



MARKET VALUATION

**65 Egmont Street
Hawera
South Taranaki District**

| | |
|-----------------------|---------------------------------|
| Client | Neha and Nicole Katene |
| Extended to | South Taranaki District Council |
| Valuation date | 9 February 2022 |

CONTENTS

| | | | | | |
|------------|--------------------------------------|----------|-----------------------------------|--|-----------|
| 1.0 | EXECUTIVE SUMMARY | 3 | 7.2 | REGIONAL PROPERTY MARKET | 10 |
| 2.0 | SCOPE OF WORK | 4 | 7.3 | LOCAL PROPERTY MARKET | 10 |
| 3.0 | RECORD OF TITLE | 5 | 7.4 | VACANT LAND MARKET | 10 |
| | 3.1 TITLE INFORMATION – PARENT TITLE | 5 | 8.0 | SALES EVIDENCE | 11 |
| 4.0 | LOCATION | 6 | 8.1 | RECONCILIATION OF SALES EVIDENCE | 13 |
| | 4.1 LOCATION DETAILS | 6 | 9.0 | VALUATION | 14 |
| 5.0 | LAND | 7 | 9.1 | HIGHEST AND BEST USE | 14 |
| | 5.1 SITE DESCRIPTION | 7 | 9.2 | VALUATION APPROACH | 14 |
| 6.0 | RESOURCE MANAGEMENT | 8 | 9.3 | DIRECT COMPARISON | 14 |
| | 6.1 ZONING INFORMATION | 8 | 9.4 | VALUATION SUMMARY | 14 |
| | 6.2 RESOURCE CONSENT | 8 | 10.0 | STATEMENT OF LIMITING CONDITIONS AND VALUATION POLICY | 15 |
| 7.0 | MARKET COMMENTARY | 9 | APPENDIX A RECORD OF TITLE | | 18 |
| | 7.1 ECONOMIC OVERVIEW | 9 | APPENDIX B SCHEME PLAN | | 19 |

1.0 EXECUTIVE SUMMARY



65 Egmont Street, Hawera, South Taranaki District 4610

A two-lot subdivision on Egmont Street within Hawera resulting in a front site (Lot 1) of 780m² and a rear site (Lot 2) of 737m².

Our instructions are to assess the value of the land only for financial contribution calculations payable to the South Taranaki District Council. The resource consent decision letter stipulates this is to be based off the value (land only) of the lesser lot. The material difference between the sites is size and as such we provide no further comment on Lot 1 except to say the value would be greater than Lot 2.

PROPERTY DETAILS

Type of property

Vacant land

VALUATION – AS PROPOSED LOT 2

\$230,000 including GST (if any)

SIGNIFICANT ASSUMPTIONS AND SPECIAL ASSUMPTIONS

Significant Assumptions and Special Assumptions made within this valuation are as follows:

- The valuation is subject to an unencumbered Record of Title being issued with an area of 737m² more or less, as per the attached scheme plan (Appendix B).
- Our instructions are to provide an assessment of land value only and to exclude any improvements on the land.

INSTRUCTIONS

| | |
|----------------------|--|
| Instructed by | Nicole Katene |
| Report prepared for | Neha and Nicole Katene |
| Extended to | South Taranaki District Council |
| Purpose of valuation | Market Value for financial contribution calculations |
| Valuation date | 9 February 2022 |
| Report issue date | 14 February 2022 |

TelferYoung policy requires that reports cannot be reassigned for any purpose beyond 90 days from the date of valuation. This policy has been set to meet professional indemnity insurance requirements. It is a condition of this report that any valuation needing to be reassigned beyond 90 days may require re-inspection by the valuer with an update fee charged.

PREPARED BY

| | |
|-----------|--|
| Tom Drake | MA (Property), MRICS, MPINZ Registered Valuer |
|-----------|--|

This report must be read in conjunction with TelferYoung (Taranaki) Limited's Statement of Limiting Conditions and Valuation Policy.

2.0 SCOPE OF WORK

The valuer

The valuation has been undertaken by Tom Drake who provides this valuation in an objective, unbiased, ethical and competent manner. The valuer has no material connection with the instructing party or interest in the property and has the appropriate qualifications and experience to undertake the valuation.

Our client

Neha and Nicole Katene.

Other than the client or addressee, the report may not be relied upon by any third party. We accept no liability to third parties. Written consent is required for any third party wishing to rely on this report. We reserve the right to withhold that consent, or to review the contents of the report if consent for third party use is sought.

