

View Instrument Details



Instrument No 11471800.8
Status Registered
Date & Time Lodged 18 September 2019 16:12
Lodged By Patterson, Mark Stephen
Instrument Type Land Covenant under s116(1)(a) or (b) Land Transfer Act 2017



Affected Records of Title	Land District
839127	North Auckland
839128	North Auckland
839129	North Auckland

Annexure Schedule Contains 3 Pages.

Covenantor Certifications

I certify that I have the authority to act for the Covenantor 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 ☒

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 Mark Stephen Patterson as Covenantor Representative on 09/10/2019 09:42 AM

Covenantee Certifications

I certify that I have the authority to act for the Covenantee 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 ☒

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 Mark Stephen Patterson as Covenantee Representative on 09/10/2019 09:42 AM

*** End of Report ***

This approved format may be used for lodgement as an electronic instrument under the Land Transfer Act 2017

Form 26

Covenant Instrument to note land covenant

(Section 116(1)(a) & (b) Land Transfer Act 2017)

Covenantor

Cornelis Maria VAN DER ZWET and Maxine Olwynne VAN DER ZWET

Covenantee

Cornelis Maria VAN DER ZWET and Maxine Olwynne VAN DER ZWET

Grant of Covenant

The Covenantor, being the registered owner of the burdened land(s) set out in Schedule A, **grants to the Covenantee** (and, if so stated, in gross) the covenant(s) set out in Schedule A, with the rights and powers or provisions set out in the Annexure Schedule(s).

Schedule A
required

Continue in additional Annexure Schedule, if

Purpose of covenant	Shown (plan reference)	Burdened Land (Record of Title)	Benefited Land (Record of Title) or in gross
Maintenance Programme of Stormwater Systems for Lot 1, 2 and 3 Plan 525050	DP 525050	839127	8839128 and 839129
Upgrading Costs	DP 525050	839127, 839128 and 839129	839127, 839128 and 839129

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Covenant rights and powers (including terms, covenants and conditions)

Delete phrases in [] and insert memorandum number as required.

Continue in additional Annexure Schedule if required.

The provisions applying to the specified covenants are those set out in:

[Memorandum number , registered under section 209 of the Land Transfer Act 2017].

[Annexure Schedule].

Form L

Annexure Schedule

Page 1 of 1 Page

Insert instrument type

Covenant Instrument to note land covenant

Continue in additional Annexure Schedule, if required

A. Maintenance Programme of Stormwater Systems for Lot 1, 2 and 3 Plan 525050

- i. The owner of Lot 1 is to prevent excessive growth of weed and other floating debris in the dam. Excessive growth of water plants is to be removed on or before the 1st of April every 2 years commencing April 2019.
- ii. The owner of Lot 1 is to keep the dam outlet free of floating debris which are likely to obstruct a free flow of water through the baffle.
- iii. Lots 2 and 3 have PVC access pits at their boundaries with Lot 1. These are to remain free of any debris which may cause a blockage.

B. Upgrading Costs

- i. The wooden baffle is built with HS treated timber with the top board treated H4 timber which has a 50 year life expectancy. When in need of renewing or replacing, the total cost shall be equally shared between the owners of Lot 1, 2, and 3.
- ii. Each owner is responsible for maintenance costs of the storm water drains within their own property