

21 August 2024

9(2)(a)

Tēnā koe 9(2)(a)

I write in response to your request dated 25 July 2024 for information under the Official Information Act 1982 (the Act):

can I please request a copy of the registered valuation commissioned by KO at the time of the purchase, along with any other valuations undertaken since then (either internal or external)?

A copy of the 2018 valuation is attached. Some information has been withheld under section 9(2)(a) of the Act to protect the privacy of natural persons. There have been no further valuations commissioned by Kainga Ora for this site.

You have the right to seek an investigation and review by the Ombudsman of this decision. There is information about how to make a complaint at <https://www.ombudsman.parliament.nz> or by freephone on [0800 802 602](tel:0800802602).

Please note that Kāinga Ora proactively releases its responses to official information requests where possible. Our response to your request may be published at <https://kainga.ora.govt.nz/publications/official-information-requests/>, with your personal information removed.

Nāku iti noa, nā



Caroline McDowall
General Manager - Commercial

**MARKET VALUATION
VACANT LAND**

**80 DON MCKINNON DRIVE
ALBANY
AUCKLAND**

JUNE 2018



CONTENTS

	Page
1.0 Executive Summary	1
2.0 Instructions	2
3.0 Market Value	2
4.0 Compliance Statement	2
5.0 Legal Description	3
6.0 Rating Valuation	4
7.0 Resource Management	4
8.0 Locality	5
9.0 Land Description	6
10.0 Market Considerations	7
11.0 Valuation	12
12.0 Conclusion as to Market Value	12

Appendices

Appendix 1	Valuation Policies
Appendix 2	Title Search

1.0 Executive Summary

Instructing Party	Mr Anthony Law Partnering Manager Housing New Zealand Limited P O Box 74598 Greenlane AUCKLAND 1546	
Property Address	80 Don McKinnon Drive Albany Auckland	
Purpose	Assessment of market value	
Date of Inspection	7 June 2018	
Date of Valuation	7 June 2018	
Legal Description	Lot 2 Deposited Plan 379567 Identifier 319123	
Land Area	1.5969 hectares more or less	
Zoning	Business – Metropolitan Centre Zone Auckland Unitary Plan – Operative in Part	
Brief Property Description	A large vacant land holding located within the Albany Centre and zoned for high density development. A Resource Consent has been granted for a 98 terraced house development. The site has a moderate steep fall from the eastern corner levelling off at the northern portion of the site. Located close to the Albany Town Centre with established shopping malls, cinema, supermarkets, office buildings with major corporates, North Harbour Stadium, Massey University and public transportation (Park and Ride bus station).	
Valuation	\$19,255,000 (Nineteen Million Two Hundred and Fifty Five Thousand Dollars) plus GST (if any).	
Valuers	<div style="background-color: #cccccc; padding: 5px; margin-bottom: 5px;">9(2)(a)</div> <div style="display: flex; justify-content: space-between;"> <div style="text-align: center;">E B Smithies, FNZIV, SPINZ Registered Valuer</div> <div style="text-align: center;">Diana Koomen, SPINZ Registered Valuer</div> </div>	

ebs/2018.00100

2.0 Instructions

In accordance with instructions received from Mr Anthony Law, Partnering Manager with Housing New Zealand Limited, we inspected the land on 7 June 2018 for the purpose of assessing its current market value.

We now report as follows.

3.0 Market Value

Market value is defined as:

"the estimated amount for which an asset should exchange on the date of valuation between a willing buyer and a willing seller in an arms-length transaction after proper marketing wherein the parties had each acted knowledgeably, prudently, and without compulsion."

In adopting this definition of value we are of the opinion that it is consistent with the international definition of market value as advocated by the New Zealand Institute of Valuers.

The date of valuation is 7 June 2018.

The property's value has been assessed in accordance with the PINZ Valuation Standards and the Valuation Policies detailed in **Appendix 1**.

4.0 Compliance Statement

We confirm that:-

- the statements of fact presented in the report are correct to the best of the valuer's knowledge;
- the analysis and conclusions are limited only by the reported assumptions and conditions;
- the valuer has no interest in the subject property;
- the valuer's fee is not contingent upon any aspect of the report;
- the valuation was performed in accordance with an ethical code and performance standards;
- the valuer has satisfied professional education requirements;
- 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; and
- this report is made by a registered valuer as an independent registered valuer.