Other intended users

South Taranaki District Council.

Purpose of valuation

Market Value for financial contribution calculations.

Asset valued

65 Egmont Street, Hawera, South Taranaki District 4610.

Basis of valuation

Market Value is defined in International Valuation Standards as:

The estimated amount for which an asset or liability should exchange on the valuation date between a willing buyer and a willing seller in an arm's length transaction, after proper marketing and where the parties had each acted knowledgeably, prudently and without compulsion.

Valuation currency

All dollars quoted in this report are NZD.

Important dates

Inspection date 9 February 2022

Valuation date 9 February 2022

Extent of investigations

This report has been prepared for valuation purposes only and is not a geotechnical or environmental survey. If any defect is found, including structural defects, this information could impact on the value of the property.

Nature and source of information relied upon

Information used to prepare the valuation has been obtained from our property inspection and public records. Additional information relied on includes:

| Name of Document | Source of Document |
|--|--------------------------------------|
| Scheme Plan and Resource Consent Decision Letter | Mark Laurence - Juffermans Surveyors |

Reporting format

We have prepared a formal valuation report meeting appropriate professional standards.

This report must be read in conjunction with TelferYoung (Taranaki) Limited's Statement of Limiting Conditions and Valuation Policy.

Valuation standards

Our valuation has been prepared in accordance with International Valuation Standards (effective 31 January 2022) and Guidance Papers for Valuers and Property Professionals published by the Australian Property Institute (API), Property Institute of New Zealand (PINZ) and New Zealand Institute of Valuers (NZIV).

3.0 RECORD OF TITLE

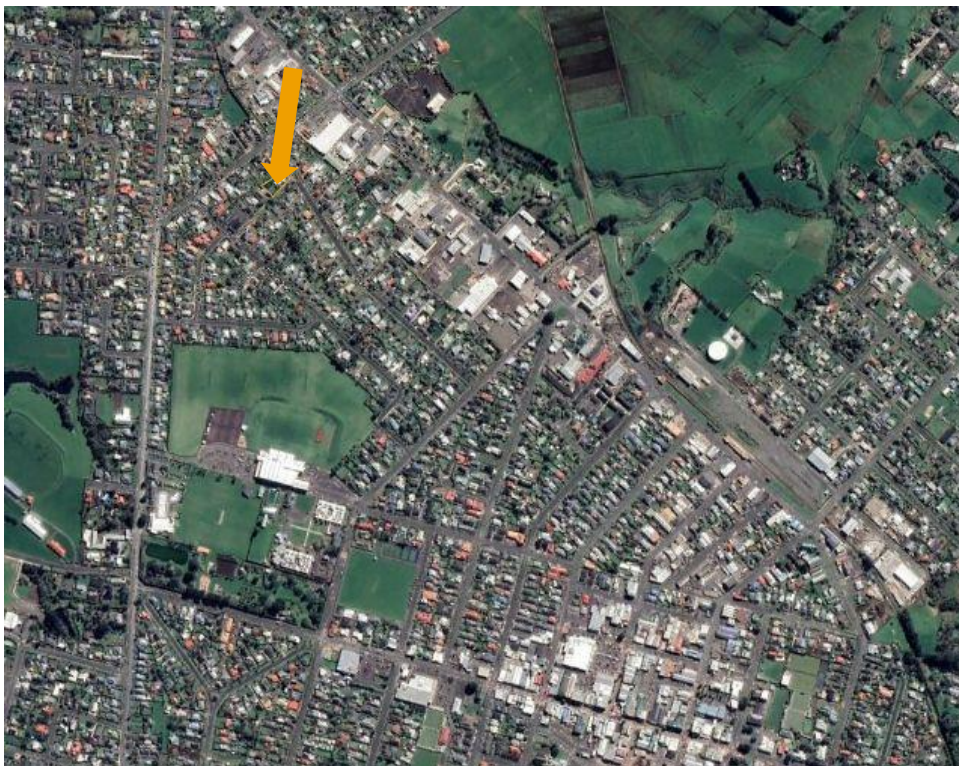
3.1 TITLE INFORMATION – PARENT TITLE

| | |
|---------------------|--|
| Identifier | TNG2/1215 |
| Land registration | Taranaki |
| Legal description | Lot 4 Deposited Plan 3734 |
| Estate | Fee Simple |
| Area | 1,515 m ² (more or less) |
| Registered owner(s) | Neha John Junior Katene and Nicole Jade Katene |
| Interests | ■ Mortgage to TSB Bank Limited |

See **Appendix A** for the Record(s) of Title.

