



## Cross-Lease Title Review for Chris Luxon and Chris Hipkins 5A Test Street, Big Bay, Auckland

| TITLE REVIEW                    |                                                                                                                                                                                                                                                                                                                                                                                                                        |
|---------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| URL Copy of the Record of Title | <a href="#">Click here.</a>                                                                                                                                                                                                                                                                                                                                                                                            |
| Record of Title (Identifier)    | NA12C/825                                                                                                                                                                                                                                                                                                                                                                                                              |
| Land Registry                   | North Auckland                                                                                                                                                                                                                                                                                                                                                                                                         |
| Image                           |                                                                                                                                                                                                                                                                                                                                                                                                                        |
| Estate                          | Fee Simple 1/2 share                                                                                                                                                                                                                                                                                                                                                                                                   |
| Registered Owner                | Jacinda Ardern and Judith Collins                                                                                                                                                                                                                                                                                                                                                                                      |
| Legal Description               | Lot 2 Deposited Plan 12345                                                                                                                                                                                                                                                                                                                                                                                             |
| Area                            | 1,001 square metres more or less                                                                                                                                                                                                                                                                                                                                                                                       |
| Estate                          | Leasehold                                                                                                                                                                                                                                                                                                                                                                                                              |
| Registered Owner                | Jacinda Ardern and Judith Collins                                                                                                                                                                                                                                                                                                                                                                                      |
| Legal Description               | Flat 1 Deposited Plan 1636522                                                                                                                                                                                                                                                                                                                                                                                          |
| Term                            | 999 years commencing on the 12th December 1994                                                                                                                                                                                                                                                                                                                                                                         |
| List of Interests               | <p><b>Land Covenant in Lease C931209.3 - 14.12.1995 (Affects Fee Simple)</b></p> <p>This refers to the covenant made by both parties (you and the cross-lease neighbours) that you are not entitled to use the other party's restricted area (shown as A and B on page two of the title - see diagram below). In short, this means you cannot access their house/land without reason and the same applies to them.</p> |

## TITLE REVIEW



**C931209.3 Lease of Flat 1 DP 1636522 Term 999 years commencing on the 12th December 1994 Composite CT NA12C/825 issued - 14.12.1995 (Affects Fee Simple)**

This lease has been registered over the fee simple title. This means you will have a leasehold interest in your flat for a period of 999 years from the date of the issue of the title. This gives you exclusive use of your flat, and the area of land allocated to it, but entails some joint responsibility for common areas (the beginning of the driveway shown above as "common property"), and also limitations on your use of the flat, and land allocated to it. We will provide you with a copy of the lease. It is important you read it through, especially the first page so that you are familiar with the obligations it imposes. The most important limitation you need to be aware of is that you cannot make alterations to the flat, nor build anything on the land allocated to it, without the consent of your co-owners which cannot be unreasonably withheld. You also need to be aware that if you make alterations then that may necessitate the completion of a new flats plan, which can be expensive.

**D172128.2 Lease of Flat 2 DP 177814 to Doreen Mary Smith Term 999 years commencing on the 12th December 1994 - 17.7.1997 at 2.57 pm (Affects Fee Simple)**

This is the registered lease for the neighbouring property/your fellow lessee/lessor.

**Land Covenant in Lease D172128.2 - 17.7.1997 at 2.57 pm (Affects Fee Simple)**

As described above, this land covenant should mirror what your land covenant requires i.e. you cannot access the neighbour's house/land without reason and the same applies to them.