FORRESTER VALUATIONS

VALUERS & PROPERTY CONSULTANTS

Totara Business Village
409 Queen Street, Masterton
W: 06 3770657
C: 0274426923
E: forrestervaluations@gmail.com

VALUATION REPORT

257 HIGH STREET SOUTH, CARTERTON

CARTERTON DISTRICT - 5713



Valocity Order; 7AT-TTTE-CA7

Date Of Valuation; 30th April 2026

FORRESTER VALUATIONS

VALUERS & PROPERTY CONSULTANTS

1st May 2026

The Manager,
ANZ Bank New Zealand Limited,
Wellington.

Dear Sir/Madam.

RE: **RESIDENTIAL PROPERTY**

257 HIGH STREET SOUTH, CARTERTON, CARTERTON DISTRICT – 5713

Our Reference: 22946

EXECUTIVE SUMMARY

Valocity Order No;	7AT-TTTE-CA7
Residential Property;	257 High Street South, Carterton, Carterton District.
Property Type	Residential 'in Scope'
Purpose Of Valuation;	Market Value for mortgage finance purposes.
Orderer's Company Name;	NZ Financial Services Group (Riana De Plessis).
Prepared For;	ANZ Bank Zealand Limited via Valocity.
Borrowers;	Laurie & Richard Forster.
Land Area;	889 square metres
Brief Description;	The subject property comprises of a four bedroom home with origins dating back to the 1930's and being located on a regular shaped section on the eastern side of High Street South in Carterton. The dwelling has been renovated internally and provides for a very comfortable standard of fount bedrooms, one bathroom, open plan style kitchen/living accommodation.

	Also augmenting the property is a detached garage with adjoin covered outdoor patio and well developed grounds.
Date Of Inspection;	30th April 2026
Effective Date Of Valuation;	30th April 2026
Date Valuation Issued;	1st May 2026
Market Value Assessment	$600,000
	Including an allowance for Chattels
	Unless otherwise states, all figures include GST (if any)
Compliance Statement;	This valuation report has been prepared in compliance with Property Institute of New Zealand and Australia Property Institute Guidance Papers for Valuers and Property Professionals'.
Valuer Status;	This valuation has been prepared by Registered Valuer Peter Forrester. We confirm a full internal inspection has been carried out by the signing Registered Valuer. The writer has no material connection with the instructing party and has the appropriate qualifications and experience to undertake a valuation of this nature.
Inspection Type;	Internal

FORRESTER VALUATIONS

P.R. FORRESTER. BBS, SPINZ.
Registered Valuer.

SCOPE OF WORKS

Valuer Status;	This valuation has been undertaken by Registered Valuer Peter Forrester of Forrester Valuations who provides this objective and unbiased valuation. The Valuer has no material connection or involvement with the subject property nor the instructing party and has the appropriate qualifications and experience to undertake a valuation of this nature. The Valuer holds an Annual Practising Certificate and holds Indemnity Insurance appropriate to the value level assessed in this report.
Purpose;	We have been requested to provide a Market Value of the property located at 257 High Street South, Carterton, Carterton District.
Asset Valued;	The asset valued is known as 257 High Street South, Carterton, Carterton District.
Basis of Value	Market Value as defined in the International Valuation Standards, being. 'The estimated amount for which and asset or liability should exchange on the valuation date between a willing buyer and a willing seller in an arm's length transaction, after proper marketing and where the parties have each acted knowledgeably, prudently, and without compulsion'.
Valuation Date	The Market Value being assessed as of 31st April 2026.
Extent of Investigation;	An inspection of all readily accessible parts of the improvements of the property has been carried out by the writer A qualified engineer's structural survey has not been sighted in relation to the subject property. The member is not a building construction and/or structural expert and is therefore unable to certify as the structural soundness of the improvements. Prospective purchasers or mortgagees would need to make their own enquiries in this regard. We have not sighted a structural report on the property, nor have we inspected unexposed or inaccessible portions of the premises. We therefore cannot comment on the structural integrity, defect, rot of infestation of the improvements nor can we comment on any knowledge of the use in construction of material such as asbestos or other materials now considered hazardous.
Source of Information Relied Upon	Government Sources/Local Council Authorities Google Maps REINZ Sales Data

Valuation Approach;	We have utilised the Comparable Transactions Method to arrive at your assessment of Market Value
Distributions;	Acting on instructions received we have inspected the property situated at 257 High Street South, Carterton, Carterton District for the purpose of assessing the Market Value of that property for mortgage finance purposes. This valuation may be relied upon by the persons for whom the report has been addressed. The report has been prepared for the private and confidential uses of the above parties, and it should not be reproduced in whole or in part or relied upon for any other purpose or by any other partly than the persons to whom it is addressed without express written authority from Forrester Valuations
Compliance with IVS;	Our valuation has been prepared in accordance with International Valuations Standards (IVS) 2025 and Australia and New Zealand Guidance Papers (ANVGN). IVS 104, effective 31 January 2025, addresses the impact of ESG (Environmental, Social, and Governance) factors on valuations. It requires valuers to be aware of relevant legislation and frameworks related to ESG, and to consider how these factors might positively or negatively influence the valuation of an asset. The standard emphasizes the use of observable data and transparent, justifiable inputs in the valuation process.
Compliance with Standing Instructions;	Our valuation complies with Residential Valuation Standing Instructions version 1.3 (effective 1 March 2019), International Valuation Standards (effective 31 January 2022).

