

**3C Beatty Street,  
Melville, Hamilton,  
3206**



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3206



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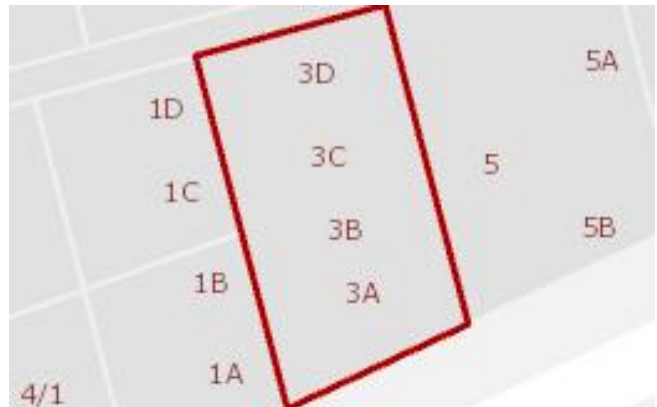
92m<sup>2</sup>



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## Property Details

|                       |                            |                   |   |
|-----------------------|----------------------------|-------------------|---|
| Category              | Residential                | Capital Value     | \$550,000                                   |
| Territorial Authority | Hamilton City              | Land Value        | \$275,000                                   |
| Year Built            | 2005                       | Improvement Value | \$275,000                                   |
| Land Use Primary      | Single Unit excluding Bach | Valuation Date    | 01/09/2021                                  |
| Wall Material         | Brick                      | Zone              | Residential Zone H, 9H                      |
| Roof Material         | Steel/G-Iron               | Building Type     | Residential: Ownership home units - 2000-09 |



3C Beatty Street, Melville, Hamilton, 3206

### Current Market Appraisal

\$550,000 to \$600,000

### Record of Title Detail

|                          |                              |                    |            |
|--------------------------|------------------------------|--------------------|------------|
| <b>Title</b>             | 329133                       | <b>Date Issued</b> | 02/03/2007 |
| <b>Type</b>              | Unit Title                   | <b>Prior Title</b> | SA1099/131 |
| <b>Legal Description</b> | Unit 3 Deposited Plan 382306 | <b>Share</b>       | 1/1        |





**RECORD OF TITLE  
UNDER LAND TRANSFER ACT 2017  
UNIT TITLE**

**Guaranteed Search Copy issued under Section 60 of the Land  
Transfer Act 2017**



  
R.W. Muir  
Registrar-General  
of Land

**Identifier** **329133**  
**Land Registration District** **South Auckland**  
**Date Issued** 02 March 2007

**Prior References**  
SA1099/131

**Supplementary Record Sheet**  
329135

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**Estate** Stratum in Freehold  
**Legal Description** Unit 3 Deposited Plan 382306  
**Registered Owners**  
David Allan Wilkin

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**The above estates are subject to the reservations, restrictions, encumbrances, liens and interests noted below and on the relevant unit plan and supplementary record sheet**

7257668.2 Consent Notice pursuant to Section 221 Resource Management Act 1991 - 2.3.2007 at 9:00 am  
7347550.6 Mortgage to Westpac New Zealand Limited - 2.5.2007 at 9:00 am  
9235767.1 Variation of Mortgage 7347550.6 - 12.11.2012 at 3:47 pm  
10717136.1 Lease Term 5 years commencing 23.3.2017 CT 787117 issued - 8.5.2017 at 10:27 am





**SUPPLEMENTARY RECORD SHEET  
UNDER UNIT TITLES ACT 1972**

**Guaranteed Search Copy issued under Section 60 of the Land  
Transfer Act 2017**

**Identifier** 329135  
**Land Registration District** South Auckland  
**Date Issued** 02 March 2007  
**Plan Number** DP 382306

**Subdivision of**  
 Lot 1 Deposited Plan South Auckland 1629

**Prior References**  
 SA1099/131

**Unit Titles Issued**

|        |        |        |        |
|--------|--------|--------|--------|
| 329131 | 329132 | 329133 | 329134 |
| 787117 | 787288 | 792792 | 878859 |

**Interests**

OWNERSHIP OF COMMON PROPERTY

Pursuant to Section 47 Unit Titles Act 2010 -

(a) the body corporate owns the common property and

(b) the owners of all the units are beneficially entitled to the common property as tenants in common in shares proportional to the ownership interest (or proposed ownership interest) in respect of their respective units.

The above memorial has been added to Supplementary Record Sheets issued under the Unit Titles Act 1972 to give effect to Section 47 of the Unit Titles Act 2010.