

R.A. HARNETT

Registered Valuer
217 West Street
Ashburton 7700

Email: rahvaluer@gmail.com
Mobile: 0274 323 562

Property Address: 112 Trevors Road, Hampstead,
Ashburton - 7700

Client/s: Shameer Sher Ali
shameersherali@gmail.com

For The Use Of: Mortgage Purposes.

Extensions: ANZ Bank New Zealand Limited

Effective Date: 20/11/2025
(Writer Internally Inspected the above
address)

Valuation Ordering Service No. 800-7700-882



TABLE OF CONTENTS

VALUATION SUMMARY	3
1.0 INTRODUCTION	4
1.1 INSTRUCTIONS.....	4
1.2 MARKET VALUE DEFINITION	4
1.3 VALUATION STANDARDS	4
1.4 COMPLIANCE STATEMENT - THE WRITER CONFIRMS THAT:.....	5
2.0 SITE DETAILS	5
2.1 TITLE	5
2.2 RESOURCE MANAGEMENT CONSIDERATIONS.....	6
2.3 RATEABLE VALUE	7
2.4 SITUATION AND LOCALITY.....	7
2.5 LAND DESCRIPTION	8
3.0 IMPROVEMENT DETAILS	9
3.1 DWELLING	9
3.2 OTHER IMPROVEMENTS	11
3.3 CHATTEL ITEMS	11
4.0 VALUATION CONSIDERATIONS	12
4.1 METHODOLOGY.....	12
4.2 MARKET CONSIDERATIONS	12
4.3 SALES EVIDENCE, NARRATIVE / TABLE IN ORDER.....	13
4.4 RISK ANALYSIS.....	16
5.0 VALUATION	16
5.1 ESTIMATED MARKETING PERIOD	16
5.2 OVERALL COMPARISON RECONCILIATION	16
5.3 CONCLUSION.....	17
5.4 MORTGAGE RECOMMENDATION	17
5.5 APPENDICES TO VALUATION	17
5.6 SIGNATORIES.....	18

R.A. HARNETT
Registered Valuer
217 West Street
Ashburton 7700

Email: rahvaluer@gmail.com
Mobile: 0274 323 562

VALUATION SUMMARY

PROPERTY ADDRESS:

112 Trevors Road, Hampstead, Ashburton - 7700

Valuation Ordering Service No.

800-7700-882

CLIENT/S NAME/S:

Shameer Sher Ali

INSTRUCTED BY:

ANZ/Valocity

FOR THE USE OF:

Mortgage purposes.

PURPOSE OF VALUATION:

Market Value for finance purposes.

VALUATION AS AT 20/11/2025:

\$840,000

(EIGHT HUNDRED AND FORTY THOUSAND DOLLARS)

The above is expressed as being inclusive of GST (if any) and inclusive of chattel content.

PROPERTY INTEREST TO BE VALUED:

Freehold

EFFECTIVE DATE:

20/11/2025

DATE OF INSPECTION:

20/11/2025

(Writer Internally Inspected the above address)

PROPERTY TYPE:

A single residential dwelling.

EXECUTIVE SUMMARY:

The property constitutes a recently constructed three bedroom coloured brick exterior residence.

It is located amidst other similar new builds and some vacant residential sections in the popular Strowan Fields development on the east side of Ashburton.

The writer notes that the lawns are still to be sown and has assumed this will be completed as part of this valuation.

1.0 INTRODUCTION

1.1 INSTRUCTIONS

Client:	Shameer Sher Ali
For the Use of:	Mortgage purposes.
Extensions:	ANZ Bank New Zealand Limited
Subject Property:	112 Trevors Road, Hampstead, Ashburton - 7700
Inspection Date:	20/11/2025 (Writer Internally Inspected the above address)
Effective Date:	20/11/2025
Purpose:	Current Market Value for finance purposes.

1.2 MARKET VALUE DEFINITION

This valuation provides the writer's assessment of market value.

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

The Market Approach is being used via the comparable transactions method as described in IVS105 Valuation Approaches and Methods Section 30 IVS.

1.3 VALUATION STANDARDS

This report complies with the Residential Valuation Standing instructions Version 1.3 effective 1st March 2019. The report also complies with International Standards (IVS) effective 31st January 2025.

- IVS 101 Scope of Work
- IVS 102 Investigations and Compliance
- IVS 103 Reporting
- IVS 104 Bases of Value
- IVS 105 Valuation Approaches and Methods
- IVS 400 Real Property Interests
- ANZVGP 110 – Considerations When Forming an Opinion of Value When There is a Shortage of Market Transactions
- ANZVGP111 Valuation Procedures – Real Property
- ANZVGP112 Valuations for Mortgage & Loan Security Purposes
- ANZRPGP1 Disclaimer Clauses & Qualifications Statements
- GPVPP Guidance Papers for Valuers and Property Professionals
- NZPGP 601 Methods of Measurements
- NZVGP 501 GST

1.4 COMPLIANCE STATEMENT - THE WRITER CONFIRMS THAT:

- The statements of fact presented in this report are correct to the best of the the writers knowledge. Please refer conclusion at rear of report with regards Covid-19 and NZIV guidelines.
- The analyses and conclusions are limited only by the reported assumptions and conditions;
- In the event that a conflict of interest is perceived, a declaration of consent from the clients has been given.
- The writer has no interest in the subject property
- The writers fee is not contingent upon any aspect of the report;
- The valuation was performed in accordance with the Code of Ethics and the API Valuation Standards and Guidance Papers;
- The writer has satisfied professional education requirements and holds a current Annual Practicing Certificate, Practicing Certificate Number 31932; Registration Certificate Number 2818
- The writer has experience in the location and category of the property being valued;
- The writer has made a personal interior and exterior inspection of the property; and
- No one, except those specified in the report, has provided professional assistance in preparing the report.