4.0 LOCATION

4.1 LOCATION DETAILS



Suburb

Hawera

Location

The proposed site occupies a rear site position on the western side of Egmont Street, approximately 80 metres from the intersection with Turuturu Road. This is an established residential through street, being a secondary collector road, comprising a range of residential properties from early colonial bungalows through to townhouse developments built in the last 5 years. Surrounding section sizes are considered to be above average size, though potential of many of these sites is limited by the profile with narrow frontage and extended depth.

Positioned on the Waimate Plain, 74 km south east of New Plymouth, Hawera is South Taranaki's major urban centre, and a rural servicing town. It is on the main transport route for both road and rail from Taranaki to Wanganui, and also the secondary State Highway 45 leading to Coastal Taranaki. Population is approximately 13,000.

Amenities

Hawera has a strong employment base supported by the Fonterra Co-operative Group which is the largest one site multi production dairy facility in the southern hemisphere. Other industry includes engineering services, and rural based service industries. There is a large retail and business sector in addition to three primary schools, one intermediate school, a secondary school and local hospital. Recreational facilities include the TSB Hub sports and events centre, show grounds, race course, golf course, and a number of recreational parks.

5.0 LAND

5.1 SITE DESCRIPTION



| | |
|----------------------|---|
| Area | 737 m ² (more or less) |
| Shape | Slightly irregular |
| Contour | Level |
| Services | All town reticulated services are available in this location |
| Views | Localised views |
| Comments | The proposed lot will have approximately 3.73 metre frontage access leg from Egmont Street extending for a depth of around 35.62 metres before arriving at the net site area being some 610m ² . A small part of the access leg closest to the street front will be subject to a right of way easement for the neighbouring property at the front. |
| Contamination | The Taranaki Regional Council monitor contaminated sites within the Taranaki area. We have viewed their website and can advise that their plans show no indication of any contamination on the site. We note the resource consent decision letter is silent on the matter. |



Access point



6.0 RESOURCE MANAGEMENT

6.1 ZONING INFORMATION

Territorial authority South Taranaki District

Plan status Operative

Zone Residential

Zone description

The objective of the Residential Zone is to create a living environment with a range of housing to accommodate different lifestyles and needs by allowing complementary and compatible non-residential activities to support the functioning of the local community. In doing so, adverse effects are to be avoided, remedied, or mitigated. Residential density is generally low, except where quality medium and high-density developments are appropriately located and designed.

Permitted Activities and Development Controls within this Zone include the examples listed below.

Permitted activities

- Residential activities, Residential care facilities, Home occupations, Marae, Papakainga development, Community activities, Open space, Home based childcare service, Home based visitor accommodation, Holiday homes, Recreation vehicles, buildings etc used for temporary housing for up to 6 months within a calendar year, and the construction, alteration of, addition to, removal and demolition buildings and structures for any permitted activity.
- A resource consent is required for any land use not listed as a permitted activity.

Development controls

- Building & Structure Height: 8m
- Maximum Site Coverage: 40%
- Road Boundary Setback: 4.5m
- Other Boundary Setback: 1.5m
- Private Outdoor Living Space (minimum): 50m²
- Minimum Lot Size: 400m² (350m² as a restricted discretionary activity)

6.2 RESOURCE CONSENT

We have sighted a resource consent decision letter, dated 20th January 2022. All the conditions and stipulations are considered expected for a new lot subdivision within the residential environment.

A consent notice will be imposed on Lot 2 stipulating:

“That the foundation and stormwater disposal system for a building/structure on Lot 2 is subject to Specific Engineer Design (SED) and this shall be designed by a suitably qualified engineer”.

This is a normal condition and is not considered to have any detrimental impact on value or saleability of the proposed lot.

