



MARKET VALUATION SUMMARY REPORT

48 Vivian Street
Burwood
Christchurch

Prepared for	Legacy Community Church
Client	Nigel Ripley
Effective date	3 July 2023





FordBaker Valuation Limited
Level 3, Fitzgerald Avenue
PO Box 43, Christchurch 8140
New Zealand
Tel: +64 379 7830
fordbaker@fordbaker.co.nz

3 July 2023

Legacy Community Church
52-58 Bassett Street
Burwood
CHRISTCHURCH 8083

ATTENTION: NIGEL RIPLEY

Dear Nigel,

Re: 48 Vivian Street, Burwood, Christchurch

This report has been prepared by Terrence Naylor, B Com, FPINZ, FNZIV, who has been in private practice as a Registered Valuer since 1989, working as an Urban and Rural Valuer primarily in the Canterbury/Westland Province.

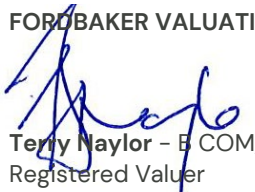
Further to your instruction to provide valuation advice in connection with the property at the above address, we confirm that we have inspected the property, concluded our investigations and we now report our findings. Please find enclosed our brief report, together with a note of our fee.

As specifically requested, this report follows an abbreviated format, which may not necessarily comply with IVS reporting standards. Please contact us should a more comprehensive report be required.

If we can be of any further assistance in this matter, please do not hesitate to advise the writer.

Yours faithfully

FORDBAKER VALUATION LIMITED

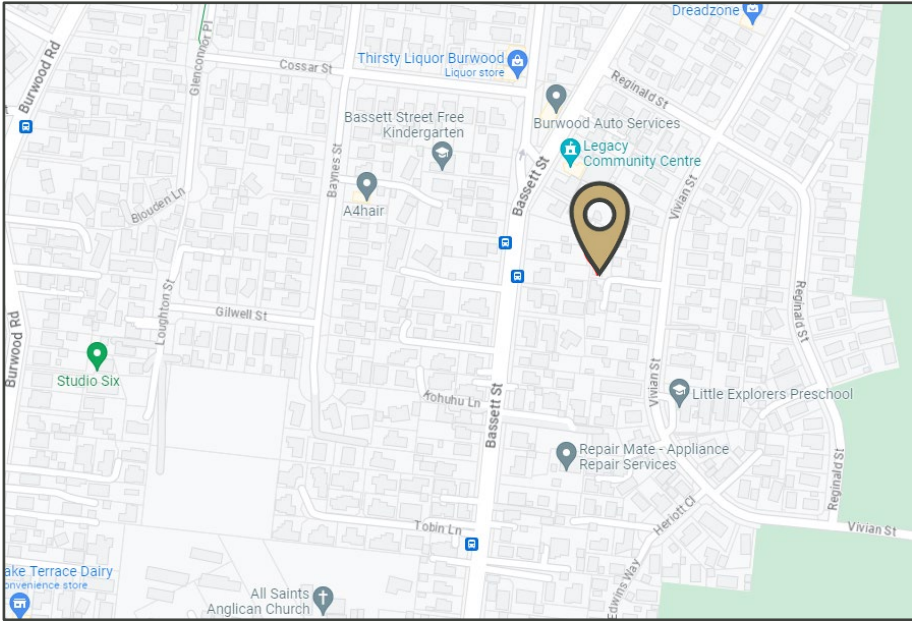


Terry Naylor - B COM, FPINZ, FNZIV
Registered Valuer
Director
DDI: +64 3 964 4156
Email: terry@fordbaker.co.nz

Involvement

Inspection
Valuation Calculation
Report Preparation

Location



Source: www.google.co.nz/maps

Surrounding development in the area comprises mostly mixed age dwellings and some unit development.

Land Description

Area	796 m ² (subject to issuing of title)
Shape	Irregular
Contour	Flat and level
Zone	Residential Suburban
Technical Land Category	Green, TC3, Blue
Listed Land Use Register	No Hazard recorded
Flood/Tsunami Risk	Potential Flood Hazard We are aware that some areas of the City are prone to flooding in heavy rain events and that post-earthquake engineering studies have shown potential increases in flood levels in some suburbs. The property is within a Flood Management Area as detailed within the Christchurch City Council District Plan. The property is not identified within a Tsunami Evacuation Zone.

Improvements Description

Design

Mid 1960s bungalow.

Year Built

Circa 1965.

Floor Area

149.57 m²

Construction

Foundations	Concrete foundation wall and piles
Flooring	Timber
Exterior Cladding	Brick and Hardiplank
Window Joinery	Aluminium
Roofing	Concrete tile
Internal Linings	Gibraltarboard

Layout

Layout comprises four bedrooms, kitchen/dining area, bathroom, laundry, separate toilet and a large formal lounge.