2.0 SITE DETAILS

2.1 TITLE

Tenure:	Free hold.
Title Area:	572m ²
Valuation Reference:	24568/74102
Certificate of Title:	1181154
Legal Description:	LOT 146 DP 603684
Land Registry:	Canterbury.
Proprietor/s:	Shameer Sher Ali
Encumbrances:	<ul style="list-style-type: none">• Mortgage to ASB Bank Limited - 6.12.2024• Land Covenant in Covenant Instrument 13043860.15 - 14.11.2024• Consent Notice pursuant to Section 221 Resource Management Act 1991 - 20.8.2024• The easements created by Easement Instrument 12534633.5 are subject to Section 243 (a) Resource Management Act 1991• Appurtenant hereto is a right to batter easement created by Easement Instrument 12534633.5 - 1.12.2022

- Consent Notice pursuant to Section 221 Resource Management Act 1991 - 1.12.2022

Summary of Encumbrances:

Restricted land covenants are registered to the title. These are typically in place to protect the character and nature of the residential subdivision. These covenants do not appear to negatively impact the salability of the lots, as evident by the sales. Please note we are not conveyance specialists and advise that a conveyancing lawyer takes a full review of all interests prior to property transactions.

Previous sale: \$212,000 on the 10/01/2021

Rates pa: \$2368.74

2.2 RESOURCE MANAGEMENT CONSIDERATIONS

Local Authority: Ashburton District Council.

Regional Council: Environment Canterbury.

Zone: 9A – Residential.

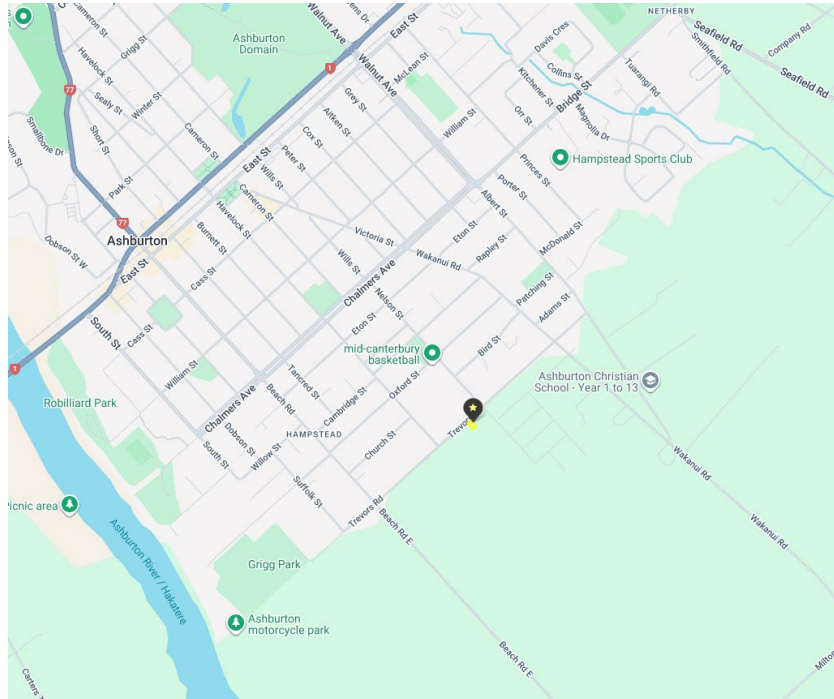
Use: The current use of the property conforms as a permitted use under this zoning.

Demographics: Mid Canterbury is a rural area with a population of approximately 35,000 of which 18,000 live in the town of Ashburton.

Ashburton is situated 100km south of Christchurch and 90km north of Timaru on SH 1. It is a rural service town with population increase occurring steadily since the 1990's as a result of land use change in the rural community. Most notably irrigation has seen arid land able to be cropped, dairied or livestock finishing.

The Christchurch earthquakes also contributed to population growth as families moved south and commuted. The local District Council has positively encouraged business and planning matters whilst constantly upgrading its buildings and services.

**Google
Street map**



2.3 RATEABLE VALUE

Rateable Value is assessed three yearly for Local Authority rating purposes, normally via mass appraisal techniques. It must not therefore be considered as necessarily representative of market value.

