



FORRESTER VALUATIONS

VALUERS & PROPERTY CONSULTANTS

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VALUATION REPORT

**86 HIGH STREET, SOLWAY
MASTERTON DISTRICT - 5810**



Valocity Oder No; MHA-FTAJ-FL4

Date Of Valuation; 29th April 2024



1st May 2024.

The Manager,
Bank Of New Zealand,
Wellington.

Attention; Hetal Joshi

RE: RESIDENTIAL PROPERTY

86 HIGH STREET, SOLWAY, MASTERTON DISTRICT - 5810

Our Reference: 21899

EXECUTIVE SUMMARY

Valocity Order No	MHA-FTAJ-FL4
Residential Property;	86 High Street, Solway, Masterton District- 5810
Property Type;	Residential 'In Scope'
Purpose Of Valuation;	Market Value for mortgage finance purposes
Valuation Ordered by;	Bank Of New Zealand via Valocity
Borrower;	Anthony Keith Bruce Trilford and Julie Maree Trilford
Site Area;	1270 square metres
Brief Description;	<p>A particularly appealing residential property being located within very easy walking distance of the Kuripuni shopping village</p> <p>The good sized and character style home has been fully renovated and provides for a very comfortable standard of three bedroom and two bathroom accommodation</p> <p>To the rear of the dwelling is an in ground swimming pool and covered spa/sauna area.</p> <p>A near new and detached self-contained studio is also in place to the rear north western corner of the property. This studio provides for two bedrooms, open plan kitchen/living,</p>

good sized bathroom and also a separate front office.
The living area having bi fold door access onto the rear
yard/pool area
This studio has been set up as an 'Air B&B'. It could
alternatively be utilized by extended family or rented out on a
more formal basis.

Date Of Inspection; 29th April 2024

Effective date Of Valuation; 29th April 2024

Date Valuation Issued; 1st May 2024

Market Value \$1,210,000

Unless otherwise states, all figures include GST (if any)

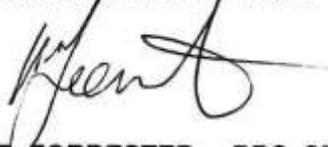
Compliance Statement; This valuation report has been prepared in compliance with
practise standards, guidance notes and technical information
papers of Property Institute of New Zealand and Australia
Property Institute as detailed within the recently rebranded
"Guidance Papers for Valuers and Property Professionals".

Valuer Status; This valuation has been prepared by Registered Valuer Peter
Forrester. We confirm a full internal inspection has been carried
out by the signing Registered Valuer. The writer has no
material connection with the instructing party and has the
appropriate qualifications and experience to undertake a
valuation of this nature.

Inspection Type; Internal

Registered Valuer; **Peter Forrester. BBS, SPINZ**
Registered Valuer

FORRESTER VALUATIONS



P.R. FORRESTER. BBS, SPINZ.
Registered Valuer.

SCOPE OF WORKS

Valuer Status;	This valuation has been undertaken by Registered Valuer Peter Forrester of Forrester Valuations who provides this objective and unbiased valuation. The Valuer has no material connection or involvement with the subject property nor the instructing party and has the appropriate qualifications and experience to undertake a valuation of this nature. The Valuer holds an Annual Practising Certificate and holds Indemnity Insurance appropriate to the value level assessed in this report.
Purpose;	We have been requested to provide a Market Value of the property located at 86 High Street, Solway, Masterton District for finance purposes
Asset Valued;	The asset valued is known as 86 High Street, Solway, Masterton District
Basis of Value	Market Approach. Comparable Transactions Method as described in IVS 105 – Valuation Approaches and Methods.
Valuation Date	The Market Value is assessed as at 29 th April 2024
Extent of Investigation;	<p>An inspection of all readily accessible parts of the improvements of the property has been carried out by the writer</p> <p>A qualified engineer’s structural survey has not been sighted in relation to the subject property. The member is not a building construction and/or structural expert, and is therefore unable to certify as the structural soundness of the improvements. Prospective purchasers or mortgagees would need to make their own enquiries in this regard</p> <p>We have no sighted a structural report on the property nor have we inspected unexposed or inaccessible portions of the premises. We therefore cannot comment on the structural integrity, defect, rot or infestation of the improvements nor can we comment on any knowledge of the use in construction of material such as asbestos or other materials now considered hazardous</p>
Source of Information Relied Upon	<p>Government Sources/Local Council Authorities</p> <p>Google Maps</p> <p>REINZ Sales Data</p>
Valuation Approach;	We have utilised the Comparable Transactions Method to arrive at your assessment of Market Value
Distributions;	We have inspected the property situated at 86 High Street, Solway, Masterton District for the purpose of assessing the

86 High Street, Masterton

Market Value of that property for mortgage security purposes. This valuation may be relied upon by the persons for whom the report has been addressed. The report has been prepared for the private and confidential uses of the above parties and it should not be reproduced in whole or in part or relied upon for any other purpose or by any other party than the persons to whom it is addressed without express written authority from Forrester Valuations

Compliance with IVS;

Our valuation has been prepared in accordance with International Valuations Standards (IVS) 2022 and Australia and New Zealand Guidance Papers (ANVGN).

