty arising from the changing market conditions, COVID 19, global uncertainty surrounding the war in Ukraine and the potential impact on local property markets, we recommend that the nominated reliant parties of this report regularly seek our property advice and valuation updates.

Valuation Standards

This valuation report has been completed in accordance with the New Zealand Institute of Valuers (NZIV) and Property Institute of New Zealand (PINZ) Code of Ethics and, unless otherwise stated, in accordance with International Valuation Standards (IVS) 2022 and Guidance Papers for Valuers & Property Professionals (GPVPP), in particular but not limited to:

IVS 101 Scope of Work
IVS 102 Investigations and Compliance
IVS 103 Reporting
IVS 104 Bases of Value
IVS 105 Valuation Approaches and Methods
IVS 400 Real Property Interests
ANZVGP 111 Valuation Procedures - Real Property
ANZVGP 112 Valuation for Mortgage & Loan Security Purposes
ANZPGP 201 Disclaimer Clauses & Qualification Statements

Compliance Statement

In completing this valuation, we confirm the follow:

- The statements of fact presented in this report are correct to the best of Valuer's knowledge
- The analyses and conclusions are limited only by the reported assumptions and conditions
- Neither Nick Taylor or Collins Taggart Property has an interest in the subject property and the fee is not contingent upon any aspect of the report.
- We confirm that we are not aware of any conflicts of interest or pecuniary interests in the property being valued.
- The valuation was performed in accordance with an ethical code and performance standards
- Nick Taylor has satisfied the professional education requirements of the Property Institute of New Zealand and holds a current annual practicing certificate.
- Nick Taylor has experience in the location and category of the property being valued
- Nick Taylor has made a personal inspection of the property and no one, except those specified in the report, has provided professional assistance in preparing the report.
- Collins Taggart Property holds professional indemnity insurance sufficient for this valuation. Nick Taylor is covered by this policy.
- Our responsibility in connection with this valuation and report is limited to the client to whom it is addressed. It is intended that this valuation and report be relied upon only by the client to whom it is addressed.

Please do not hesitate to contact the undersigned should you require any further assistance or clarification.

Yours faithfully
Collins Taggart Property



Nick Taylor

Registered Valuer, BCom (VPM), MPINZ



Nick@collinstaggartproperty.co.nz



(027) 321 6096



www.collinstaggartproperty.co.nz



198A Salisbury Street, Christchurch Central

Appended

Valuation Conditions
Record of Title

Valuation Conditions

Structural Survey

This report is not a building, environmental, geotechnical or boundary survey and no responsibility is taken for the omission of building or other defects which may not be apparent without such surveys. In the event actual surveyed areas of the property are different to the areas adopted in this valuation the survey should be referred to the valuer for comment on any valuation implications. We reserve the right to amend our valuation if a formal survey of areas differs from those detailed in this report.

We have undertaken a visual inspection in respect of any building valued but must advise that structural surveys or tests of any of the services have not been commissioned and confirmation that these are free from defect cannot be given. It is noted further that an inspection of unexposed or inaccessible portions of any building has not been carried out and certification that these are free from defect is unable to be given.

Property Services

Unless stated services to the property have not been tested and are assumed to be in proper working condition i.e. water supply, power, phone supply, wastewater and storm water disposal systems and other services.

Town Planning and Resource Management

Town planning and zoning information was informally obtained from the relevant local council and is assumed to be correct. This information does not constitute a formal zoning certificate. Should the addressee require formal confirmation of planning issues then we recommend written application be made to the relevant authorities to obtain appropriate current zoning certificates.

Land Information Memorandum

Our valuation is made on the basis that there is no outstanding requisition from the Local Authority in respect of the land or improvements and that the property complies with both the Building and Resource Management Acts. Should this not prove to be the case we reserve the right to reconsider the assessed Market Value.

Land Survey

We have made no survey of the property and unless otherwise stated assume that all improvements lie within the title boundaries. No guarantee is given that the land is not subject to statutory rights not recorded on the relevant Computer Register and not apparent from normal inspection of the property. We assume no responsibility in connection with such foregoing matters.

Noxious substances/Contaminated sites

Substances such as asbestos, other chemicals, toxic waste or other potentially hazardous materials, could if present, adversely affect the value of the property. The stated value assumes that there is no material on or in the property that would cause loss in value. No responsibility is assumed for any such conditions and the recipient of this report is advised that the valuer is not qualified to detect such substances, quantify the impact, or estimate the remedial cost. While due care has been taken to note any contamination liability, investigations have been undertaken for valuation purposes only, and this report does not constitute an environmental audit. Unless otherwise stated no account has been taken of the effect on value due to contamination or pollution.