The current assessment is as follows:

Effective Date	01/07/2024
Land Value:	\$190,000
Improvements:	\$0
Capital Value:	\$190,000

2.4 SITUATION AND LOCALITY

- Location:** The property is located on the east side of Trevors Rd on the east side of Ashburton in the new Strowan Fields Development.
- Shopping:** Convenience Shopping is in the Beach Rd shops to the south and the Netherby shops to the north, the Ashburton CBD is 2km to the west for all other business activity
- Services:** Normal services are reticulated to the property including power, telephone, water supply, mail delivery, sewage connection and rubbish collection.
- Surrounding Properties:** These are similar being new builds and some vacant sections, on the other side of the road is residences of a mixed age

3.0 IMPROVEMENT DETAILS

3.1 DWELLING

Design: A hip and gable roofed three bedroom Residence
Year Built: Circa 2024/2025
Floor Area: 155m² The property measurement obtained from plans

Construction:

<i>Foundations:</i>	Concrete
<i>Floor:</i>	Concrete
<i>External Walls:</i>	Brick
<i>Roof:</i>	Galvanized iron
<i>Internal Linings:</i>	Gib
<i>Joinery:</i>	Aluminum and timber where appropriate

Exterior Pictures



Layout: Entrance to the residence is to be via a front entry area directly off the driveway off Trevors Rd.

This enters into the living area to the left which is home to the dining and kitchen area and includes a separate pantry, there is indoor/outdoor off the living and dining area.

At the rear of the dining/kitchen a doorway connects to a hallway which is home to three bedrooms and each of them having their own ensuite.

The hallway then also connects back to the garage which has double auto door openers back to the driveway, the garage is home to the laundry and has external egress to the side of the residence

Amenities:	<i>Kitchen:</i>	Oven, dishwasher, range hood, pantry, breakfast island
	<i>Dining</i>	Indoor/Outdoor
	<i>Lounge:</i>	Indoor/outdoor
	<i>Bedroom 1:</i>	Wardrobe, Ensuite – Toilet, vanity, shower, towel rail, fan heater
	<i>Bedroom 2:</i>	Wardrobe, Ensuite – Toilet, vanity, shower, towel rail, fan heater
	<i>Bedroom 3:</i>	Wardrobe, Ensuite – Toilet, vanity, shower, towel rail, fan heater
	<i>Laundry:</i>	Stainless steel tub, cupboards, shelves
	<i>Indoor/Outdoor:</i>	Via lounge, dining

Interior Pictures



Condition: At inspection the property is a new build and it is there is no immediate work required.

The writer notes that the lawns are still to be sown and has assumed this will be completed as part of this valuation.

Environmental: No enquiries in respect of any property or of any improvements thereon have been made for any sign of timber infestation, asbestos or other defect, whether latent, or patent.

Structural: This report has been prepared for valuation purposes only and is not intended to be a structural, geotechnical or environmental survey. Furthermore, the writer has not sighted a qualified engineer's structural survey of the improvements, or its plant and equipment, nor is the writer a building construction and/or structural expert. Accordingly the writer is unable to certify the structural soundness of the improvements, nor can the writer confirm whether the buildings are earthquake prone or present any seismic risk. The writer's

assessment assumes the buildings to be sound unless stated otherwise. Prospective purchasers or mortgagees would need to make their own enquiries in this regard.

LIM / PIM:

The writer has not obtained Project and Land Information Memoranda from the Local Authority and recommends these be requested by you. Where the writer has been unable to establish specific building consent/permit details, or code compliance information in respect of improvements undertaken, the writer has assumed that all building consents/permits have been obtained for the property and that compliance certification has been approved, with no major problems identified. If it is found within the Project and Land Information Memorandum that there are negative implications that may affect the property value, the writer reserves the right to review or reassess the writer's valuation.

3.2 OTHER IMPROVEMENTS

Garage: Attached

Other Buildings: ● N/A

Site Development: ● Manicured lawns
● Formed driveway
● Good boundary fencing
● Gardens

Site Aspect: The house is located to catch morning sun through the bedrooms and bathrooms, swinging around through the living, dining and setting here and the garage area in late afternoon.

3.3 CHATTEL ITEMS

These include fixed floor coverings, window furnishings and light fittings which I consider provide an added value of **\$20,000**.

4.0 VALUATION CONSIDERATIONS

4.1 METHODOLOGY

The writer has undertaken the writer's valuation assessment on the basis of Market Approach, having regard to current prevailing market conditions and market evidence from within the locality. Comparisons are drawn with the evidence the comparable transactions method as described in IVS105 has been adopted to cover the above described items and subjective adjustments are applied where necessary to account for variations in land and location details, the size and nature of improvements and time.

Typically, assessment is undertaken on a site valuation basis, whereby the property is compared as a whole with market evidence, as well as on a summation basis, where sales are analysed and componentised into their constituent parts, and a value assessed for the subject by summation of the individually adjusted components.

4.2 MARKET CONSIDERATIONS

Migration/Employment Options:

- There has been good migration and employment options attributed to the Christchurch earthquakes over the last 10 years. This momentum seems to be continuing fuelled by agricultural opportunities through irrigation schemes.

Market Trends:

Key features of the residential market include:

- Continued strong demand from first home buyers and investors had increased but has been tempered by equity requirements imposed by the Reserve Bank on all lending institutions.
- Very strong demand pressure remains on properties in the popular \$300,000 to \$600,000 price band.

Rental:

- The general rental market has been quite tight with average rentals between \$300 - \$600 per week for a middle aged domestic residence in Mid Canterbury and South Canterbury, an executive residence around \$600 per week or more. This has now flattened out in recent times and there appears to be properties available.

4.3 SALES EVIDENCE, NARRATIVE / TABLE IN ORDER

In the process of establishing a value for this property the writer has had regard to the following sales. Sales are in **ascending order** with a **narrative** of each property and an overall **comparability** (inferior/comparable/superior):-

As per the Residential Valuations Standing Instructions version 1.3 photographs of the sales are to be supplied if possible.

