



View Instrument Details

Instrument Type	Caveat
Instrument No	13175455.1
Status	Registered
Date & Time Lodged	03 December 2024 11:23
Lodged By	Pennell, Debra Rose

Affected Records of Title	Land District
1056509	North Auckland

Registered Owner
Hunua Property Development Limited

Caveator
Lenick Construction Limited

Estate or Interest claimed

The registered owner Hunua Property Development Limited owns this property. Lenick Construction Ltd (builder) and the registered owner have entered into a joint venture agreement dated 22nd November 2024 whereby the owner will retain ownership of the land and the builder will construct a dwelling on it. On settlement the registered owner will receive payment of the land value, the builder will receive payment of the construction costs and any surplus funds will be divided equally between both parties. This Caveat is required to be registered to protect our client the builder for their construction costs.

Notice

Take notice that the Caveator forbids the registration of any instrument, or the recording of any matter in the register that transfers, charges, or prejudicially affects the estate or interest protected by this caveat until this caveat is withdrawn by the Caveator, removed by order of the High Court, or until the same has lapsed under the provisions of section 143 of the Land Transfer Act 2017.

Address for Service of Caveator

Hunua Property Development Limited
C/- Blackwood Montagna
richard@bmlegal.co.nz

Address for Registered Owner

Hunua Development Limited
C/- Blackwood Montagna
richard@bmlegal.co.nz

Caveator Certifications

I certify that I have the authority to act for the Caveator and that the party has the legal capacity to authorise me to lodge this instrument ☒

I certify that I have taken reasonable steps to confirm the identity of the person who gave me authority to lodge this instrument ☒



View Instrument Details

Caveator Certifications

I certify that any statutory provisions specified by the Registrar for this class of instrument have been complied with ☒ or do not apply

I certify that I hold evidence showing the truth of the certifications I have given and will retain that evidence for the ☒ prescribed period

Signature

Signed by Kevin Ashley Booth as Caveator Representative on 19/12/2024 12:18 PM

*** End of Report ***