5.0 Legal Description

The freehold tenure is contained in Certificate of Title Identifier 319123 (North Auckland Registry) being Lot 2 Deposited Plan 379567 comprising 1.5969 hectares more or less.

The registered Proprietor is Excellent Trust Limited.

Registered interests include:

- Subject to Section 5 Coal Mines Act 1979.
- Subject to Section 8 Mining Act 1971.
- Subject to Section 11 Crown Minerals Act 1991.
- Subject to Part IV A Conservation Act 1987.
- Consent Notices D681691.2, 5362073.2 and 7180460.6 pursuant to Section 221 Resource Management Act 1991.
- Land Covenant in Easement Instruments 9521571.14 – 22 and 9521571.28 – 32, all dated 16 October 2013.
- Encumbrance 9605204.1 to (now) Albany City Development Corporation Limited.

The Consent Notices relate to the subdivision of the parent title requiring all earthworks, retaining walls and building foundations to be designed by, and have construction supervised by, a professional engineer plus pre-treatment of stormwater from carparking areas to be provided.

The Land Covenant in the Easement Instruments relate to Albany City Development Corporation Limited as both Grantor and Grantee, the ability to develop the land.

The Memorandum of Encumbrance records a covenant promoting design of development and a covenant promoting density on the land. This covenant states,

*"that if the Encumbrancer undertakes any Development on the Land that is residential (or mixed use containing residential) it will **not** undertake any Development on the Land which will result in:*

- (a) an intensity of Development on the Land of less than 80 residential units per hectare (or if only part of the Land is developed as residential, less than 80 residential units per hectare on a pro rata basis); and*
- (b) a minimum average size per single residential unit of less than 65 square metres internal floor area per unit..."*

We note that the existing Resource Consent does not comply with the above covenant in terms of minimum density per hectare. We have proceeded on the basis that the land covenant is no longer valid due to the demise of Albany City Development Corporation.

A copy of the search title is attached to this report at **Appendix 2**.

6.0 Rating Valuation

As at 1 July 2017

Land Value	\$17,400,000
Value of Improvements	N/A
Rating Value	\$17,400,000

7.0 Resource Management

The land is zoned Business – Metropolitan Centre Zone – Albany Centre Precinct under the Auckland Unitary Plan – Operative in Part.

The Metropolitan Centre Zone applies to centres located in different sub-regional catchments of Auckland. These centres are second only to the city centre in overall scale and intensity and act as focal points for community interaction and commercial growth and development and contains hubs serving high frequency transport.

The zone provides a wide range of activities including commercial, leisure, high-density residential, tourist, cultural, community and civic services. Zone provisions, in conjunction with rules and other business zones, reinforce metropolitan centres as locations for all scales of community activity.

The permitted total building height within the zone is 72.5 metres subject to table H9.6.1.1 of the planning ordinances that indicates height variable controls on some of the planning maps. The height is also subject to H9.6.2.1 – Height in Relation to Boundary rules, particularly where the property adjoins open space zones or low density residential.

Precincts and overlays that modify the underlying zone or have additional provisions apply to some of the metropolitan centres. The Albany Centre Precinct covers the large emerging metropolitan centre located to the west of SH1 and contained by Oteha Valley Road and Albany Expressway in the northern urban part of the North Shore. It identifies four sub precincts with different development emphases.

The subject land is within Sub-precinct A which applies to areas within the Albany metropolitan centre which are suited for high-density residential apartment living with limited opportunity for convenience retail at ground level. Designation 4311 is noted for Defence Purposes – protection of approach and departure paths for Whenuapai. This designation applies to all the surrounding land.

A Resource Consent has been granted for the establishment of 98 terraced residential units in a comprehensive range of dwelling topology as well as a community pavilion with associated private and communal open spaces. Four level units which incorporate universal office spaces at the ground floor front Don McKinnon Drive with three level terraced townhouses behind. The plan

shows the development will be served by a private spine road and a network of laneways which will incorporate speed control features.