7.0 MARKET COMMENTARY

7.1 ECONOMIC OVERVIEW

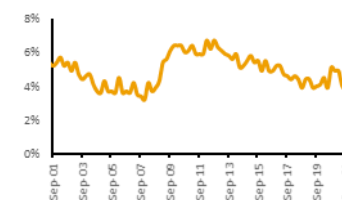
- New Zealand's economy has continued to grow supported by strong demand and high prices for our key agricultural exports. Construction sector growth and associated expenditure has also been a key driver of economic activity over the last year. Over 47,000 residential building consents were approved over the last 12 months suggesting ongoing growth in the short term. Slowing population growth, as a result of lower levels of net overseas migration gains, may temper medium term activity.
- Ongoing government welfare payments to businesses and households have also supported economic activity during COVID-19 related lockdowns. Increased spending on infrastructure will also continue to support the economy.
- The impact of COVID-19 related restrictions remains a key risk for our economy particularly as we transition from an elimination strategy to one of living with the virus. The traffic light restrictions on local communities will have an impact on activity. However, the gradual reopening of our economy should provide some relief to the accommodation and hospitality sectors as vaccinated people enjoy greater freedom.
- Inflation increased to 4.9% in the second half of 2021 with further rises expected in the short term. Higher inflation reflects the rising cost pressures in the economy from higher energy prices, rising food costs, increased transportation costs, and robust consumer demand. The Reserve Bank has responded and begun to tighten monetary conditions and has signalled it is likely to continue to reduce the current stimulatory monetary policy settings.
- Mortgage rates have increased and further rises are expected in the short to medium term, with rates likely to track with any change in the OCR policy settings. Recent changes to the finance regulations have also increase pressure on lenders to ensure borrowers can afford their loans. This may result in tighter bank lending criteria making it more difficult to access mortgages.
- Housing market conditions are expected to cool from their current highs in 2022 as the impact of higher interest rates, tighter lending criteria flows and slower population growth flow through to market activity.

GDP



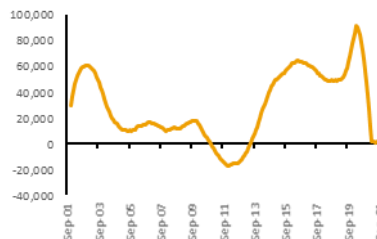
GDP was down 3.7% in the September 2021 quarter compared with the June 2021 quarter which had a rise of 2.4%. The effects of COVID-19 alert levels were more significant in the September 2021 quarter than in any other quarter since June 2020. Market expectations are for GDP growth to rebound during 2022.

Unemployment Rate



The number of people employed has increased by 45,200 over the September 2021 year, with the official unemployment rate exceeding market expectations and now resting at 3.4%.

Net Migration



Net annual overseas migration gains fell to 800 people in the September 2021 year. COVID-19 related border restrictions are expected to result in low levels of net migration gains over the next 12 months, slowing population growth.

CPI

5.90%



Market expectations are for inflation to continue to increase in 2022 due to strong domestic demand and increases in transport and shipping costs.

Official Cash Rate

0.75%



The current monetary policy settings have started to tighten in response to building inflationary pressures in the economy and further increases in the OCR are expected.

7.2 REGIONAL PROPERTY MARKET

Housing prices have continued to escalate with sales volumes impacted by COVID-19 restrictions. Despite the buoyant market conditions, there are a number of factors that are likely to impact on future market performance. Higher mortgage interest rates, tighter bank lending criteria, and changes in the tax treatment of investment property are likely to weigh on future market activity.

Key recent indicators show Taranaki's regional economic confidence softened from a net 13% of respondents in June 2021 to a net 11% of respondents in September 2021, indicating a decline in the majority of people expecting the region's economy to improve over the next 12 months. The region's consumer confidence improved 5 percentage points over the same time period, (source Westpac).

Figure 1 presents the trend in the number of sales and median residential sale prices.

Figure-1:-Quarterly residential property sales volumes and median sale prices



7.3 LOCAL PROPERTY MARKET

Despite the recent events surrounding COVID -19, the Central and South Taranaki residential and lifestyle markets have remained positive. Real estate agents are continuing to report a shortage of houses to sell and are facing high demand from buyers and investors. Properties for sale are ending up with multi offers and premium prices being achieved in many instances.

There also appears to be an increase in interest for above average, well located lifestyle properties post lock-down as more potential purchasers view the benefits of lifestyle/country living - particularly those with children. Buyer interest is highest around the periphery of the townships where there is easy access to urban amenities. Demand and prices tend to fall as one moves further into the rural areas.

7.4 VACANT LAND MARKET

There has been a sharp increase in section sales during 2020-2021, following increased demand between 2018-2019 following a few years of limited section sales and development. County Estate, a 75-lot residential subdivision on the northern fringe of Hawera has seen an increase in section sales and construction. We estimate there are still around 29 vacant sites here, and the developer has just decided to attempt to bulk sell the remaining sections with an optimistic asking price of \$6,500,000 plus GST (if any). A new large scale subdivision on Rata Street is under development and is expected to absorb some of the demand for land over the short term. A very large subdivision on Turuturu Road, is expected to supply around 250 sections over the medium term.

