

PROPERTY CERTIFICATE OF COMPLIANCE

LIPS Id 10584

✓	all	1. A3.1 - All Interests in the Property have been identified
✓	all	2. A3.2 - Ownership of improvements has been established
✓	all	3. A4.1 - All files pertaining to the Property have been identified and scrutinised
✓	all	4. A6.1 - All necessary photographs have been taken
✓	all	5. A6.2 - Each photograph is accompanied with a narrative
✓	all	6. A6.3 - Each photograph has the correct file name
✓	all	7. A7.1 - The Risk Assessment has been completed
✓	all	8. A7.2 - The Risk Assessment provides all required information
✓	all	9. A13.2 - All interested parties informed prior to undertaking site inspection
✓	all	10. A15.1 - The Service Provider has inspected the property
✓	all	11. A15.2 - The Service Provider has accurately recorded the required data
✓	all	12. A18 - the Property report contains all the required information

A19.3 - Written commentary on those instances where compliance was not possible

I, Anna Morris certify that the Service Provider has complied with all the requirements of this Agreement, contract number 50314/50315, and the Statutory and legal obligations imposed on LINZ

[Signature]
(Signed for the Service Provider)

Anna Morris 21/03/2003
(Print name)

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CHECKLIST LPRAP FINAL QA

LPRAP No: 10584

Contract 50314/50315

Files returned for additional papers (50314 only)	Yes	No	Comment:
PM Contract file checked	Yes	No	Comment:
LINZ files checked	Yes	No	Comment:
Research Category complete	Yes	No	Comment:
Improvements and Structures Category complete	Yes	No	Comment:
Buildings Category complete	Yes	No	Comment:
Interests Category complete	Yes	No	Comment:
Land Detail Category complete	Yes	No	Comment:
Risk Category complete	Yes	No	Comment:
Property inspected	Yes	No	Comment:
All Reports on file	Yes	No	Comment:
Gazette/CT Available	Yes	No	Comment:
Gazette/CT Not Available	Yes	No	Comment:
Gazette/CT on File	Yes	No	Comment:
Photos on file	Yes	No	Comment:
LIM on file	Yes	No	Comment:
Formal notification of no LIM	Yes	No	Comment:
Valuation slips on file	Yes	No	Comment:
GPS Co-ordinates on file	Yes	No	Comment:
Plans on file	Yes	No	Comment:
Certificate of Compliance met	Yes	No	Comment:

.....


Date: 24 3 /2003

Property Information Report

Property id: **10584**
Address **246 ORAKEI ROAD**

Improvements and structures

Services	Power, telephone, water and sewer.	Hazards/risks	No hazards/risk.
LINZ structures and use		Other	No other comments.
Non-LINZ improvements and use	No non-LINZ improvements located on site.	Photos	No photos taken.
Health and safety and compliance issues	No issues.	GPS coordinates	Not applicable.
Property Estimate Value:	\$7,650,000.00		

Buildings

LINZ buildings and use / occupied	Small shed located adjacent GPS point 1 near the entry - use unknown. There is a motel unit adjacent GPS point 3. There is a main house with associated sheds and sleepouts adjacent GPS point 5. The motel unit is occupied although tenants were about to vacate, the house is also occupied.	Urgent maintenance issues	Motel unit will need repairs before new tenants go in.
Non-LINZ buildings and use / occupied	No non-LINZ buildings located on site.	Hazards / risks	Hot water cylinder in motel has faulty thermostat. Water is scolding hot with potential for burning. Likelihood low, impact moderate to high.
Health and safety issues	No health and safety issues.	Other comment	Numerous other motel units have been removed from site, these were light timber framed buildings. Contractor did fairly poor job of removing buildings as tenant advises lots of rubble and glass scattered over site which he has slowly tidied up.
Building act issues	The tenant has removed a timber framed wall in the motel unit, unlikely a building permit was gained for this work. Rectification work will need to be undertaken if new tenants are put in.	Photos	Photos have been taken and marked on plan.
Fire safety issues	Motel unit and house have been fitted with smoke alarms, unsure who maintains batteries.	GPS coordinates	GPS coordinates have been taken and marked on plan.
		Deferred maintenance required	Buildings in reasonable condition but could probably do with a coat of paint on exterior.

Interests

Encumbrances	No encumbrances found	Permits	No permits found
Leases / licences	Residential tenancies to Marion Ross and Andrew Lovrin	Period of permit	No permits found
Permitted lease / licence use	residential flats	Other interest	No other interests found
Easements	No easements found	Period of interest	No other interests found
Period of easement	No easements found		

Land detail

Unauthorised use

Property id: 10584
Address 246 ORAKEI ROAD

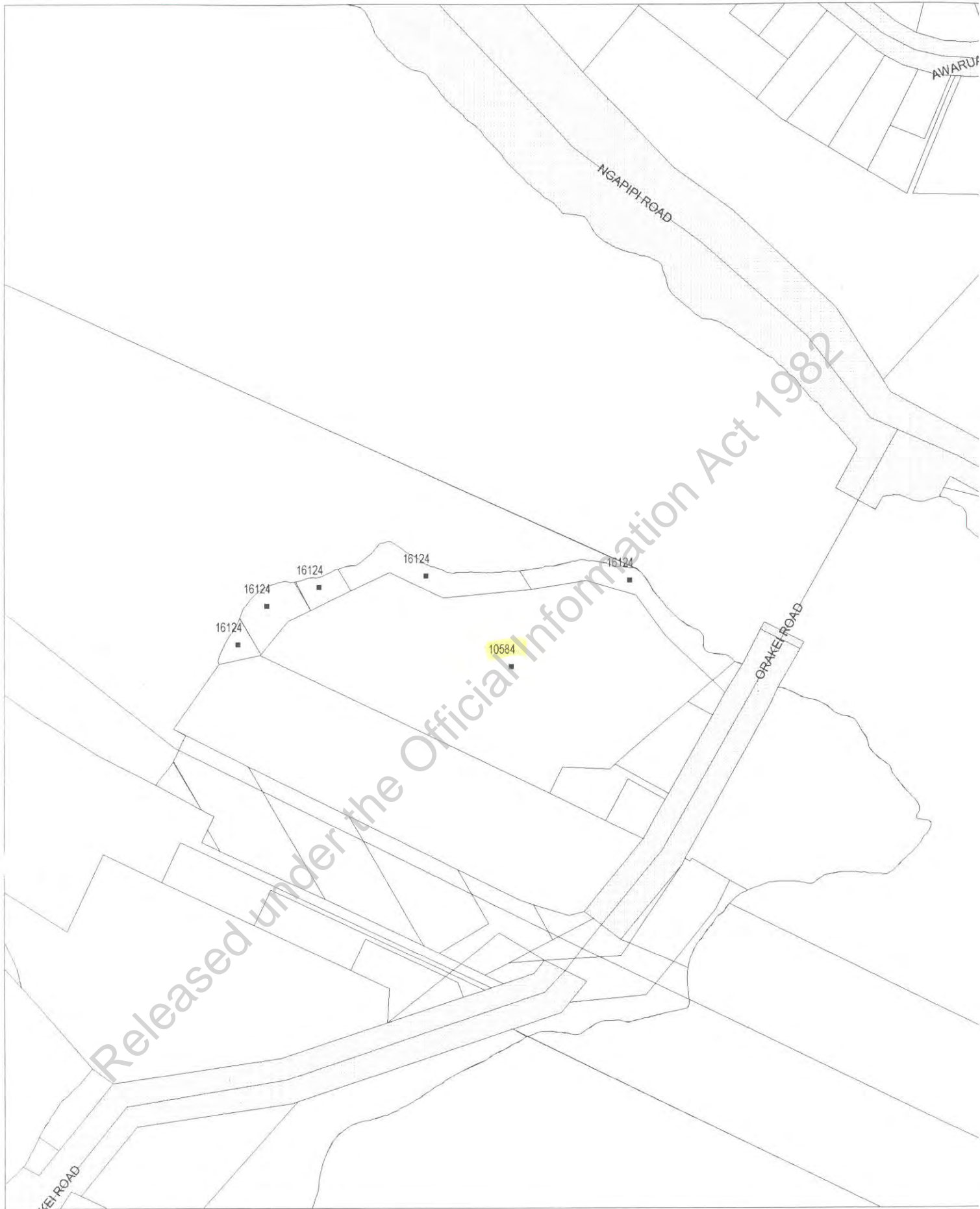
Physical access to land	Gained off roadway, readily available to public. However, gate access has guard dog signs on it.	Unauthorised access	No unauthorised use. No unauthorised access.
Adjoining land use	Commercial, roadway and waterway.	Biosecurity	No pests sighted but probably opossum. Extensive noxious weeds to boundary with bank, however these appear to be on neighbouring property which is also LINZ owned.
Ground vegetation type	Predominantly grass, being kept by tenant in main house.	Hazards/risks	No hazards/risks identified.
Trees	Extensive tree plantings to site, exotic and native varieties, some approaching 20 metres in height.	Other	No other comments.
Mineral extraction type/process	No evidence found of mineral extraction.	Photos	Photos have been taken and marked on plan.
Aquatic features	No aquatic features.	GPS coordinates	GPS coordinates have been confirmed on site where possible. Large overhead trees have decreased accuracy in several instances.
Contours of land/ aspect/ na I/ hazards	Slopes gently from a high point at GPS point 4 to low points on the bank between GPS points 1 and 5. No natural hazards.		
Sub use	Until 18 months ago was used as a motel. Dwellings on site now leased out to tenants.		

Research

Address	246 Orakei Road, Auckland	Map reference	R11
Ownership of access to land	Legal road	Local authority / RPMS pest / weed notices	None found on file
Files checked	PM 10584, general file 6825-01 vol 5,6,7,& 8	Building plan	None found on file
LIM	LIM received 23/12/02	Actual area (ha)	1.1209
CT gazette	CT 63C/145/Gazette 1992 p2191 No 95	Legislation	NZ Railways Corporation Restructuring Act 1990
Legal description	Part LOT 5 DP 112856	Zoning	Residential activity Zone, Coastal Management area
Cadastral map / plan of property	Terraview	Prop Mgmt	Yes

risk_category	risk_description	risk_detail	risk_impact	risk_likelihood	compliance_issue	date_risk_identified
Adjoining Land Use (Current)						
Avail/Difficulty of Access						
Biosecurity						
Built Structures/Improv/Services						
Interests						
Land Use (Historic & Current)						
Natural Hazards						
Other	Rubbish / Glass	Scattered on site, potential for harm.	Moderate	Medium	Health & Safety in Employment Act 1992.	6/03/2003
Ownership						
Property Type(Physical)						
UnAuthorised Use						
Zoning						

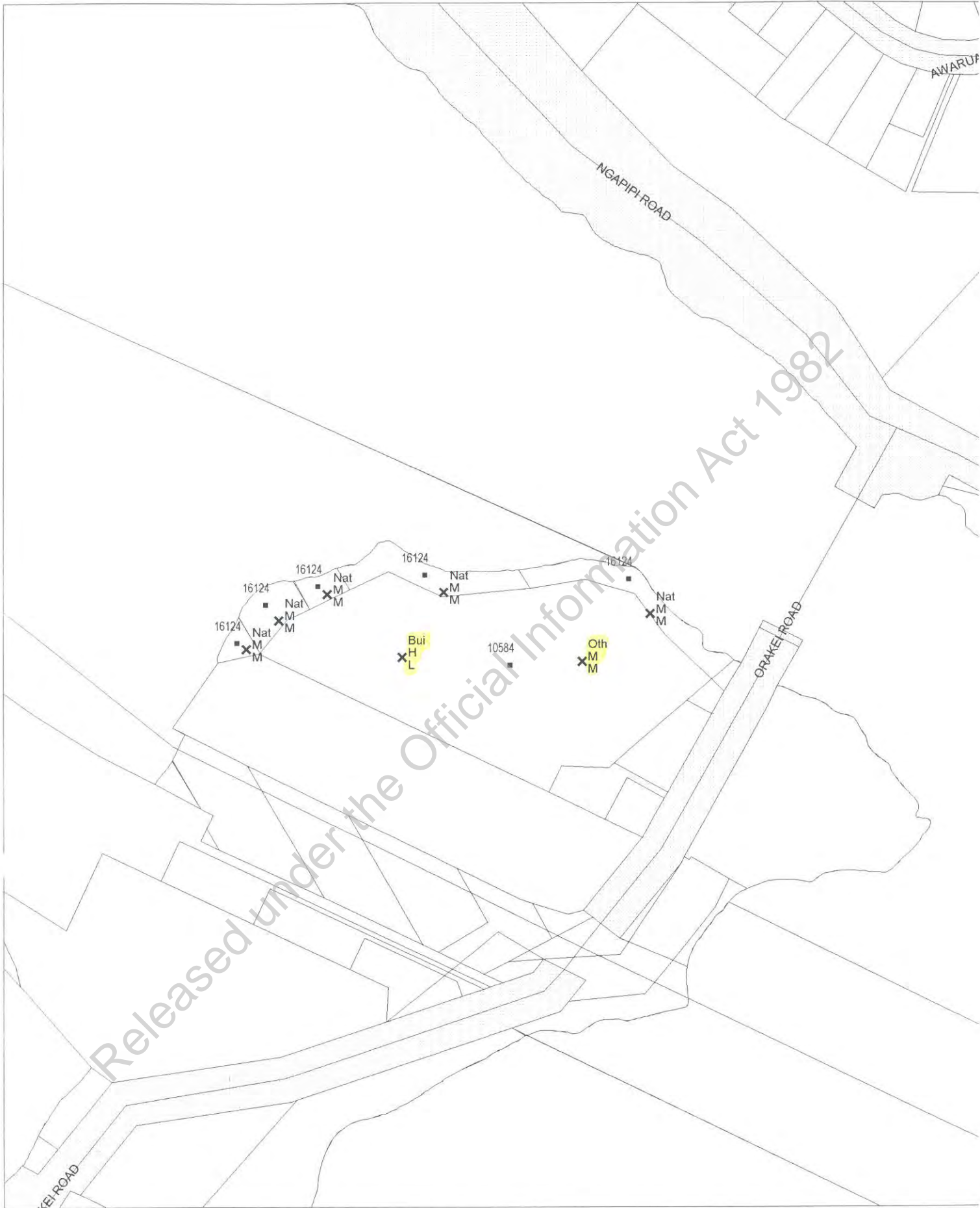
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QuickMap
Custom Software Ltd



Scale 1:2151 Topographical and Cadastral map derived from LINZ data.



