

City Transportation Information

 Ph: (07) 838 6999 if you require further information

Road Works: There are no known works to be undertaken on this street.

Information concerning any consent, certificate, notice, order, or requisition affecting the land or any building on the land previously issued by Council:-

Rights Of Way / Shared Access: None recorded for this property.


Vehicle Crossing: For vehicle access it is necessary that this property is served by a properly formed vehicle crossing. If you are unsure as to the adequacy of the crossing, or if one does not exist, please contact the above number.

Road Resurfacing:

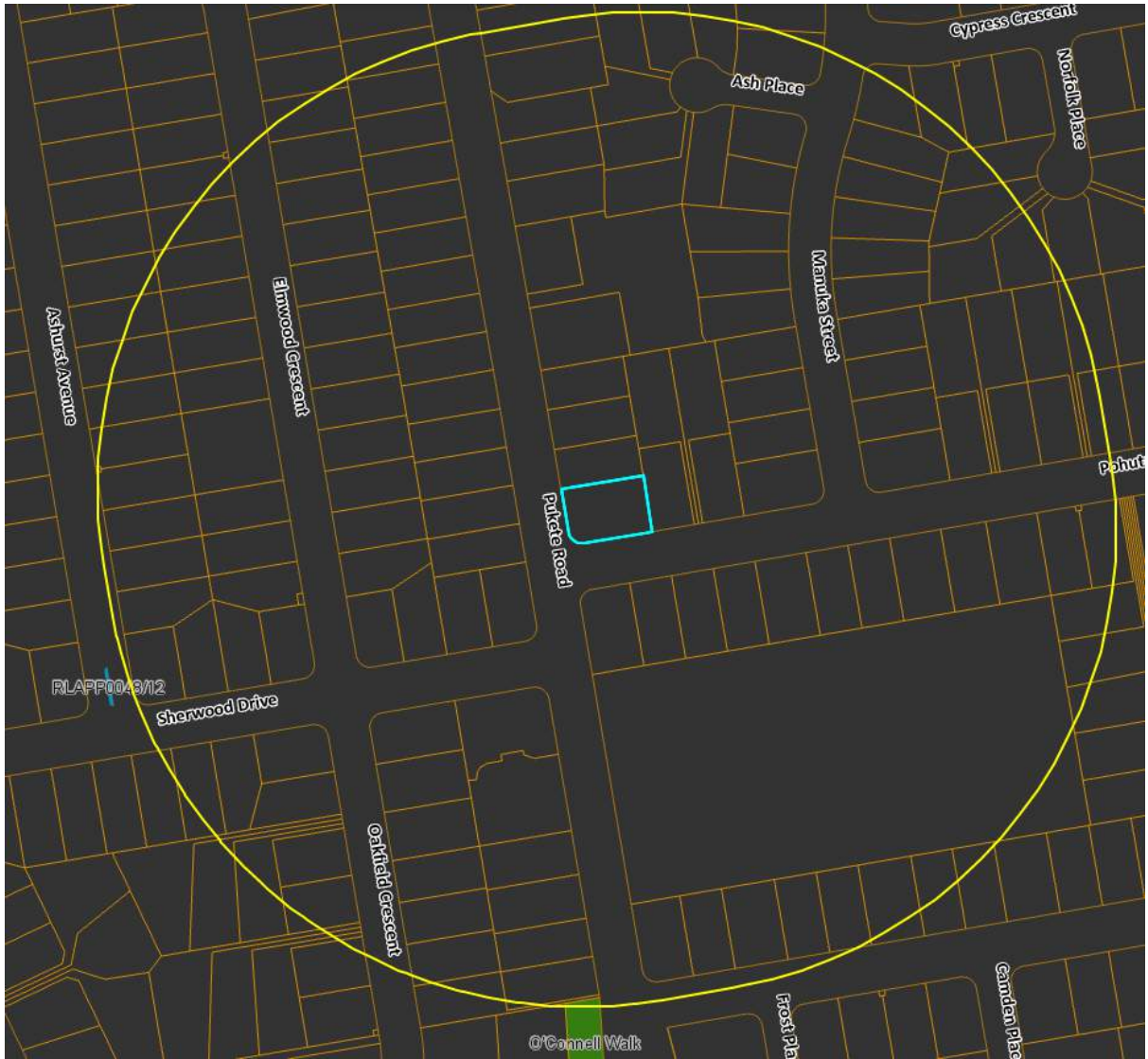
If the road this property is located on is surfaced with hotmix, the road may be resurfaced with chipseal when the current surfacing material reaches the end of its useful life. The end of its life will be when it no longer provides waterproof cover for the underlying pavement layers.