Semi-rural sections in the 1,000-4,000m² range are dotted around the fringes of the Hawera township, most popular areas being the Ketemarae Road area to the west and the Turuturu/Ohangai Road areas to the east. Some of these locations will benefit from supply water connections but require onsite septic tank systems.

8.0 SALES EVIDENCE

35A Morrissey Street, Hawera



Sale date 23 November 2021
Sale price \$192,500
Land area 498 m² (more or less)

A vacant rear level site. Net site area approximately 400m².

Comparison Rear site profile, but smaller land area.

20A Hunter Street, Hawera



Sale date 30 September 2021
Sale price \$200,000
Land area 536 m² (more or less)

A vacant rear level site on established residential street. Fenced section, historical concrete driveway in place. Net site area approximately 439m².

Comparison Also a rear site profile, but smaller land area.

31 Rimu Street, Hawera



Sale date 15 September 2021
Sale price \$232,500
Land area 649 m² (more or less)

A vacant level section with services at the boundary. No land covenants. Sold subject to title.

Comparison Overall comparable.

10A Egmont Street, Hawera

Sale date 15 September 2021
Sale price \$253,000
Land area 612 m² (more or less)

Vacant level front site on northern side of street. Fully fenced.

Comparison Subject street. Comparable overall. Preferable front site position.

Burnside Avenue, Hawera

Sale date 3 September 2021
Sale price \$316,250
Land area 843 m² (more or less)

Front site at the western end of Burnside Avenue. Rural outlook to the west but land use likely to change in the medium term.

Comparison Larger site. Superior location.

69 Victoria Street, Hawera

Sale date 8 October 2021
Sale price \$345,000
Land area 680 m² (more or less)

A 3 bedroom 1920s weatherboard bungalow. Very dated and below average condition. Freestanding garage. Well located in central Hawera. House removed after settlement.

Comparison High demand location. Good potential for further subdivision with zoning.

8.1 RECONCILIATION OF SALES EVIDENCE

| Address | Date | Price | Site area | Comparison |
|----------------------|-------------------|-----------|--------------------|------------|
| Land Sales | | | | |
| 35A Morrissey Street | 23 November 2021 | \$192,500 | 498 m ² | Inferior |
| 20A Hunter Street | 30 September 2021 | \$200,000 | 536 m ² | Inferior |
| 31 Rimu Street | 15 September 2021 | \$232,500 | 649 m ² | Comparable |
| 10A Egmont Street | 15 September 2021 | \$253,000 | 612 m ² | Comparable |
| Burnside Avenue | 3 September 2021 | \$316,250 | 843 m ² | Superior |
| 69 Victoria Street | 8 October 2021 | \$345,000 | 680 m ² | Superior |

9.0 VALUATION

9.1 HIGHEST AND BEST USE

The Market Value of an asset will reflect its 'highest and best use'. The highest and best use is the use of an asset that maximises its potential and that is physically possible, legally permissible and financially feasible. The highest and best use may be for continuation of an asset's existing use or for some alternative use. This is determined by the use that a market participant would have in mind for the asset when formulating the price that it would be willing to bid.

The highest and best use of the vacant property is to construct a dwelling inline with current zoning requirements.

9.2 VALUATION APPROACH

To establish the Market Value of the property, we have adopted the Market Approach in accordance with International Valuation Standard 105.

The Market Approach provides an indication of value by comparing the asset with identical or comparable (that is similar) assets for which price information is available.

Within the Market Approach we have considered the Comparable Transactions method, encompassing the following units of comparison:

- Direct Comparison

9.3 DIRECT COMPARISON

This method involves reference to sales of properties which have similar attributes to the subject property. Comparisons are drawn between the subject property and the sales evidence. Subjective adjustments are applied where necessary to account for factors which have a direct impact on the sale price and value. These include the following:

| | |
|-------------------------|---|
| Land | Location, area, shape, position, aspect, view, contour and standard of surrounding development. |
| Site development | Landscaping, garaging, any additional features. |

9.3.1 Sales discussion

To determine the market value for Lot 2, we have made a search for recent sales of vacant land within Hawera. We have focussed on sections that are in established areas of the township, as opposed to sites within the new subdivisions around the fringes of the township.

Good evidence has materialised with sales of (net site areas) 400m² - 843m² sites ranging from \$200,000 - \$316,250.

Supply of vacant land in established areas of Hawera is tight. Land that is currently on the market (outside of areas of new subdivision) tends to be secondary in appeal with additional development costs/uncertainties.