QuickMap
Custom Software Ltd

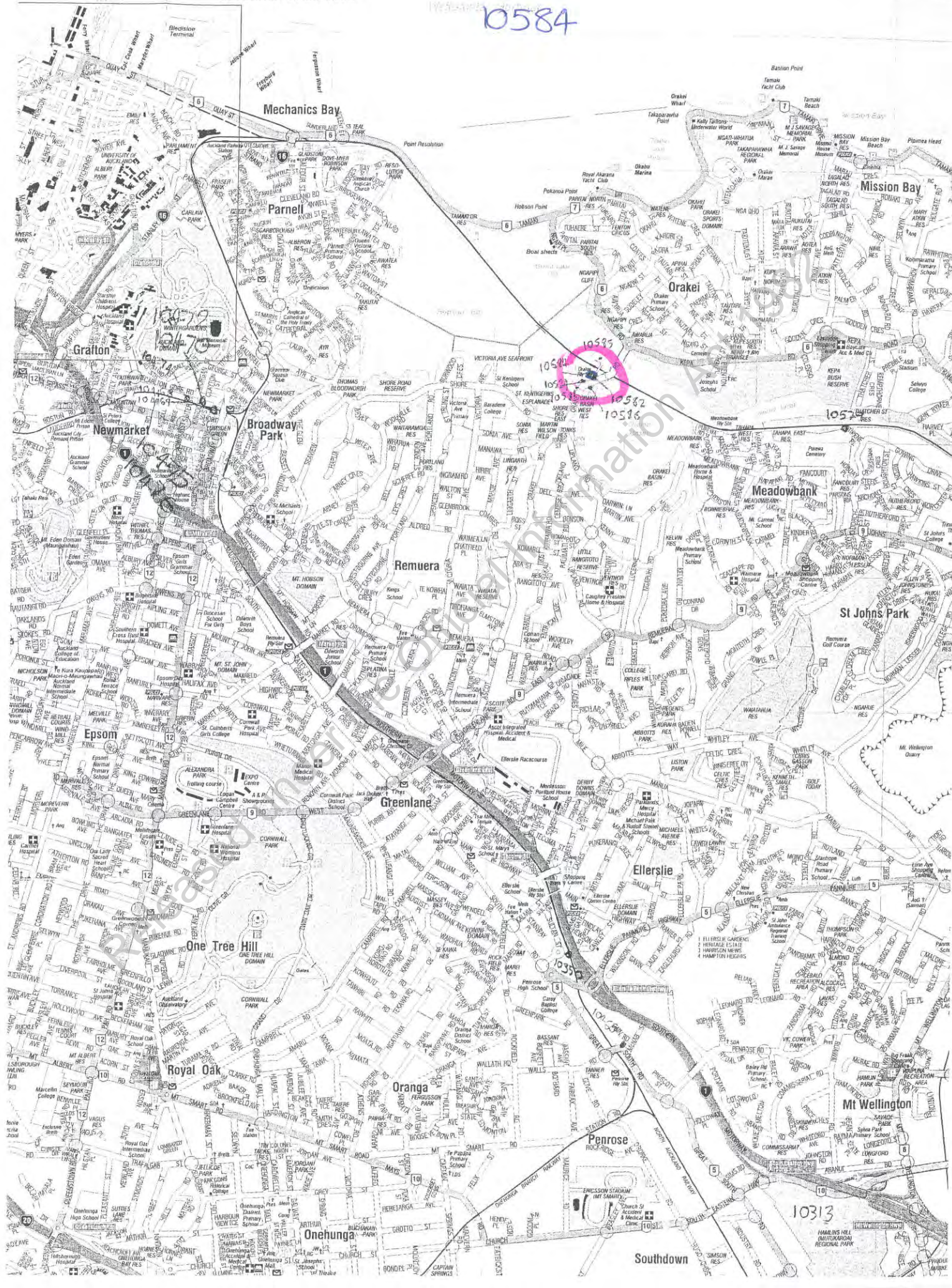


Scale 1:2151

Topographical and Cadastral map derived from LINZ data.

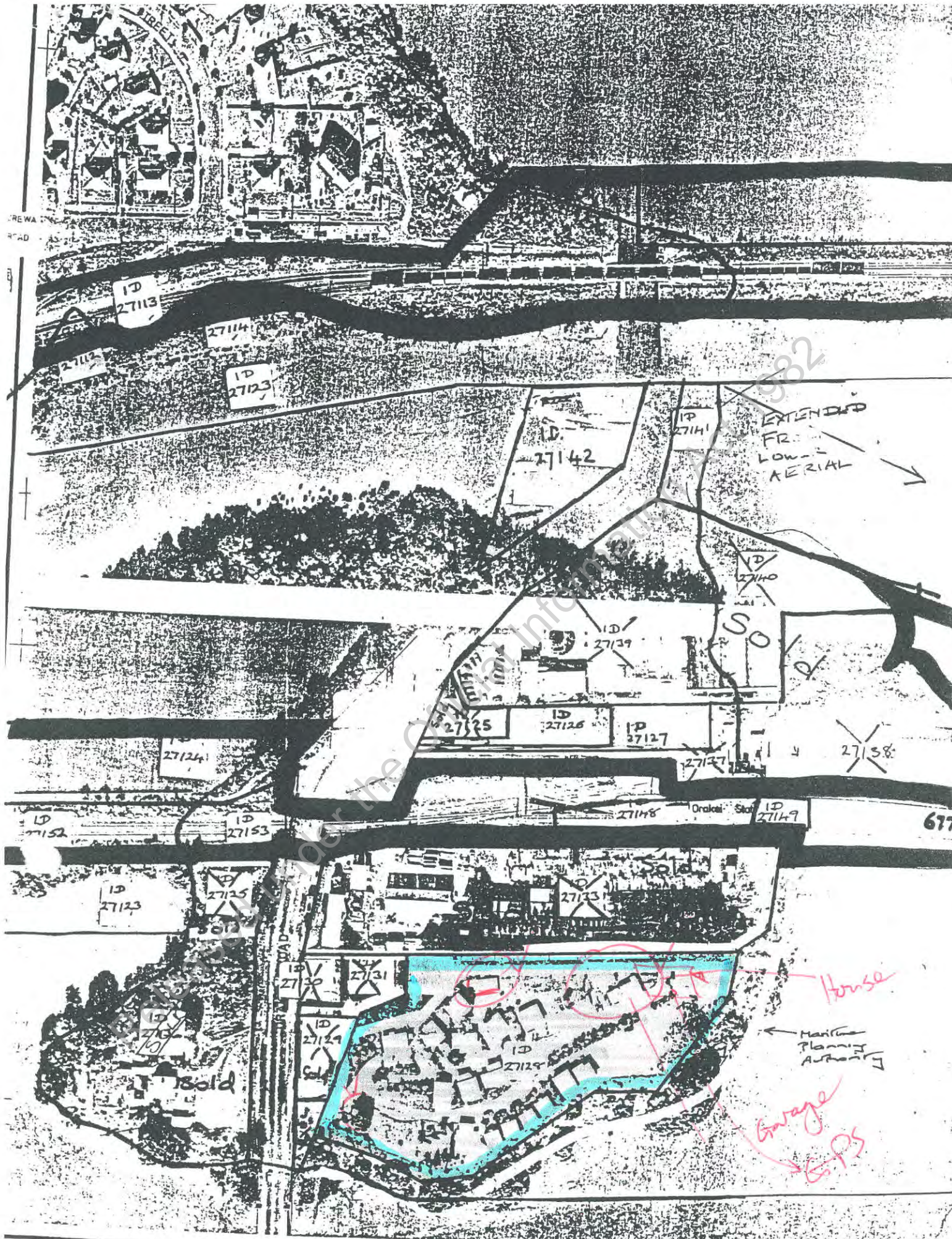
FOR THIS AREA SEE
CITY CENTRE ENLARGEMENT

10584



10313

Southdown



Lands Officer
Railways
 Wellington



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10584

SYLVIA PARK TO AUCKLAND STATION



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Photo 13
6 March 2003

6 14:27

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LRRAPS 10584
Photo 15
8 March 2003

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LPRAPS 10584
Photo 17
8 March 1963

6 14 34

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LPRAPS 10584
Photo 22
6 March 2003

6 14:38

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(\$2,000.00), such adjustments shall be made on the basis of movements in the CPI for 12 month periods ending on the 31st day of March in each and every year the first such adjustment to be made for the year ending the 31st day of March 1989.

7. The Crown shall have the right to erect and maintain such fixtures or markers as may be necessary to indicate the location of the pipeline provided that such fixtures or markers do not interfere with the reasonable management of the said land.

Dated at Auckland this 23rd day of June 1992.

G. A. DAWSON, Manager, Lands and Property.

(DOSLI Ak. D.O. 25/32/9)

ICL
ln5796

Stopped Road on Waiheke Island, Auckland City to be Vested

Pursuant to section 117 of the Public Works Act 1981, and to a delegation from the Minister of Lands, the Manager, Lands and Property, Department of Survey and Land Information, Auckland, declares the part of stopped road described in the Schedule to be amalgamated with the land contained in certificate of title 1024/221 subject to all encumbrances registered on the certificate of title on the date of registration in the North Auckland Land Registry.

Schedule

North Auckland Land District

704 square metres, being Section 1, S.O. 65859, lodged in the office of the Chief Surveyor at Auckland.

Dated at Auckland this 16th day of June 1992.

G. A. DAWSON, Manager, Lands and Property.

(DOSLI Ak. D.O. 65859)

ICL
ln5655

Land Acquired for Road in Whangarei District

Pursuant to section 20 (1) of the Public Works Act 1981, and to a delegation from the Minister of Lands, the Manager, Lands and Property, Department of Survey and Land Information, Auckland, declares that agreements to that effect having been entered into, the land described in the Schedule is acquired for road and shall vest in The Whangarei District Council on the date of publication in the *Gazette*.

Schedule

North Auckland Land District

Area
m²

Being

222 Part Lot 1, D.P. 12030; marked "E" on plan.

793 Part Section 60, Block 1, Purua Survey District; marked "F" on plan.

1406 Part Lot 1, D.P. 23855; marked "G" on plan.

240 Part Lot 3, D.P. 23855; marked "H" on plan.

Shown marked as above mentioned on S.O. Plan 62821, lodged in the office of the Chief Surveyor at Auckland.

Dated at Auckland this 16th day of June 1992.

G. A. DAWSON, Manager, Lands and Property.

(DOSLI Ak. D.O. S.O. 62819-21)

ICL
ln5656

Declaring Land to be Road and Road Stopped in Whangarei District

Pursuant to Part VIII of the Public Works Act 1981, and to a delegation from the Minister of Lands, the Manager, Lands and Property, Department of Survey and Land Information, Auckland, declares:

(a) Pursuant to section 114, the land described in the First Schedule to be road which shall vest in The Whangarei District Council, and

(b) Pursuant to sections 116, the portions of road described in the Second Schedule to be stopped.