8.0 Locality

The property is situated in the heart of Albany, just minutes off the Northern Motorway - State Highway 1 (SH1) via either Greville Road or Oteha Valley Road on/off ramps. This location enjoys close proximity to shopping malls, cinema complex, supermarkets, office buildings of major corporates, law courts, North Harbour Stadium, Massey University, childcare centres as well as public transportation (Park and Ride bus station).

Location Map



Albany is located some 20 minutes north of the Auckland CBD and is fast becoming the central business centre for the North Shore. Albany's location is within the confluence of State Highway 17, Northern Motorway (SH1) and Oteha Valley Road. Albany continues to experience strong growth in retail, commercial and industrial businesses due to its location, ease of access and strong surrounding blue collar work force.

The masterplan for Albany will see large growth in the number of commercial businesses, hotels, restaurants, residential and high street developments planned to occur in the near future. The current residential developments being marketed in Long Bay, Silverdale and the Albany triangle are expected to add a further 16,500 people or thereabouts into the area, thereby further increasing the demand for employment, education, hospitality and retail facilities.

Construction of the Northern Corridor Improvements (NCI) project has commenced. This project will create a new connection between the Northern Motorway (SH1) and SH18, create 5 kilometres of new walking and cycling paths and extend the Northern Busway to Albany Bus Station. The project will also include a new pedestrian and cycle path over the motorway adjacent to the subject property's southern boundary. The overall project is expected to take four years to complete.

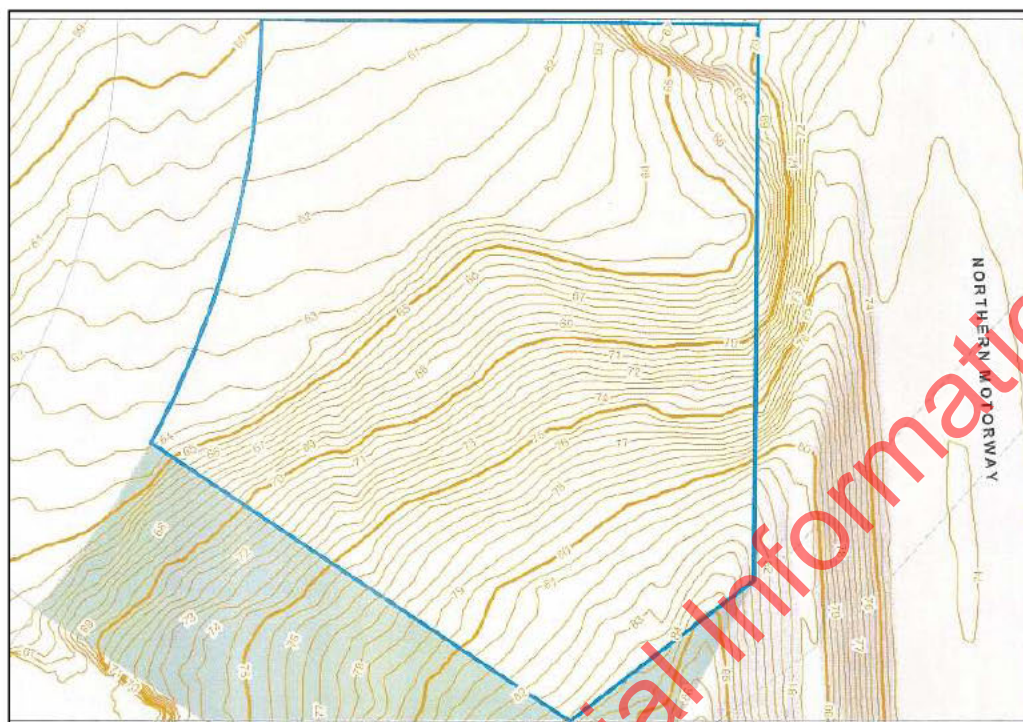
9.0 Land Description

The site is a near rectangular block with curved frontage to Don McKinnon Drive of approximately 171 metres, northern side boundary of 110.57 metres, southern side boundary of 112.19 metres, rear eastern boundary of 124.12 metres wherein it angles back to the side southern boundary for a depth of 51.61 metres. The overall site area is 1.5969 hectares.