Rooms are organised in an unusual manner and the home is suitably orientated for sun capture purposes.

The home has a some indoor – outdoor relationship.

Amenities

Internal Finishes	Predominantly painted finishes.
Floorings	Carpet and vinyl.
Heating	Electric and log burner.
Water Heating	Electric.
Kitchen	The kitchen has a large 'L' shaped Formica top bench with inset stainless steel sink, four plate range, dishwasher, and a good array of under bench cupboard space.
Bathroom	Shower, vanity.(shower to be replaced)
Laundry	Stainless steel tub, washing machine taps.
Separate Toilet	Adjoining the bathroom.
Storage	Good.
Additional Features	Some indoor/outdoor living.

Chattels

These include carpets, fixed floor coverings, window furnishings, a dishwasher and light fittings, which, for the purpose of this report we consider provide an added value of **\$15,000**.

Other Buildings

Garage

A detached single tandem garage exists offering a total floor area of 29.6 m². Construction includes a concrete foundation, concrete floor, metal exterior cladding, corrugated iron roof, and a roller door, power is provided to the garage.(Rear of garage to be upgraded).

Other Improvements

These include sectional layout, a share of the driveway, boundary fencing, rotary clothesline, outdoor areas.

Insurance Status

Our assessment is contingent on adequate agreed value replacement or full reinstatement insurance including natural disaster cover being held or being able to be obtained and maintained for the property under terms and conditions that are not excessively onerous. Should this not be possible, then the marketability and market value of the property could be seriously affected.

In the case of an assigned insurance policy, some of the policy benefits can be less than those that would have been enjoyed by the original policy holder. Our valuation assumes that any assigned insurance policy includes full reinstatement cover.

Healthy Homes Standards

The Healthy Homes Guarantee Act 2017 amended the Residential Tenancies Act 1986 and enabled the Government to create regulations that have set new standards for rental homes. These are called Healthy Home Standards. The Healthy Home Standards set minimum requirements for:

- Heating
- Insulation
- Ventilation
- Draught Stopping
- Drainage
- Control of Moisture

We note that the Housing Minister has announced a one year delay in Healthy Homes Standards to July 1, 2025 for private landlords.

With specific regard to the subject property, we would anticipate that the property is compliant with the above Healthy Home Standards.

1.3 MARKET CONSIDERATIONS

COVID – 19

Following the initial COVID 19 lockdown in March 2020, there was a brief period of market uncertainty followed by very buoyant conditions from late 2020 until early 2022 with strong sales activity and evident value growth across all market sectors.

Economic Factors

The Reserve Bank increased the Official Cash Rate (OCR) 50 basis points to 5.25% on 5 April 2023, this being the eleventh consecutive increase since October 2021 in attempt to curb high levels of inflation. Prior to then the OCR had reduced or remained the same since September 2014.

The latest Consumer Price Index (CPI) rose 6.7% annually in March 2023, well above the Reserve Bank's target range of 1.0% to 3.0% per annum. The Reserve Bank is expected to continue to tighten monetary policy to temper the strong inflationary pressure.

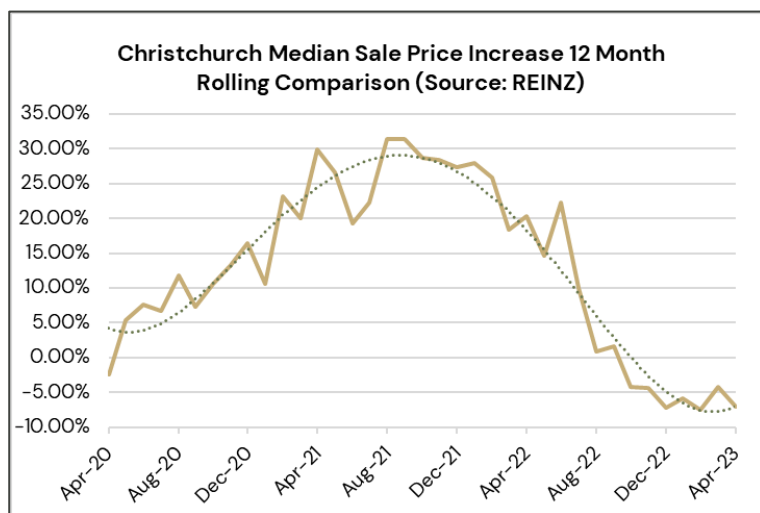
Over the last 18 months mortgage interest rates have been increasing sharply, in line with increases to the OCR but in the first few months of 2023 majority of the major banks have been reducing their longer term fixed-term rates. As of 17 May 2023, five-year fixed term mortgages with a 20.00% deposit or greater, are sitting between 5.99% and 6.29%, below the one-year fixed rates which are currently between 6.49% – 6.79%. Floating mortgage rates are generally still rising and currently sit between 8.14% to 8.39%.