First Schedule

North Auckland Land District

Area

m²

Being

104 Part Lot 2, D.P. 12030; marked "A" on S.O. Plan 62819.

199 Part Lot 2, D.P. 12030; marked "B" on S.O. Plan 62819.

2354 Part Lot 1, D.P. 31663; marked "D" on S.O. Plan 62820.

1212 Part Lot 2, D.P. 12030; marked "C" on S.O. Plan 62820.

Shown on the plans marked as above mentioned and lodged in the office of the Chief Surveyor at Auckland.

Second Schedule

North Auckland Land District

Area

m²

Adjoining or passing through

2458 Part Lot 1, D.P. 31663; marked "J" on S.O. Plan 62819.

407 Part Lot 2, D.P. 12030; marked "K" on S.O. Plan 62819.

2484 Part Lot 2, D.P. 12030; marked "L" on S.O. Plan 62820.

Shown on the plans marked as above mentioned and lodged in the office of the Chief Surveyor at Auckland.

Dated at Auckland this 16th day of June 1992.

G. A. DAWSON, Manager, Lands and Property.

(DOSLI Ak. D.O. S.O. 62819-21)

ICL
ln5657

Land Acquired in Connection with a Road in Auckland City

Pursuant to section 20 (1) of the Public Works Act 1981, and to a delegation from the Minister of Lands, the Manager, Lands and Property, Department of Survey and Land Information, Auckland, declares that, an agreement to that effect having been entered into, the land described in the Schedule is acquired, subject to any leases, registered or unregistered, in connection with a road and shall vest in The Auckland City Council on the date of publication in the *Gazette*.

Schedule

North Auckland Land District

Area

m²

Being

211 Part Lot 1, D.P. 75535; marked "A" on plan.

58 Part Lot 6, D.P. 112856; marked "B" on plan.

35 Part Lot 2, D.P. 112856; marked "C" on plan.

77 Part Lot 3, D.P. 112856; marked "D" on plan.

412 Part closed road, part Allotment 237, Section 16, Suburbs of Auckland, part Proclamations 5712, 5801 and 8136; marked "E" on plan.

9034 Lot 4, D.P. 112856; marked "F" on plan.

1715 Lots 1, 2 and 3, D.P. 90630; marked "G" on plan.

122 Part Lot 5, D.P. 112856; marked "H" on plan.

66 Part Allotment 236, Section 16, Suburbs of Auckland, part Proclamation 5801; marked "I" on plan.

Area
m²

Being

1340 Parts Allotment 237, Section 16, Suburbs of Auckland, and part closed road, part Proclamation 5801; marked "J" on plan.

Shown marked as above mentioned on S.O. Plan 64527, lodged in the office of the Chief Surveyor at Auckland.

Dated at Auckland this 16th day of June 1992.

G. A. DAWSON, Manager, Lands and Property.

(DOSLI Ak. D.O. S.O. 64527)

In5658

1CL

Declaring Land for Road in the Queenstown Lakes District

Pursuant to section 114 of the Public Works Act 1981, and to a delegation from the Minister of Lands, the Manager, Lands and Property, Department of Survey and Land Information, Dunedin, declares the land described in the Schedule hereto to be road and shall vest in The Queenstown Lakes District Council on the 25th day of June 1992.

Schedule

Otago Land District—Queenstown Lakes District

All that piece of land containing 1045 square metres, being part Lot 1, D.P. 12184; shown marked "A" on S.O. Plan 19474, lodged in the office of the Chief Surveyor at Dunedin.

Dated at Dunedin this 16th day of June 1992.

M. R. MACKENZIE, Manager, Lands and Property, Department of Survey and Land Information, Dunedin.

(DOSLI Dn. D.O. 18/300/34)

In5662

1CL

Declaring Land to be Road and Road Stopped in Central Otago District

Pursuant to the Public Works Act 1981, and to a delegation from the Minister of Lands, the Manager, Lands and Property, Department of Survey and Land Information, Dunedin, declares:

(a) Pursuant to section 114, the land described in the First Schedule hereto to be road and vested in The Central Otago District Council on the 25th day of June 1992.

(b) Pursuant to sections 116 and 117, the road described in the Second Schedule hereto to be stopped and vested in Maurice Morgan Mitchell, solicitor of Dunedin on the 25th day of June 1992.

First Schedule

Otago Land District—Central Otago District

All that piece of land containing 74 square metres, being part Lot 1, D.P. 10306; shown marked "A" on S.O. Plan 23086, lodged in the office of the Chief Surveyor at Dunedin.

Second Schedule

Otago Land District—Central Otago District

All that piece of road containing 269 square metres, adjoining Lot 1, D.P. 10306 and Section 4, Block XCII, Town of Cromwell; shown marked "B" on S.O. Plan 23086, lodged in the office of the Chief Surveyor at Dunedin.

Dated at Dunedin this 16th day of June 1992.

M. R. MACKENZIE, Manager, Lands and Property, Department of Survey and Land Information, Dunedin.

(DOSLI Dn. D.O. 18/300/33)

In5661

1CL

Declaring Land Acquired for Road, Land Taken and Road Stopped in the City of Dunedin

Pursuant to the Public Works Act 1981, and to a delegation from the Minister of Lands, the Manager, Lands and Property, Department of Survey and Land Information, Dunedin, declares that:

(a) An agreement to that effect having been entered into, the land described in the First Schedule hereto, is hereby acquired for road and shall vest in The Dunedin City Council on the 25th day of June 1992.

(b) Pursuant to sections 116 and 117, the road described in the Second Schedule hereto, to be stopped and amalgamated with the land in certificate of title, Volume 4, folio 388.

(c) The land described in the Third Schedule hereto, to be taken, pursuant to section 119, and amalgamated with the land in certificate of title, Volume 4, folio 388.

First Schedule

Otago Land District—Dunedin District

All that piece of land containing 3766 square metres, being part Sections 35 and 36, Green Island Bush Survey District; shown marked "A" on S.O. Plan 22849, lodged in the office of the Chief Surveyor at Dunedin.

Second Schedule

Otago Land District—Dunedin District

Area m ²	Adjoining
554	Sections 51 and 36, Green Island Bush Survey District; shown marked "B" on plan.
697	Part Lot 4, D.P. 4550 and Section 36, Green Island Bush Survey District; shown marked "C" on plan.

As shown marked as above mentioned on S.O. Plan 22849, lodged in the office of the Chief Surveyor at Dunedin.

As shown marked as above mentioned on S.O. Plan 22849, lodged in the office of the Chief Surveyor at Dunedin.

As shown marked as above mentioned on S.O. Plan 22849, lodged in the office of the Chief Surveyor at Dunedin.

Third Schedule

Otago Land District—Dunedin City

Area m ²	Adjoining
60	Part Section 36, Green Island Bush Survey District; shown marked "D" on plan.
182	Part Section 36, Green Island Bush Survey District; shown marked "E" on plan.

As shown marked as above mentioned on the S.O. Plan 22849, lodged in the office of the Chief Surveyor at Dunedin.

As shown marked as above mentioned on the S.O. Plan 22849, lodged in the office of the Chief Surveyor at Dunedin.

As shown marked as above mentioned on the S.O. Plan 22849, lodged in the office of the Chief Surveyor at Dunedin.

Dated at Dunedin this 18th day of June 1992.

M. R. MACKENZIE, Manager, Lands and Property, Department of Survey and Land Information, Dunedin.

(DOSLI Dn. D.O. 18/300/1)

In5769

1CL

Declaring Land Held for a Reserve for a Public School Site to be Set Apart for a Public School in the Clutha District

Pursuant to section 52 of the Public Works Act 1981, and to a delegation from the Minister of Lands, the Manager, Lands and Property, Department of Survey and Land Information, Dunedin, declares the land described in the Schedule hereto, held for a reserve for a public school site to be set apart for a public school.

Schedule

Otago Land District—Clutha District

All that piece of land containing 4.4069 hectares, being Section 58A, Greenfield Settlement. Part *Gazette* notice (*New Zealand Gazette*, 12 October 1939, No. 66, page 2679).



Property ID:

Address:

LINZ Inspection Form

Inspected by

Date

Issues identified

Action required

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no Officer
 Railways

 Wellington



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10584

SYLVIA PARK TO AUCKLAND STATION
 A1/02/10226

← Maritime Planning Authority
 246 Orakei Rd

AUCKLAND CITY LAND INFORMATION MEMORANDUM

Application Number: AI/02/10226
Date Issued: 23/12/2002

Applicant: Dtz New Zealand
Attn Guy Duckworth
P O Box 27133
Wellington

Telephone: 04 917 9715
Facsimile: 04 917 9701
Client Name/Ref: ID 10584

Address: 246 Orakei Road, Remuera 1005
Legal Description: PT LOT 5 DP 112856 GAZ 1992 NO 95 P2191 LIPS 10584
Certificates of Title: CT 63C/145
Present Owners: Land Information New Zealand

DISCLAIMER

This Land Information Memorandum has been prepared for the purposes of Section 44A of the Local Government Official Information and Meetings Act 1987, and contains all the information known to the Auckland City Council to be relevant to the land as described in Subsection(2). It is based on a search of Council records only and there may be other information relating to the land which is unknown to the Council. Council records may not show illegal or unauthorised building or works on the property. The applicant is solely responsible for ensuring that the land is suitable for a particular purpose.

PROPERTY RATES

Address: 246 Orakei Road, Remuera 1005
Billing Number: 15659
Rateable Value: 276250
Description: TWO WD HSES PI 27128 PI 27132 GRG
Land Area: 11087.00

Arrears:	0.00	Previous Year's Rates:	37788.15
Current Rates:	18740.56	Receipts:	-7496.56
Penalties:	0.00	Discounts:	0.00
Other Charges:	0.00	Refunds:	0.00
Total Charges:	18740.56	Balance at 23/12/2002:	11244.00

WATER SERVICES

Metrowater charges are based on consumption and not levied as a Rate as defined under the Rating Powers Act. As such, any charges invoiced to an individual or entity by Metrowater is personal information as defined by the provisions of the Privacy Act, and is not information that is required to appear on LIM documentation.

Please contact Metrowater to obtain information on water and wastewater services provided to this property. (ph 0800 367-928)

DRAINAGE AND WATER RETICULATION PLANS

Private drainage plans:

246 Orakei Road, Remuera 1005:

Attached

Public water reticulation & drainage plan:

Attached

Released under the Official Information Act 1982

ISSUED CONSENTS AND PERMITS

The following Building, Plumbing & Drainage, Town Planning and Subdivision Permits/Consents have been issued. Note: Some consents may have conditions.

BUILDING, PLUMBING and DRAINAGE CONSENTS and PERMITS

Address: 246 Orakei Road, Remuera 1005

Summary	Date	Application#	Status (Note)
EXTEND FOULWATER DRAINAGE	02/10/1972	O/23537/01	Approved: Note(1)
EXTEND TO FOULWATER DRAINS	25/08/1972	O/23184/01	Approved: Note(1)
Alterations & additions	03/03/1972	O/8405/04	Approved: Note(1)
ADD TO FOULWATER DRAINAGE	13/03/1968	O/9449/01	Approved: Note(1)
CONNECT PLUMBING - TWO MOTEL UNITS	19/01/1968	O/8961/02	Approved: Note(1)
ADD ONE UNIT	15/05/1967	O/6813/02	Approved: Note(1)
Erect motel units	08/05/1967	O/5528/04	Approved: Note(1)
ADD TO DRAIN	02/12/1964	O/20785/03	Approved: Note(1)
PLUMBING MOTEL UNITS	17/12/1963	O/16730/02	Approved: Note(1)
Add 2 motel units	08/08/1963	O/60094	Approved: Note(1)
LAY FOULWATER AND STORMWATER	28/05/1963	O/13989/04	Approved: Note(1)
Add 3 motel units	15/03/1963	O/41056/02	Approved: Note(1)
Construct 4 motel units	10/05/1960	O/6698/03	Approved: Note(1)
Erect 5 home units	24/03/1959	O/17714/04	Approved: Note(1)

Notes:

- (1) Prior to the Building Act 1991, Code Compliance Certificates were not required.
- (2) Consent approved but a final Code Compliance Certificate has not been issued. An inspection to confirm compliance with the approved plans and standards should be sought.
- (3) Special inspection for work performed without a Consent.

TOWN PLANNING CONSENTS

*** No TOWN PLANNING CONSENTS recorded

SUBDIVISION CONSENTS

*** No SUBDIVISION CONSENTS recorded

COMPLIANCE SCHEDULES

*** No Compliance Schedules recorded

LICENCES

*** No Licences recorded

SPECIAL LAND FEATURES

The following information is known to Auckland City regarding special features or characteristics of the land concerned.