*The writer has been unable to supply photographs of the below sales.

Location	Sale Price	Date	Beds	Floor Area M²	Size LandM²
-----------------	-------------------	-------------	-------------	---------------------------------	-------------------------------

40 Strowan Ave	\$820,000	27/08/25	4	203	622
----------------	-----------	----------	---	-----	-----

RV\$805,000, listed on the 11/04/25, a now circa 2 year old home with good street frontage via a double garage and a small covered patio area to a concrete block exterior home in general open plan living area with a second living area which is able to be closed off, includes indoor/outdoor areas on the sunny west side of the residence, virtually no grounds planted except for a manicured lawn.

4 Mirren Lane	\$842,000	11/08/25	5	225	734
---------------	-----------	----------	---	-----	-----

RV\$810,000, listed on the 10/02/25 at \$839,000 and selling in a multi offer situation, the home comprises a recently constructed stucco exterior five bedroom family home with shared access off Ashbury Dr in the new subdivision known as Ashbury Grove on the east side of Tinwald, surrounding properties at inspection where a combination of some vacant sections but generally homes being erected similar to the subject, the writer internally inspected this property, it is a quality build with several living areas and thoughtfully indoor/outdoor areas and orientation to the sun although somewhat cramped on site being a larger home with a lot of concrete paths surrounding and a minimalist grass/manicured lawn laid. VBW

8 Braebrook Dr	\$845,000	08/09/25	4	237	818
----------------	-----------	----------	---	-----	-----

RV\$850,000, appears to be a private sale, a concrete block exterior circa 2020 residence in the original Braebrook development, most of the houses surrounding are now 20 plus years old, a creek boundary to the west, some timber trim doors, quality fixtures and fittings, double garage facing Braebrook, at the north eastern end of the development and also has the children's playground and reserve and pond area on the other side of Braebrook Dr.

154 Trevors Rd	\$865,000	23/06/25	4	240	706
----------------	-----------	----------	---	-----	-----

RV\$860,000, Listed on the 27/05/25 at \$875,000, a 1-2 year old stucco exterior with cedar trim residence, features good carpark turn around area, minimalist grounds although manicured, privacy fencing and quality fixtures and fittings throughout, large indoor/outdoor area with access

via several points of the living rooms on the sunny north eastern corner on to timber decking in the popular new Strowan Fields development.

9 Redhaven Rise \$915,000 28/05/25 4 241 788

RV\$870,000, listed on the 12/05/25, a stucco and cedar exterior, architectural designed executive style residence in the Braebrook development on the eastern side of Ashburton, similar properties surround being generally new builds in the last decade, the home features two lounges, courtyard area with good orientation to the setting sun, double garaging towards the street frontage and high end fixtures and fittings throughout with tiles in wet areas and other decorative attributes, very appealing from the street.

* **VBW:** (visited by writer and inspected internally)

Summary / Reconciliation Table

<u>Address</u>	<u>Sale Price</u>	<u>Bedrooms</u>	<u>Floor</u> <u>Area M²</u>	<u>Site</u> <u>Area M²</u>	<u>Inf/Comp</u> <u>Sup</u>
40 Strowan Ave	\$820,000	4	203	622	inf
4 Mirren Lane	\$842,000	5	225	734	comp
8 Braebrook Dr	\$845,000	4	237	818	Comp
154 Trevors Rd	\$865,000	4	240	706	sup
9 Redhaven Rise	\$915,000	4	241	788	sup

Market Comment:

The market value is also guided by the replacement cost less depreciation plus land value approach. It is becoming apparent in Mid and South Canterbury that the market sees second hand homes cheaper to purchase than buying a section and building from new and these sections are in limited supply.

The Ashburton recent statistics for July 2025 show the average price to be \$515,000 this has decreased from July 2024 which was \$530,000. This shows a year on year decrease in values of -2.8.%.

Ashburton Month on month is up for July 2025 of \$515,000 from June of \$505,000 which is an increase of 2%.

The average time to sell a property in Canterbury is 41 days which is more than the 10-year traditional average of 32 days.

At the time of writing Corona Virus has hit the globe in 2019 and New Zealand with the Government and all other major corporates announcing packages to protect individual's, staff and the public in the work place from what has been announced as a pandemic, this has carried on since early 2020 and is known in the workplace as the Omicron variant of Covid-19, during 2022 International border restrictions in and out of New Zealand were lifted, work place and safety measures also reset which allows almost uninhabited entrance to properties and business.

Since around August 2020 the market has had considerable depth to volumes and sales and the prices being achieved by agents and the writer observed many multi offer situations and auctions being successful around Mid and South Canterbury.

The reserve bank has announced for loans and mortgages more stringent credit criteria, we will probably then know the result of all these proceedings by the end of 2025.

Cash Rate:

The Official Cash Rate was set for a long time during 2013/2014 at 3.5%, it fluctuated down to as low as .5% during the 2019-2021 period, for most of 2023/2024 it had been sitting at 5.5% and on the 08/10/25 it was reduced and is now 2.5%.

This has affected mortgage rates offered by the major trading banks with terms varying now from 2.5% through to 8% for a variety of fixed and variable terms, commentators are predicting that interest rates for the next 12 months may remain the same or possibly fall.