TITLE DETAILS

An estate in fee simple containing 1012 square metres more or less situate in District Of Carterton being Lot 7 on Deposited Plan 16067.

Also being all of the land as contained and described in Certificate Of Title Volume 857 Folio 25 of the Wellington Registry.

Copies of the Historical and Current Certificates Of Title are attached to this report. Interest noted being a mortgage to ANZ Bank New Zealand Limited.

Registered Proprietors on Title; Richard Allan Forster.

ZONING:

The subject land is zoned Residential under the provisions of the Combined Wairarapa District Plan, being in common with adjoining properties.

Under the District Plan Wairarapa's residential environment is managed under a single residential zone.
The objective of the zone being to maintain and enhance the character and amenity values of the Wairarapa's residential areas, having regard for the particular characteristics of each neighbourhood and the need to provide for a diversity of residential lifestyles and non residential

STATUTORY VALUATION

As of the 1st of September 2023.

Value Of Improvements	$ 160,000
Land Value	$ 270,000
Capital Value	$ 430,000

The above rating valuation is an assessment of the value of the property as of 1 September 2017 based on sales at that date. It is not a current market valuation. These values are subject to change due to objections, subdivisions or changes to improvements

LOCALITY:

The subject property is located towards the southern end of Carterton Borough, with the town's central commercial and retail precinct being within fairly easy walking distance.

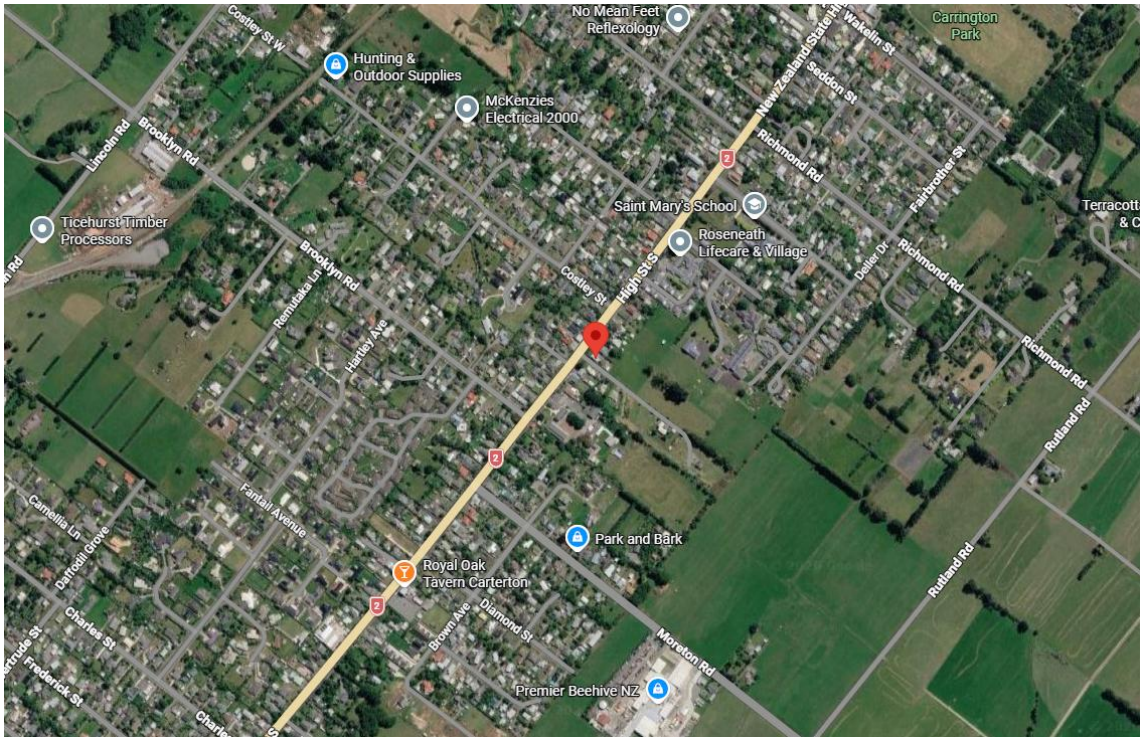
High Street South is the main arterial route through the town. As such is has high traffic flows by local standards.