Compliance with Standing Instructions;

Our valuation complies with the latest version of Residential Valuation Standing Instructions

TITLE DETAILS

An estate in fee simple containing 1270 square metres more or less situated in the District Of Masterton and being Lot 2 on Deposited Plan 31047

Also being all of the land as contained and described in Certificate Of Title Volume 7d Folio 1135 of the Wellington Registry

A copy of the Historical and current Certificates Of Title are attached to this report. All interests have been noted and include a mortgage and variation of mortgage to Bank Of New Zealand

Registered Proprietor; Anthony Keith Trilford, Julie Maree Trilford and Gibson Sheat Trustees Limited

ZONING:

The subject land is zoned Residential under the provisions of the Combined Wairarapa District Plan, being in common with adjoining properties.

Under the District Plan Wairarapa's residential environment is managed under a single residential zone.

The objective of the zone being to maintain and enhance the character and amenity values of the Wairarapa's residential areas, having regard for the particular characteristics of each neighbourhood and the need to provide for a diversity of residential lifestyles and no residential services and activities.

STATUTORY VALUATION

As at 1 September 2023.

Value Of Improvements	\$ 475,000
Land Value	<u>\$ 275,000</u>
Capital Value	\$ 750,000

The above rating valuation is an assessment of the value of the property as at 1 September 2023 based on sales at that date. It is not a current market valuation. These values are subject to change due to objections, subdivisions or changes to improvements

LOCALITY:

Located towards the southern end of Masterton, being approximately 2 kilometres from the towns central shopping centre and also with easy walking distance of the Kuripuni shopping village

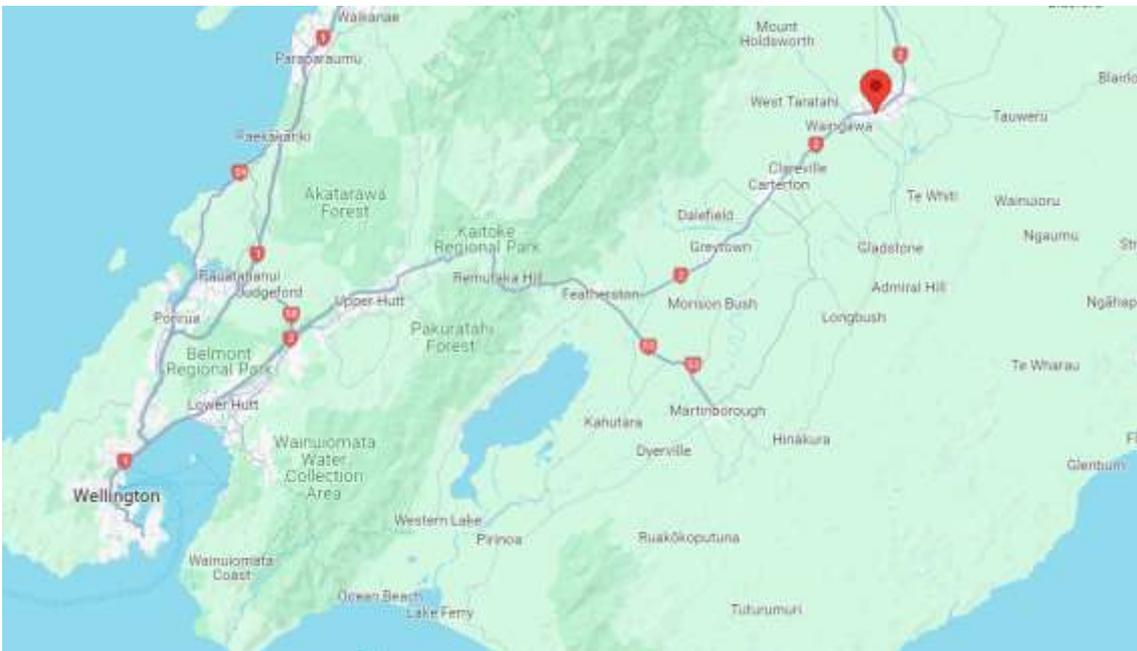
A near new home is located directly to the front of the subject. Other adjoining and nearby properties being standard residential homes and town style developments. Hadlow Preparatory School and South Park also very close by

High Street is the main arterial route into the town from the south. As such it has traffic flows.

