



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

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




R.W. Muir
Registrar-General
of Land

Identifier **1198303**
Land Registration District **South Auckland**
Date Issued 09 January 2025

Prior References
SA515/168

Estate Fee Simple
Area 146 square metres more or less
Legal Description Lot 3 Deposited Plan 605884
Registered Owners
SNEC Fund Limited

Estate Fee Simple - 1/5 share
Area 207 square metres more or less
Legal Description Lot 10 Deposited Plan 605884
Registered Owners
SNEC Fund Limited

Interests

13077414.1 Mortgage to First Mortgage Custodians Limited - 8.8.2024 at 3:32 pm

13096146.1 Consent Notice pursuant to Section 221 Resource Management Act 1991 (affects Lot 3 DP 605884) -
11.10.2024 at 3:08 pm

Subject to Section 241(2) Resource Management Act 1991 (affects DP 605884)

Subject to a right to drain sewage (in gross) over part Lot 10 DP 605884 marked A on DP 605884 in favour of Waipa
District Council created by Easement Instrument 13096146.3 - Produced 11.10.2024 at 3:08 pm and Entered 9.1.2025 at
7.01 am

The easements created by Easement Instrument 13096146.3 are subject to Section 243 (a) Resource Management Act 1991

Subject to a right of way, right to drain water, right to convey electricity, gas and telecommunications, right to drain
sewage and right to convey water over Lot 10 DP 605884 marked A, a common rubbish area over part Lot 10 DP 605884
marked B and a party wall easement over Lot 3 DP 605884 marked E all on DP 605884 created by Easement Instrument
13096146.4 - Produced 11.10.2024 at 3:08 pm and Entered 9.1.2025 at 7.01 am

Appurtenant to Lot 3 DP 605884 is a right of way, right to drain water, right to convey electricity, gas and
telecommunications, right to drain sewage, right to convey water, a common rubbish area easement and a party wall
easement created by Easement Instrument 13096146.4 - Produced 11.10.2024 at 3:08 pm and Entered 9.1.2025 at 7.01 am

The easements created by Easement Instrument 13096146.4 are subject to Section 243 (a) Resource Management Act 1991
Land Covenant in Covenant Instrument 13096146.5 (affects Lot 3 DP 605884) - Produced 11.10.2024 at 3:08 pm and
Entered 9.1.2025 at 7.01 am