IRD "Bright Line Test"

As at 1st November 2015 IRD introduced the "Bright Line Test" with regard to properties bought and sold within two years. Also introduced were different loan to value ratios for Auckland region house ownership and a requirement for all property purchasers in New Zealand to have an Inland Revenue Department tax/income account number (IRD number).

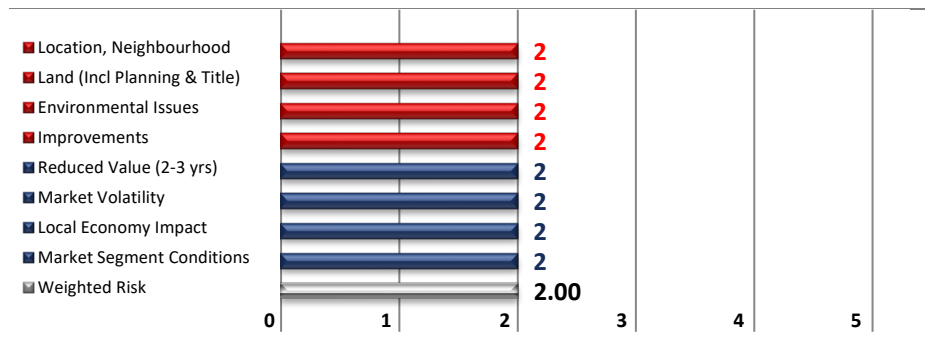
This period has been extended in 2021 to a 10 year window for the future.

Market Value Definitions:

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

The market value is also guided by the replacement cost less depreciation plus land value approach. It is becoming apparent in Mid and South Canterbury that the market sees second hand homes cheaper to purchase than buying a section and building from new and these sections are in limited supply.

4.4 RISK ANALYSIS



Risk Ratings:

- 1 = low
- 2 = low to medium
- 3 = medium
- 4 = medium to high
- 5 = high

Comment below on Risk Ratings in excess of 2.

There are no risks worth commenting in excess of low to medium on the subject property.

5.0 VALUATION

5.1 ESTIMATED MARKETING PERIOD

The estimated marketing period is 41 days

5.2 OVERALL COMPARISON RECONCILIATION

The writer has included sales that have occurred in the Braebrook and Stowan Fields developments excluding the sale at Mirren Lane, this was added by the writer as it was a spec home which was internally inspected by the writer over the last few years and shows what larger 225m² are selling for on the south side of Tinwald which is some distance from the Ashburton CBD as compared to the subject property and on this basis comparable to the subject given its distance outweighed by its larger footprint and extra bedrooms.

The balance of the sales at 40 Strowan Ave also a now 2 year old home and the same can be said for 154 Trevors Rd, both of these properties retailing at between \$820,000 and \$865,000 have larger floor areas than the subject, however the subject features three bathrooms and is a slightly more handier distance to the Ashburton CBD than these two properties which are now a couple of years old.

The sale at Redhaven Rise was a architecturally designed home and superior to the subject in this regards, although now well over 15 years old but shows what the people are prepared to pay for larger architectural homes in the area.

8 Braebrook Dr is now 5 years old and although a larger floor area and four bedrooms, it is priced at \$845,000 and as mentioned above shows what people are prepared to pay for second-hand homes.

In summary, the subject property is new, features the three bathrooms, double garaging and within walking distance of the Ashburton CBD and on this basis supported by the replacement cost plus land value approach the writer sees a value of the subject at between \$830,000 and \$850,000 **adopt \$840,000.**

5.3 CONCLUSION

Subject to the contents of this report, and as at the effective date, the writer hereby concludes the writer's valuation as follows

Market Value as at 20/11/2025:

\$840,000

(EIGHT HUNDRED AND FORTY THOUSAND DOLLARS)

Apportionment is as follows:

Land Value:	\$220,000
Improvements:	\$600,000
Capital Value:	\$820,000
Chattels:	\$20,000
MARKET VALUE:	\$840,000

This sum is inclusive of GST (if any) and inclusive of chattel content.

5.4 MORTGAGE RECOMMENDATION

This report can be relied upon for mortgage security purposes and the property is suitable for Bank Mortgage Lending.

5.5 APPENDICES TO VALUATION

1. General Valuation Policies and Qualifications
2. Copy of Computer Freehold Register

5.6 SIGNATORIES

The writer trusts that this Valuation is satisfactory for your purposes, however if you require any further information, please do not hesitate to communicate with the writer.

Yours faithfully

A handwritten signature in blue ink, appearing to read 'RA Harnett', with a long horizontal flourish extending to the right and ending in a small vertical stroke.

RA Harnett
Registered Valuer
SPINZ, ANZIV, AREINZ

APPENDICES

- General Valuation Policies and Qualifications
- Terralink and or Location Map (in report and attached)
- Certificate of Title (Attached)
- Photographs (in report and extras attached)

GENERAL VALUATION POLICIES AND QUALIFICATIONS

- The value provided in this valuation is the writer's 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.
- 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 the writer solely for the use of the client. The writer 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. The writer therefore strongly recommends that before any action is taken involving acquisition, disposal or borrowing, restructuring or any other transaction that you consult the writer.
- The writer 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.
- This report complies with the International Valuation Standards and API/PINZ Valuation Standards and Guidance Papers.
- The firm holds current Professional Indemnity Insurance and the Registered Valuer is covered by the policy.
- This valuation may not be used for Contributory Mortgage Lending purposes, however, this policy does not apply to Solicitor Nominee Company Lending.
- The writer confirms that the writer 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 the writer, this information is believed to be reliable and accurate, but the writer can accept no responsibility if this should prove not to be so.