Masterton is a large town in the Wellington Region of New Zealand and the seat of the Masterton District (a territorial authority or local government district). It is the largest town in the Wairarapa, a region separated from Wellington by the Rimutaka ranges. It is 100 kilometres north-east of Wellington. Masterton has an urban population of 21,800, and district population of 25,200 (June 2017)

The Wairarapa Line railway allows access to Wellington, Lower Hutt and Upper Hutt.

Masterton businesses include services for surrounding farmers. Three new industrial parks are being developed in Waingawa, Solway and Upper Plain. The town is the headquarters of the annual Golden Shears sheep-shearing competition.

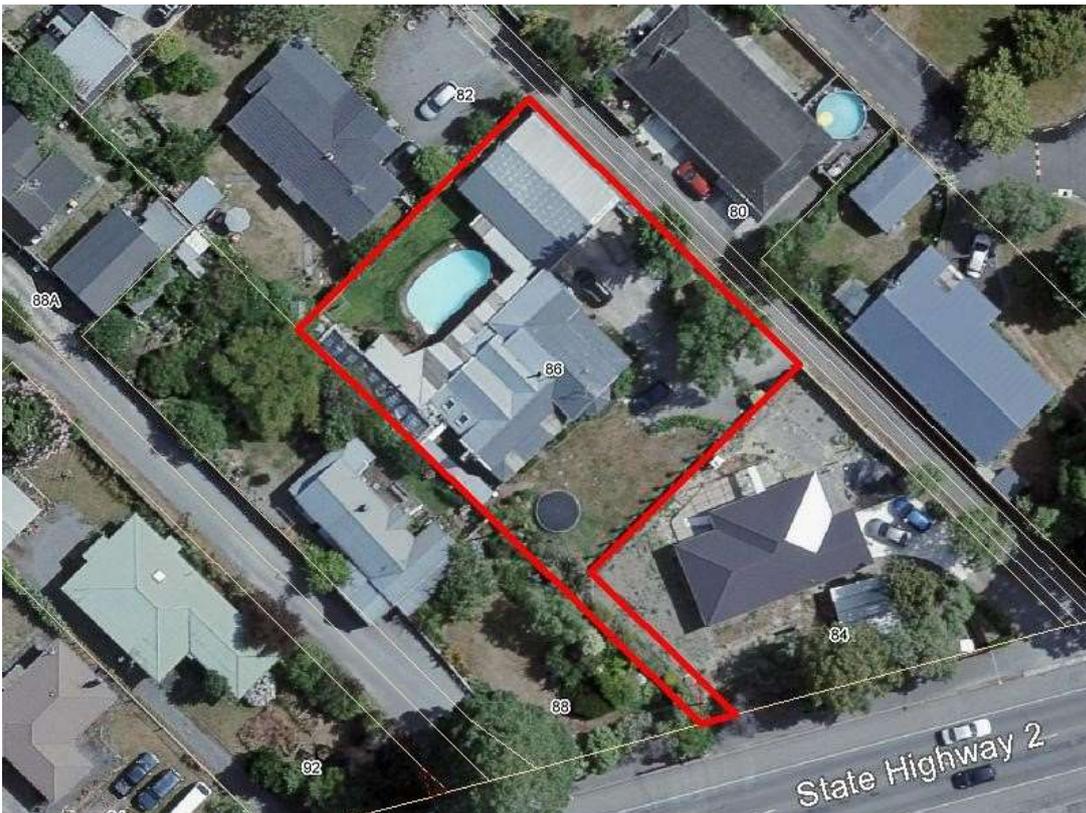


Source; Google Maps

86 High Street, Masterton

SITE DESCRIPTION

Site Area	1270 square metres
Shape/description	Regular shaped rear parcel, valued to the physical boundaries as inspected and having right of way access from a sealed lane which in turn has access off the western side of High Street. A secondary unformed strip is also available off High Street. frontage of 23 metres to the western side of South Road
Contour	Flat.
Services	The subject property is connected to the following services; <ul style="list-style-type: none">• Town Water• Town sewerage• Electricity• Telecommunication services
Current Use	Residential
Access	Shared lane access off a sealed carriageway



IMPROVEMENTS

THE DWELLING

Single storey structure erected circa 1880.

86 High Street, Masterton

Floor Areas.

179 square metres

Plus;

Timber decked verandah areas.