Confidentiality and Limitation of Liability

Our responsibility in connection to this valuation is limited solely to the client to whom the valuation is addressed. No other party may rely on this valuation. Neither the whole nor any part of this valuation or any reference thereto may be included in any document, circular or statement without our approval of the form and context in which it will appear. We recommend that any party other than those whom the valuation is addressed should obtain their own valuation before acting in any way in respect of the subject property.

Information Supplied

Any information sourced from or provided by a third party is presumed to be accurate. If subsequently found to be incorrect or provided in error, we reserve the right to review our valuation.

Publication

Neither the whole nor any part of this valuation report or any reference thereto may be published, included in any document, circular or referenced without our approval of the form and context in which it will appear.

Use of this Report by First Mortgage provider for lending purposes

The valuation may be used for first mortgage lending purposes and our responsibility in connection to the valuation is extended only to the lender referred to in this report and no other.

Record of Title



**RECORD OF TITLE
UNDER LAND TRANSFER ACT 2017
FREEHOLD
Search Copy**



R. W. Muir
Registrar-General
of Land

Identifier **667116**
Land Registration District **Canterbury**
Date Issued 01 December 2014

Prior References
250472 250477

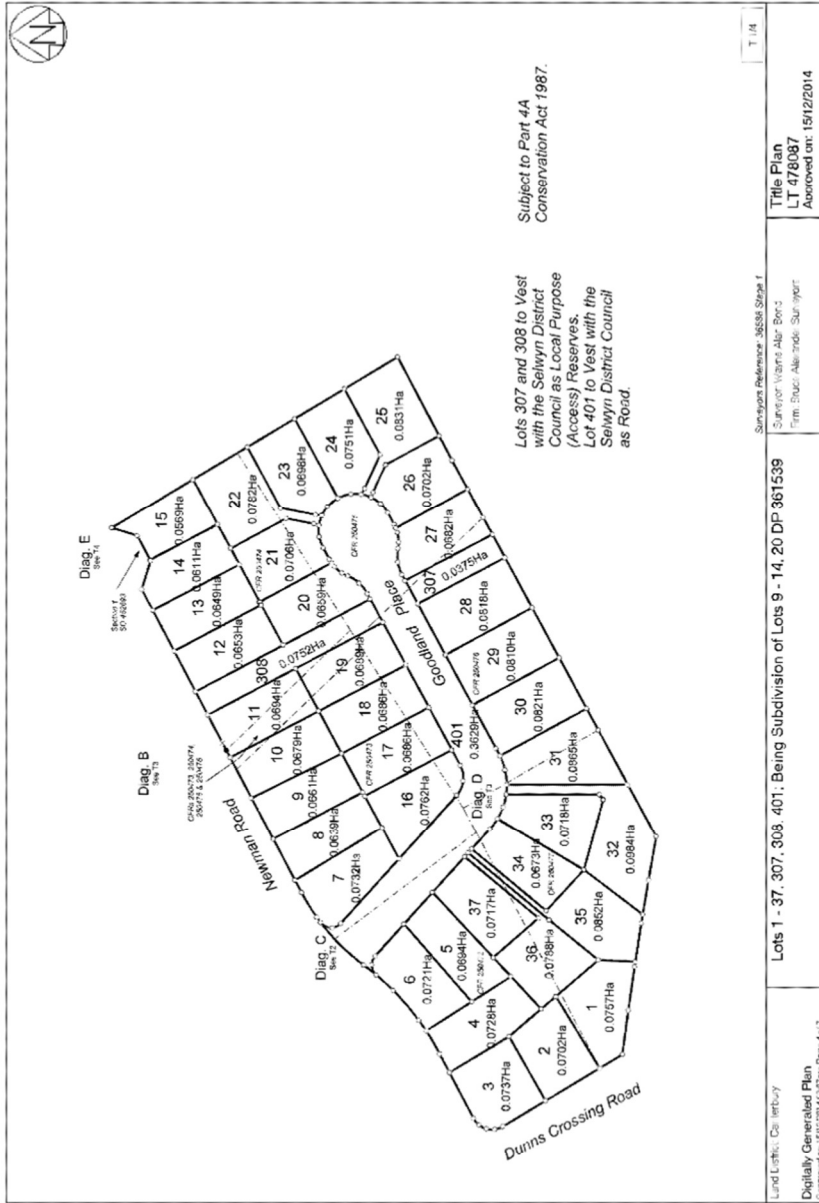
Estate Fee Simple
Area 852 square metres more or less
Legal Description Lot 35 Deposited Plan 478087

