

View Instrument Details



Instrument No 13075376.1
Status Registered
Date & Time Lodged 06 August 2024 11:16
Lodged By Lambeth, Jennifer Ann
Instrument Type Land Covenant under s116(1)(a) or (b) Land Transfer Act 2017



Affected Records of Title	Land District
1143447	North Auckland
1143448	North Auckland
1143449	North Auckland
1143450	North Auckland
1143451	North Auckland
1143452	North Auckland

Annexure Schedule Contains 2 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 Stephen Neil Sundvick as Covenantor Representative on 06/08/2024 07:20 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 Stephen Neil Sundvick as Covenantee Representative on 06/08/2024 07:20 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

ESTUARY ESTATE LIMITED

Covenantee

ESTUARY ESTATE LIMITED

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
Land Covenant		RT 1143447 to RT 1143452 (inclusive)	RT 1143447 to RT 1143452 (inclusive)

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Annexure Schedule - Covenant rights and powers (including terms, covenants and conditions)

COVENANTS

1. The Covenantor agrees that the Covenantor will only erect or cause to be erected on the Burdened Land buildings, including but not limited to dwellings, that are constructed of new materials.

BREACH OF COVENANTS

2. As the value of the Benefitted land will be affected by the continuing observance of these covenants should the Covenantor or any subsequent registered proprietor of the land not comply with or fulfil any of these covenants then without prejudice to any other remedy which the Covenantee may have:
 - 2.1 the Covenantee may take whatever action it considers necessary to remedy the breach including where necessary entering upon the Burdened Land; and
 - 2.2 All expenses and costs incurred in enforcing the covenants will constitute a debt due that will be a charge against the Burdened Land and will be recoverable as liquidated damages.
3. The covenants described in Clause 1 will cease to have effect fifteen years from the registration date of this Covenant Instrument.