Construction. The exterior of the dwelling is constructed of rustivating weatherboard walls, original timber window joinery, corrugated steel roof, iron and pvc guttering. The foundations were not able to be inspected. We have been advised that past repiling work has been completed.

Comments: An aesthetically appealing villa.

The roofing iron has been replaced over past years. Re wiring and replumbing work has also been completed.

Average to good external paint coverage.

It is assumed that all electrical and plumbing systems mentioned herein are in working order. This report is for valuation purposes only and it does not purport to represent a structural or engineering survey on either the condition of building and or/land.

Accommodation. The main rooms comprise;

Master bedroom With walk in style wardrobe and en-suite bathroom (shower, hand basin, toilet, heated towel rail).

Two other bedrooms

Lounge/dining area Wood burner, open fire

Office

Kitchen/dining/living Open plan area with dual double door external access.
Solid timber sink benches and island workbench/breakfast bar,
stainless steel over with gas hobs, stainless steel range hood,
dishwasher, modern storage cupboards.
Two ceiling skylights
New heat pump

Bathroom Claw foot bath, shower, timber cabinet vanity

Separate toilet With wash hand basin

Hallway

The interior linings being predominantly plasterboard walls and ceilings. Original timber flooring.

Comments: Functional floor plan with the main living rooms and adjoining kitchen area being ample in size

The kitchen and both bathrooms have been upgraded over past years

The interior rooms are very well presented, Recent painting/redecoration completed to most rooms.

New carpets are in place to the bedrooms. Other rooms have professionally sanded and sealed exposed timber floors

Heating being via wood burner, fireplace, heat pump, panel heater and also an older style gas

system.

Gas hot water. Also, solar PV/ES system with associated roof mounted solar panels



SELF CONTAINED STUDIO

Completed 3 or so year ago. Formerly being a garage/office building.

External construction comprising of weatherboard and iron walls, iron roof, concrete floor, new double glazed aluminium window and door joinery and measuring 120 square metres.

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The interior provides for;

Open plan kitchen/living area Timber topped sink bench and separate island style work bench/breakfast bar, stainless steel wall oven, gas hobs, stainless steel range hood, dishwasher, Melteca storage cupboard and cabinetry.
Bi fold door access onto the pool/yard area.
Heat pump

Bathroom Shower, claw foots bath, wall hung vanity, toilet, heated towel rail.

Two bedrooms

Hallway

Office with separate access from the frontage

All interior rooms have been insulated, Gibraltar board lined and decorated to an excellent standard. Gas hot water and heat pump



OTHER IMPROVEMENTS

Pool shed, spa and sauna. Weatherboard walls, iron roof and extending to 20 square metres

Storage and garden sheds.

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In ground swimming pool, covered out door entertaining area.

Fully fenced section with lawn area to the front and pool/entertaining to the rear.



SUMMARY

A particularly appealing residential property being located within very easy walking distance of the Kuripuni shopping village

The good sized and character style home has been fully renovated and provides for a very comfortable standard of three bedroom and two bathroom accommodation

To the rear of the dwelling is an in ground swimming pool and covered spa/sauna area.

A near new and detached self contained studio is also in place to the rear north western corner of the property.

This studio provides for two bedrooms, open plan kitchen/living, good sized bathroom and also a separate front office.

The living area having bi fold door access onto the rear yard/pool area

This studio has been set up as an 'Air B&B'. It could alternatively be utilized by extended family or rented out on a more formal basis.

MARKET COMMENTARY

Increased mortgage interest rates, reduced buyer confidence and other World events have had a noticeable slowing effect on the market over the last 18 or so months.

As such residential properties in Masterton have been taking longer to sell.

Sale prices have also eased back as a result, this being particularly the case for vacant land and lower value residential properties.

New build and high end residential/lifestyle properties have held up much better however.

Further to the above, there has been a noticeable increase in buyer activity of the last few Months. As such there has been some increase in confirmed sales activity both in the residential and improved lifestyle sectors.

RISK ANALYSIS

FACTOR	RISK				
	1	2	3	4	5
Tenure					
Locality					
Land					
Improvements					
Saleability					
Market					

Risk Ratings: 1 = Low, 2 = Low to Medium, 3 = Medium, 4 = Medium to High, 5 = High
 To determine the risk factor scores the following elements considered are;

Tenure; Is an assessment of the inherent risks associated with the Tenure of the property based on any encumbrances registered on the title and/or non compliance with resource management requirements

Locality; Based on the overall desirability of the locality and any other impacting local features.

Land; Considers risks associated with the physical characteristics of the land.

Improvements; Is an assessment of the quality of the improvements, including the building material, external building condition, age of the improvements and general presentation and quality of interior fit out, and any other maintenance issues noted.