If you require more information on this, please contact the City Infrastructure Transportation Unit team (07) 838 6699.

Open Spaces and Facilities Information

 Ph: (07) 838 6699 if you require further information

The property you are enquiring about is within 200 metres of O'Connell Walk (see attached map for exact proximity). You are advised to contact the Open Spaces and Facilities Unit for further information regarding the management, development and current and potential use of O'Connell Walk on 07 838 6699 or email openspacesadmin@hcc.govt.nz



Under the Local Government Rating Act 2002 section 36 (2) you are required to notify the Hamilton City Council no later than 1 month after settlement occurs

Date of Information: 23/01/2019
Valuation Number: 04196-570-00- A
Rates Number: 35259
Assessment Area: 0.0000 - Hectares
Legal Description: House 1 DP S65718 114 Pukete Road
Total Years Levy: \$2,125.62
Received to Date: \$1,062.78 - Credit
Arrears Brought Forward from 2017/18: \$0.00
Amount to clear to 30 June 2019: \$1,062.84
Total Penalties: \$0.00
Adjustments: \$0.00
Rebates: \$0.00

If a rebate amount is showing please contact the Rates Department on 07 838 6688 as it will affect the rates currently due for settlement.

Amount now Due: \$531.42

10% Additional charge will be incurred after the instalment due date

Settlement payments can be made via Internet Banking into Hamilton City Council bank account 02-0316-0030142-06, ensure the following fields are completed:

Particulars: Rates **Code:** 35259 **Reference:** 114PuketeRoa

Please advise confirmation of this payment when sending Notice of Sale.

Direct Debit: None
Payment Amount: Nil

Automatic payments must be cancelled at the bank. Direct debits will be cancelled by HCC when requested or when change of ownership is processed.

Rating Category: Residential General
Water meter attached: No

Please note: for properties with a rating category "Commercial General" water meter charges may still apply. To confirm this, or for a final reading please email your request to CIRevenueteam@hcc.govt.nz. Alternatively, further information can be found in the "City Waters Information" section as shown in the LIM report.

Land Value: \$320,000
Capital Value: \$510,000
Improved Value: \$190,000

Instalment Number:	Payment Due Date:	Instalment Amount:
1 (1 Jul - 30 Sep)	6/09/2018	\$531.36
2 (1 Oct - 31 Dec)	29/11/2018	\$531.42
3 (1 Jan - 31 Mar)	7/03/2019	\$531.42
4 (1 Apr - 30 Jun)	30/05/2019	\$531.42

Please clear at least to the end of the current instalment at the time of settlement.

Network Utility Operators

Hamilton City Council does not hold any information concerning electricity, gas or telephone connections. Information may be obtained from the relevant companies.

Please Note:

- Some categories of information are based on records supplied to Council by property owners or developers or trades people. This information may not be accurate.
- Persons intending to make decisions in relation to the property to which this land information relates are urged to take appropriate professional advice including legal, survey, engineering and land use planning advice.
- No inspection of the property has been made for the purpose of this memorandum; it deals only with those matters which it specifically addresses and is not a general warranty of fitness.

TREES AND YOUR POWER SUPPLY

The Waikato is a region of great beauty – fertile pastures, clean rivers and millions of trees. Unfortunately, overgrown and inappropriate trees near power lines are one of the biggest contributors to power outages in our area. Even when trees appear to be well clear of the lines, they still pose a threat to the power supply during storms and strong winds.

