



lawson robinson
BARRISTERS + SOLICITORS

TAX INVOICE

73 Raffles Street, Napier 4140

Telephone (06) 833-5012

Facsimile (06) 833-5012

Mrs J M Wallace
1477 Line Road
RD 6
Ashburton 7776

Account no: 126954-6
Purchase 251 Wakanui Beach Rd Hut 6

Dated: 12/03/2021
Tax Invoice: 10682
GST Number: 101-224-554

Our Fee for Professional Services herein, to receiving your instructions, receiving Agreement for Sale and Purchase, checking title, discussions with you, confirming unconditional, preparing notices of sale, receiving and perusal of settlement statement, attending on you to sign Deed of Assignment, completing settlement, reporting to you, and all incidental matters thereto.

OUR FEE	\$1,250.00
Office Expenses	
Forms and Communications	\$50.00
GST	\$195.00
Disbursements (GST Inclusive)	
Search Fees LINZ	\$10.00
Total	\$1,505.00

PAID

(Total GST content included in this bill is \$196.30)
Payment is due 14 days following receipt of this invoice.
E & O E

Lawson Robinson Limited

✂ Please detach this remittance advice and return with your payment

Lawson Robinson Limited
PO Box 45
Napier 4140

Amount due: \$1,505.00
Client: Mrs J M Wallace
Account No: 126954-6
Tax Invoice: 10682

Tick to indicate form of payment

- ☐ Enclosed is my/our cheque for \$..... payable to Lawson Robinson Limited Trust Account
☐ Direct Credit your payment to our Bank Account, Number 03-0698-0115722-01, Reference: 126954-6

COPY

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Lease of Hut Site 6 Wakanui Beach

This Deed made the 22nd day of May Two Thousand and Nine.

BETWEEN THE ASHBURTON DISTRICT COUNCIL a body corporate under the provisions of the Local Government Act 1974 hereinafter called "the Lessor" in which terms the successors and assigns of the said body corporate shall be deemed to be included of the one part AND

Paul Gregory Strachan
and
Sheena Mary Clark

60 Grove Street
ASHBURTON

Who is hereinafter called "the Lessee" in which term the successors, executors and permitted assigns shall be deemed to be included of the other part WITNESSETH that in consideration of the rent hereby reserved and the covenants herein contained or implied and on the part of the Lessee to be respectively paid observed and performed the Lessor DOETH HEREBY DEMISE AND LEASE unto the Lessee the land described in the schedule hereto and delineated on the plan drawn hereon and thereon bordered in red to hold unto the Lessee for the term of one year from the

Seventeenth day of April Two Thousand and Nine

and so on from year to year unless or until determined under any of the said provisions YIELDING AND PAYING THEREFOR yearly and every year during the said term the Annual rent of

Twenty Dollars (\$20.00) plus Goods and Services Tax if any

without any deductions or abatements on any account whatever, such rent to be paid yearly in advance on the seventeenth day of April in each and every year

and in consideration of the premises the Lessee hereby covenants with the Lessor as follows:

1. THAT the Lessee will pay the rent reserve in the manner herebefore appointed without abatement on any account whatever.
2. THAT the Lessee will at all times during the currency of this demise pay and discharge all rates water charges taxes and other assessments which may become payable in respect of the said land during the said term the Lessors land tax alone excepted.
3. THAT the Lessee will during the said term keep and at the expiration or sooner determine thereof deliver up to the Lessor all fences gates ditches water races and other improvements on the said land in good order and condition.
4. THAT the Lessee will not assign charge or otherwise part with possession of the said land without the consent in writing of the Lessor.
5. THAT the Lessee will keep the said land free of all noxious plants and all gorse and broom not growing in fences and will keep the roads adjoining the said land free from gorse broom and noxious plants for one half of the width of the road and will do all things necessary to comply with the provisions of the "Noxious Plants Act 1978" and amendments thereto without being entitled to any compensation in respect thereof or proportion of expenses as provided by the said Act.