The southern and south eastern boundaries adjoin an area of reserve and the Watercare facility located at the most elevated portion of land within Albany Centre. The south eastern corner is elevated above the Northern Motorway whereafter the land falls at a moderately steep grade in a northerly direction at a height variation of some 20 metres. The north eastern side boundary contains a number of trees and falls away from the northern motorway boundary to a depression at the north eastern portion of the site. The balance of the site has an easy to level contour.

The site is in grass with small pockets of trees and a stand of trees along the north eastern boundary.



10.0 Market Considerations

10.1. Auckland Housing Market

Over the past 8 years the residential property market in Auckland is well documented to have been very active with strong price growth year on year, aside from some relatively short periods following Reserve Bank intervention with macroeconomic tools. Tools used by the Reserve Bank in an attempt to cool the Auckland housing market include introducing a requirement for banks to secure a 20% deposit on all borrowing (except in certain circumstances), a new "Bright-line" test introduced to tax people making quick profit through the purchase and sale of property, and an implemented requirement to provide an IRD number for all property transactions.

Further tools introduced in 2016 include raising the deposit requirement for investors in Auckland to 40% and restricting lending to overseas investors, which cooled the market from September 2016. During 2017, dwelling prices in some parts of Auckland have remained relatively stagnant with reports indicating relatively meagre growth of around 2.5% over the past 12 months. This has been less evident in central suburbs, where demand remains strong for smaller redevelopment properties.

The General Election in 2017 caused uncertainty in the housing market, the effect being a significantly lower number of listings in September 2017 compared with September 2016.

According to the latest REINZ report, April 2018 was a cool month for the Auckland housing market but with some signs of heat still present. The median house price fell by \$30,000 over the month and by \$5,000 over the year to \$850,000. Affordability constraints and uncertainty around changes to Government policy were seen as the likely reasons for the change. Although the median price has declined sales volumes increased by 2% over the year but the number of days for a property to sell was also slowly increasing.

There are signs towards an easing of the Auckland housing market with median prices indicating some decline, increasing time required to sell a property and fewer homes selling by auction. However, the continued growth of Auckland's population and the limited supply of development land in and around established centres and transport nodes has resulted in record prices being paid for sites with high density zoning potential. Land values in excess of \$3,000 per square metre are recorded for smaller sites along the ridgelines of Grey Lynn and Newton with higher prices achieved for sites in Newmarket, Grafton and Parnell.

10.2 Sales Evidence

In determining the market value, we have referenced a number of freehold land sales in the Metropolitan Centre and Mixed Use Zones. We detail some of the sales evidence as follows:

90 – 96 Khyber Pass Road, Grafton

This 1,090 square metre site zoned Mixed Use at the corner of Khyber Pass Road and Grafton Road sold May 2018 at \$4,200,000 equating to \$3,853 per square metre. The site is a near level double corner lot with three road frontages and with Resource Consent in place for a four level office building plus basement carparking.



532 – 536 Parnell Road, Parnell

This 1,931 square metre site zoned Mixed Use and in three titles at the corner of Cowie Street sold February 2018 at \$13,600,000 plus GST. The land is presently developed with three houses used for commercial purposes. The land has a height control of 18 metres and the transaction analyses to \$6,939 per square metre after allowing \$200,000 for improvements.



136 – 142 Fanshawe Street, City

This north facing site fronting Fanshawe Street sold under mortgagee sale conditions October 2017 at \$30,739,000, equating to \$5,900 per square metre for the overall site of 5,210 square metres. At the date of sale the site was largely vacant with most of the former improvements demolished. The land has a Resource Consent in place to allow for a residential development that exceeded the maximum Floor Area Ratio permitted under the City Centre Zone as one stage of the consented development had achieved a height of approximately 30 metres. The purchaser has announced that they will not act upon the Resource Consent but rather develop the land with commercial space, predominantly offices.

*64 – 80 Broadway, Newmarket*

This large 13,988 square metre site zoned Metropolitan Town Centre sold April 2017 at \$65,000,000. The property was largely occupied by The Warehouse and associated businesses and that company has, we understand, entered into a leaseback arrangement for two years at a rental of \$1,465,000 per annum. By allowing \$3,000,000 for improvements, the sale can be analysed to \$4,647 per square metre.