WEL Networks, your electricity lines company is dedicated to delivering safe and reliable power to you.

Does this property have trees growing near power lines?

WEL Networks regularly carries out patrols on its lines to identify problem trees. Trees that are encroaching on the power lines are

entitled to one trim carried out by WEL Networks for free*. This offer pertains to the property, not the property owner. Contact WEL Networks to find out if any trees on this property have already had their free trim as any subsequent trimming or felling of trees is the responsibility of the property owner.

If you are a property owner then you own, and are responsible, for maintaining the lines and equipment on your property. This also includes trees that reach over your property boundary and encroach on either power lines in the roadside reserve, or into neighbouring properties.

*Some conditions apply.

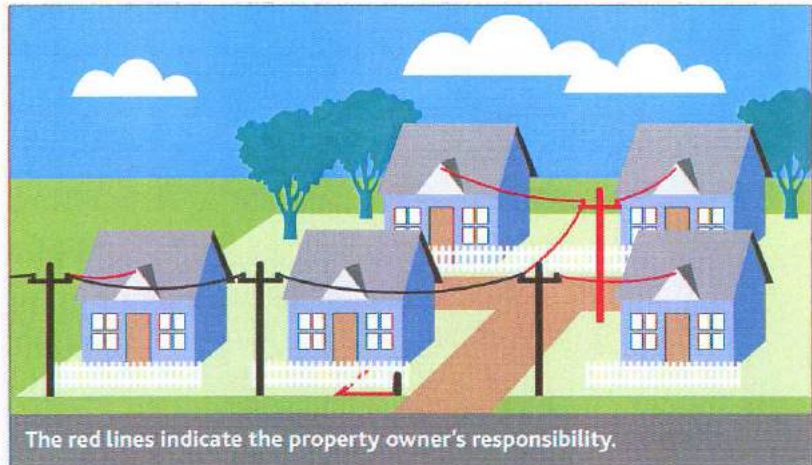
WHO OWNS WHAT?

WEL Networks owns the electricity distribution network throughout the Waikato.

However, we generally don't own the lines from the boundary of your property to your home or business. These are called service lines and they're owned by the property owner. This includes any equipment on your property such as poles, cross arms, insulators and underground cables.

If your service line serves others too, for example if you live down a right of way (R.O.W.), then you share ownership with the other property owners.

If you would like to find out more information about trees on this property and your responsibilities, contact WEL Networks directly on 0800 800 935 or trees@wel.co.nz. The rules surrounding trees



and power lines are covered by the Electricity (Hazards from Trees) Regulations 2003. If you would like to download a copy of the Tree regulations visit our website:

<http://www.wel.co.nz/files/ElectricityHazardsfromTreesRegulations2003.pdf>



114 Maui Street, Hamilton | PO Box 925, Hamilton 3240, New Zealand
Phone +64 7 850 3100 | Fax +64 7 850 3210 | Email connect@wel.co.nz | www.wel.co.nz



**RECORD OF TITLE
UNDER LAND TRANSFER ACT 2017
CROSS LEASE
Search Copy**



Identifier SA53A/317
Land Registration District South Auckland
Date Issued 22 October 1993

Prior References

SA18A/531

Estate Fee Simple - 1/2 share
Area 883 square metres more or less
Legal Description Lot 4 Deposited Plan South Auckland
19615

Registered Owners

Adrian Michael Pooley, Laura Robyn Langman and Rachael Stella Fabling

Estate	Leasehold	Instrument	L B167589
		Term	999 years commencing on 1.9.1993

Legal Description House 1 Deposited Plan South Auckland
65718

Registered Owners

Adrian Michael Pooley, Laura Robyn Langman and Rachael Stella Fabling

Interests

B167589 Lease of House 1 DPS 65718 Term 999 years commencing on 1.9.1993 Composite CT SA53A/317 issued - 22.10.1993 (Affects Fee Simple)

Land Covenant in Lease B167589 - 22.10.1993 (Affects Fee Simple)