Soil Warnings:	Filled/Weak Ground This site is identified within the Council's Soils Register. The Soils Register identifies sites which may be unstable, have non-consolidated fill or weak ground or have been a refuse tip. A soils report must be submitted with any building consent application for a proposed structure on a site identified in this way.
Soil Reports:	No soils reports held
Flood Risks:	No flood risk recorded
Hazardous Contaminants:	Auckland City has no record of contamination
Wind Zones:	High wind This wind classification will apply for new structures under Approved Document B1 of the New Zealand Building Code.

A Special Land Features map is attached.

TOWN PLANNING

The following is a summary of town planning controls affecting this site. Please refer to the District Plan maps for further detail.

A financial contribution may be payable at the time of any type of subdivision or further development of this site. This is calculated at the time of the application and will be assessed on a case by case basis. For further information please contact the Planning Helpdesk 379 2020.

Zoning:	Residential 7a
Limitations:	Coastal Management Areas - Coastal Management Area. See Rule 5B.7 Designated Works - Proposed Eastern Transport Corridor Geological Features - Geological Feature for Protection

HISTORIC PLACES TRUST CLASSIFICATIONS

*** No classifications recorded

OUTSTANDING REQUISITIONS

*** No Outstanding Requisitions recorded on this site.

OTHER ISSUES

Swimming/Spa Pools

*** No swimming/spa pools recorded

*** End of Report ***

Released under the Official Information Act 1982



AUCKLAND CITY

PRIVATE DRAINAGE PLAN

Site Address: 246 Orakei Road

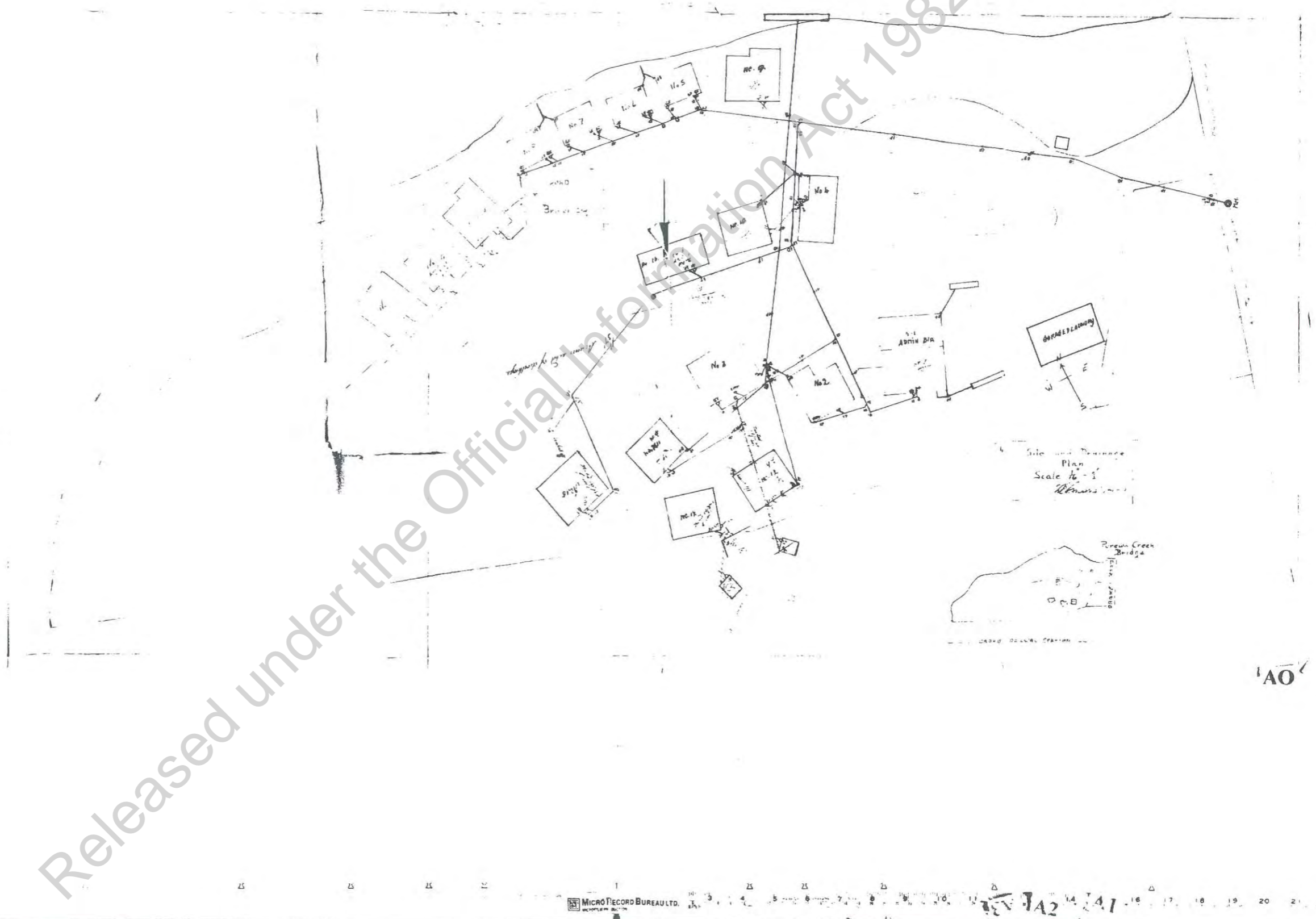
Date Printed: 23 December 2002 5:44 PM

Page: 1 of 1

Not to Scale

Note: This plan may contain errors or omissions. The information has been provided by contractors undertaking work for the property owner and exact locations have not been verified by Auckland City Council. Please consult the relevant Council Office if you have any queries regarding this plan.

Released under the Official Information Act 1982



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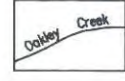

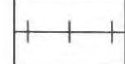
MICRO RECORD BUREAU LTD. 1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25 26 27 28 29 30 31 32 33 34 35 36 37 38 39 40 41 42 43 44 45 46 47 48 49 50 51 52 53 54 55 56 57 58 59 60 61 62 63 64 65 66 67 68 69 70 71 72 73 74 75 76 77 78 79 80 81 82 83 84 85 86 87 88 89 90 91 92 93 94 95 96 97 98 99 100

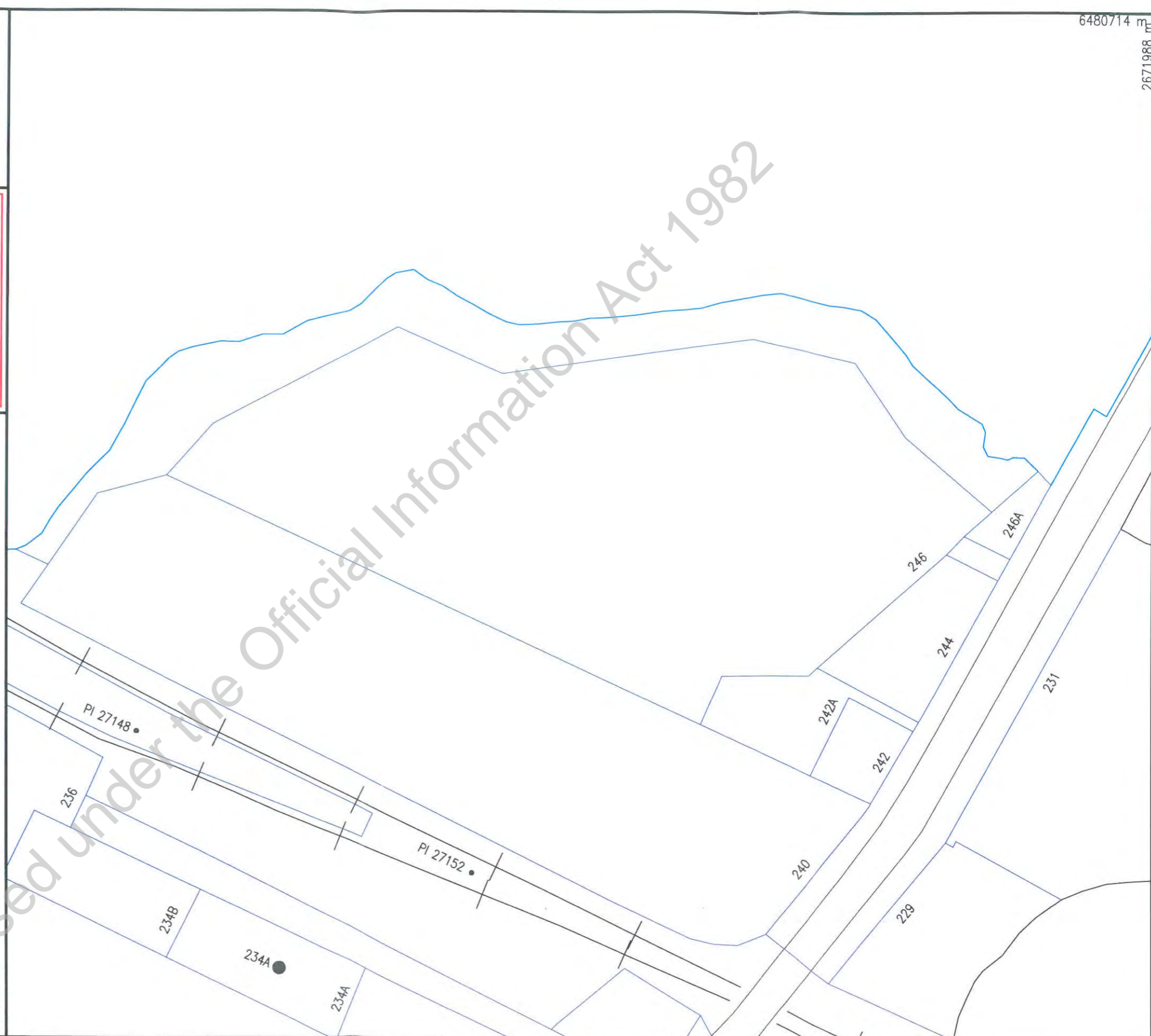
PROPERTY MAP

DISCLAIMER

This plan may not have the spatial accuracy required for some purposes. It should NOT be used for design purposes. The property boundaries shown are an interpretation of occupancy (based on aerial photography) and do not necessarily represent the legal boundaries of the property. Please consult Council if you have any queries.

KEY

-  Property
-  Park
-  Single Occupancy/Usage
-  Multiple Occupancy/Usage
-  Coastline
-  Creek/River
-  Kerblines
-  Railway Line



6480467 m
 Site Address: 246 Orakei Road
 Legal Description: PT LOT 5 DP 112856 GAZ 1992 NO 95 +MORE
 Title Description: CT 63C/145
 Date Printed: 23 December 2002 5:44 PM

0 70 m
 Scale = 1:1000 or 1 cm = 10metres
 Property boundary positions derived from aerial photography

SPECIAL LAND FEATURES MAP

DISCLAIMER

This plan may contain errors or omissions or may not have the spatial accuracy required for some purposes. There may be other information relating to the area shown on this map which is unknown to the Council. Please consult Council if you have any queries.

KEY

WIND ZONES

	Medium		Very High
	High		Specific Design

FLOOD PLAINS

	Type A (Catchment Study)		Type B (Approximate)
--	-----------------------------	--	-------------------------