6.5 ENVIRONMENTAL, SOCIAL AND GOVERNANCE (ESG) FACTORS

Environmental, Social and Governance factors (ESG) are an increasing consideration within the New Zealand property market.

These factors include, however are not limited to flooding, natural disasters, seismic impact, land contamination, social connections to amenities, transport etc. efficiency of energy use, and/or local and central government policies such as the Healthy Homes Standards.

Some property investors and buyers are showing increased awareness with regards to properties that meet their values and may support their sustainability targets. For residential properties the key ESG factors considered by the market place are heavily environmental focused including flooding/flood zones, fire risk, seismic/liquefaction with some social factors also considered such as school zoning and proximity to amenities and transport.

Valuers are not expert in ESG factors, however, are guided by market evidence, which may represent specific market differences around potential future liabilities, costs, or abilities to meet investor or regulatory requirements. Accordingly, properties which do not meet the market's expectations surrounding ESG factors may incur a higher investment risk and therefore may be reflected in sales prices achieved and investment yields.

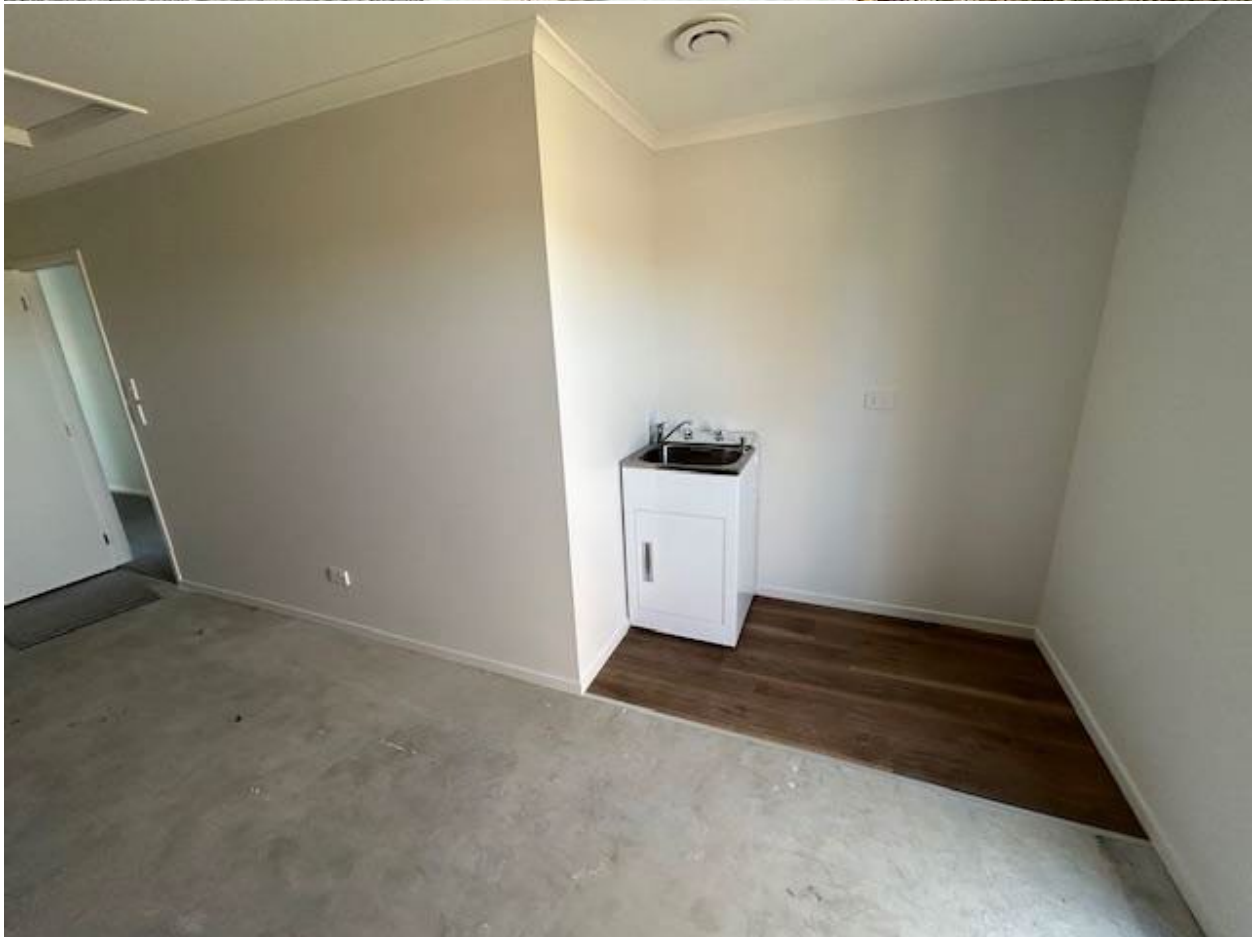
Canterbury has experienced a number of major earthquakes since 4 September 2010 along with numerous subsequent aftershocks.