Saleability; Reflects the properties overall saleability at the time of inspection.

Market; Considered reflection of the market stability based on past performance of the location and property type together with the economic outlook

VALUATION RATIONALE

In assessing a market value for the subject property, we have adopted the 'Comparable Transactions Method'.

The 'Comparable Transactions Method' compares a subject property's characteristics with those of comparable properties which have recently sold in similar transactions. The process uses one of several techniques to adjust the prices of the comparable transactions according to the presence, absence, or degree of characteristics which influence value. This method relies on the assumption that a matrix of attributes or significant features of a property such as floor area, views, location, number of bathrooms, lot size, age of the property and condition of property, drive its value. The 'Comparable Transactions Method' is based upon the principles of supply and demand, as well as upon the principle of substitution. Supply and demand indicates value through typical market behaviour of both buyers and sellers. Substitution indicates that a purchaser would not purchase an improved property for any value higher than it could be replaced for on a site with equivalent utility, assuming no undue delays in construction.

SALES EVIDENCE

SALE 1

Address 94 Titoki Street, Lansdowne, Masterton
 Contract date 1/2024
 Sale price \$1,000,000
 New RV \$ 960,000
 Floor area (sqm) 191 sq metres approximately
 Land area 2092 sq metres
 Description Located at the top end of Titoki Street and affording elevated views out to the Tararua ranges. Architect designed built in the 1970's. Fully renovated and having three bedrooms, study, two bathrooms and open plan style kitchen/living. Attractively developed grounds.
 Comparability Fairly comparable.



SALE 2

Address 17 William Donald Drive, Solway, Masterton
 Contract date 4/2024
 Sale price \$1,070,000
 New RV \$ 970,000
 Floor area (sqm) 278 sq metres approximately
 Land area 2620 sq metres
 Description Low maintenance construction home being located towards the southern end of the town. Bult in the 2000's and having four bedrooms, two bathrooms, multiple living area and double internal access garaging. Attractively developed grounds
 Comparability Fairly comparable.



SALE 3

Address 5 Green Lane Road

Contract date	5/2023
Sale price	\$1,100,000
New RV	\$1,000,000
Floor area (sqm)	185 sq metres approximately
Land area	1530 sq metres
Description	Appealing early 1900's home being located on a rural zoned section on the western fringe of the town. Four bedrooms, two bathroom, spacious open style living, modern kitchen. Fully renovated to a good standard. Detached garaging and attractively developed grounds.
Comparability	Comparable.



SALE 4

Address	15 Green Lane Road, Upper Plain, Masterton
Contract date	4/2024
Sale price	\$1,150,000
New RV	\$1,010,000
Floor area (sqm)	252 sq metres approximately
Land area	2023 sq metres
Description	Low maintenance construction home built in the 2000's and being located on a rural zoned section on the western fringe of the town. Three bedrooms, two bathrooms, open plan kitchen/living, separate lounge, double internal access garage. Attractively developed grounds.
Comparability	Fairly comparable.



SALE 5

Address	58 Gimson Street, Solway, Masterton
Contract date	4/2024
Sale price	\$1,215,319
New RV	\$ 920,000
Floor area (sqm)	227 sq metres approximately
Land area	1092 sq metres
Description	Near new and contemporary designed home located in the Gimson

86 High Street, Masterton

development at the southern end of town. Four bedrooms, two tiled bathrooms, designer kitchen, open plan living opening onto outdoor area, internal access garaging.

Comparability

Fairly comparable.



SALE 6

Address 9 Terrace End, Lansdowne, Masterton
 Contract date 4/2024
 Sale price \$1,220,000
 New RV \$ 950,000
 Floor area (sqm) 250 sq metres approximately
 Land area 3412 sq metres
 Description Campbell Heard designed home being built in 1920 and being located in a sought after locality within the Lansdowne suburb. Renovated and having designer kitchen, open plan living area, two separate formal living rooms, four bedrooms on two levels, two bathrooms. In ground swimming pool and very attractively developed grounds

Comparability

Comparable.



SALE 7

Address 43 Jordan Terrace, Lansdowne, Masterton
 Contract date 3/2024
 Sale price \$1,800,000
 New RV \$1,580,000
 Floor area (sqm) 320 sq metres approximately
 Land area 1.14 hectares
 Description Superior style and double storey home, built in the 1930's and being located on a very large residential zoned section in the Lansdowne suburb. Four bedrooms, three bathrooms, multiple living areas. Renovated to a high end standard. Four car garaging, in ground swimming and very attractive grounds

Comparability

Superior.