Registered Owners
Tajinder Singh and Manpreet Kaur

Interests

Subject to Section 3 Geothermal Energy Act 1953 (affects part formerly Section 2 SO 18584 contained in CT CB42C/781)
Subject to Sections 6 & 8 Mining Act 1971 (affects part formerly Section 2 SO 18584 contained in CT CB42C/781)
Subject to Sections 5 & 261 Coal Mines Act 1979 (affects part formerly Section 2 SO 18584 contained in CT CB42C/781)
Subject to Section 3 Petroleum Act 1937 (affects part formerly Section 2 SO 18584 contained in CT CB42C/781)
Subject to Section 8 Atomic Energy Act 1945 (affects part formerly Section 2 SO 18584 contained in CT CB42C/781)
Subject to Section 11 Crown Minerals Act 1991 (affects part formerly Section 1 SO 19540 contained in CT CB43D/13)
Subject to Part IV A Conservation Act 1987
Appurtenant hereto is a right to convey electric power specified in Easement Certificate A325845.8 - 11.11.1997 at 12:20 pm
9901652.13 Consent Notice pursuant to Section 221 Resource Management Act 1991 - 1.12.2014 at 4:55 pm
9901652.14 Consent Notice pursuant to Section 221 Resource Management Act 1991 - 1.12.2014 at 4:55 pm
Land Covenant in Easement Instrument 9901652.18 - 1.12.2014 at 4:55 pm
Subject to a right of way and a right to convey water, electric power, telecommunications and computer media and a right to drain water and sewage over part marked A on DP 478087 created by Easement Instrument 9901652.19 - 1.12.2014 at 4:55 pm
Appurtenant hereto is a right of way and a right to convey water, electric power, telecommunications and computer media and a right to drain water and sewage created by Easement Instrument 9901652.19 - 1.12.2014 at 4:55 pm
The easements created by Easement Instrument 9901652.19 are subject to Section 243 (a) Resource Management Act 1991
Fencing Covenant in Transfer 11941204.1 - 11.12.2020 at 2:59 pm
11941204.3 Mortgage to ANZ Bank New Zealand Limited - 11.12.2020 at 2:59 pm

Identifier **667116**





**RECORD OF TITLE
UNDER LAND TRANSFER ACT 2017
FREEHOLD
Historical Search Copy**



R. W. Muir
Registrar-General
of Land

Constituted as a Record of Title pursuant to Sections 7 and 12 of the Land Transfer Act 2017 - 12 November 2018

Identifier 667116
Land Registration District Canterbury
Date Issued 01 December 2014

Prior References
250472 250477

Estate Fee Simple
Area 852 square metres more or less
Legal Description Lot 35 Deposited Plan 478087
Original Registered Owners
Newman Incorporation Limited

Interests

Subject to Section 3 Geothermal Energy Act 1953 (affects part formerly Section 2 SO 18584 contained in CT CB42C/781)
Subject to Sections 6 & 8 Mining Act 1971 (affects part formerly Section 2 SO 18584 contained in CT CB42C/781)
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Subject to Section 11 Crown Minerals Act 1991 (affects part formerly Section 1 SO 19540 contained in CT CB43D/13)
Subject to Part IV A Conservation Act 1987
Appurtenant hereto is a right to convey electric power and water specified in Easement Certificate A325845.8 - 11.11.1997 at 12:20 pm
9784577.14 Mortgage to Bank of New Zealand - 28.7.2014 at 5:19 pm
9901652.13 Consent Notice pursuant to Section 221 Resource Management Act 1991 - 1.12.2014 at 4:55 pm
9901652.14 Consent Notice pursuant to Section 221 Resource Management Act 1991 - 1.12.2014 at 4:55 pm
Land Covenant in Easement Instrument 9901652.18 - 1.12.2014 at 4:55 pm
Subject to a right of way and a right to convey water, electric power, telecommunications and computer media and a right to drain water and sewage over part marked A on DP 478087 created by Easement Instrument 9901652.19 - 1.12.2014 at 4:55 pm
Appurtenant hereto is a right of way and a right to convey water, electric power, telecommunications and computer media and a right to drain water and sewage created by Easement Instrument 9901652.19 - 1.12.2014 at 4:55 pm
The easements created by Easement Instrument 9901652.19 are subject to Section 243 (a) Resource Management Act 1991
10046611.4 Surrender of the right to convey water specified in Easement Certificate A325845.8 - 6.5.2015 at 3:16 pm
10633576.1 Discharge of Mortgage 9784577.14 - 23.11.2016 at 11:42 am
11941204.1 Transfer to Ili Tec Homes Limited - 11.12.2020 at 2:59 pm

Identifier **667116**

Fencing Covenant in Transfer 11941204.1 - 11.12.2020 at 2:59 pm
11941204.2 Transfer to Tajinder Singh and Manpreet Kaur - 11.12.2020 at 2:59 pm
11941204.3 Mortgage to ANZ Bank New Zealand Limited - 11.12.2020 at 2:59 pm