SOIL WARNINGS

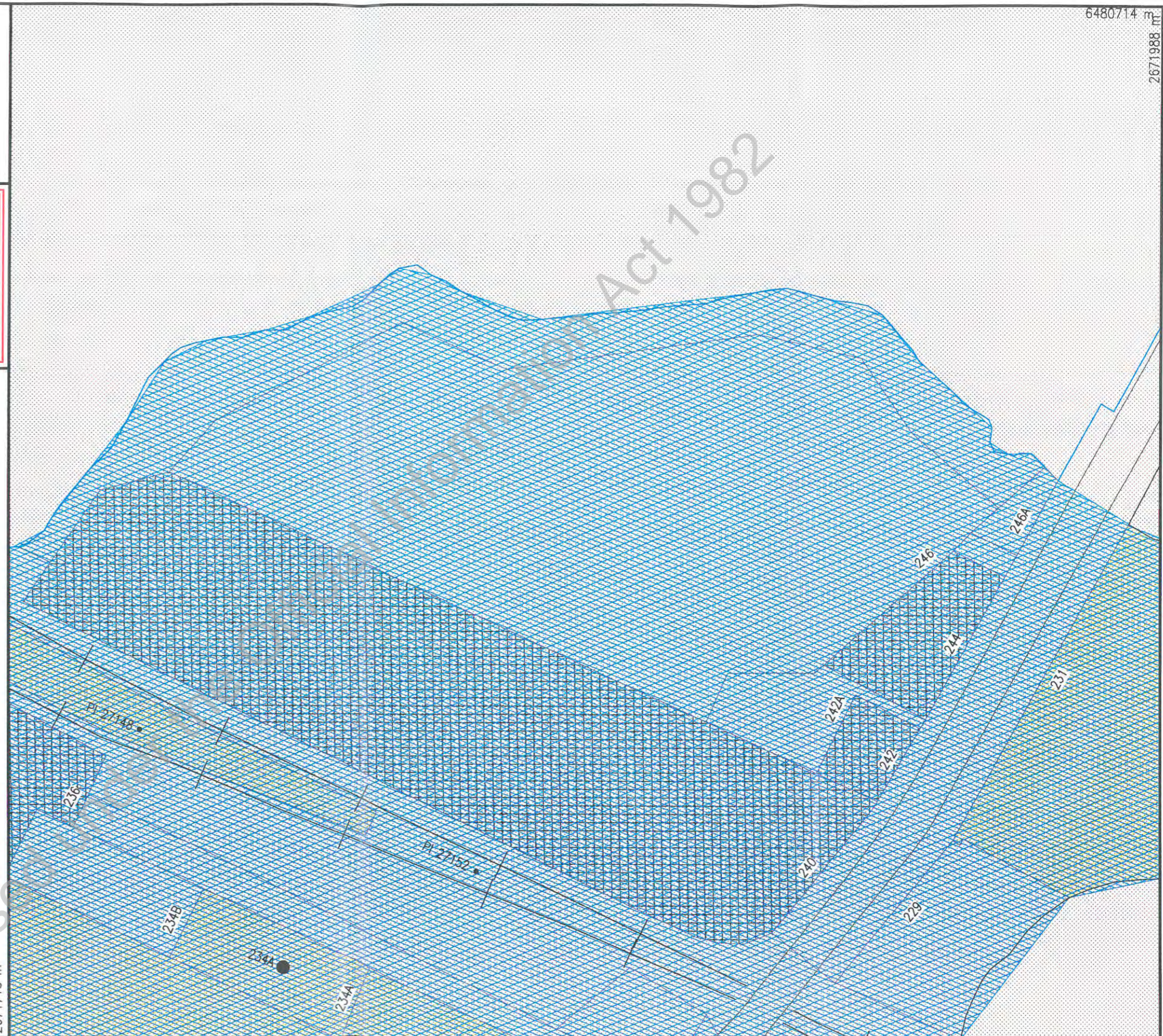
	Unstable/Suspected Ground		Filled/Weak Ground
	Refuse Tips Site/ Weak Ground		High Pressure Gas Main

SOIL REGISTER

	Soils Report Held		Petroleum Pipeline
--	-------------------	--	--------------------

CONTAMINATED SITES

	Possible Contaminants
--	-----------------------



AUCKLAND CITY

Site Address: 246 Orakei Road

Legal Description: PT LOT 5 DP 112856 GAZ 1992 NO 95 +MORE

Title Description: CT 63C/145

Date Printed: 23 December 2002 5:44 PM

0 70 m

Scale = 1:1000 or 1 cm = 1 metres

Property boundary positions derived from aerial photography



PUBLIC DRAINAGE AND WATER SERVICES MAP

6480714 m
2671988 m

DISCLAIMER

This plan may contain errors or omissions. Service locations relative to boundaries may not be accurate and should NOT be used for design purposes. All services must be accurately located on site before application to Council or commencing work. Please consult Council if you have any queries.

KEY

WASTEWATER/COMBINED SEWER

- Wastewater Sewer
- Combined Sewer
- Manhole - Wastewater Sewer
- Lamphole
- Terminal Vent
- Pump Station
- Manhole - Combined Sewer

WATERMAIN

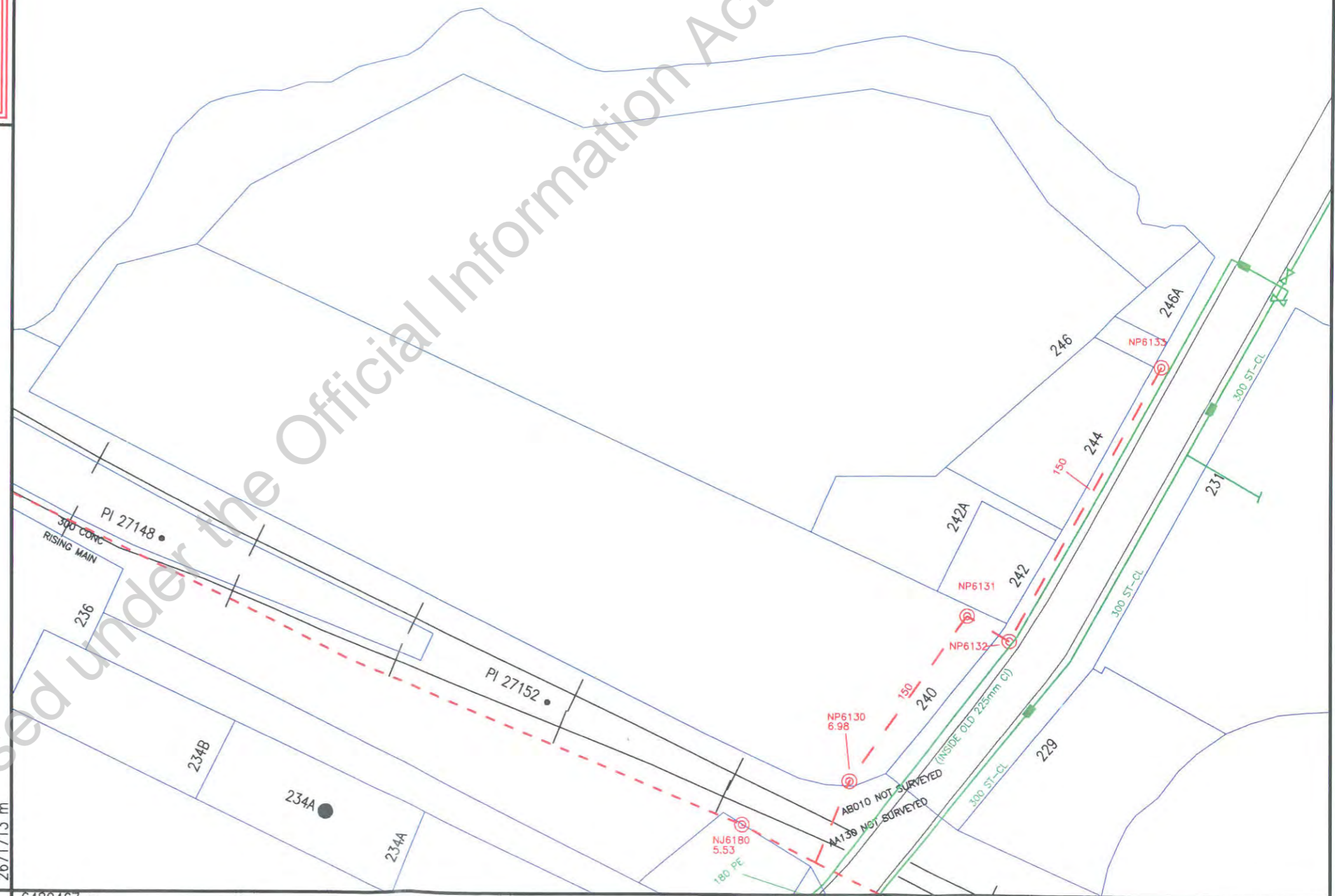
- Pipe Line
- Hydrant
- Valve
- Pump Station
- Reservoir
- Non-return Valve
- Pressure Reducing Valve
- Reducing
- End Cap

STORMWATER

- Pipe Line
- Manhole
- Soakhole
- Cesspit
- Inlet/Outfall
- Watercourse

SPECIFIC HAZARDS

- High Pressure Gas Main
- Petroleum Pipeline



2671713 m

6480467 m



Site Address: 246 Orakei Road
 Legal Description: PT LOT 5 DP 112856 GAZ 1992 NO 95 +MORE
 Title Description: CT 63C/145
 Date Printed: 23 December 2002 5:44 PM

0 70 m
 Scale = 1:1000 or 1 cm = 1 metres
 Property boundary positions derived from aerial photography

OPERATIVE DISTRICT PLAN – 1999
Isthmus Section
PLANNING MAP 1
Zoning











6480714 m

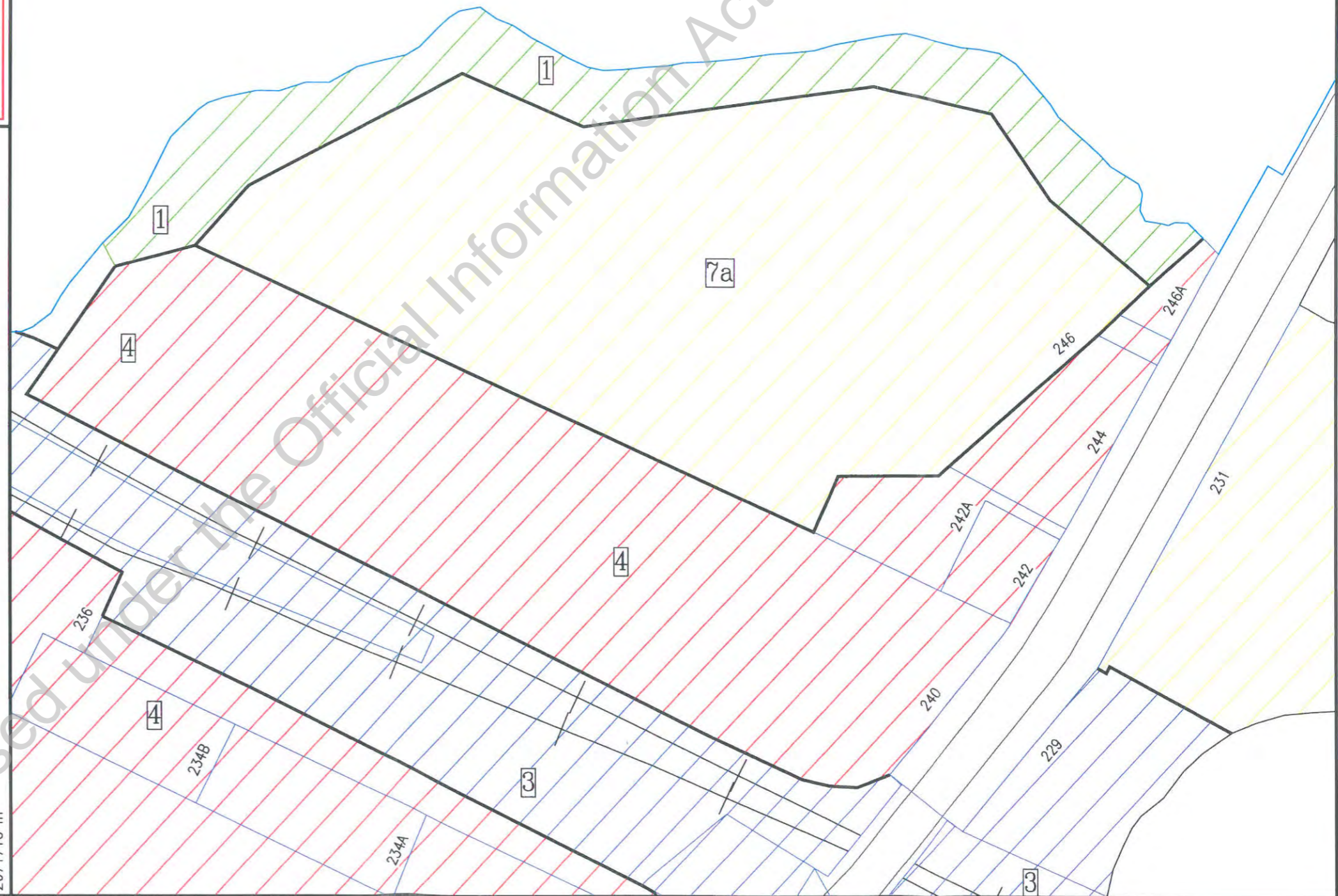
2671988 m

DISCLAIMER

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KEY

-  Residential Activity Zone
-  Business Activity Zone
-  Special Purpose Activity Zone
-  Open Space Activity Zone
-  Zone Number
-  Boundary Between Zones
-  Special Parking Zone
- Proposed Plan Modification
-  Reference Label
-  Affected Area
-  Affected Line



2671713 m

6480467 m



Site Address: 246 Orakei Road
 Legal Description: PT LOT 5 DP 112856 GAZ 1992 NO 95 +MORE
 Title Description: CT 63C/145
 Date Printed: 23 December 2002 5:44 PM