SALES RECONCILIATION TABLE

Address	Sale Price	Sale Date	Land Area	Floor Area	Beds	Baths	Comparability
91 Titoki Street	\$1,000,000	1/2024	2092	191	3	2	Fairly comparable
17 William Donald Drive	\$1,070,000	4/2024	2620	278	4	2	Fairly comparable
5 Green Lane Road	\$1,100,000	5/2023	1530	185	4	2	Comparable
15 Green Lane Road	\$1,150,000	4/2024	2023	252	3	2	Fairly comparable
58 Gimson Street	\$1,215,319	4/2024	1092	227	4	2	Fairly comparable
9 Terrace End	\$1,220,000	4/2024	3412	250	4	2	Comparable
43 Jordan Terrace	\$1,800,000	3/2024	1.14ha	320	4	3	Superior

Sales Comment

Due to the nature of the subject property (having a fully renovated older home plus a modern two bedroom studio/apartment) it has been difficult to provide sales that would be deemed to be directly comparable.

Most of the above sales are within a similar value range as subject part from Sale 7 (43 Jordan Terrace) that is superior.

VALUATION ASSESSMENT

<i>The Dwelling</i>	\$ 585,000
<i>Detached self contained studio</i>	\$ 250,000
<i>Plus, in place other improvements as described</i>	\$ 70,000
<i>Land Value</i>	<u>\$ 275,000</u>
CAPITAL VALUE	\$ 1,180,000
Plus, chattels allowance	<u>\$ 30,000</u>
MARKET VALUE	\$ 1,210,000

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MORTGAGE RECOMMENDATION

Unless required by State or Federal legislation or, in the case of New Zealand, legislation such as the Trustee Act 1956 and amendments, the Lawyers and Conveyancers Act (Lawyers: Nominee Company) Rules 2008, or the Securities Act (Contributory Mortgages) Regulations 1988 or any lender whom the Member is aware is acting in the capacity as a Trustee it is not generally appropriate for the Member to recommend a maximum or minimum loan percentage or amount or recommend a loan period

Having taken all relevant factors into account we consider the subject property to be suitable for mortgage lending purposes.

Furthermore, Bank Of New Zealand can rely upon the contents of this valuation report for lending purposes

CERTIFICATION

We hereby certify that;

- We certify that Forrester Valuations has no financial interest or otherwise in the subject property. We further certify that Forrester Valuation has no relationship with the vendor, the purchaser of the agent
- The undersigned is a Registered Valuer.
- This valuation report is made in accordance with the New Zealand Institute Of Valuers Practice Standards.
- The undersigned holds a current Practising Certificate and is ANZIV qualified.
- We have in force at the date of supplying this valuation report current professional indemnity insurance appropriate to the nature and level of our business activities.
- This report is limited to the client to whom it is addressed and for the purpose for which it is prepared.

We disclaim all responsibility and will accept no liability to any other party and we thank you for your instruction in respect of this valuation.

Yours faithfully

FORRESTER VALUATIONS



P.R. FORRESTER. BBS, SPINZ.
Registered Valuer.



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VALUERS & PROPERTY CONSULTANTS

STATEMENT OF VALUATION POLICIES

Valuation Subject To Change

This valuation has been based on available information as at the date of Valuation. No warranty can be given as to the maintenance of this value in the future. It is our recommendation that the valuation be reviewed periodically

Assumptions

Assumptions may well form part of our valuation report due to the fact that some matters are not capable of accurate calculation or fall outside the scope of expertise. The person to whom this report is addressed acknowledges and accepts that the valuation may contain certain specific assumptions and as such the person or entity to which this report is addressed acknowledges and accepts the risk that if any assumptions adopted in the valuation are incorrect, then this may well have an effect on the valuation.

Leases

Where a property is leased, this report records the nature of the information supplied. That information has been accepted and relied upon at face value. It has been assumed that the information supplied is complete and accurate.

Property Title

We have assumed that there are no further easements or encumbrances not disclosed by the title search which may affect the assessed value.

Town Planning

It is assumed that all information supplied by the relevant Local Authority is accurate.

Floor Areas

We have completed on site measurements and floor area calculations. In the event that there is a material difference in areas, we reserve the right to review or valuation as assessed

Condition & Repair

Whilst in the course of inspection due care is taken to note any building defects, we have not carried out a structural survey not tested any of the services or facilities and are therefore unable to state that the building is free from defect. No guarantee is given in respect of rot, termite, pest infection, or other hidden defects.

Legislation

We have not obtained a Land Information Memorandum. Our valuation is made on the basis that such LIM if obtained would not have adversely affected or opinion of the market value of the property

Title Boundaries and Land Survey

A current survey has not been provided. As such we have assumed that all improvements lie within the title boundaries. We do not carry out investigations on site in order to determine the suitability of ground conditions and services, nor do we undertake environmental or geotechnical surveys.