Existing Housing Market

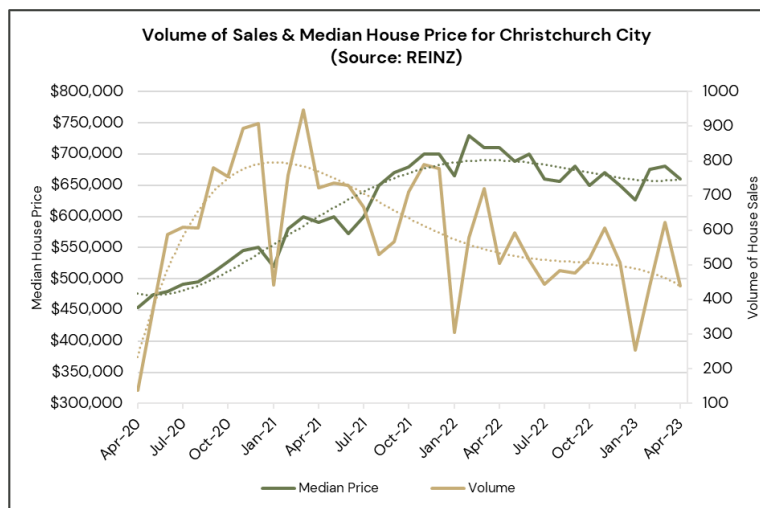
The housing market saw significant demand and a period of sharp growth from the first COVID-19 lockdown in March 2020 until the end of 2021 where there were initial signs that market activity was beginning to slow.

Tighter lending rules and further LVR restrictions were introduced towards the end of 2021, and this together with rising interest rates, inflation and the cost of living is limiting affordability and is impacting demand in the Christchurch housing market.

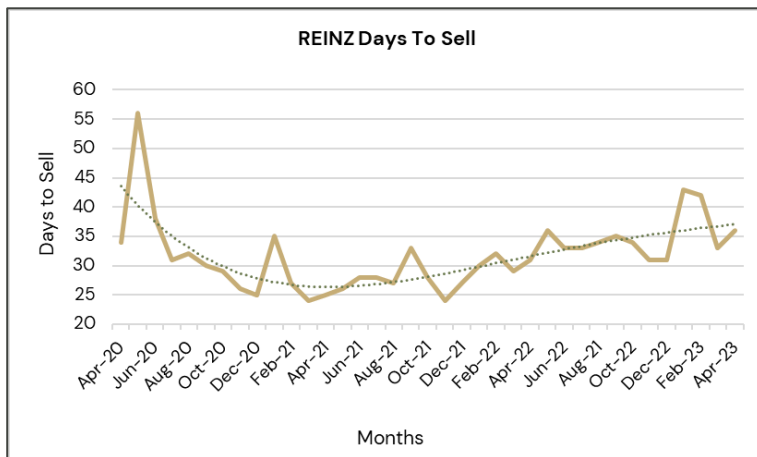
Key features of the market are shown below:



The trend line indicates that the Christchurch median sale price increase over a 12-month rolling period (e.g. April 2023 vs April 2022) has shown a rapid decline in the past 18 months following strong growth. In April 2023 the median price in Christchurch was 7.04% lower compared to April 2022, the seventh consecutive month of negative growth year on year.



According to REINZ, the Christchurch median sale price was \$660,000 in April 2023, compared with \$710,000 in April 2022. The trend in sales volumes has been steadily decreasing since mid 2021 indicating uncertainty in the market. Auction activity has been noticeably quiet in the last 12 months and figures from realestate.co.nz indicate that listings were down -4.00% in Canterbury between April 2023 and April 2022.



According to REINZ, in April 2023 the median selling period for a property in Christchurch was 36 days to sell, compared with April 2022 where it was 31 days. Generally, in the last two years there has been an increase in the days to sell, reflecting slowing market conditions.

Market Trends

- After a period of unprecedented value growth and sales activity the residential market is now slowing and since early 2022, we have seen a significant reduction in market activity
- Fewer qualified buyers in the market
- Softening prices for new build properties, particularly townhouses and apartments
- Easing section prices throughout the region with the exception of land in the upper price residential locations and central City development land
- There has been an increase in build costs and delays in construction as a result of material and labour shortages
- International uncertainty due to the Russia/Ukraine conflict and worldwide high inflationary trends
- Investors were a strong presence in the market in recent years however this is now reduced as they deal with:
 - Increasing interest rates
 - Ability to obtain mortgage finance
 - The cost of bringing properties up to Healthy Home Standards
 - Recent changes to the Residential Tenancies Act generally favouring tenants
 - The progressive phasing out of mortgage interest deductibility