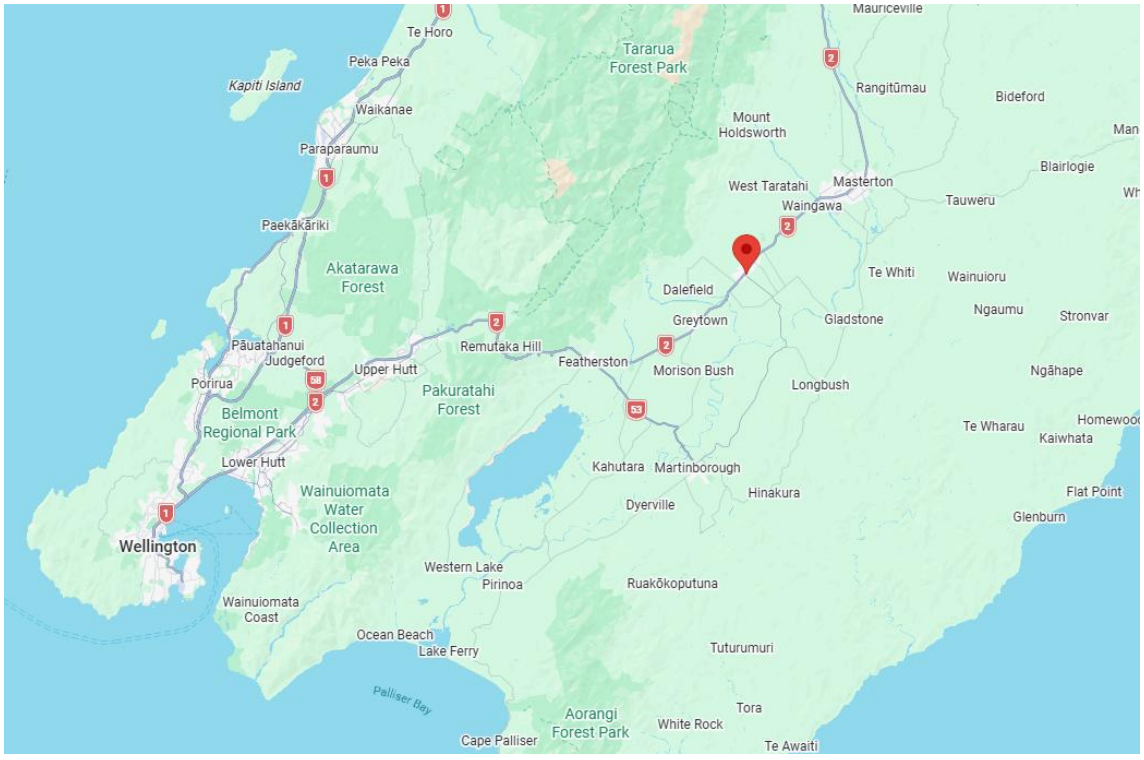
Adjoining and nearby properties comprising standard residential style homes to the High Street frontage.
Farmland associated with the Ponatahi Christian School is sited directly to the rear of the subject property. This land providing for a pleasant rural outlook.

Carterton is a small to medium sized town in the Wellington Region of New Zealand and the seat of the Carterton District (a territorial authority or local government district). It lies in a

farming area of the Wairarapa in New Zealand's North Island. It is located 14 kilometres southwest of Masterton and 80 kilometres northeast of Wellington. The town has a population of 5,240 (June 2017), out of a total district population of 9,060.

Carterton was founded in 1857. Originally known as Three Mile Bush, it served as housing for workers building the road between Wellington and Masterton. It was later renamed after Charles Carter, who was in charge of the building of the Black Bridge over the Waiohine River south of the town. The town describes itself as New Zealand's daffodil capital, holding a Daffodil Festival each year on the second Sunday in September.





SITE DESCRIPTION

Site Area	889 square metres
Shape	Regular shaped parcel, valued to the physical boundaries as inspected and having frontage and direct vehicle access off the eastern side of High Street South.
Contour	Flat
Services	The subject property is connected to the following services; • Town Water • Town sewerage • Electricity • Telecommunication services
Current Use	Residential



IMPROVEMENTS

THE DWELLING

Single storey structure. Built in the late 1930's or thereabouts. Rear extensions at a later date.

Floor Areas.
112 square metres
Plus, wrap around rear timber deck measuring a further 35 square metres/

Construction. The exterior of the dwelling is constructed of weatherboard walls, wooden window and external door joinery, corrugated iron roof, pvc guttering, all being sited on concrete ring and concrete pile foundations (as far as underfloor inspection was possible).

Comments: Home having average road appeal in keeping with the era built. Rear extended area having a good sized and wrap around timber deck.
The exterior is currently in the process of being re painted.

This report is for valuation purposes only and is does not purport to represent a structural or engineering survey on either the condition of building and or/land.

Accommodation. The main rooms comprise;

Master bedroom	In built wood burner
Three other bedrooms	
Kitchen/living area	Open plan space sited to the rear of the house and having dual double door access onto the wrap around deck. Wrap around and solid timber sink bench/breakfast bar, stainless steel oven with Ceramic hobs, stainless steel rangehood, dishwasher, Meltica storage cupboards and cabinetry. Wood burner on wetback.
Bathroom	Bath with shower over, vanity, toilet. Washing machine connection and electric/solar hot water cylinder above. Tiled to the floors and lower walls.
Hallway area	Front entry. Linen/storage cupboard.