*41 – 43 Gillies Avenue, Newmarket*

This 2,687 square metre site with a Mixed Use zoning sold with Resource Consent for intensive development of 86 apartments including three tower structures over full basement carparking. Located beside the Southern Motorway off ramp at Gillies Avenue and across the intersection from Historic Highwic House in close proximity to Newmarket. The site was purchased by Safari Group (NZ) Limited during April 2017 at \$10,760,000, equating to \$4,004 per square metre.

*121 Grafton Road, Grafton*

This vacant corner site sold April 2016 at \$15,200,000. The land sold with Resource Consent in place for a building equivalent to 8,251 square metres in area and upward of 21 metres in potential height. The property is close to Auckland Hospital and Auckland University. The property effectively overlooks a prominent intersection close to the motorway and in fact the rear boundary adjoins the motorway. The zoning is Mixed Use and based upon the land area of 3,006 square metres the sale price equates to \$5,057 per square metre.



The above sales indicate a range of \$4,000 up to \$6,900 per square metre for redevelopment sites around the fringes of Auckland Central suitable for commercial and high density residential development.

Looking at sales in and around Albany, we note the following:

4 Appian Way

This rectangular shaped site of 3,406 square metres with dual street frontages to Appian Way and Corban Avenue plus frontage to the cul-de-sac head of Davies Drive, reportedly sold in April 2018 for \$7,650,000 equating to \$2,246 per square metre. Zoned Metropolitan Centre and consented for 250 residential units plus 2,955 square metres of retail/hospitality/office and basement/semi-basement level carparking accommodating 198 carparks. The consent is for a 23 storey building over two basement levels with a two storey podium, two 21 storey towers, a five storey residential block and five storey commercial block with a total gross floor area of 18,533 square metres.



290 Oteha Valley Road

A corner site fronting Oteha Valley Road and Appian Way comprising 1,969 square metres. A high profile site strategically positioned at the entrance to the Albany Estate being one of the last available development sites on Oteha Valley Road. Zoned Metropolitan Centre with a 72.5 metre height limit and consented for a 24 hour drive through restaurant with 60 seats. Sold in March 2018 for \$3,480,000 reflecting \$1,767 per square metre.



11 Coliseum Drive

Whilst an improved sale, we note the sale of The Warehouse building comprising 8,500 square metres on an irregular shaped site of 1.6039 hectares. Sold in October 2017 for \$26,400,000. We understand the rent is around \$1,300,000 per annum with some five years to run plus right of renewal. Allowing \$8,000,000 for the improvements, the land value analyses to around \$1,150 per square metre.



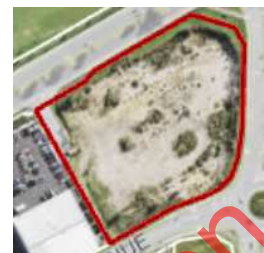
6 & 8 Munroe Lane, Albany

Offered for sale by private treaty, these two contiguous freehold titles combine to provide a 4,195 square metre corner development site having frontage to Munroe Lane, Corban Avenue and Davies Drive. A relatively level site with a Metropolitan Centre zoning allowing for a 72.5 metre height located north of the Westfield Albany development in close proximity to the Mitre 10 development. Sold in March 2017 for \$6,698,000 reflecting \$1,596 per square metre.

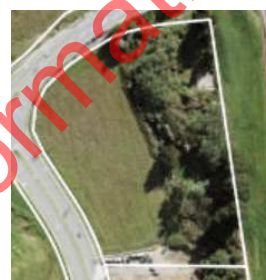


258 Oteha Valley Road

An older sale occurring in June 2016 for 1.4559 hectares on the south western corner of Oteha Valley Road, Munro Lane and Corban Avenue located within the Metropolitan Centre Zone. Situated immediately to the east of the Mitre 10 development. This property sold in June 2016 for \$11,000,000 reflecting a rate of \$756 per square metre.

*98 McClymonts Road*

This is also an older sale occurring in January 2016 for 3.172 hectares zoned Metropolitan Centre under the Proposed Unitary Plan. Land use consent was granted to develop a multi-level 35,000 square metre bulk retail development with provision for office space and carparks expiring in 2019. Concept plans were also drawn up for a multi-level apartment complex. Situated adjoining State Highway 1 and adjacent to Westfield Albany, Albany Lakes Reserve and the park and ride station. This property was purchased by Metlifecare for a retirement village at \$23,776,500 reflecting \$750 per square metre.