Lot 2 will have a net site area of 610m² which is most in line with the sales at Rimu Street and Egmont Street. The sales range from \$232,500 - \$253,000. Both these sales benefit from being fully fenced. As our instructions are to provide value for land only, we have made an allowance for these improvements to these sales, discounting an amount from their agreed prices to draw comparability with the subject as bare land.

9.3.2 Conclusion

Once adjustments are made to the sales, we have arrived at an indicated Market Value for proposed Lot 2 (land only) of **\$230,000**.

9.4 VALUATION SUMMARY

| Lot | As Proposed |
|-----------------------------|------------------|
| Lot 2 | \$230,000 |
| Market Value – Adopt | \$230,000 |

10.0 STATEMENT OF LIMITING CONDITIONS AND VALUATION POLICY

Purpose

This valuation report has been completed for the specific purpose stated. No responsibility is accepted in the event that this report is used for any other purpose.

Responsibility to third party

Our responsibility in connection with this valuation is limited to the client to whom the report is addressed and to that client only. We disclaim all responsibility and will accept no liability to any other party without first obtaining the written consent of TelferYoung (Taranaki) Limited and the author of the report. TelferYoung (Taranaki) Limited reserves the right to alter, amend, explain or limit any further information given to any other party.

Reproduction of report

Neither the whole nor any part of this valuation and report or any reference to it may be included in any published document, circular or statement without first obtaining our written approval of the form and context in which it may appear. Our report is only valid when bearing the Valuer's signature.

Date of valuation

Unless otherwise stated, the effective date of the valuation is the date of the inspection of the property. This valuation is current as at the date of valuation only. The value assessed herein may change significantly and unexpectedly over a relatively short period (including as a result of general market movements or factors specific to the particular property). We do not accept liability for losses arising from such subsequent changes in value.

Without limiting the generality of the above comment, we do not assume any responsibility or accept any liability where this valuation is relied upon after the expiration of 3 months from the date of the valuation, or such earlier date if you become aware of any factors that have any effect on the valuation.

Legislation

We have not obtained a Land Information Memorandum (LIM) or Property Information Memorandum (PIM) for this property which, unless otherwise stated, is assumed to conform to all requirements of the Resource Management Act 1991, the New Zealand Building Code contained in the First Schedule to the Building Regulations 1992, the Building Act 2004 and any Historic Places Trust registration.

Our valuation reports are prepared on the basis that properties comply with all relevant legislation and regulations and that there is no adverse or beneficial information recorded on the Territorial Local Authority (TLA) property file, unless otherwise stated. Legislation that may be of importance in this regard includes the Health & Safety at Work Act 2015, the Fire Safety and Evacuation of Buildings Regulation 1992, and the Disabled Persons Community Welfare Act 1975.

Registrations

Unless otherwise stated, our valuation is subject to there being no detrimental or beneficial registrations affecting the value of the property other than those appearing on the title. Such registrations may include Waahi Tapu and Heritage New Zealand registrations.

Reliability of data

The data and statistical information contained herein was gathered for valuation purposes from reliable, commonly utilised industry sources. Whilst we have endeavoured to ensure that the data and information is correct, in many cases, we cannot specifically verify the information at source and therefore cannot guarantee its accuracy.

Assumptions

This report contains assumptions believed to be fair and reasonable at the date of valuation. In the event that assumptions are made, based on information relied upon which is later proven to be incorrect, or known by the recipient to be incorrect at the date of reporting, TelferYoung (Taranaki) Limited reserves the right to reconsider the report, and if necessary, reassess values.

GST

The available sources of sales data upon which our valuation is based generally do not identify whether or not a sale price is inclusive or exclusive of GST. Unless it has been necessary and possible to specifically verify the GST status of a particular sale, it has been assumed that available sale price data has been transacted on a GST inclusive (if any) basis, which is in accordance with standard industry practice for most residential property. Should this interpretation not be correct for any particular sale or rental used as evidence, we reserve the right to reconsider our valuation.

Land survey

We have made no survey of the subject property and assume no responsibility in connection with these matters. Unless otherwise stated, the valuation has been assessed conditional upon all improvements being within the title boundaries.

Unless otherwise stated, we have not undertaken investigations or been supplied with geotechnical reports with respect to the nature of the underlying land. Unless otherwise stated, the valuation has been assessed conditional upon the land being firm and suitable ground for the existing and/or potential development, without the need for additional and expensive foundation and retaining work or drainage systems.