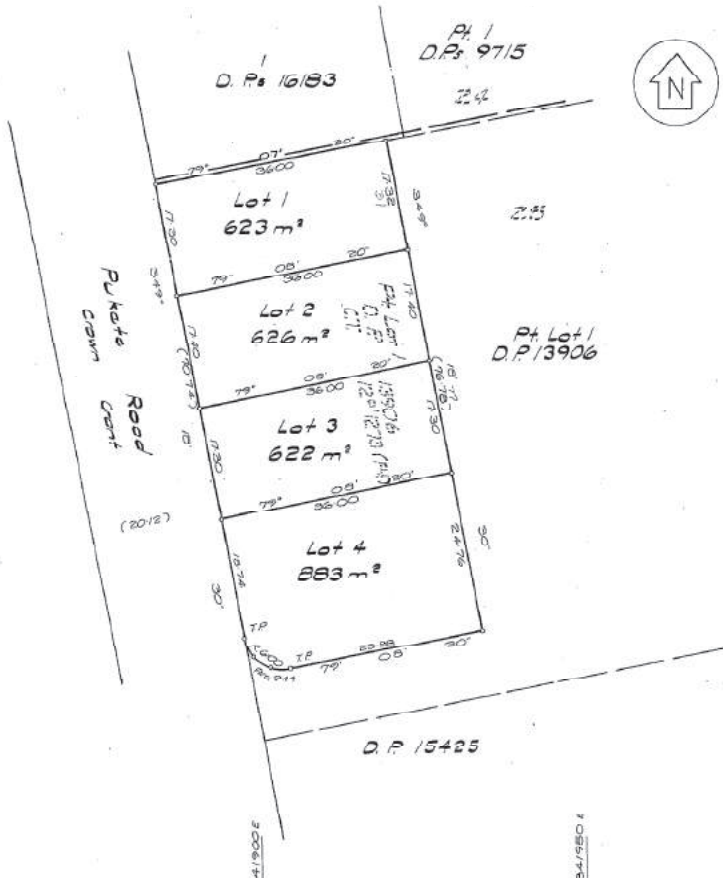
B199470.2 Lease of House 2 DPS 66671 Term 999 years commencing on 1.3.1994 Composite CT SA54B/677 issued - 27.4.1994 at 10.42 am (Affects Fee Simple)

Land Covenant in Lease B199470.2 - 27.4.1994 at 10.42 am (Affects Fee Simple)

10176942.3 Mortgage to ANZ Bank New Zealand Limited - 8.9.2015 at 4:08 pm

Lot 1	184/1528
Lot 2	184/1529
Lot 3	184/1530
Lot 4	184/1531

603650 N
603600 N



Approved

 A. J. B. [Signature]
 Surveyor General
 Registered Owner

Certified Subdn complies with operative district scheme and consent given on 13/3/1974
 D. J. [Signature]
 Deputy Town Clerk

Total Area 2754 m²
 Comprised in C.T. 305/34 (P. 7)

Walter Norman Ventner of Hamilton Registered Surveyor and holder of an annual practicing certificate hereby certify that this plan was taken from surveys executed by me or under my direction, that both plan and survey are correct and have been made in accordance with the regulations under the Surveyors Act 1966.

Done at Hamilton this 27 day of November 1974
 Field Book 5-214 p. 5 Traverse Book 489 p. 15
 Reference Plans 5046282, 5046317
 D.P. 10146, D.P. 9715
 Examined A.C. DUNN Corrected P. [Signature]

Approved as to Survey
 E. H. [Signature] Chief Surveyor
 Deposited this 6th day of December 1974

Assistant Registrar
 Hamilton
 D.P.S 19615

LAND DISTRICT South Auckland
 SURVEY BLK. & DIST. XIII Komakerau
 NZMS SHEET NO.

Lots 1-4 being a subdn of Pt Lot 1
 D.P. 13906 being Pt Allot 25, Pukete Parish.

LOCAL AUTHORITY Hamilton City
 Surveyed by Thomson & Tarrar 1822/88
 Scale 1:400 Date July 1974