GENERAL: UNDAMAGED

- From inspection of the property it appears that no significant damage has occurred to the land and buildings beyond that described herein, nor is any significant land damage apparent in the immediate location. However, it is possible that there may be unseen damage as a result of the seismic activity, which may impact on the integrity and consequently the market value of the property.
- Accordingly the writer's assessment has been undertaken on the basis that the integrity of the land and buildings has not been compromised. Should subsequent advice be contrary to this, the writer would reserve the right to review the writer's assessment.
- The writer is not an expert in structural or geotechnical matters and is therefore not qualified to comment on the integrity of the land and any structures thereon, and whilst the writer has not seen anything that would, as a valuer acting reasonably, alert the writer to any issue in respect of the property's structural integrity, the writer would strongly recommend that you engage suitable professionals to report on these matters in order to satisfy yourself as to the physical condition of the property.
- It is an underlying assumption of the writer's valuation that an insurance / Earthquake Commission (EQC) claim has been lodged for any resultant damage and that such a claim would be fully transferable to future proprietors. The writer has therefore made an assessment on the basis that any earthquake damage would be rectified in full by EQC or the respective insurer, with the repaired condition of the property being no worse than that prior to the earthquake.
- Furthermore, the writer's assessment is contingent on suitable insurance being obtained and maintained for the property. Should adequate insurance be unable to be obtained or maintained, this may have a significant impact on the market value of the property.

COVID-19 ASSUMPTIONS

- The outbreak of the Novel Coronavirus (Covid-19) was declared as a “Global Pandemic” by the World Health Organization on 11 March 2020. We have seen global financial markets and travel restrictions and recommendations being implemented by many countries, including New Zealand.
- The local/regional/national real estate market that the subject property is transacted in is being impacted by the uncertainty that the Covid-19 outbreak has caused. The landscape and market conditions are changing daily at present. As at the date of valuation we consider that there is a significant market uncertainty.
- This valuation is current at the date of valuation only. The value assessed herein may change significantly and unexpectedly over a relatively short period of time (including as a result of factors that the Valuer could not reasonably have been aware of as at the date of valuation). We do not accept responsibility or liability for any losses arising from such subsequent changes in value.
- Given the valuation uncertainty noted, we recommend that the user(s) of this report review this valuation periodically.























**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 118154
Land Registration District North Auckland
Date Issued 06 May 2004

Prior References
112883

Estate Fee Simple
Area 762 square metres more or less
Legal Description Lot 88 Deposited Plan 328948
Original Registered Owners
Northcoast Developments Limited

Interests

Subject to Section 59 Land Act 1948

Appurtenant hereto is a drainage right specified in Easement Certificate B902343.1 - 18.10.1988 at 10.04 am

The easements specified in Easement Certificate B902343.1 are subject to Section 309 (1) (a) Local Government Act 1974 D550528.1 Mortgage to Nationwide Finance Limited - 18.10.2000 at 1.54 pm

Appurtenant hereto are effluent reticulation and disposal rights specified in Easement Certificate D672257.6 - 15.1.2001 at 3.25 pm

The easements specified in Easement Certificate D672257.6 are subject to Section 243 (a) Resource Management Act 1991 5994472.2 Consent Notice pursuant to Section 221 Resource Management Act 1991 - 6.5.2004 at 9:00 am

Appurtenant hereto is effluent reticulation and disposal easements created by Easement Instrument 5994472.4 - 6.5.2004 at 9:00 am

The easements created by Easement Instrument 5994472.4 are subject to Section 243 (a) Resource Management Act 1991 5994472.5 Transfer to Northcoast Developments Limited - 6.5.2004 at 9:00 am

Land Covenant in Transfer 5994472.5 - 6.5.2004 at 9:00 am

5994472.6 Bond pursuant to Section 108(2)(b) Resource Management Act 1991 The Kaipara District Council - 6.5.2004 at 9:00 am