Interior linings being predominantly plaster board walls, plaster board and pinex ceilings.

Comments: Functional floor plan with kitchen/living area being open plan, quite spacious and having dual double door onto the rear wrap round deck.
Both the kitchen and bathroom having been fully upgraded over fairly recent years.
Interior rooms being very tidily maintained overall. Very food carpets to the bedrooms.
Solar panels on the roof connected to a dual electric/solar hot water system.
We have been informed that the house has been fully insulated to the walls, under floor and also the ceilings.

PHOTOS








OTHER IMPROVEMENTS

Detached garage. Iron sheathings over timber framing, concrete floor, roller door vehicle access, aluminium bi fold doors to the western facing side, power connected and measuring 34 square metres. Internal walls being plyboard lined.

Covered outdoor patio area opening off the west side of the above garage. Small storage shed also to the south side of this patio.



Second storage/woodshed

Section Development; Concrete driveway and gravel park area to the rear of the section,

boundary fencing (low concrete structure to the street frontage, mixed the sides and rear).

The surrounding grounds well developed and tidily maintained at the time of inspection.

SUMMARY

The subject property comprises of a four bedroom home with origins dating back to the 1930's and being located on a regular shaped section on the eastern side of High Street South in Carterton.

The dwelling has been renovated internally and provides for a very comfortable standard of fount bedrooms, one bathroom, open plan style kitchen/living accommodation.

Also augmenting the property is a detached garage with adjoin covered outdoor patio and well developed grounds.

RISK ANALYSIS

FACTOR	RISK				
	1	2	3	4	5
Tenure					
Locality					
Land					
Improvements					
Saleability					
Market					

Risk Ratings: 1 = Low, 2 = Low to Medium, 3 = Medium, 4 = Medium to High, 5 = High
To determine the risk factor scores the following elements considered are.

Tenure; Is an assessment of the inherent risks associated with the Tenure of the property based on any encumbrances registered on the title and/or non-compliance with resource management requirements

Locality; Based on the overall desirability of the locality and any other impacting local features.

Land; Considers risks associated with the physical characteristics of the land.

Improvements; Is an assessment of the quality of the improvements, including the building material, external building condition, age of the improvements and general presentation and quality of interior fit out, and any other maintenance issues noted. This rating has been slightly elevated to reflect the fact that the interior of the house has potential for a makeover.

Saleability; Reflects the properties overall saleability at the time of inspection.

Market; Considered reflection of the market stability based on past performance of the location and property type together with the economic outlook.

MARKET COMMENTARY

The property market in Carterton has slowed over the past year or so due to rising mortgage interest rates, reduced buyer confidence, and global events. This has led to longer selling times and lower sale prices, particularly for vacant land and lower-value residential properties.

However, new builds and high-end residential or lifestyle properties have remained more stable. In recent months, there has been a noticeable increase in buyer activity, with more confirmed sales in the residential and improved lifestyle sectors.

First-time buyers also appear to be returning to the market, suggesting a revival of interest.

VALUATION RATIONALE

In assessing a market value for the subject property, we have adopted the ‘Comparable Transactions Method’.

The ‘Comparable Transactions Method’ compares a subject property's characteristics with those of comparable properties which have recently sold in similar transactions. The process uses one of several techniques to adjust the prices of the comparable transactions according to the presence, absence, or degree of characteristics which influence value. This method relies on the assumption that a matrix of attributes or significant features of a property such as floor area, views, location, number of bathrooms, lot size, age of the property and condition of property, drive its value. The ‘Comparable Transactions Method’ is based upon the principles of supply and demand, as well as upon the principle of substitution. Supply and demand indicate value through typical market behaviour of both buyers and sellers. Substitution indicates that a purchaser would not purchase an improved property for any value higher than it could be replaced for on a site with equivalent utility, assuming no undue delays in construction.

SALES EVIDENCE

SALE 1

Address	27 Brooklyn Road, Carterton
Contract date	12/2025
Sale price	$520,000
RV	$530,000
Floor area (sqm)	120
Land area	883 square metres
Net rate analysis	$2,300 per square metre
Description	Home being built in the 1960’s. Four bedrooms, one bathroom, kitchen with past upgrading and adjoining lounge. Tidily maintained and presented. Detached garage. Average ground development.
Comparability	Inferior. House not being renovated to the same standard as the subject.



SALE 2

Address	13 Armstrong Avenue, Carterton
Contract date	4/2026
Sale price	$530,000
RV	$550,000
Floor area (sqm)	172
Land area	966 square metres
Net rate analysis	$1,700 per square metre
Description	Good sized home being built in the 1960's and being located within easy walking distance of the town centre. Three bedrooms, two bathrooms, open plan kitchen/dining, separate lounge. Internal upgrading completed over past years. Detached garage and tidily maintained grounds.
Comparability	Fairly comparable. House being built in a similar aera as the subject and also having three bedrooms. Having en-suite bathroom and also having a larger floor area.