RESIDENTIAL INSIGHTS

Suburb: Burwood

Number of Sales



	Last 3 Months	Last 6 Months	Last 12 Months
Number of Sales	37	67	129
Percentage of Burwood's Properties Sold	1.71%	3.1%	5.97%

Sale Performance

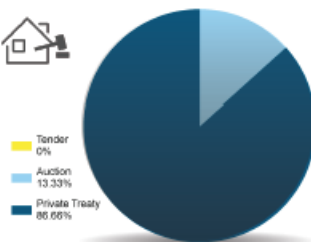


	May 2023	May 2022	% Change		May 2023
Median Days To Sell	35	37	▼ 5%	Average Valuation	\$580,000
Median Sale Price	\$598,000	\$690,000	▼ 13%	Median List Price	\$599,000

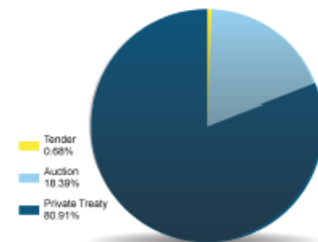
REINZ

Sale Types in May 2023

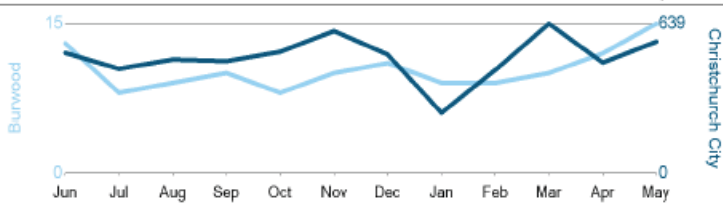
BURWOOD



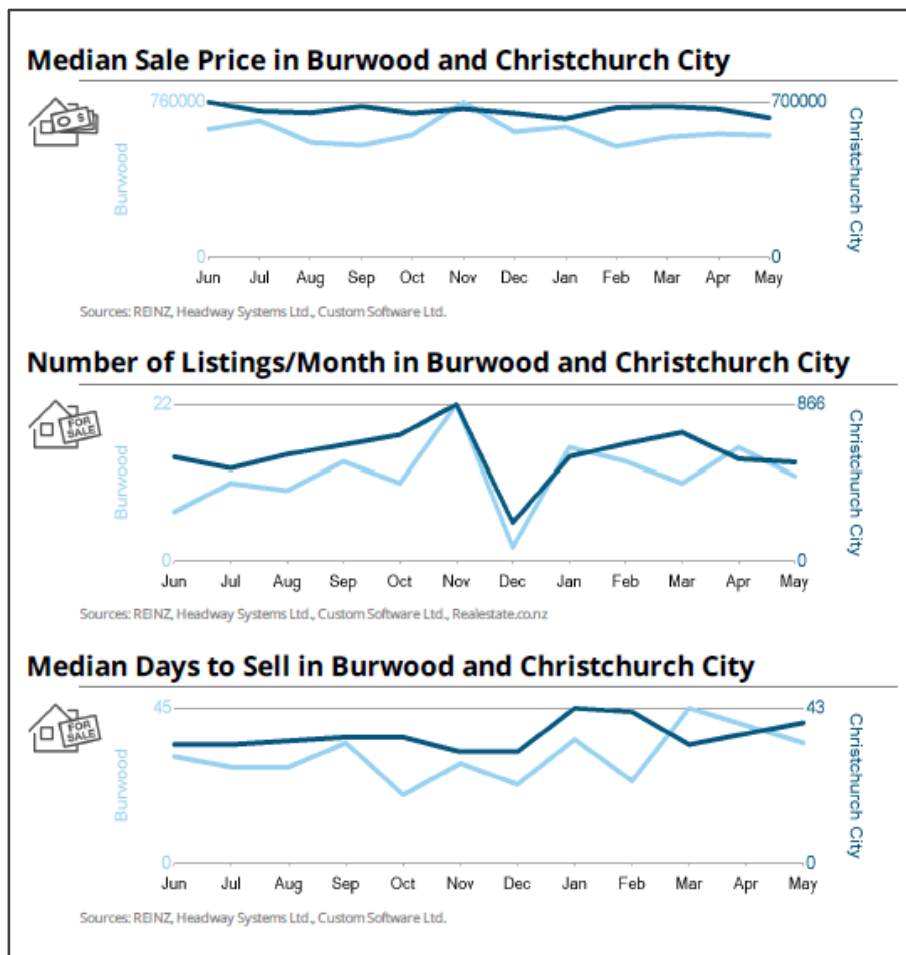
CHRISTCHURCH CITY



Number of Sales/Month in Burwood and Christchurch City



Sources: REINZ, Headway Systems Ltd., Custom Software Ltd.