Contamination

We have not undertaken an environmental audit of the property. Unless otherwise stated, our valuation and report are conditional upon the land and buildings being unaffected by harmful contaminants or noxious materials which may impact on value. Verification that the property is free from contamination and has not been affected by noxious materials should be obtained from a suitably qualified environmental expert.

Market valuations

Market valuations are carried out in accordance with the Valuation Standards and Guidance Notes. Market Value is defined “The estimated amount for which an asset or liability should exchange on the date of valuation between a willing buyer and a willing seller in an arm’s length transaction, after proper marketing and where the parties had each acted knowledgeably, prudently and without compulsion”.

No allowances are made in our valuations for any expenses of realisation, or to reflect the balance of any outstanding mortgages either in respect of capital or interest accrued thereon.

Risk analysis

The Risk Analysis is a simplified analysis based on the current experience and knowledge of the Valuer and is not a technical analysis. Those relying on the valuation cannot expect that the Valuer brings to the task any greater level of common knowledge or ability to foresee events than can be expected of persons experienced in the market for that class of property in its market place (which may be local or broader). The risk analysis is the product of the current experience of the Valuer based on information that is common knowledge and/or

readily ascertainable in the market for that class of property in its marketplace. The risk analysis does not reflect information that is privileged or to which the market for that class of property in its market place does not have ready access and it does not reflect decisions, announcements, releases, articles and the like that the Valuer has not had reasonable time and opportunity to assess and consider, or would in the ordinary course of acting as a valuer become aware of or have access to. Subject to these limitations, the risk analysis indicates the level of adverse impact each stated aspect has on the subject property’s value and marketability as at the date of valuation.

Professional indemnity cover

We have in force at the time of supplying the above valuation, current professional negligence insurance appropriate to the nature and level of our business activities. The Registered Valuer is covered by the policy.

Valuer’s statement

This report has been undertaken by Tom Drake who has inspected the property. The Registered Valuer holds an Annual Practicing Certificate.

Please contact the writer should you wish to discuss any matters raised in this report.

Yours faithfully

TelferYoung (Taranaki) Limited



Tom Drake - MA (Property), MRICS, MPINZ
Registered Valuer
Email: tom.drake@telferyoung.com

APPENDIX

APPENDIX A RECORD OF TITLE



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



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

Identifier **TNG2/1215**

Land Registration District **Taranaki**

Date Issued 20 August 1984

Prior References
TN94/219

Estate Fee Simple
Area 1515 square metres more or less
Legal Description Lot 4 Deposited Plan 3734
Original Registered Owners
Stuart Graeme Martin and Louise Jayne Key

Interests
461151.3 Mortgage to ANZ Banking Group (New Zealand) Limited - 3.6.1999 at 11.54 am
5301456.1 Discharge of Mortgage 461151.3 - 2.8.2002 at 9:00 am
5301456.2 Mortgage to The National Bank of New Zealand Limited - 2.8.2002 at 9:00 am
6227941.1 Discharge of Mortgage 5301456.2 - 25.11.2004 at 9:00 am
6227941.2 Transfer to Ian Dudley Robinson and Andrea Robinson - 25.11.2004 at 9:00 am
6227941.3 Mortgage to ANZ National Bank Limited - 25.11.2004 at 9:00 am
10558253.1 Discharge of Mortgage 6227941.3 - 16.9.2016 at 1:19 pm
10558253.2 Transfer to Neha John Junior Katene and Nicole Jade Katene - 16.9.2016 at 1:19 pm
10558253.3 Mortgage to TSB Bank Limited - 16.9.2016 at 1:19 pm

Transaction ID 67941306
Client Reference mkrutz001

Historical Search Copy Dated 09/02/22 3:25 pm, Page 1 of 2

Identifier

TNG2/1215

References
Prior C/T 94/219

Transfer No.
N/C. Order No. 312728.2

Land and Deeds 69

REGISTER

CERTIFICATE OF TITLE UNDER LAND TRANSFER ACT

This Certificate dated the 20th day of August one thousand nine hundred and eighty-four under the seal of the District Land Registrar of the Land Registration District of TARANAKI

WITNESSETH that PETER GORDON RANFORD of Hawera Salesman and JOAN NOELENE RANFORD his wife are -

Seised 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 1515 square metres more or less situate in Block V Hawera Survey District being Lot 4 on Deposited Plan 3734 and being part of Section 152 Patea District -

Assistant Land Registrar

Existing Interests at Date of Issue:

1. Settled as a Joint Family Home under (now) the Joint Family Homes Act 1964 of 17.2.1959 at 11.35 a.m. Application 105617
2. Mortgage 246657.2 to the National Bank of New Zealand Limited - 3.2.1978 at 10.11 a.m. Application 402969.1

A.L.R.