*5 – 7 Oteha Valley Road*

Whilst not within the Metropolitan Centre Zone, we note the sale of a smaller land parcel within the Terraced Housing and Apartment Building Zone. Comprises two adjoining sites totalling 1,702 square metres occupied by three old houses. Sold in August 2017 for \$2,945,000 inclusive of GST with consent for 16 apartments. Analyses to \$1,505 per square metre plus GST.



The substantial land areas at Albany intended for commercial use have had a somewhat chequered history since they were created more than two decades ago. Several developers either separately or jointly embarked on very ambitious ownership plans involving in part the creation of leasehold interests. The attempt of tenure as leasehold was a complete failure and this situation together with financial losses incurred by major lending institutions tarnished the district and most certainly caused a significant delay in development.

Today Albany Centre is regarded much more favourably than in past years and indeed has attracted many well-known and substantial occupiers to fringe centre land such as the subject.

Notwithstanding the improvement of conditions for commercial land parcels in Albany, the market still lags behind other fringe city localities and particularly those with a Metropolitan Centre zoning.

Whilst we believe land price levels in Albany are conservative, we must nonetheless be guided by actual sales evidence. Accordingly our valuation is set out as follows.

11.0 Valuation

Level to easy land			
- estimated area	9,469 sq m @ \$1,450 psm	\$13,730,000	
Moderate land			
- estimated area	6,500 sq m @ \$850 psm	\$5,525,000	
Total Land Area	15,969 sq m @ \$1,205 psm	\$19,255,000	+ GST (if any)

12.0 Conclusion as to Market Value

We conclude a market value for the land at 80 Don McKinnon Drive, Albany as at 7 June 2018 to be an amount in the vicinity of:

\$19,255,000

(NINETEEN MILLION TWO HUNDRED AND FIFTY FIVE THOUSAND DOLLARS)

plus GST (if any)

Thank you for your instructions. Should you require any further information please do not hesitate to contact the writers.

Yours faithfully
Extensor Advisory Limited

EB Smithies, FNZIV, FPINZ
Registered Valuer

ebs/2018.00100

Diana Koomen, SPINZ
Registered Valuer

Appendices

Released under the Official Information Act

Publication

Neither the whole nor any part of this valuation report or any reference to it may be included in any published document, circular or statement without the written approval of Extensor Advisory Limited as to the form and context in which it may appear.

Information

Information has generally been obtained from a search of records and examination of documents or by enquiry to Government Departments or Statutory Authorities. Where it is stated in the valuation report that information has been supplied to us by another party, this information is believed to be reliable but we can accept no responsibility if this should prove to be not so.

Confidentially

Our responsibility in connection with this valuation report is limited to the client to whom it is addressed; we disclaim all responsibility and accept no liability to any other party.

Purpose of Valuation

This valuation report has been prepared for the specific purpose stated. Any party that relies upon it for an alternative purpose without reference to Extensor Advisory Limited does so at its own risk.

Mortgage Recommendation

The value provided in this valuation is our opinion of the current 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 property the subject of this report. Any decision to lend should take these factors into account and allow a reasonable and prudent margin between the amount advanced and the current market value given in this. Additionally the margin should also recognise the consequences and costs of a forced sale.

Structural Survey

While in the course of inspection due care is taken to note building defects, no structural survey has been made and no undertaking is given about the absence of rot, termite or pest infestation, deleterious substances such as asbestos or calcium chloride or other hidden defects. We can give no guarantee as to outstanding requisitions in respect to the subject building.

Title Boundaries

We have made no survey of the property and assume no responsibility in connection with such matters. Unless otherwise stated it is assumed that all improvements lie within the title boundaries. We reserve the right to amend our valuation should this not be the case.

Plant and Machinery

The valuation is conditional upon any hot and cold water systems, drainage systems, electrical systems, air conditioning or ventilating systems and other installations being in proper working order and functioning for the purpose for which they were designed.

Site or Environmental Contamination

Our valuation and report is conditional upon the land being free of any contamination or industrial waste problems unless otherwise noted.