1.4 COMPARABLE SALES

In assessing the current market value of the property, we have made reference to the following comparable sales:

	115 Burwood Road, Burwood, Christchurch		4 2 2	
	Last Sold	\$705,000 - 21 Apr 23	Floor Area	134 m ²
	Capital Value	\$700,000 - 01 Aug 22	Roof	Steel/G-Iron
	Land Value	\$330,000 - 01 Aug 22	Walls	Wood (incl Weatherboard)
	Land Use	Residence	Building Age	1950-1959
	Land Area	809 m ²		



102 Bassett Street, Burwood, Christchurch

4 2 2

Last Sold	\$640,000 - 22 May 23	Floor Area	130 m²
Capital Value	\$570,000 - 01 Aug 22	Roof	Tile Profile
Land Value	\$295,000 - 01 Aug 22	Walls	Brick
Land Use	Residence	Building Age	1950-1959
Land Area	822 m²		



46 Baynes Street, Burwood, Christchurch

3 1 2

Last Sold	\$588,000 - 09 Jun 23	Floor Area	110 m²
Capital Value	\$560,000 - 01 Aug 22	Roof	Tile Profile
Land Value	\$300,000 - 01 Aug 22	Walls	Concrete
Land Use	Residence	Building Age	1960-1969
Land Area	615 m²		



18 Reginald Street, Burwood, Christchurch

3 1 3

Last Sold	\$561,500 - 31 May 23	Floor Area	120 m²
Capital Value	\$530,000 - 01 Aug 22	Roof	Tile Profile
Land Value	\$280,000 - 01 Aug 22	Walls	Wood (incl Weatherboard)
Land Use	Residence	Building Age	1950-1959
Land Area	615 m²		



87 Baynes Street, Burwood, Christchurch

2 1

Last Sold	\$480,000 - 30 May 23	Floor Area	607 m²
Capital Value	\$530,000 - 01 Aug 22	Roof	Steel/G-Iron
Land Value	\$320,000 - 01 Aug 22	Walls	Wood (incl Weatherboard)
Land Use	Residence	Building Age	1950-1959
Land Area	607 m²		



16 Robin Street, Burwood, Christchurch

2 1

Last Sold	\$360,000 - 19 May 23	Floor Area	80 m²
Capital Value	\$455,000 - 01 Aug 22	Roof	Tile Profile
Land Value	\$320,000 - 01 Aug 22	Walls	Fibre Cement
Land Use	Residence	Building Age	1950-1959
Land Area	612 m²		

Address	Contract Date	Sale Price	Site Area m²	*Floor Area m²	Bdrms	Comparability
115 Burwood Road	Apr-23	\$705,000	809	134	4	Superior
102 Bassett Street	May-23	\$640,000	822	130	4	Comparable
46 Baynes Street	Jun-23	\$588,000	615	110	3	Inferior
18 Reginald Street	May-23	\$561,500	615	120	3	Inferior
87 Baynes Street	May-23	\$480,000	607	607	2	Inferior
16 Robin Street	May-23	\$360,000	612	80	2	Inferior

1.5 VALUATION

\$630,000 (Six Hundred and Thirty Thousand Dollars) including GST, if any, and inclusive of chattels.

Our assessment can be hypothetically apportioned as follows:

Land Value:	\$320,000
Improvements Value:	<u>\$300,000</u>
Market Value (excluding Chattels):	\$620,000
Chattels:	<u>\$10,000</u>
Market Value (including Chattels):	\$630,000

Compliance Statement

This valuation report does not comply with International Valuation Standards and API/PINZ Valuation Standards and Guidance Papers. It has been prepared on an executive summary basis, as requested, and is intended for the sole use of the client.


FordBaker Valuation Limited confirm that:

- The statements of fact presented in this report are correct to the best of the Valuers knowledge
- The analyses and conclusions are limited only by the reported assumptions and conditions
- The Valuer has no interest in the subject property
- The Valuers fee is not contingent upon any aspect of the report
- The valuation was performed in accordance with the NZIV Code of Ethics
- The Valuer has satisfied professional education requirements and holds a current Annual Practicing Certificate
- The Valuer has experience in the location and category of the property being valued
- The Valuer has made a personal inspection of the property

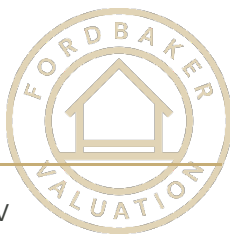
No one, except those specified in the report, has provided professional assistance in preparing the report.

