



PROPERTY INFORMATION

S505/326 Evans Bay Parade
www.bayleys.co.nz/3300526



1. LOCATION



EVANS BAY

Evans Bay is an inner-city suburb of Wellington, 3.5 kilometres southeast of the city centre, very near the larger suburb of Hataitai. Hataitai has a small shopping village, centred on Moxham Avenue and Waitoa Road.

The Evans Bay Marina is at the south end of Evans Bay, close to Wellington Airport. The marina is reasonably close to Wellington's central, southern and eastern suburbs. There is plenty of car parking. The nearby Evans Bay Yacht Club operates a travel-lift and hardstand. It also provides trailer-boat parking and undercover centre-board storage.

The marina has four non-floating piers with walk-on access to the 141 berths. It can take boats 6 - 20m in length. A restricted number of persons are allowed to live aboard their boats and a 'live-aboard' fee applies. One visitor berth is available, for stays of up to one month, for boats up to 12m in length.

In 2011 Wellington City Council added Hataitai Village shops to the District Plan list of heritage buildings because the Victorian precinct is an essential part of Wellington's fabric.

The suburb has two primary schools, Kilbirnie School and Hataitai School, a playcentre and two kindergartens. Sports facilities include the Badminton Hall on Ruahine Street and Hataitai Park on the Town Belt. Hataitai Park has a velodrome, tennis courts and rugby fields. Other community facilities include a community centre and bowling club, both of which offer venues for community activities, a medical centre, three churches and the Treasure Grove and play areas.



PATENT APARTMENTS

(From the architects' website: Warren & Mahoney)

This highly-successful multi-unit residential development on a historic coastal site links the Evans Bay waterfront with nearby parks, and the hillside residences behind. The development comprises three distinct blocks: Semaphore, Helmsman, and Navigator. The blocks are placed in a three-sided grouping with landscaping in the centre.

Semaphore, the largest of the three buildings, is set back adjacent to the steep hillside. The mass of the building has been inflected at both ends to provide smaller scale readings along both the heritage reserve and Evans Bay Parade. Semaphore also provides a backdrop for the other buildings. The careful vertical relationship between the three buildings ensures that the dramatic views the location offers are available to each and every one of the residential units.

The second building, Helmsman, is situated along the western edge of the site, bordering the Reserve. The massing of this building slopes down to the north, providing both a counterpoint to the natural slope of the Reserve and a prominent front, or prow, to the development. Helmsman's elevation provides a varied and modulated pattern, and presents a smaller scale to the open space beyond. It also provides privacy for both residents and visitors to the reserve, and recognises the importance of the Reserve as a public space and heritage site.

The third and smallest building is Navigator. This building is located alongside the Evans Bay Parade edge of the site, and is oriented facing the waterfront with a setback for a private area. This setback mimics the newly developed public open space and walkways of the waterfront opposite, and provides a transition between the development and the reserve, as well as presenting a softer street edge in keeping with the character of the area. Situated on the ground floor at the southernmost corner of Helmsman is The Café. In conjunction with the setback of the Navigator building, The Café provides a connection between the apartments and the Reserve, and encourages public use of this historic area and waterfront location.

Within the three buildings there is a wide variety of individual dwellings – single and dual level apartments, loggia, penthouses, and townhouses. Each has its own private balcony, rooftop terrace or courtyard, with louvered timber screens providing weather protection and a transition between the indoor and outdoor space. Materials for the development include precast painted concrete, zinc cladding, sustainable timbers, aluminium, and glass, and have been chosen both for the coastal environment and in keeping with the principles of sustainability.

The carefully chosen pallet of generally stronger, darker tones help the entire development to engage with the adjacent hillside and landscape colours.

2. THE PROPERTY



A slice of coastal heaven...

Almost \$300K below CV!

Celebrating panoramic sea views of stunning Evans Bay! This is the opportunity to proudly own the largest apartment in the seaside Patent complex – simply the best value penthouse in Wellington!