0 70 m
 Scale = 1:1000 or 1 cm = 1 metres



Property boundary positions derived from aerial photography

OPERATIVE DISTRICT PLAN – 1999

Isthmus Section

PLANNING MAP 2

Additional Limitations

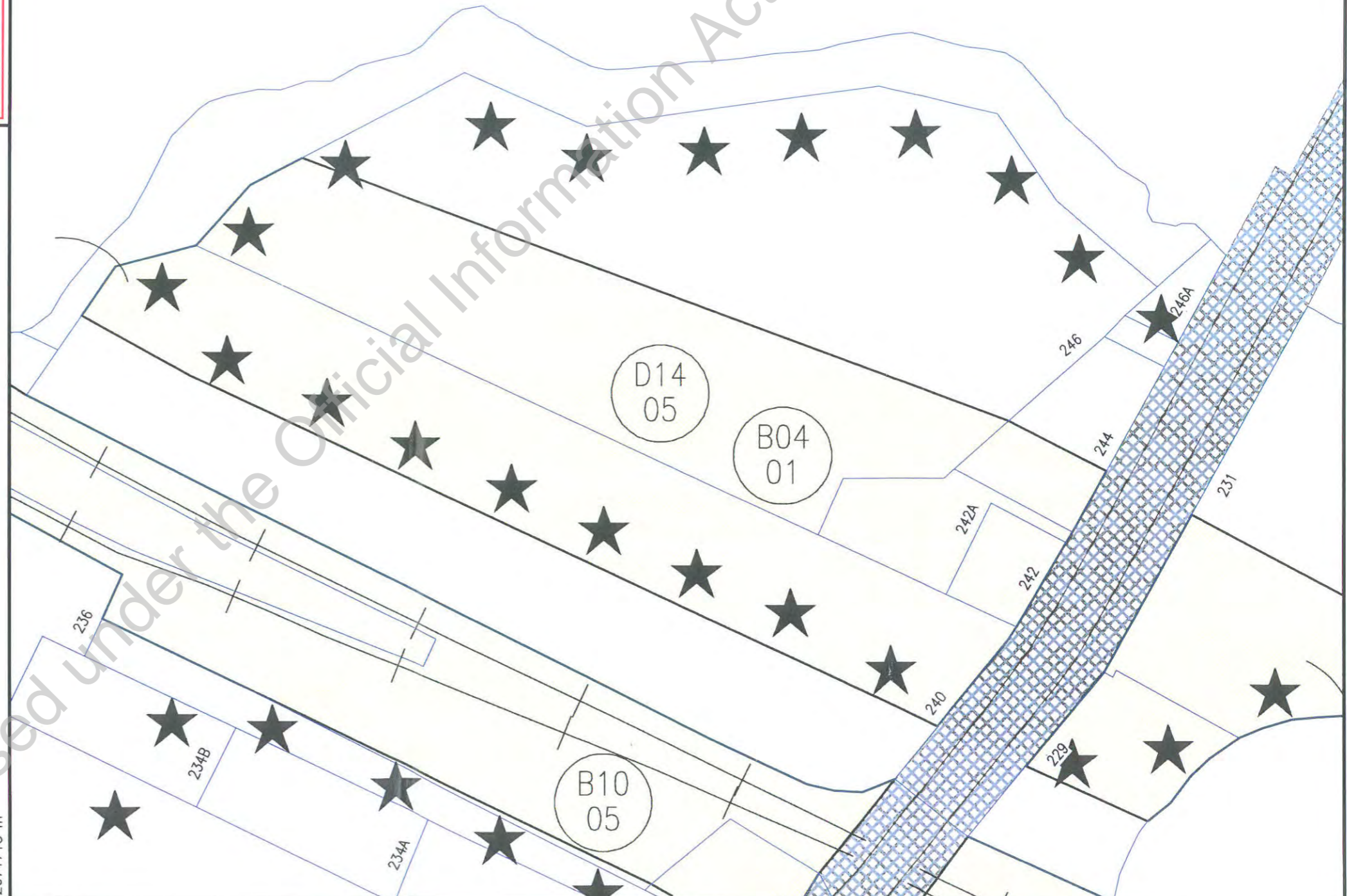
6480714 m
2671988

DISCLAIMER

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KEY

- | | | | |
|------------------------------------|---|--|---------------------------------|
| | Reference Number | | Cliffline Tree Amenity Area |
| | Designated Works | | Tamaki Drive Scenic Way |
| | Additional Development Controls | | Building Line Restrictions |
| | Former Landfill Areas | | Vehicular Access Restrictions |
| | Protection of Sunlight Admission Control to Broadway | | Interchange Control Areas |
| | Sites subject to both retail frontage and verandah controls | | Electricity Tunnel |
| | Site subject to verandah control only | | Microwave Transmission Corridor |
| | Special Yard Requirement | | Centre Plan |
| | Buildings, Objects or Places | | Pedestrian Malls |
| | Trees (singular) | | Service Lanes |
| | Groups of Trees (two or more) | | Collector Roads |
| | Archaeological and Geological Features | | District Arterial Roads |
| | Archaeological Feature only | | Regional Arterial Roads |
| | Geological Feature only | | Strategic Routes |
| | Maori Heritage Sites | | Footways |
| Proposed Plan Modifications | | | |
| | Reference Label | | |
| | Affected Area | | |
| | Affected Line | | |



2671713 m

6480467 m



Site Address: 246 Orakei Road
 Legal Description: PT LOT 5 DP 112856 GAZ 1992 NO 95 +MORE
 Title Description: CT 63C/145
 Date Printed: 23 December 2002 5:44 PM

0 70 m
 Scale = 1:1000 or 1 cm = 1 metres
 Property boundary positions derived from aerial photography

OPERATIVE DISTRICT PLAN – 1999
Isthmus Section
PLANNING MAP 3
Additional Limitations




DISCLAIMER

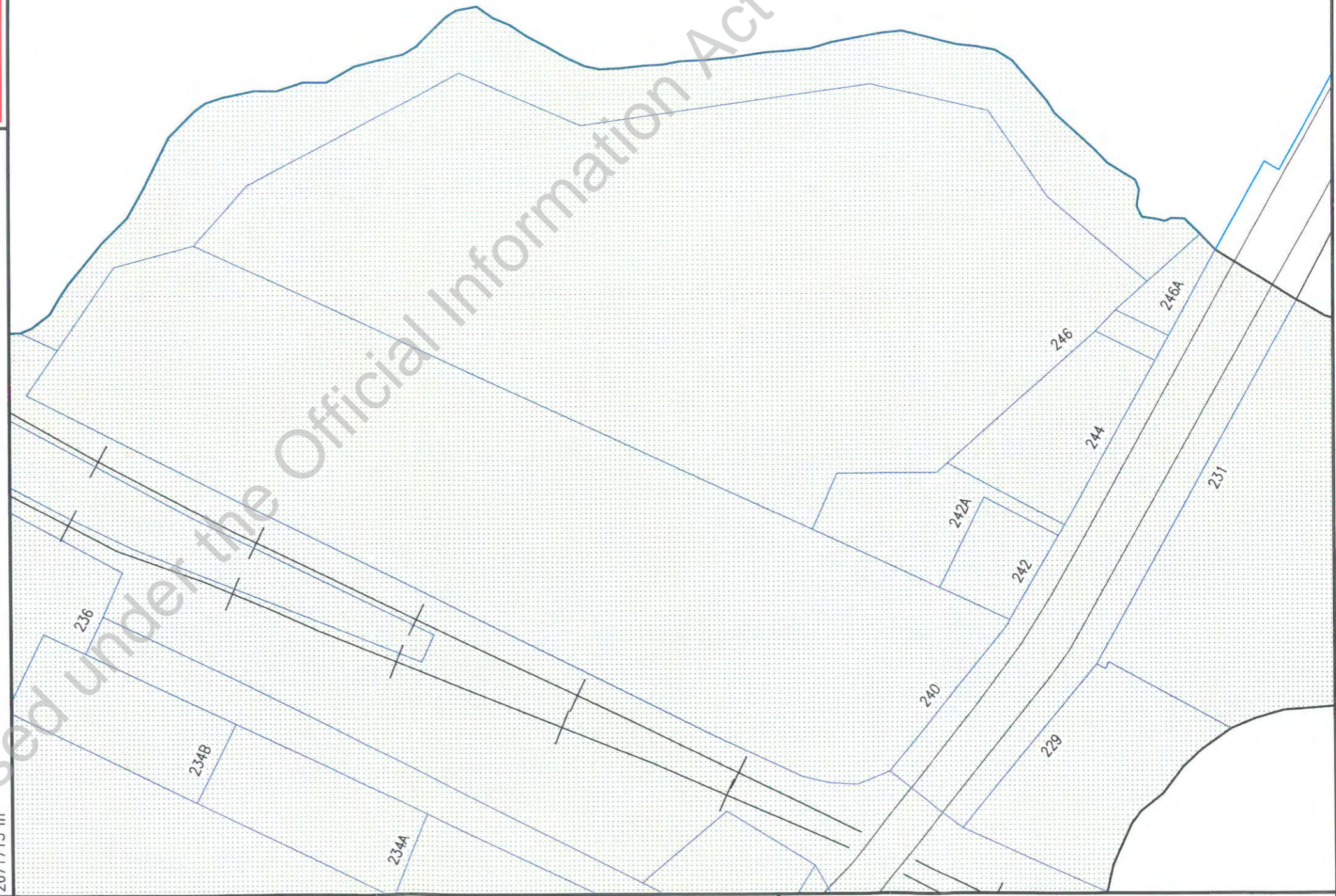
This plan may contain errors or omissions or may not have the spatial accuracy required for some purposes. While providing an indication of the District Plan provisions in the area shown, it does not constitute the legal District Plan document. Please consult Council if you have any queries.

KEY

-  H05-04 Airport Approach Height Control
-  B04-01 Coastal Management Area
-  B09-01 View Protection War Memorial Museum Affected Areas
-  B09-09 View Protection Dilworth Terrace Houses
-  B09-33 View Protection – Newmarket Viaduct Affected Areas – Mt Hobson
-  B09-34 View Protection – Newmarket Viaduct Affected Areas – Harbour & Gulf
-  E05-29 View Protection – Volcanic Cones Affected Areas
-  H09-13 View Protection – Onehunga Motorway Affected Areas

Proposed Plan Modifications

-  Reference Label
-  Affected Area
-  Affected Line



6480467 m

Site Address: 246 Orakei Road
Legal Description: PT LOT 5 DP 112856 GAZ 1992 NO 95 +MORE
Title Description: CT 63C/145
Date Printed: 23 December 2002 5:44 PM

0 70 m

Scale = 1:1000 or 1 cm = 1 metres

Property boundary positions derived from aerial photography

6480714 m

2671988 m

2671713 m

*HWZ. Thermostat
not working.
Too hot.*

28 February 2003

Andrew Lovrin
246A Orakei Road
Remuera
AUCKLAND

Dear Mr Lovrin

Inspection of LINZ Property

We have been contracted by Land Information New Zealand (LINZ) to undertake a risk assessment exercise on properties in their portfolio.

As per our telephone conversation of Friday 28 February, I intend to visit your property on Thursday 6 March 2003 around 2:00 p.m. The inspection of your house should only take a few minutes. I anticipate the land will take up to an hour, however, I will not need your assistance for this.

If you need to contact me, my number is (021) 154 0184.

Yours faithfully



Sheldon Hedgman

28 February 2003

Marion Ross
246 Orakei Road
Remuera
AUCKLAND

Dear Mrs Ross

Inspection of LINZ Property

We have been contracted by Land Information New Zealand (LINZ) to undertake a risk assessment exercise on properties in their portfolio.

As per our telephone conversation of Friday 28 February, I intend to visit your property on Thursday 6 March 2003 around 2:00 p.m. The inspection of your house should only take a few minutes. I anticipate the land will take up to an hour, however, I will not need your assistance for this.

If you need to contact me, my number is (021) 154 0184.

Yours faithfully



Sheldon Hedgman



FACSIMILE

For Addressee Only

TO	Sheldon Hedgman	COMPANY	DTZ <i>AUCKLAND</i>
FAX NO	<i>09 309 9020</i> 09 309 7888	PAGES	8 including this page)
FROM	Guy Duckworth	DATE	26/02/2003
DDI	+04 917 9700	REPLY FAX	+64 4 917 9701
SUBJECT	246 Orakei Road Tenants		

Hello Sheldon,

The tenants at the houses on the above property are:

Marion and Edward Ross – Ph 09 523 4119 (larger house)
246 Orakei

Andrew Lovrin – ph 09 3531 180 (cottage, former motel room)
246A Orakei Rd

Attached are tenancy agreements for both.

Cheers Guy

Released under the Official Information Act 1982

Thursday pm

021 689 291

OK

Note: This fax is intended for the named addressee only.
 It contains information which may be confidential and which may also be privileged.
 Unless you are the named addressee you may neither copy nor use it nor disclose it to anyone else. If you have received this fax in error, or it is unclear please notify us immediately on the above Telephone Number.