Environmental Conditions

We have assumed that the site is free of elevated levels of contaminants. Our on site inspections of the subject property and immediately surrounding properties revealed no obvious signs of contamination. If a subsequent test is undertaken that indicates of any such contamination, we reserve the right to review our valuation assessment should we deem such to be necessary

New Building & Improvements

Where the valuation includes added value for buildings or other improvements yet to be completed, such added value is subject to compliance with all Local Body and other Government requirements and assumes that all Building Consents, Cod of Compliance Schedules, or other regulatory building matters are complied with, and that all work is completed to a good tradesman like standard.

Risk Analysis

The Risk Analysis is necessarily subjective and takes into account a number of factors. Different people are likely to place a different weighting on the various risk factors. We accept no liability or responsibility for any loss, damage, cost or expense suffered which may directly or indirectly result from reliance on any of the individual risk factor scores in this report.

Valuation Methodology

The primary valuation methodology used by Forrester Valuations in valuing the subject property is the direct comparison approach with sales. The result is the best estimate of value Forrester Valuations can produce, but is an estimate and not a guarantee of value. Our valuation is dependent upon the accuracy of the information supplied to us. The person or entity to which this report is addressed acknowledges and accepts the risk that if any of the unverified information in the valuation is incorrect, then this may have an effect on the valuation.



FORRESTER VALUATIONS

VALUERS & PROPERTY CONSULTANTS

CERTIFICATE OF TITLE



**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 **WN7D/1135**
Land Registration District **Wellington**
Date Issued 10 March 1970

Prior References
WNF3/1200

Estate Fee Simple
Area 1270 square metres more or less
Legal Description Lot 2 Deposited Plan 31047
Original Registered Owners
Terry Graham Blake

Interests

Appurtenant hereto are rights of way and rights to drain water and sewage and convey water specified in Easement Certificate 818419 - 10.3.1970 at 2.20 pm

B614243.3 Mortgage to ANZ Banking Group (New Zealand) Limited - 25.8.1997 at 11.56 am

6311495.1 Discharge of Mortgage B614243.3 - 14.2.2005 at 9:00 am

6311495.2 Settled under the Joint Family Homes Act 1964 on Terry Graham Blake and Karen Lee Blake - 14.2.2005 at 9:00 am

6311495.3 Mortgage to Bank of New Zealand - 14.2.2005 at 9:00 am

7865392.1 Discharge of Mortgage 6311495.3 - 21.7.2008 at 9:24 am

7865392.2 Transfer to Christian Matthew Richards and Hester Isabella Richards - 21.7.2008 at 9:24 am

7865392.2 Cancellation of Joint Family Home Settlement

7865392.3 Mortgage to Bank of New Zealand - 21.7.2008 at 9:24 am

11647584.1 Discharge of Mortgage 7865392.3 - 17.1.2020 at 5:11 pm

11647584.2 Transfer to Anthony Keith Trilford, Julie Maree Trilford and Gibson Sheat Trustees Limited - 17.1.2020 at 5:11 pm

11647584.3 Mortgage to Bank of New Zealand - 17.1.2020 at 5:11 pm

12367210.1 Variation of Mortgage 11647584.3 - 28.2.2022 at 10:37 am

Subject to a right to convey electricity over part marked A on DP 576874 created by Easement Instrument 12457332.1 - 14.7.2022 at 9:05 am

References
Prior C/I. F3/1200

Land and Deeds 69

Transfer No.
N/C. Order No. 818418



REGISTER

CERTIFICATE OF TITLE UNDER LAND TRANSFER ACT

No. 7D/1135

This Certificate dated the 10th day of March one thousand nine hundred and seventy under the seal of the District Land Registrar of the Land Registration District of WELLINGTON

WITNESSETH that LEWIS CLYDE MEYRICK of Masterton Retired Fireman

is seized of an estate in fee-simple (subject to such reservations, restrictions, encumbrances, liens, and interests as are notified by memorial underwritten or endorsed hereon) in the land hereinafter described, delineated with bold black lines on the plan hereon, be the several admeasurements a little more or less, that is to say: All that parcel of land containing 1 ROD 10.2 PERCHES more or less situate in the Borough of Masterton being part Section 43 Manaia District and being also Lot 2 on Deposited Plan 31047



[Signature]
Assistant Land Registrar

Mortgage 795226 to George Ernest Dickers and Charles William Francis Dickers, 11.18.1969 at 10.38 a.m.

[Signature]
A.L.R.