For and on behalf of:

FORDBAKER VALUATION LIMITED



Terry Naylor – B.COM, FPINZ, FNZIV
Registered Valuer
Director
DDI: +64 3 964 4156
Email: terry@fordbaker.co.nz



Involvement

Inspection
Valuation Calculation
Report Preparation

Appendices

A. Record of Title Freehold – Parent

B. Additional Photographs

QUALIFICATIONS & DISCLAIMERS



- The value provided in this valuation is our opinion of the market value on a willing buyer/willing seller basis. That value may change in the future due to market conditions and changes to the state of the property, which is the subject of this report. Any decision to lend should take these factors into account.
- This valuation does not in any way concern itself, either expressly or by implication with the ability of the mortgage applicant to meet the financial commitments arising therefrom.
- This valuation and all valuation services are provided by FordBaker Valuation Limited solely for the use of the client. FordBaker Valuation Limited does not and shall not assume any responsibility to any person other than the client for any reason whatsoever including breach of contract, negligence (including negligent misstatement) or wilful act or default of itself or others by reason of or arising out of the provision of this valuation or valuation services. Any person, other than the client, who uses or relies on this valuation, does so at their own risk.
- This valuation has been completed for the specific purpose stated in this report. No responsibility is accepted in the event that this report is used for any other purpose.
- This report is relevant as at the date of preparation and to circumstances prevailing at that time. However, within a changing economic environment, returns on investment and values can be susceptible to variation – sometimes over a relatively short time scale. We therefore strongly recommend that before any action is taken involving acquisition, disposal or borrowing, restructuring or any other transaction that you consult us.
- FordBaker Valuation Limited has a policy of not contracting out of the provisions of the Consumer Guarantees Act. Accordingly, where there is any conflict between any statement in this report and the Consumer Guarantees Act 1993, the latter shall prevail.
- Neither the whole nor any part of any valuation report, or any reference to the same may be included in any published document, circular or statement without our written approval as to the form and context in which it may appear.
- Substances such as asbestos, other chemicals, toxic wastes or other potentially hazardous materials could, if present, adversely affect the value of the property. The stated value estimate is on the assumption that there is no material on or in the property that would cause loss in value. No responsibility is assumed for any such conditions and the recipient of this report is advised that the Valuer is not qualified to detect such substances, quantify the impact on values or estimate the remedial cost.
- We confirm that FordBaker Valuation Limited holds and maintains a current professional indemnity insurance policy.
- This valuation may not be used for Contributory Mortgage Lending purposes, however, this policy does not apply to Solicitor Nominee Company Lending.
- We confirm that the Valuer has no financial interest or otherwise in the property and has no relationship with the vendor, purchasers or agents.
- Where another party has supplied information to us, this information is believed to be reliable and accurate, but we can accept no responsibility if this should prove not to be so.

APPENDIX A



RECORD OF TITLE FREEHOLD – PARENT



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



R.W. Muir
Registrar-General
of Land

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

Identifier **CB2C/760**
Land Registration District **Canterbury**
Date Issued 25 May 1961

Prior References
CB532/102 CB749/73

Estate Fee Simple
Area 1024 square metres more or less
Legal Description Lot 19 Deposited Plan 21583
Original Registered Owners
John MacKenzie Malcolm

Interests

517672 Special Order imposing Building Line Restriction - 9.2.1960 at 11.46 am
554820 Transfer creating the following easements - 4.7.1961 at 9.40 am

Type	Servient Tenement	Easement Area	Dominant Tenement	Statutory Restriction
Right of way Gas	Lot 19 Deposited Plan	Part herein	Lot 20 Deposited Plan	
Sewer Stormwater	21583 - herein		21583 - CT CB885/61	
Electric Power and Telephone Communications				
Right of way Gas	Lot 20 Deposited Plan	Part	Lot 19 Deposited Plan	
Sewer Stormwater	21583 - CT CB885/61		21583 - herein	
Electric Power and Telephone Communications				
Sewerage and Stormwater	Lot 20 Deposited Plan 21583	Part	Lot 19 Deposited Plan 21583 - herein	

Certain of the Easements created by Transfer 554820 are subject to the provisions of Section 351E sub-section (a) of the Municipal Corporations Act 1954

106357.4 Mortgage to Thelma Lilian Gartery and to Violet Sarah Drage in shares - 18.11.1976 at 1.40 pm

232087.1 Mortgage to Bank of New Zealand - 25.6.1979 at 11.06 am

9389051.1 Transmission to Garry Jonathon Malcolm as Executor - 10.5.2013 at 12:14 pm

9389051.2 Transmission of the share/interest of Thelma Lilian Gartery in Mortgage 106357.4 to Helen Rosemarie Gartery as Executor(s) - 10.5.2013 at 12:14 pm

9396152.1 Transmission of the share/interest of Violet Sarah Drage in Mortgage 106357.4 to Annabelle Elizabeth Finlay and Helen Margeret Battersby as Executor(s) - 10.5.2013 at 12:22 pm