Transfer 402969.2 to Roger Brian MacKay of Hawera linesman and Carole Elaine MacKay his wife - 28.7.1993 at 11.30 a.m. (remains JFH 105617)

Mortgage 402969.3 to ANZ National Bank Limited - 28.7.1993 at 11.54 a.m.

A.L.R.

461151.2 Transfer to Stuart Graeme Martin and Louise Jayne Key

461151.3 Mortgage to ANZ Banking Group (New Zealand) Limited all 3.6.1999 at 11.54

for RGL

Measurements are Metric

No. G2/1215

EGMONT STREET

4
1515 m²

60.28
34.83
52.99

Register copy for L. & D. 69, 71, 72.

Transaction ID 67941306
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Historical Search Copy Dated 09/02/22 3:25 pm, Page 2 of 2

APPENDIX B SCHEME PLAN



NATIONWIDE

NATIONAL OFFICE

TelferYoung Limited
L3, 22 Queen Street
PO Box 105553, Auckland City 1143

TelferYoung (Northland) Limited

17 Hatea Drive
PO Box 1093, Whangarei 0140
E northland@telferyoung.com
T +64 9 438 9599

TelferYoung (Auckland) Limited

L7, 52 Swanson Street
PO Box 5533, Auckland 1142
E auckland@telferyoung.com
T +64 9 379 8956

Unit I, 40-42 Constellation Drive, Rosedale 0632

E northshore@telferyoung.com
T +64 9 480 2330

TelferYoung (Waikato) Limited

7 London Street
PO Box 616, Waikato Mail Centre, Hamilton 3240
E waikato@telferyoung.com
T +64 7 839 2030
+64 7 889 5990 (Morrinsville)
+64 7 827 2030 (Cambridge)

TelferYoung (Tauranga) Limited

L2, 49-51 The Strand
PO Box 455, Tauranga 3144
E tauranga@telferyoung.com
T +64 7 578 4675

TelferYoung (Rotorua) Limited

1243 Ranolf Street
PO Box 2121, Rotorua 3040
E rotorua@telferyoung.com
T +64 7 348 1059

TelferYoung (Taranaki) Limited

143 Powderham Street
PO Box 713, New Plymouth 4340
E taranaki@telferyoung.com
T +64 6 757 5753

TelferYoung (Hawkes Bay) Limited

25 Pandora Road
PO Box 572, Napier 4140
E hawkesbay@telferyoung.com
T +64 6 835 6179

7 Gladstone Road, Gisborne 4010

E hawkesbay@telferyoung.com
T +64 6 868 8596

TelferYoung (Manawatu) Limited

L2, 162 Broadway Avenue
PO Box 259, Palmerston North 4440
E manawatu@telferyoung.com
T +64 6 357 2700

TelferYoung (Wellington) Limited

L4, 94 Dixon Street, Wellington 6011
E wellington@telferyoung.com
T +64 4 472 3683
L1, 18 Ihakara Street, Paraparaumu 5032
E wellington@telferyoung.com
T +64 4 472 3683

TelferYoung (Nelson Marlborough) Limited

L3, 105 Trafalgar Street
PO Box 621, Nelson 7040
E nelson@telferyoung.com
T +64 3 546 9600
L1, 1 Hutcheson Street, Blenheim 7201
E nelson@telferyoung.com
T +64 3 577 6060

TelferYoung (Canterbury) Limited

L1, 58 Armagh Street
PO Box 2532, Christchurch 8140
E canterbury@telferyoung.com
T +64 3 379 7960
157 Stafford Street, Timaru 7910
E canterbury@telferyoung.com
T +64 3 687 1220

L1, 130A Percival Street, Rangiora 7440

E rangiora@telferyoung.com
T +64 3 313 5355

TelferYoung (Central Lakes) Limited

L3, 36 Grant Road, Queenstown 9300
E centrallakes@telferyoung.com
T +64 3 477 5796

TelferYoung (Otago) Limited

L3, 8 The Octagon
PO Box 497, Dunedin 9054
E otago@telferyoung.com
T +64 3 477 5796

TelferYoung (Southland) Limited

135 Spey Street
PO Box 370, Invercargill 9840
E southland@telferyoung.com
T +64 3 218 4299