No.818419 Easement Certificate certifying the following to be the easements intended to be created by operation of Section 90A Land Transfer Act 1952:-

Tenements on Plan 31047

Nature	Servient	Dominant
Right of Way	part Lots 3, 4, 5 and 6 (yellow)	Lot 2
rights to drain and convey water		

Right to drain sewage part Lot 1 (blue) Lot 2 produced 10.3.1970 at 2.20 p.m.

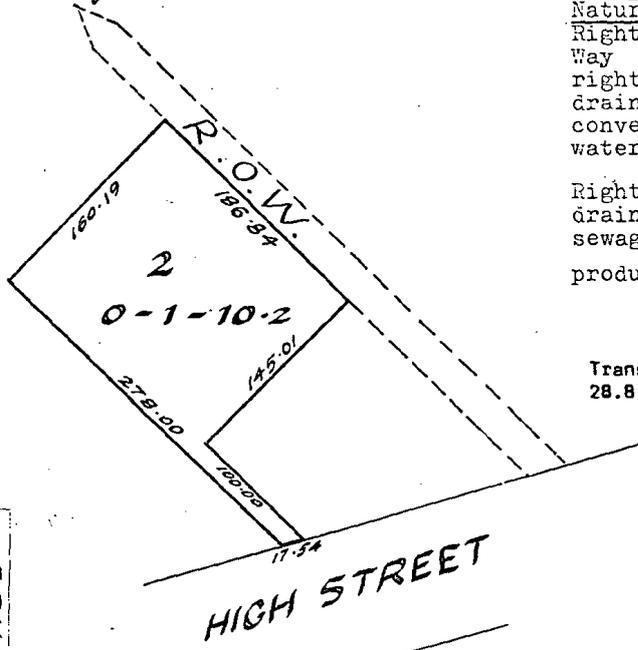
[Signature]

Transmission 287139.1 to The Public Trustee 28.8.1979 at 2.36 p.m.

[Signature]
A.L.R.

Transfer 484900.1 to Sue Margaret Greville of Masterton, Femme Sole - 16.4.1982 at 11.18 a.m.

[Signature]
A.L.R.



No. 7D/1135

Scale: 1 inch = 1 chain

EQUIVALENT METRIC AREA IS 12.70 m²

(OVER)

891995.1

7D/1135

Transfer to Christopher Karl Davis of Masterton, Registered Medical Practitioner and Jennifer Ann Davis, his wife - 7.12.1987 at 2.38 p.m.

~~B.226331.1 A.L.R. 891995.2 Mortgage to The Housing Corporation - 7.12.1987 at 2.38 p.m.~~

~~B.226331-2 A.L.R. 891995.3 Mortgage to Wairarapa Permanent Building Society - 7.12.1987 at 2.38 p.m.~~

B.185740.1 Evidence of the change of name of the Mortgagee under Mortgage ... to Wairarapa Building Society - 7.12.1987 at 12.22 pm

[Signature]

B.226331.3 Transfer to Kevin James Montgomerie, Civil Engineer and Helen Nicholson Sproat, School Teacher both of Masterton - 2.4.1992 at 2.46 p.m.

~~B.226331.4 Mortgage to Countrywide Banking Corporation - 2.4.1992 at 2.46 p.m.~~

B.574584.2 Transfer to Sarah Anne Lean, Computer Analyst and Jeffrey Borra, Sales Representative both of Lower Hutt as tenants in common in equal shares - 5.3.1997 at 10.29 a.m.

~~B.574584.3 Mortgage to Countrywide Banking Corporation Limited - 5.3.1997 at 10.29 a.m.~~

B614243.2 Transfer to Terry Graham Blake

B614243.3 Mortgage to ANZ Banking Group (New Zealand) Limited all 25.8.1997 at 11.56.

[Signature]
for DLR





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




R. W. Muir
Registrar-General
of Land

Identifier **WN7D/1135**
Land Registration District **Wellington**
Date Issued 10 March 1970

Prior References
WNF3/1200

Estate Fee Simple
Area 1270 square metres more or less
Legal Description Lot 2 Deposited Plan 31047

Registered Owners

Anthony Keith Trilford, Julie Maree Trilford and Gibson Sheat Trustees Limited

Interests

Appurtenant hereto are rights of way and rights to drain water and sewage and convey water specified in Easement Certificate 818419 - 10.3.1970 at 2.20 pm

11647584.3 Mortgage to Bank of New Zealand - 17.1.2020 at 5:11 pm

12367210.1 Variation of Mortgage 11647584.3 - 28.2.2022 at 10:37 am

Subject to a right to convey electricity over part marked A on DP 576874 created by Easement Instrument 12457332.1 - 14.7.2022 at 9:05 am