Measurements

All property measurement is carried out in accordance with the Guide for the Measurement of Rentable Areas issued by Property Institute of New Zealand (PINZ) unless we specifically state that we have relied upon another source of information or method.

Building Act 2004, Health and Safety in Employment Act 1992, Evacuation of Buildings Regulations 1992, Disabled Persons Community Welfare Act 1975

Unless otherwise stated in our report our valuation is on the basis that the property complies with the Building Act 2004, Health and Safety in Employment Act 1992, Evacuation of Buildings Regulations 1992, and Disabled Persons Community Welfare Act 1975 or that the legislation has no significant impact on the value of the property.

Registrations

Unless stated otherwise our report is subject to there being no detrimental or beneficial registrations affecting the value of the property other than those appearing on the title(s) so valued in this report. Such registrations may include Wahi Tapu registrations and Historic Places Trust registrations.

Forecasts

Every effort has been made to ensure the soundness and accuracy of the opinions, information, and forecasts expressed in this report. Information, opinions and forecasts contained in this report should be regarded solely as a general guide. While we believe statements in the report are correct, no liability is accepted for any incorrect statement, information or forecast. Extensor Advisory Limited disclaims any liability, which may arise from any person acting on the material within. Readers should take advice from a professional staff member of Extensor Advisory Limited prior to acting on any matter contained in this report.

Released under the Official Information Act



COMPUTER FREEHOLD REGISTER
UNDER LAND TRANSFER ACT 1952



Search Copy

Identifier 319123
Land Registration District North Auckland
Date Issued 03 January 2007

Prior References
NA132B/39

Estate Fee Simple
Area 1.5969 hectares more or less
Legal Description Lot 2 Deposited Plan 379567

Proprietors
Excellent Trust Limited

Interests

Subject to Section 5 Coal Mines Act 1979 (affects part formerly CT NA124A/860)
Subject to Section 8 Mining Act 1971 (affects part formerly CT NA124A/860)
Subject to Section 11 Crown Minerals Act 1991 (affects part formerly CT NA113A/7)
Subject to Part IV A Conservation Act 1987 (affects part formerly CT NA113A/7)
D681691.2 Consent Notice pursuant to Section 221(1) Resource Management Act 1991 - 18.2.2002 at 2:54 pm
5362073.2 Consent Notice pursuant to Section 221 Resource Management Act 1991 - 2.10.2002 at 2:50 pm
7180460.6 Consent Notice pursuant to Section 221 Resource Management Act 1991 - 3.1.2007 at 9:00 am
Land Covenant in Easement Instrument 9521571.14 - 16.10.2013 at 10:18 am
Land Covenant in Easement Instrument 9521571.15 - 16.10.2013 at 10:18 am
Land Covenant in Easement Instrument 9521571.16 - 16.10.2013 at 10:18 am
Land Covenant in Easement Instrument 9521571.17 - 16.10.2013 at 10:18 am
Land Covenant in Easement Instrument 9521571.18 - 16.10.2013 at 10:18 am
Land Covenant in Easement Instrument 9521571.19 - 16.10.2013 at 10:18 am
Land Covenant in Easement Instrument 9521571.20 - 16.10.2013 at 10:18 am
Land Covenant in Easement Instrument 9521571.21 - 16.10.2013 at 10:18 am
Land Covenant in Easement Instrument 9521571.22 - 16.10.2013 at 10:18 am
Land Covenant in Easement Instrument 9521571.28 - 16.10.2013 at 10:18 am
Land Covenant in Easement Instrument 9521571.29 - 16.10.2013 at 10:18 am
Land Covenant in Easement Instrument 9521571.30 - 16.10.2013 at 10:18 am
Land Covenant in Easement Instrument 9521571.31 - 16.10.2013 at 10:18 am
Land Covenant in Easement Instrument 9521571.32 - 16.10.2013 at 10:18 am
9605204.1 Encumbrance to (now) Albany City Development Corporation Limited - 18.12.2013 at 3:31 pm
9605204.3 Mortgage to Kiwibank Limited - 18.12.2013 at 3:31 pm
10584144.1 Variation of Mortgage 9605204.3 - 11.10.2016 at 12:24 pm

Identifier

319123