DTZ New Zealand Ltd MREINZ, Level 10, State Insurance Tower, 1 Willis Street, P O Box 1545, Wellington

TENANCY AGREEMENT

LANDLORD'S NAME	Mrs SM Berry, Opus International Consultants Limited, MREINZ
POSTAL ADDRESS	Private Bag 3057, Hamilton
CONTACT ADDRESS (being an address for service)	Opus International Consultants Limited, Opus House, Princes Street, Hamilton
CONTACT PHONE NUMBERS	07 838 9344 or 07 834 1873

TENANT'S NAME	Andrew Lovrin	
OCCUPATION	Audio Engineer	
POSTAL ADDRESS (being an address for service)	246a Orakei Rd Remuera Auckland	
CONTACT ADDRESS (if different from above)	-	
TELEPHONE NUMBER	(private) 021 689 291	(business)
NEXT OF KIN	Name	J. Lovrin
	Occupation	Retired
	Address	5 Bush Rd Orakei Auckland
	Phone Number	(private) 021 689 291 (business)
	Relationship	Father

ADDRESS OF PREMISES	246 A Orakei Rd, Auckland
FURNITURE, ETC PROVIDED BY LANDLORD (IF ANY)	

The Landlord and the Tenant agree that:

- 1 This tenancy shall commence on01/02/02..... (date)
- 2 The rent shall be \$.....185.00..... per week
- 3 The rent shall be paid fortnightly in advance
- 4 The rent shall be paid by Automatic Bank Authority (form to be supplied by Landlord) to Bank account No. 030049-002402-20, Westpac Wellington
- 5 The Tenant shall pay a bond of \$.....555.00.....
- 6 The Tenant shall not assign (transfer) or sublet the tenancy without first gaining the Landlord's written permission
- 7 The Tenant shall pay the real estate agent's fee relating to the grant of this tenancy
- 8 This tenancy is subject to The Residential Tenancies Act 1986, and any other Amendments thereafter, to that Act
- 9 OTHER CONDITIONS OF THIS TENANCY, PLEASE SEE THE ATTACHED SCHEDULE

GST NO.	56-380-906	DATE PAID	TO WHOM	SIGNATURE
BOND	\$ 555.00	Tenancy Services		
LETTING FEE	\$ 185.00	Opus		
GST ON FEE	\$ 23.13			
RENT (two weeks in advance)	\$ 370.00	Lin Z		
DUE BY TENANT ON SIGNING	\$ 1133.33			

.....
(signature of Landlord) *nymorgan*

.....
(signature of Tenant) *A. J. Lovrin*

.....
(date) 30.01.02

.....
(date) 24.1.02

THE RESIDENTIAL TENANCIES ACT 1986

RIGHTS AND RESPONSIBILITIES

This is a brief outline of the provisions of the Residential Tenancies Act. For more information you should contact your local Tenancy Services Office of the Ministry of Housing.

1 AGREEMENT

Each party is entitled to a signed copy of the Tenancy Agreement.

2 RENT

- Not to be more than two weeks in advance
- Increases must be given with 60 days notice in writing
- Shall not be increased within 180 days of the start of the tenancy or the last rental increase
- Receipts must be given, except where rent is paid by automatic deduction, by non negotiable personal cheque or into a bank account operated exclusively to the tenancy. Receipts must state:
 - (a) The amount and nature of the payment
 - (b) The date of the payment
 - (c) The address of the premises
 - (d) The name of the person who made the payment.

3 BOND

- Is money paid by the tenant. It covers any damage or loss to the landlord where the tenant's obligations are not met. If there has been no such loss or damage the bond shall be refunded in full at the end of the tenancy. Bond does not cover fair wear and tear.
- May be up to, but not more than, four weeks' rent.
- To be paid to Tenancy Services Office within 15 working days
- To be refunded on the agreement of landlord and tenant, or by order of the Tenancy Tribunal.
- It is not compulsory for landlords to require a bond.

4 RESPONSIBILITIES

The landlord shall:

- Provide and maintain the premises in a reasonable condition
- Allow the tenant quiet enjoyment of the premises
- Comply with all building, health and safety standards so far as they apply to the premises
- Pay rates, insurance and land tax.

The tenant shall:

- Pay the rent
- Keep the premises clean and tidy and notify the landlord of any repairs needed
- Pay electricity, gas, telephone and excess water bills
- Not damage or permit damage to the premises
- Not disturb the neighbours or the landlord's other tenants
- Not make alterations to the premises without the landlord's written consent
- Leave the property clean and tidy and clear of rubbish and clear of the tenant's possessions
- Not exceed any limit set by the landlord on the number of occupants in the premises.

5 RIGHTS OF ENTRY

The landlord shall enter the premises only:

- With the tenant's consent at the time of entry
- In an emergency
- Between 8.00am and 7.00pm after 24 hours' notice, for repairs or maintenance
- Between 8.00am and 7.00pm after 48 hours' notice, for an inspection.

6 SUBLETTING AND ASSIGNMENT

- The tenant may sublet or assign the tenancy with the landlord's prior written consent unless the landlord prohibits any subletting or assignment at all
- The landlord may limit the number of people who reside in the premises.

7 LOCKS

- Neither the landlord nor the tenant shall change the locks without the consent of the other party.

8 NOTICE TO LEAVE

- The landlord shall give 90 days' notice, unless vacant possession is required for:
 - (a) Sale
 - (b) Occupation by the landlord or a member of the landlord's family, or
 - (c) Providing this has been agreed at the start of the tenancy - for an employee of the landlord, in which case 42 days notice can be given.
- The tenant shall give the landlord 21 days' notice
- Is to be in writing.

9 TERMINATION BY TRIBUNAL

The landlord may apply to the Tenancy Tribunal for a termination order where:

- The rent is 21 days in arrears
- The tenant has caused or threatened to cause substantial damage to the premises
- The tenant has assaulted, or threatened to assault the landlord, a member of the landlord's family, or a neighbour
- The landlord has given the tenant reasonable notice of not less than 10 working days to rectify a breach of the Tenancy Agreement and the tenant has complied with the notice.

10 DISPUTES

In the case of any dispute or breach of the Tenancy Agreement or the Residential Tenancies Act the landlord and/or the tenant can make an application to the Tenancy Tribunal. Generally, such applications will be referred to a Tenancy Mediator who will be available to help resolve the problem.

26. FEB. 2003 13:39

DTZ NEW ZEALAND 64 4 4720713

NO. 8941 P. 4

2 November 2001

Marion & Edward Ross
246 Orakei Rd
AUCKLAND

File Ref: 10584003.ROS021

Dear Marion & Edward,

TENANCY OF LINZ PROPERTY: 246 ORAKEI RD, AUCKLAND

I am writing to confirm the official commencement date of your tenancy is 3 November 2001. Enclosed is a copy of your tenancy agreement.

Should you have any questions relating to your tenancy, please contact Sharron Berry on 07 8341 873 or Fax to (07) 838 9761 or email - Sharron.Berry@opus.co.nz. For urgent tenancy matters outside of office hours, please contact Crawford Sheahan on 027 4721596.

Automatic Payment Form

Enclosed is an automatic payment form for you to lodge directly with your bank for payments to commence on 16 November 2001.

Maintenance

Once the tenancy commences, it remains the responsibility of the tenant to advise the landlord of any existing or new faults with the property. Within the Tenancy Agreement you will find a property inspection form for your completion within one week of receipt. This form enables any problems to be clearly recorded at the start of the tenancy and allows this office the opportunity to remedy any problems.

If you have any *maintenance* items that need attending to please feel free to contact me on 07 8341 823, or for after hours emergencies, please ring Crawford Sheahan on 027 4721 596.

Thank you for your assistance with the above, and please feel free to contact this office if you have any queries.

Yours faithfully

Nicky Morgan
Property Assistant

TENANCY AGREEMENT

LANDLORD'S NAME	Mrs SM Berry, Opus International Consultants Limited, MREINZ
POSTAL ADDRESS	Private Bag 3057, Hamilton
CONTACT ADDRESS (being an address for service)	Opus International Consultants Limited, Opus House, Princes Street, Hamilton
CONTACT PHONE NUMBERS	07 838 9344 or 07 834 1873

TENANT'S NAME	Marion & Edward Ross	
OCCUPATION	Art Director	
POSTAL ADDRESS (being an address for service)	246 Orakei Rd., Auckland	
CONTACT ADDRESS (if different from above)		
TELEPHONE NUMBER	523-4119 (private)025-2897353	(business)025-2897353
NEXT OF KIN	Name Occupation Address Phone Number Relationship	Mr E J Ross Retired 1 Tainui Rd., Dunedin 03 455 26216 (private) (business) Father

ADDRESS OF PREMISES	246 Orakei Rd., Auckland
FURNITURE, ETC PROVIDED BY LANDLORD (IF ANY)	2 beds, Standard Chertel's only

The Landlord and the Tenant agree that:

- This tenancy shall commence on Monday 15 October, 2001 or such date as the reconnection of the services and safety checks have been completed. 3.11.01 (date)
- The rent shall be \$170-00 per week
- The rent shall be paid fortnightly in advance
- The rent shall be paid by Automatic Bank Authority (form to be supplied by Landlord) to Bank account No. 030049-002402-20, Westpac Wellington
- The Tenant shall pay a bond of \$680-00
- The Tenant shall not assign (transfer) or sublet the tenancy without first gaining the Landlord's written permission
- The Tenant shall pay the real estate agent's fee relating to the grant of this tenancy
- This tenancy is subject to The Residential Tenancies Act 1986, and any other Amendments thereafter, to that Act
- OTHER CONDITIONS OF THIS TENANCY, PLEASE SEE THE ATTACHED SCHEDULE

GST NO.	56-380-906	DATE PAID	TO WHOM	SIGNATURE
BOND	\$680-00			mjm
LETTING FEE	\$170-00			mjm
GST ON FEE	\$ 21-25			mjm
RENT (two weeks in advance)	\$340-00			mjm
DUE BY TENANT ON SIGNING	\$1211-25			mjm

(signature of Landlord)

(date)

(signature of Tenant)

(date)

SCHEDULE OF OTHERS CONDITIONS OF TENANCY

- 1 Pets Permitted
-
- 2 Terms of Tenancy
- A "Periodic Tenancy", this is a tenancy with no fixed term.
- 3 Maximum Number of Occupants
-
- 4 Occupants to be Named
Marion Ross
Edward Ross
Jack Ross
- 5 General Conditions
- As per the reverse of the Tenancy Agreement Form and the Residential Tenancies Act 1986.
- 6 Not applicable
- 7 To replace all window panes and light shades and bulbs if broken or damaged and to repair or replace any fittings requiring repair due to the tenants misuse or unfair wear and tear by the tenant.
- 8 Maximum Number of Vehicles
- (all to be in roadworthy condition).
- 9 The tenant shall not assign or sublet or part with the possession of the premises or any part thereof.
- 10 The tenant shall deliver the keys to the landlord or the landlord's agent by noon on the date of vacating the premises. Failure to comply with this requirement shall cause the cost of replacement keys or locks to be deducted from the bond.
- 11 MAINTENANCE CALL-OUTS
If the tenant has requested maintenance, subsequently arranges a time to allow the maintenance person access and fails to keep that appointment, the tenant will be liable for travel costs incurred by the maintenance person.
- 12 The tenant(s) shall be jointly and severally liable for all debts incurred against the landlord's property.
- 13 This house is being let on the understanding that it is on the market or may be put on the market at a later date and that access may be required to the premises on 24 hours notice to show prospective purchasers the property.
- 14 The tenant is responsible for contacting the local Power Authority (or the Local Power Company) and Telecom and to pay any Bond required and to pay all accounts for power and phone use thereafter for the term of the tenancy.
- 15 This house is being let on the understanding that this is a private tenancy and not a service tenancy and is subject to current market rental. This property is not being let as a condition of employment.
- 16 Are the tenant(s) over the age of 18 years YES /
(the tenant being the person(s) signing this agreement)
- 17 The tenant is responsible for paying any metered water accounts and extra readings of the meter, if required.
- 18 No noisy parties are allowed and the tenants must not disturb the landlord's other tenants or neighbours.
- 19 The tenants agree that the assessed rental for this property is \$320-00 per week and this rental is to be reduced to \$170-00 per week in return for the tenants accepting that it is a condition of their tenancy and their sole responsibility to mow regularly all the areas that are able to be mown, keep the property free of noxious weeds and generally maintain the grounds to a reasonable standard.

LANDLORD'S SIGNATURE

M. Morgan

DATE 2-11-01

TENANT'S SIGNATURE

Marion

DATE 10-10-2001

THE RESIDENTIAL TENANCIES ACT 1986

RIGHTS AND RESPONSIBILITIES

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- Increases must be given with 60 days notice in writing
- Shall not be increased within 180 days of the start of the tenancy or the last rental increase
- Receipts must be given, except where rent is paid by automatic deduction, by non negotiable personal cheque or into a bank account operated exclusively to the tenancy. Receipts must state:
 - (a) The amount and nature of the payment
 - (b) The date of the payment
 - (c) The address of the premises
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3 BOND

- Is money paid by the tenant. It covers any damage or loss to the landlord where the tenant's obligations are not met. If there has been no such loss or damage the bond shall be refunded in full at the end of the tenancy. Bond does not cover fair wear and tear.
- May be up to, but not more than, four weeks' rent.
- To be paid to Tenancy Services Office within 15 working days
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- It is not compulsory for landlords to require a bond.