Paul Strachan

Sheena Clark

Paul Strachan

6. THAT the Lessee will each year trim and at all times keep trimmed to the satisfaction of the Council all growing or live hedges on the said land or on the boundary thereof.
7. THAT the Lessee will not cut down or remove or permit or suffer to be cut down or removed any timber or trees from the said land without first obtaining permission in writing from the Lessor.
8. That any buildings or structures now or hereafter erected on the said land shall be subject in all respects to the Building By-Laws and maintained at all times to the satisfaction of the Council.
9. THAT toilet facilities will be provided to a standard affixed by the Lessor.
10. THAT the Lessee will take adequate measures to ensure that any buildings on the site are rabbit proof.
11. THAT the lessee shall not without the prior consent of Council permit any further development nor redevelopment on the land. Such consent shall not be assumed as Council policy prohibits any further development or redevelopment in this locality.

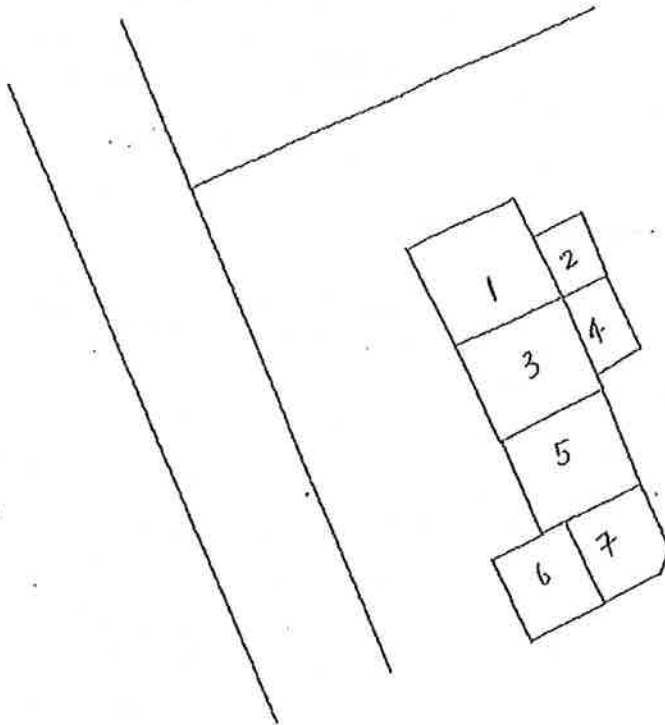
AND IT IS MUTUALLY agreed by and between the parties hereto as follows:

12. THAT if there shall be breach or non observance by the Lessee of any of the covenants on his part herein contained or implied then it shall be lawful but not obligatory for the Lessor from time to time without the necessity of giving any prior notice and without prejudice to all or any of the Lessors other remedies hereunder by its agents or workmen to enter upon the said land and to do such work and perform such acts as may be necessary to remedy such breach and provide for such compliance of covenant and the amount expended by the Lessor for such purpose shall be a debt owing by the Lessee to the Lessor with interest at the rate of ten cents in the dollar per annum.
13. THAT if and whenever the rent hereby reserved or any part thereof shall be in arrears and unpaid for the space of one month or if there shall be breach non observance or non compliance of any other covenant condition or agreement on the part of the Lessee to be observed and performed it shall be lawful for the Lessor without giving any prior notice (subject however to the provisions of the Property Law Act 1952) forthwith to re-enter upon the said land and to determine the provisions of this lease but without releasing the Lessee for rent due or accruing due or for damages in respect of any antecedent breach or non observance on his part.
14. THIS Deed is entered into under the provisions of The Public Bodies Leases Act 1969 and the provisions hereof shall be read and construed subject to the provisions hereof.
15. THAT any buildings remain the property of the Lessee and may be sold by the Lessee for removal or on the site provided that if the buildings are to be sold to a person desiring to take an assignment or renewal of the lease the provisions of Clause 4 hereof shall be complied with.

SCHEDULE ABOVE REFERRED TO

Hut Site 6 Wakanui Beach

Ph Strachan
Endorsed
B. A.
Ph Strachan



IN WITNESS WHEREOF the parties hereunto have executed these presents the day and year first above written

SIGNED for the

by the said:

Paul Gregory Strachan

Sheena Mary Clark

in the presence of

Witness

Occupation

Address

Marilyn Isabel Gilchrist

Solicitor

ASHBURTON

THE COMMON SEAL of the
ASHBURTON DISTRICT COUNCIL was hereto affixed by the
Authority of the said Council of the said District by

and

Mayor

Finance Manager



Handwritten signature or initials.

DATED the 22nd day of May.....2009

Ashburton District Council
"the Lessor"

to

Paul Gregory Strachan
Sheena Mary Clark
"the Lessee"

Lease of Hut Site 6

Wakanui Beach

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