SALE 3

Address	4 McKenzie Terrace, Carterton
Contract date	1/2026
Sale price	$577,000
RV	$640,000
Floor area (sqm)	120
Land area	917 square metres
Net rate analysis	$2,400 per square metre
Description	Roughcast clad home being built in the 1960's and being located within easy walking distance of the town centre. Upgraded internally and having three bedrooms, one bathroom, open plan kitchen/dining, separate living area. Well developed grounds with detached garage and older style in ground pool.
Comparability	Comparable. House being upgraded internally in keeping with the subject.



SALE 4

Address	77 Kent Street, Carterton

Contract date	11/2025
Sale price	$585,000
RV	$540,000
Floor area (sqm)	100
Land area	872 sq metres
Net rate analysis	$3,200 per square metre
Description	Group style home being built in the 1960's. Three bedrooms, one bathroom, kitchen/dining and separate lounge. Upgraded internally and well presented. Two separate detached garages and tidily developed grounds.
Comparability	Comparable. Having a fairly similar floor area as the subject and also being upgraded internally.



SALE 5

Address	25 Richmond Road, Carterton
Contract date	3/2026
Sale price	$590,000
RV	$510,000
Floor area (sqm)	120
Land area	711 sq metres
Net rate analysis	$2,800 per square metre
Description	Group style home being built in the 1960's. Three bedrooms, one bathroom, refreshed kitchen/dining and separate lounge opening onto a good sized deck. Well maintained and presented. Detached garage and lined sleepout.
Comparability	Comparable. Having a fairly similar floor area as the subject and also having upgraded work completed.



SALE 6

Address	35 Frederick Street, Carterton
Contract date	1/2026
Sale price	$590,500
RV	$510,000
Floor area (sqm)	110
Land area	1012 sq metres
Net rate analysis	$2,800 per square metre

Description	Early 1900's cottage located towards the southern end of the town. New roof, new kitchen, modern family bathroom, three bedrooms. New carpets and flooring and also being very well presented. Detached garage and very tidily maintained grounds.
Comparability	Comparable. Having a similar floor area as the subject and also being fully upgraded internally.



SALES RECONCILIATION TABLE

Address	Sale Price	Sale Date	Land Area	Floor Area	Beds	Baths	Net rate	Comparability
27 Brooklyn Road	$520,000	12/2025	883	120	4	1	2,300	Inferior
13 Armstong Av	$530,000	4/2026	966	172	3	2	1,700	Fairly comparable
4 McKenzie Terrace	$577,000	1/2026	917	120	3	1	2,400	Comparable
77 Kent Street	$585,000	11/2025	872	100	3	1	3,200	Comparable
25 Richmond Road	$590,000	3/2026	711	120	3	1	2,800	Comparable
35 Frederick Street	$590,500	1/2026	1012	110	3	1	2,800	Comparable

SALES HISTORY

We note that the subject property was purchased for $631,500 in October 2021. This date being near the peak of the last property price cycle.

VALUATION ASSESSMENT

The net rate analysis figures for the listed comparable sales range from $1,700 psm up to $3,200 psm.

Having taken all relevant factors into account, we consider a fair net rate for the subject property to be $2,800 psm

The Dwelling		
112 square metres @ 2,800 psm	$313,600	
Plus, deck allowance	$ 15,000	
	$328,600	
Fix at		$ 330,000
Other in place improvements		$ 30,000
Land Value		$ 230,000

Total	$ 595,000
Plus, allowance for chattels	$ 10,000
MARKET VALUE ASSESSMENT	$ 600,000

Note; Chattels allowance being for in place drapes, light fittings and floor coverings.

Estimated Marketing Period; Taking current market conditions into account we consider a fair marketing period for the subject property if place on the open market to be between 1 and 3 months

Value Assessment Statement: The value of the subject property may change significantly and unexpectedly as a result of general market movements or other factors specific to the property.

Valuation Assessment can be relied upon for 90 days or less, and any liability where the valuation is relied upon after that time period is excluded.

MORTGAGE RECOMMENDATION

Unless required by State or Federal legislation or, in the case of New Zealand, legislation such as the Trustee Act 1956 and amendments, the Lawyers and Conveyancers Act (Lawyers: Nominee Company) Rules 2008, or the Securities Act (Contributory Mortgages) Regulations 1988 or any lender whom the Member is aware is acting in the capacity as a Trustee it is not generally appropriate for the Member to recommend a maximum or minimum loan percentage or amount or recommend a loan period

Having taken all relevant factors into account, we consider the subject property to be suitable for mortgage lending purposes.

CERTIFICATION

We hereby certify that;

- We certify that Forrester Valuations has no financial interest or otherwise in the subject property. We further certify that Forrester Valuation has no relationship with the vendor, the purchaser of the agent

- The undersigned is a Registered Valuer.

- This valuation report is made in accordance with the New Zealand Institute Of Valuers Practice Standards.

- The undersigned holds a current Practising Certificate and is ANZIV qualified.