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The landlord shall:

- Provide and maintain the premises in a reasonable condition
- Allow the tenant quiet enjoyment of the premises
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- Pay rates, insurance and land tax.

The tenant shall:

- Pay the rent
- Keep the premises clean and tidy and notify the landlord of any repairs needed
- Pay electricity, gas, telephone and excess water bills
- Not damage or permit damage to the premises
- Not disturb the neighbours or the landlord's other tenants
- Not make alterations to the premises without the landlord's written consent
- Leave the property clean and tidy and clear of rubbish and clear of the tenant's possessions
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- Between 8.00am and 7.00pm after 24 hours' notice, for repairs or maintenance
- Between 8.00am and 7.00pm after 48 hours notice, for an inspection.

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 - (b) Occupation by the landlord or a member of the landlord's family, or
 - (c) Providing this has been agreed at the start of the tenancy - for an employee of the landlord, in which case 42 days notice can be given.
- The tenant shall give the landlord 21 days' notice
- Is to be in writing.

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The landlord may apply to the Tenancy Tribunal for a termination order where:

- The rent is 21 days in arrears
- The tenant has caused or threatened to cause substantial damage to the premises
- The tenant has assaulted, or threatened to assault the landlord, a member of the landlord's family, or a neighbour
- The landlord has given the tenant reasonable notice of not less than 10 working days to rectify a breach of the Tenancy Agreement and the tenant has complied with the notice.

10 DISPUTES

In the case of any dispute or breach of the Tenancy Agreement or the Residential Tenancies Act the landlord and/or the tenant can make an application to the Tenancy Tribunal. Generally, such applications will be referred to a Tenancy Mediator who will be available to help resolve the problem.

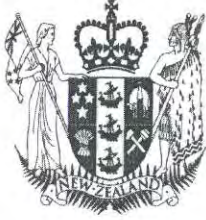
Property Inspection Report Address:

This report is intended to help avoid disputes

This sheet should be filled in by the Landlord and the Tenant at the start of the Tenancy



Room and Item	Condition Acceptable		Damage/Defects At start date	List of furniture / chattels
	L/L	Ten		
Lounge	Walls/ doors			<p>Dear Tenant,</p> <p>Please complete and return this form within one (1) week of receipt to:</p> <p>Mrs SM Berry Opus International Consultants Limited Private Bag 3057, Hamilton</p> <p>Thank you</p> <p>Reference:</p> <p>Address of Property:</p> <p>Signed by (Tenant)</p> <p>Date signed</p> <p>Signed by (Landlord)</p> <p>Date signed</p>
	Lights/Power Points			
	Floors/Floor Coverings			
	Windows			
	Blinds/Curtains			
Kitchen/Dining	Walls/Doors			
	Lights/Power Points			
	Floors/Floor Coverings			
	Windows			
	Blinds/Curtains			
	Cupboards			
	Sinks/Benches			
	Oven			
Refrigerator				
Bathroom	Walls/Doors			
	Lights/Power Points			
	Floors/Floor Coverings			
	Windows			
	Blinds/Curtains			
	Mirror/Cabinet			
	Bath			
	Shower			
	Wash Basin			
Laundry	Toilet (WC)			
	Walls/Doors			
	Lights/Power Points			
	Floors/Floor Coverings			
	Windows			
	Blinds/Curtains			
	Washing Machine			
Wash Tub				
Bedroom 1	Walls/Doors			
	Lights/Power Points			
	Floors/Floor Coverings			
	Windows			
	Blinds/Curtains			
Bedroom 2	Walls/Doors			
	Lights/Power Points			
	Floors/Floor Coverings			
	Windows			
	Blinds/Curtains			
Bedroom 3	Walls/Doors			
	Lights/Power Points			
	Floors/Floor Coverings			
	Windows			
	Blinds/Curtains			
General	Rubbish Bins			
	Locks			
	Garage/Car Port			
	Grounds			



**COMPUTER FREEHOLD REGISTER
UNDER LAND TRANSFER ACT 1952**



Search Copy

R. W. Muir
Registrar-General
of Land

Identifier NA63C/145
Land Registration District North Auckland
Date Issued 21 May 1987

Part-Cancelled

Prior References

PROC 5712 PROC 5801

Estate Fee Simple
Area 1.1209 hectares more or less
Legal Description Lot 5 Deposited Plan 112856
Purpose Railways Corporation Act 1981

Proprietors
Her Majesty the Queen

Interests

C391562.1 Gazette Notice acquiring part of the within land (122m²) in connection with a road and shall vest in The Auckland City Council subject to any leases registered or unregistered - 3.7.1992 at 2.20 pm

Released under the Official Information Act 1982

FOR NEW ZEALAND RAILWAYS CORPORATION
 RAILWAY LAND OFFICER
 For and on behalf of H.M. the Queen under the Railways Corporation Act 1981

I hereby certify that this plan is exempt from Local Authority consent pursuant to Sec 270(15) of the Local Government Act 1974.

25/12/86
 For Railway Land Officer
 New Zealand Railways Corporation

Note:
 For remainder of Easement Appellations and Schedules of Proposed Easements see Sheet 2.

New C.T.'s Allocated:
 Lot 4 - 63C/144
 Lot 5 - 63C/145
 Lot 6 - 63C/146

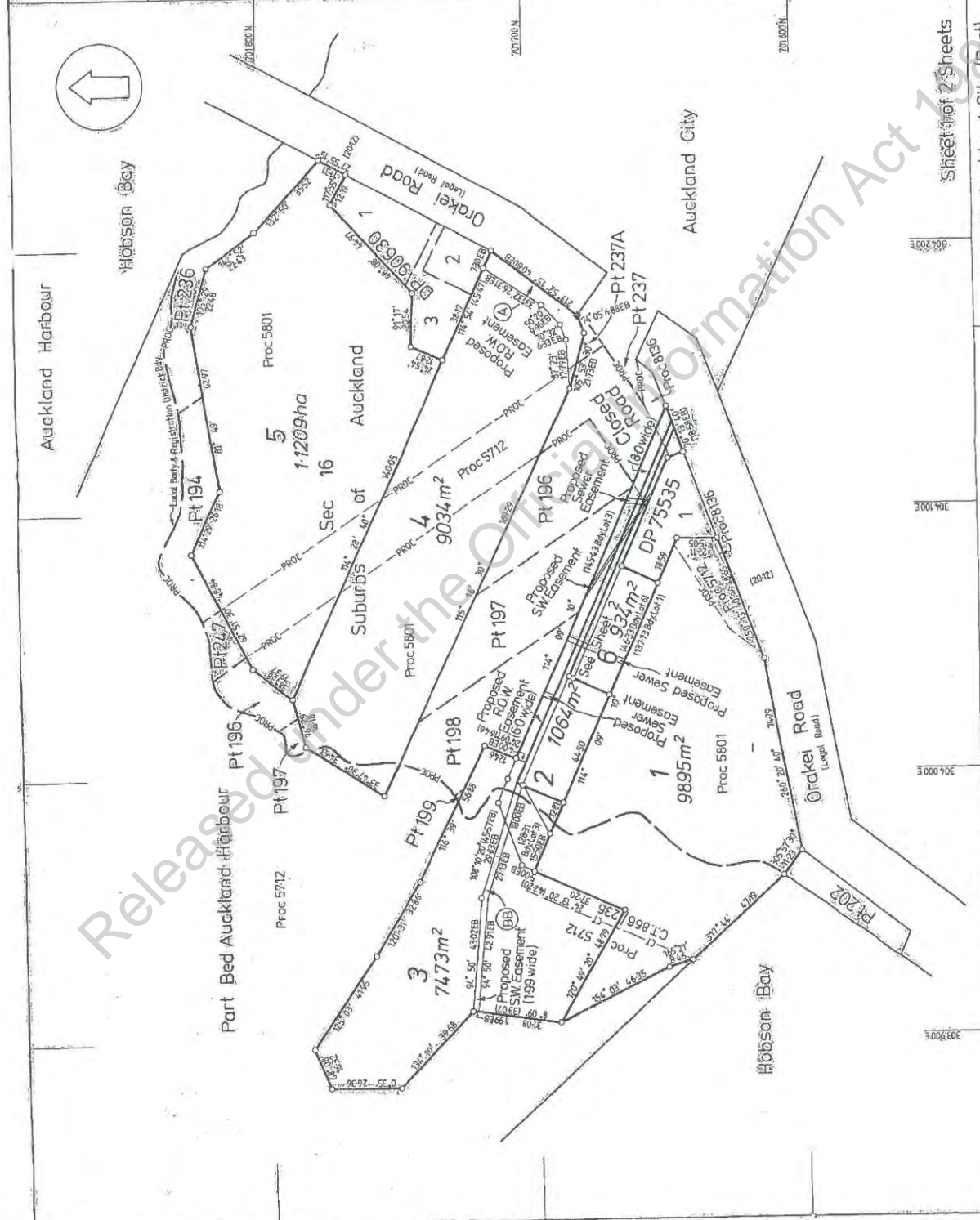
Total Area 3.9609ha
 Comprised in Pt Proc 5712 (formerly Pt C185/236) Pt Proc 5801 (formerly Pt C157/191) Pt Proc 5755, Pt C186/236 and Pt C152/188A.

I, Bronn Hume LOGAN of Rotoranga Registered Surveyor and holder of an annual practicing certificate hereby certify that this plan has been made from surveys executed by me or under my direction, that both plan and survey are correct and have been made in accordance with the regulations under the Surveyors Act 1986.

Date at Auckland this 9th day of September 1985
 Signature [Signature]
 Field Book
 Reference Plans SO 26585, SO 48243, SO 50686, SO 58733, DP 5554, DP 75535, DP 90830, DP 2384.

Examined [Signature] Carried A. Ball
 Approved as to Survey
 2/10/86 Deputy Chief Surveyor
 Deposited this 11/11/86

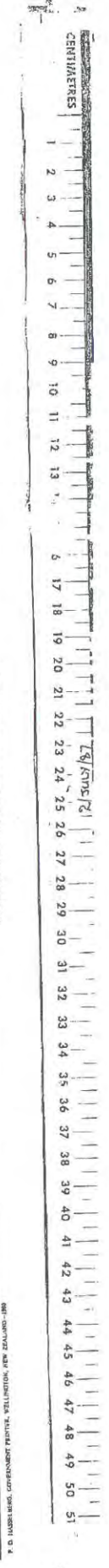
File Received 11 JUN 1986
 Instructions DP 112856



LOCAL AUTHORITY Auckland City (Part)
 Surveyed by B.H. Logan
 Date July-Aug. 1985
 Scale 1:1000

Lots 1-6 being a subdivision of Part Bed Auckland Harbour, Lot 2 DP 75535, Lot 1 DP 33227, Closed Road, Allot 193 and Part Allots 192, 194, 195, 196, 197 to 200, 236, 237A & 247, Sec 16 Subs of Auckland.

LAND DISTRICT North Auckland
 SURVEY BLK. & DIST. VIII Rangitoto
 SHEET No. Auckland 46 & 47
 NZMS



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Master Details

Qpid: 164191 **Val.Ref.:** 4 / 9700790000

Situation:	246 Orakei Road	Property Name:	
Territorial Authority:	7 Auckland City	Category:	Residential-Dwelling
Date Revised:	01/09/2002	Nature of Imp.:	UNIT MOTEL
No. of Extensions:	0		
Objections:	No	Subdivisions:	No
		Consents:	
Valuations	Capital	Land	Improvements
Rating Valuation:	7650000	6600000	1050000
Special Rating Valuation:	0	0	

Owner/Occupier Details

Type	Name	Address
Occupier	Land Information New Zealand	Not Avail

Certificate of Titles: SA / 63C / 145

Legal Descriptions: PT LOT 5 DP 112856 GAZ 1992 NO 95 P2191 LIPS 10584

Land Area 1.1087Ha

TORAS

Code:03100

Tenure	Ownership	Rateability	Apportionment
	Crown-Ministries/Departments	Rateable	NOT APPLICABLE

Land Use Data

Zone:	9K	Use:	Multi-unit
Units:	2	Sub:	0
Car Parks:		Maori Land:	
Age:	1950-59	Roof Const.:	Steel/G-Iron
Wall Const.:	Weatherboard	Floor Area:	188
Site:	125		
Land Area:	1.1087Ha		

Quotable Value

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Released under the Official Information Act 1982