6204164.1 Discharge of Mortgage D550528.1 - 4.11.2004 at 9:00 am

6204164.2 Discharge of Bond 5994472.6 - 4.11.2004 at 9:00 am

6204164.3 Transfer to Matira Developments Limited - 4.11.2004 at 9:00 am

Fencing Covenant in Transfer 6204164.3 - 4.11.2004 at 9:00 am

6247791.1 Mortgage to ASB Bank Limited - 10.12.2004 at 9:00 am

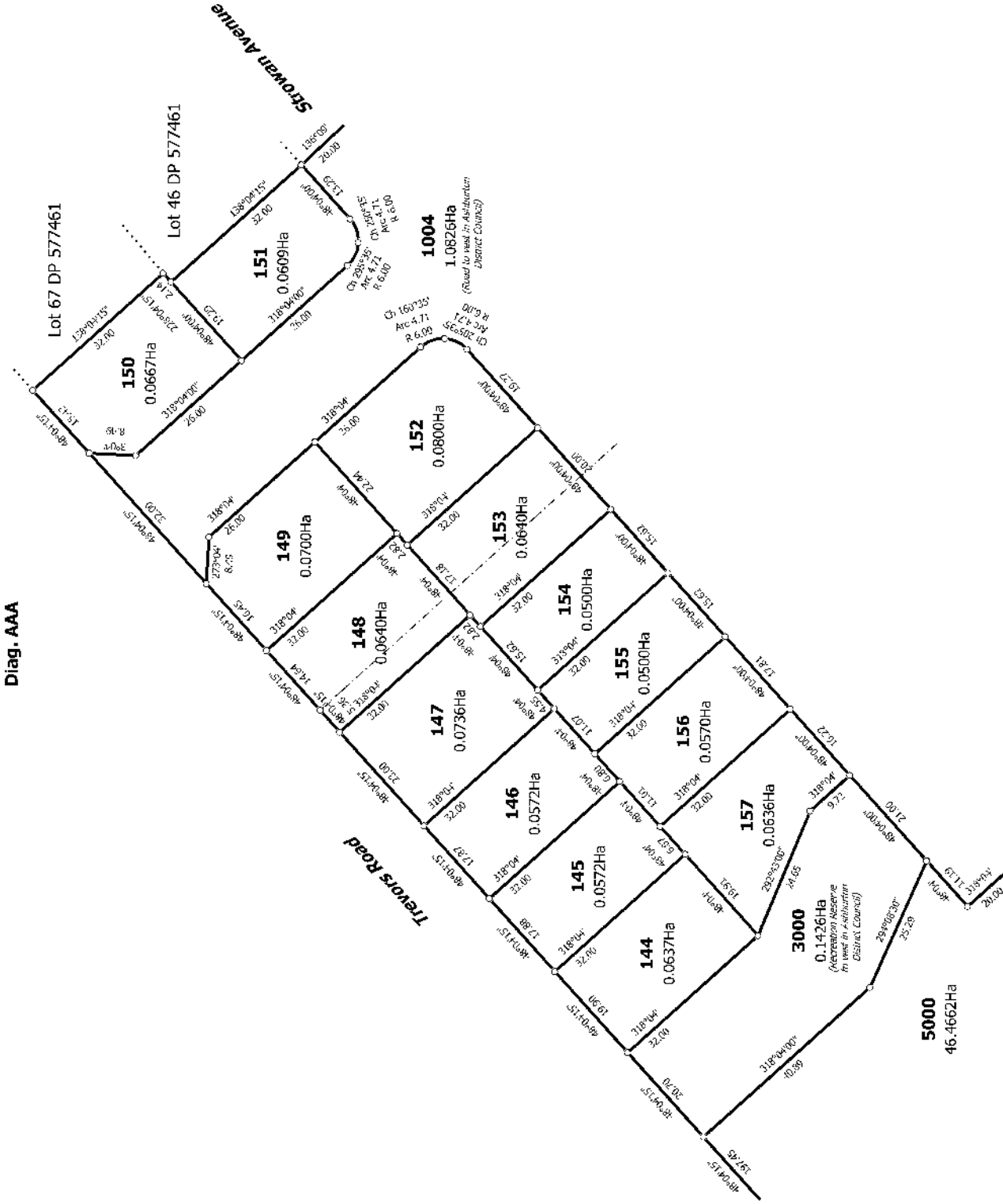
6649237.1 Discharge of Mortgage 6247791.1 - 15.11.2005 at 9:00 am

6649237.2 Transfer to Robert James Reece - 15.11.2005 at 9:00 am

6649237.3 Mortgage to TEA Custodians (Pacific) Limited - 15.11.2005 at 9:00 am
7936735.1 Discharge of Mortgage 6649237.3 - 19.9.2008 at 1:36 pm
7936735.2 Transfer to Hugh Trevor Williams and Desiree Louise Williams - 19.9.2008 at 1:36 pm
7936735.3 Mortgage to Westpac New Zealand Limited - 19.9.2008 at 1:36 pm
9099006.1 Discharge of Mortgage 7936735.3 - 15.6.2012 at 2:56 pm
9098159.2 Partial removal of the effluent reticulation and disposal easement over Lot 30 DP 210593 marked M on DP 210593 CT NA138D/724 appurtenant to the within land as specified in Easement Certificate D672257.6 - produced 28.9.2012 at 11:33 am and entered 14.12.2012 at 7:01 am
10860802.1 Resolution pursuant to Section 243(f)(ii) Resource Management Act 1991 cancelling the easement condition on DP 120525 described in Easement Certificate B902343.1 - 7.8.2017 at 11:36 am
10860802.2 Application for removal of the drainage easement created by Easement Certificate B902343.1 - produced 7.8.2017 at 11:36 am and entered 13.12.2017 at 7:01 am
11819863.1 Transfer to Sean Blignault - 7.8.2020 at 10:49 am
11819863.2 Mortgage to Westpac New Zealand Limited - 7.8.2020 at 10:49 am
12322647.1 Discharge of Mortgage 11819863.2 - 10.12.2021 at 10:51 am
12322647.2 Transfer to Sean Blignault and Amanda Nathalie Keyter - 10.12.2021 at 10:51 am
12322647.3 Mortgage to Westpac New Zealand Limited - 10.12.2021 at 10:51 am



Diag. AAA



T 3/6

Land District: Canterbury

Digitally Generated Plan

Generated on: 14/02/2024 11:37:33 AM Page 7 of 10

Lots 144-157, 159-184, 1004, 3000, 3001 & 5000 Being a Subdivision of Lot 5000 DP 598566 and Lot 5002 DP 577461

Surveyor: John William Cochran
Firm: Davis Ogilvie & Partners Ltd (Christchurch)

**Title Plan
LT 603684
DRAFT**