- We have in force at the date of supplying this valuation report current professional indemnity insurance appropriate to the nature and level of our business activities.

- This report is limited to the client to whom it is addressed and for the purpose for which it is Prepared

We disclaim all responsibility and will accept no liability to any other party, and we thank you for your instruction in respect of this valuation.

FORRESTER VALUATIONS



P.R. FORRESTER. BBS, SPINZ.
Registered Valuer.

FORRESTER VALUATIONS

VALUERS & PROPERTY CONSULTANTS

STATEMENT OF VALUATION POLICIES

Valuation Subject To Change
This valuation has been based on available information as at the date of Valuation. No warranty can be given as to the maintenance of this value in the future. It is our recommendation that the valuation be reviewed periodically

Assumptions
Assumptions may well form part of our valuation report due to the fact that some matters are not capable of accurate calculation or fall outside the scope of expertise. The person to whom this report is addressed acknowledges and accepts that the valuation may contain certain specific assumptions and as such the person or entity to which this report is addressed acknowledges and accepts the risk that if any assumptions adopted in the valuation are incorrect, then this may well have an effect on the valuation.

Leases
Where a property is leased, this report records the nature of the information supplied. That information has been accepted and relied upon at face value. It has been assumed that the information supplied is complete and accurate.

Property Title
We have assumed that there are no further easements or encumbrances not disclosed by the title search which may affect the assessed value.

Town Planning
It is assumed that all information supplied by the relevant Local Authority is accurate.

Floor Areas
We have completed on site measurements and floor area calculations. In the event that there is a material difference in areas, we reserve the right to review or valuation as assessed

Condition & Repair
Whirl in the course of inspection due care is taken to note any building defects, we have not carried out a structural survey not tested any of the services or facilities and are therefore unable to state that the building is free from defect. No guarantee is given in respect of rot, termite, pest infection, or other hidden defects.

Legislation
We have not obtained a Land Information Memorandum. Our valuation is made on the basis that such LIM if obtained would not have adversely affected or opinion of the market value of the property

Title Boundaries and Land Survey
A current survey has not been provided. As such we have assumed that all improvements lie within the title boundaries. We do not carry out investigations on site in order to determine the suitability of ground conditions and services, nor do we undertake environmental or geotechnical surveys.

Environmental Conditions
We have assumed that the site is free of elevated levels of contaminants. Our on site inspections of the subject property and immediately surrounding properties revealed no obvious signs of contamination. Is a subsequent test is undertaken that indicates of any such contamination, we reserve the right to review our valuation assessment should we deem such to be necessary

New Building & Improvements
Where the valuation includes added value for buildings or other improvements yet to be completed, such added value is subject to compliance with all Local Body and other Government requirements and assumes that all Building Consents, Cod of Compliance Schedules, or other regulatory building matters are complied with, and that all work is completed to a good tradesman like standard.

Risk Analysis
The Risk Analysis is necessarily subjective and takes into account a number of factors. Different people are likely to place a different weighting on the various risk factors. We accept no liability or responsibility for any loss, damage, cost or expense suffered which may directly or indirectly result from reliance on any of the individual risk factor scores in this report.

Valuation Methodology
The primary valuation methodology used by Forrester Valuations in valuing the subject property is the direct comparison approach with sales. The result is the best estimate of value Forrester Valuations can produce, but is an estimate and not a guarantee of value. Our valuation is dependent upon the accuracy of the information supplied to us. The person or entity to which this report is addressed acknowledges and accepts the risk that if any of the unverified information in the valuation is incorrect, then this may have an effect on the valuation.

FORRESTER VALUATIONS

VALUERS & PROPERTY CONSULTANTS

CERTIFICATE OF TITLE

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 **WN857/25**

Land Registration District **Wellington**

Date Issued 28 August 1959

Prior References
WN464/207

Estate Fee Simple

Area 889 square metres more or less

Legal Description Lot 7 Deposited Plan 16067

Original Registered Owners

Joyce Yzma Thompson

Interests

8605647.1 Transmission to Ailsa Joyce Scott, Dawn Lorraine Roberts and Dennis Boyd Thompson as Executors - 14.10.2010 at 3:06 pm

8605647.2 Transfer to Martinus Schot and Geertruida Schot - 14.10.2010 at 3:06 pm

8605647.3 Mortgage to Westpac New Zealand Limited - 14.10.2010 at 3:06 pm

11637616.3 Variation of Mortgage 8605647.3 - 17.12.2019 at 3:55 pm

12294260.1 Discharge of Mortgage 8605647.3 - 26.11.2021 at 2:16 pm

12294260.2 Transfer to Richard Allan Forster (1/2 share) and Cheryl Marie Roberts (1/2 share) - 26.11.2021 at 2:16 pm

12294260.3 Mortgage to ASB Bank Limited - 26.11.2021 at 2:16 pm

13322750.1 Discharge of Mortgage 12294260.3 - 13.6.2025 at 3:36 pm

13322750.2 Transfer to Richard Allan Forster - 13.6.2025 at 3:36 pm

13322750.3 Mortgage to ANZ Bank New Zealand Limited - 13.6.2025 at 3:36 pm

Land and Deeds—4
FORM No. 2

REGISTER

Reference: Vol. [illegible], Folio [illegible]
Transfer No. [illegible]
Order for N/C No.