9396152.2 Discharge of Mortgage 106357.4 - 10.5.2013 at 12:22 pm
9396152.3 Discharge of Mortgage 232087.1 - 10.5.2013 at 12:22 pm
9416772.1 Transfer to Burwood Community Church Trust Incorporated - 31.5.2013 at 11:47 am
9416772.2 Mortgage to Westpac New Zealand Limited - 31.5.2013 at 11:47 am
11511153.6 Discharge of Mortgage 9416772.2 - 7.8.2019 at 3:16 pm
11511153.7 Correction of Name of Burwood Community Church Trust Incorporated to Burwood Community Church Trust (Incorporated) 394886 - 7.8.2019 at 3:16 pm
11511153.8 Mortgage to Christian Savings Limited - 7.8.2019 at 3:16 pm
12478919.1 Variation of Mortgage 11511153.8 - 5.7.2022 at 11:57 am

Reference: 532/102
Prior C/T. 749/73

Transfer No.
N/C. Order No. 551929



OFFICE COPY

Land and Deeds 69

No. 2C/760

CERTIFICATE OF TITLE UNDER LAND TRANSFER ACT

This Certificate dated the 25th day of May one thousand nine hundred and sixty-one under the seal of the District Land Registrar of the Land Registration District of Canterbury

WITNESSETH that REG. MUIRSON LIMITED a duly incorporated company having its registered office at Christchurch

is 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 1 rood 0.5 perches or thereabouts situated in the City of Christchurch being Lot 19 on Deposited Plan No. 21583 part of Rural Section 24361

Seal

R. J. Mouat
Assistant Land Registrar

Memorandum of Easements on D.P. 21583 to be compared with previous registration of any disposition of the above described land

R. J. Mouat A.L.R.

Subject to a Building Line condition imposed by Special Order 517672

R. J. Mouat A.L.R.

Mortgage 424174 Limited to The National Bank of New Zealand Limited produced 25/8/1955 at 12.1 p.m.

R. J. Mouat A.L.R.

Transfer 554820 being Grant of Right of Right of Way Gas Sewer Stormwater Electric Power and Telephone Communications Easements over part of the above described land appurtenant to Lot 20 D.P. 21583 (C.T. 885/61) and Reserving a Right of Way Gas Sewer Stormwater Electric Power and Telephone Communications Easements appurtenant to the above described land over part of Lot 20 D.P. 21583 (C.T. 885/61) and further Reserving Sewerage and Stormwater Easements appurtenant to the above described land over another part of the said Lot 20 D.P. 21583 Reg. Muirson Limited to Douglas Andrew Nissen Produced 4/7/1961 at 9.40 a.m.

L. F. Huston A.L.R.

Certain of the Easements created by Transfer 554820 are subject to the provisions of Section 351E sub-section (a) of the Municipal Corporations Act 1954

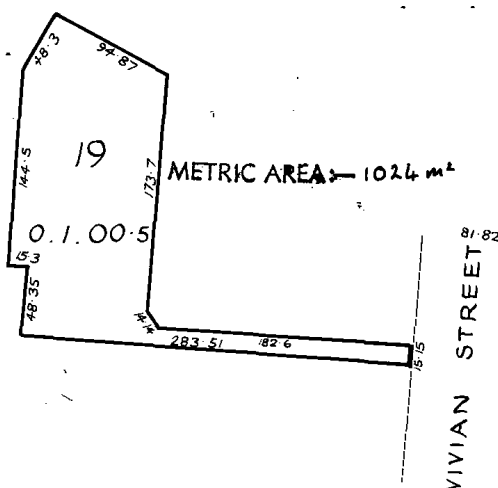
L. F. Huston A.L.R.

OVER

Scale: 1 inch = 1 chain

20,000/8/61-42629 W
W. 2

Image Quality due
to Condition
of Original



No. 2C/760

C.T.2C/760

Transfer 565500 Reg. Muirson Limited to Albert Gordon Graham of Christchurch electroplater and Ella Maud Graham his wife produced 20/11/1961 at 2.31 p.m.

C. B. Cocks A.L.R.

Mortgage 565501 Albert Gordon Graham and Ella Maud Graham to The Colonial Mutual Life Assurance Society Limited produced 20/11/1961 at 2.33 p.m.

C. B. Cocks A.L.R.

Mortgage 570437 Albert Gordon Graham and Ella Maud Graham to Lowanna Enterprises Limited produced 7/2/1962 at 11.55 a.m.

L. F. Huston A.L.R.

No. 570438 Family Benefit Charge the registered proprietors to The State Advances Corporation of New Zealand produced 7/2/1962 at 11.56 a.m.