NEW ZEALAND

Register-book, Vol. 857, folio 25

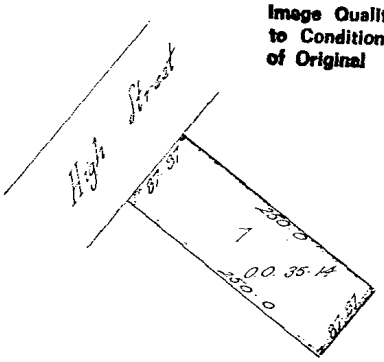
CERTIFICATE OF TITLE UNDER LAND TRANSFER ACT

This Certificate, dated the [illegible] day of [illegible], one thousand nine hundred and [illegible] under the hand and seal of the District Land Registrar of the Land Registration District of [illegible] WITNESSETH that LAURENCE DAVIES KEEDWELL [illegible]

is seised of an estate in fee-simple (subject to such reservations, restrictions, encumbrances, liens, and interests as are notified by memorial under written or endorsed hereon, subject also to any existing right of the Crown to take and lay off roads under the provisions of any Act of the General Assembly of New Zealand) in the land hereinafter described, as the same is delineated by the plan hereon bordered [illegible], be the several admeasurements, a little more or less, that is to say: All that parcel of land containing [illegible] more or less situate in the Borough of Carterton being part of Section 13 of the Township of Clareville and being [illegible] on Deposited Plan 16067.

District Land Registrar
Assistant

Image Quality due to Condition of Original



Scale: 1 chain to an inch

EQUIVALENT METRIC AREA IS 889 m²

Transmission 671877 to The Public Trustee - 2.6.1966 at 10.25

Transfer 814171 to Ngaire Keedwell of Carterton, Widow 13/12/[illegible] at 2.31 p.m.

THIS REPRODUCTION (ON A REDUCED SCALE) CERTIFIED TO BE A TRUE COPY OF THE ORIGINAL REGISTER FOR THE PURPOSES OF SECTION 215A LAND TRANSFER ACT 1952.
A.L.R.

Transfer 829959 to Max William Wilson of Carterton Electrician and Leanne Maureen Wilson his wife - 15.6.1970 at 9.30 a.m.
A.L.R.

Settled under the Joint Family Homes Act 1964 on the abovenamed registered proprietors - 15.6.1970 at 9.31 a.m.
A.L.R.

CANCELLED See T. 45194 Application 45194

Mortgage 829960 to The State Advances Corporation - 15.6.1970 at 9.32 a.m.
A.L.R.

Mortgage 829961 to Ngaire Keedwell - 15.6.1970 at 9.33 a.m.
A.L.R.

(OVER)

857-25

No.829962 Family Benefit Charge to The State Advances Corporation - DISCHARGED 15.6.1970 at 9.34 a.m.

5.2.1973 A.L.R. A.L.R.

Transfer 957706 to Boyd Thompson of Carterton, Salesman and Joyce Yzma Thompson his wife - 5.2.1973 at 9.18 a.m.

190543.1 DISCHARGED 17 JAN 1978 FOR A.L.R. A:L.R.

Mortgage 957707 to Keith Mourant Fauvel 5.2.1973 at 9.19 a.m.

A.L.R.

B:572897.1 Transmission to Joyce Yzma Thompson as survivor - 21.2.1997 at 11.44 a.m.

A.L.R.

RECORD OF TITLE
UNDER LAND TRANSFER ACT 2017
FREEHOLD

Search Copy

R.W. Muir
Registrar-General
of Land

Identifier	**WN857/25**
Land Registration District	**Wellington**
Date Issued	28 August 1959

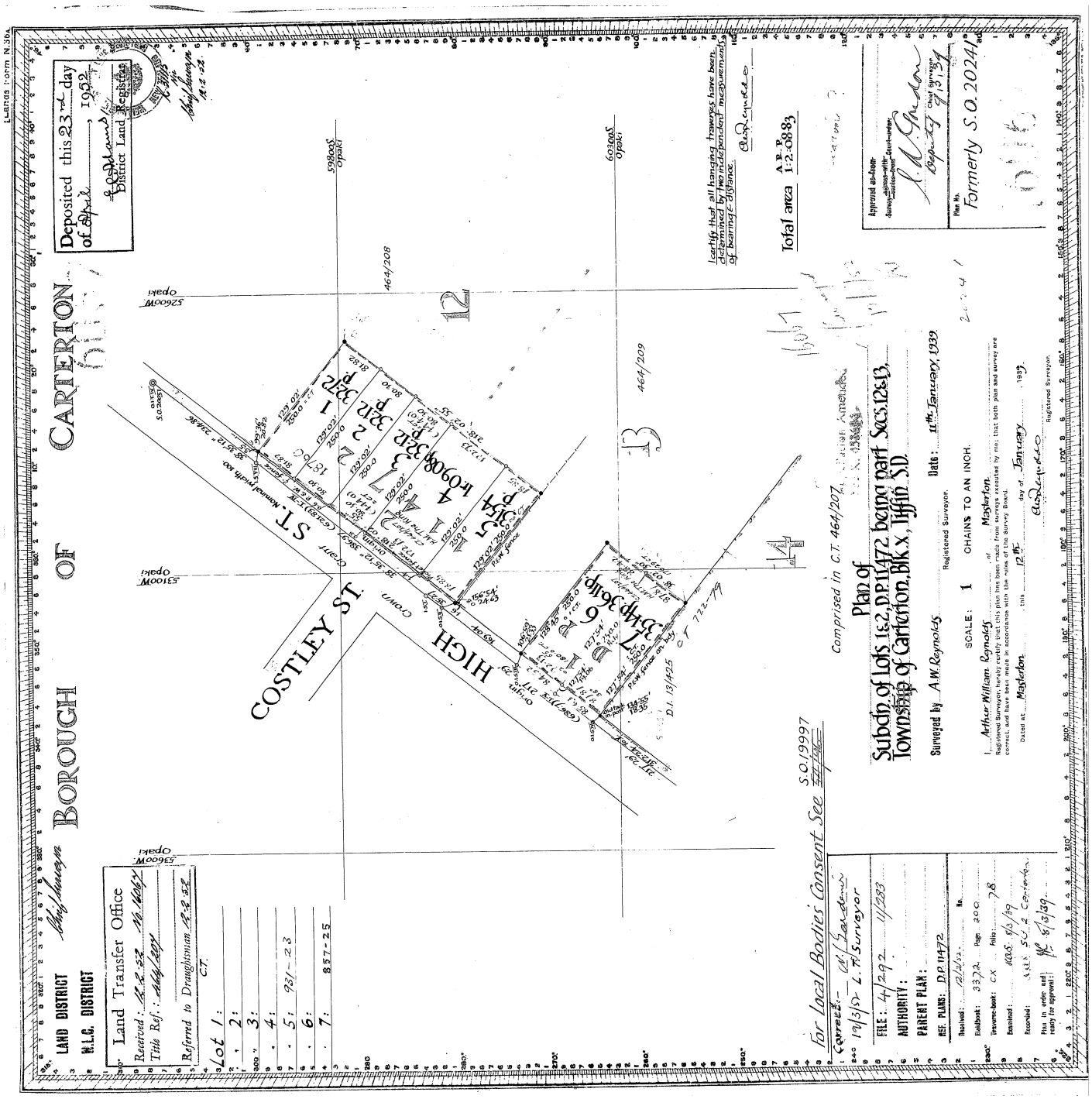
Prior References
WN464/207

Estate	Fee Simple
Area	889 square metres more or less
Legal Description	Lot 7 Deposited Plan 16067
Registered Owners	

Richard Allan Forster

Interests

13322750.3 Mortgage to ANZ Bank New Zealand Limited - 13.6.2025 at 3:36 pm


LAND DISTRICT
W.L.G. DISTRICT
BOROUGH OF CARTERTON
Land Transfer Office
Received:
Title Ref.:
Referred to Draughtsman
Lot 1:
2:
3:
4:
5: 931-23
6:
7: 857-25
Deposited this 23rd day of April, 1962
District Land Registrar
I certify that all hanging traverses have been determined by two independent measurements of bearing & distance.
Total area A. R. P. 1:2:0883
Approved as to Survey
Plan No. Formerly S.O. 20241
Comprised in C.T. 464/207
Plan of Subdn of Lots 1 & 2, D.P. 11472 being part Secs. 12 & 13, Township of Carterton, Blk. X, Tiffin S.D.
Surveyed by A.W. Reynolds
Registered Surveyor.
Date: 11th January, 1939
SCALE: 1 CHAINS TO AN INCH.
I, Arthur William Reynolds of Masterton
Registered Surveyor, hereby certify that this plan has been made from surveys executed by me; that both plan and survey are correct, and have been made in accordance with the rules of the Survey Board.
Dated at Masterton this 12th day of January 1939
Registered Surveyor.
For Local Bodies Consent See S.O. 19997
Surveyed — W. Landers 19/3/57 — L. M. Surveyor
FILE: 4/292 11/233
AUTHORITY:
PARENT PLAN:
REF. PLANS: D.P. 11472
Traced: 12/12/57 No.
Fieldbook: 3332 Page 200
Transverse-book: CX Folio: 78
Examined: 1005 4/3/58
Recorded: 4/3/58 Sec 2 Carterton
Plan in order and ready for approval: 8/3/58
COSTLEY ST.
HIGH
ST. Memorial Wells No.
Crown
Opaki
464/208
464/209
538005
603005
S.O. 19997
D.I. 13/425
OT 722-79