L. F. Huston A.L.R.

Certificate No. 12995 Settled as a Joint Family Home under The Joint Family Homes Act 1950 on Albert Gordon Graham and Ella Maud Graham above named in whom the within land is now vested as joint tenants subject to the said Act. Entered 7/2/1962 at 11.57 a.m.

L. F. Huston A.L.R.

This Title has been issued in substitution for Certificate of Title Volume 885 folio 60 and is a true copy thereof. - 30/8/1962

L. F. Huston A.L.R.

No. 678493 Family Benefit Charge to The State Advances Corporation of New Zealand - 10/5/1966 at 9.30 a.m.

L. F. Huston A.L.R.

No. 717594 Drainage Charge under the Christchurch Drainage Act 1951. Entered 9/8/1967 at 11.55 a.m.

L. F. Huston A.L.R.

Transfer 847328 to Roger Hugh Dowling of Christchurch, slaughterman - 29/10/1971 at 12.5 p.m.

A.L.R.

Settled under the Joint Family Homes Act 1964 on Roger Hugh Dowling above named and Mary Elizabeth Dowling his wife - 29/10/1971 at 12.5 p.m.
Application 32420

A.L.R.

Mortgage 847329 to The State Advances Corporation - 29/10/1971 at 12.5 p.m.

A.L.R.

No. 847330 Family Benefit Charge to The State Advances Corporation - 29/10/1971 at 12.5 p.m.

A.L.R.

Transfer 106357/3 to John MacKenzie Malcolm of Christchurch, Hair Dresser - 18.11.1976 at 1.40 p.m.

A.L.R.

Mortgage 106357/4 to Dawn Simpson, to Arthur Lawrence Gartery, to Thelma Lilian Hibbard, to Violet Sarah Drage, to Errol William Schaffer, to Lucy Alice Jane Harper, Peter Warwick Cook Prosser and George Thomas Scott in shares - 18.11.1976 at 1.40 p.m.

A.L.R.

Discharge as to the share of Dawn Simpson, Errol William Schaffer, Lucy Alice Jane Harper, Peter Warwick Cook Prosser, George Thomas Scott, - 4.7.1977 at 9.55 am.

Mortgage 232087/1 to Bank of New Zealand - 25.6.1979 at 11.06 am.

Transmission 398513/1 of the share of Arthur Lawrence Gartery in Mortgage 106357/4 to Thelma Lilian Gartery, Winston Selwyn Ernest Gartery and Ernest John Frederick Gartery as Executors - 27.8.1982 at 10.48 am.

for A.L.R.

Transfer 398513/2 of their share in Mortgage 106357/4 Thelma Lilian Gartery, Winston Selwyn Ernest Gartery and Ernest John Frederick Gartery to Thelma Lilian Gartery - 27.8.1982 at 10.40 am.

for A.L.R.



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UNDER LAND TRANSFER ACT 2017
FREEHOLD
Search Copy



R.W. Muir
Registrar-General
of Land

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Land Registration District **Canterbury**
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Estate Fee Simple
Area 1024 square metres more or less
Legal Description Lot 19 Deposited Plan 21583
Registered Owners
Burwood Community Church Trust (Incorporated) 394886

Interests

517672 Special Order imposing Building Line Restriction - 9.2.1960 at 11.46 am

554820 Transfer creating the following easements - 4.7.1961 at 9.40 am

Type	Servient Tenement	Easement Area	Dominant Tenement	Statutory Restriction
Right of way Gas	Lot 19 Deposited Plan	Part herein	Lot 20 Deposited Plan	
Sewer Stormwater	21583 - herein		21583 - CT CB885/61	
Electric Power and Telephone Communications				
Right of way Gas	Lot 20 Deposited Plan	Part	Lot 19 Deposited Plan	
Sewer Stormwater	21583 - CT CB885/61		21583 - herein	
Electric Power and Telephone Communications				
Sewerage and Stormwater	Lot 20 Deposited Plan 21583	Part	Lot 19 Deposited Plan 21583 - herein	

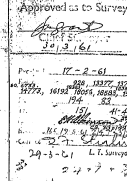
Certain of the Easements created by Transfer 554820 are subject to the provisions of Section 351E sub-section (a) of the Municipal Corporations Act 1954

11511153.8 Mortgage to Christian Savings Limited - 7.8.2019 at 3:16 pm

12478919.1 Variation of Mortgage 11511153.8 - 5.7.2022 at 11:57 am

D.P.21583

MEMORANDUM OF EASEMENTS
Re drainage easement over Pt. Lot, 20, col.
Servient tenement: Lot, 20
Dominant tenement: Lot, 19



Approved

[Circular Stamp: REG MUNI ON]

[Signature]

Applicant or Registered Owner

D. P. 21583

APPENDIX B



ADDITIONAL PHOTOGRAPHS