This home will sell itself to you as a superior hub for family living and stylish entertainment. Featuring not one, but two, master bedrooms - each with walk-in wardrobe and ensuite - one above (private and peaceful with its own deck) the other on the main level and ideal for those who appreciate single level living. Two further double bedrooms and a third bathroom offer plenty of versatility.

Warm, dry and well insulated throughout. The open-plan living is an entertainers dream, enjoying stunning bay views and plenty of space. The stylish kitchen features both a double dish drawer and a double oven, plus gas hobs. Sliding stacker doors open onto decks, downstairs and up, providing great flow outdoors.

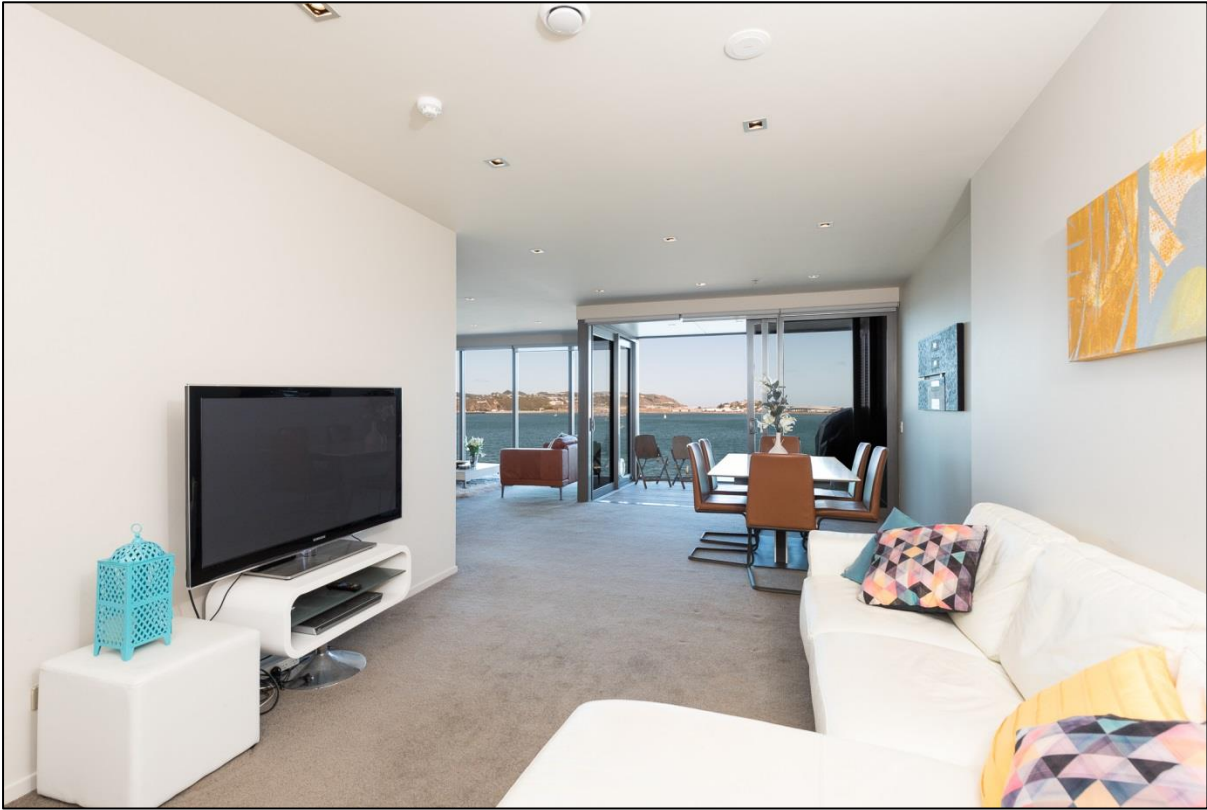
Patent is an apartment complex like no other. Featuring landscaped inner courtyard and grand foyer. Superbly located, a short stroll to the beach and just across from the sea, walking track, tennis court, boat ramp and dog park (particularly important as Patent uniquely allows for family pets). Enjoy your morning coffee downstairs at the Greta Point Cafe, and make full use of the bike shed, canoe shed, and secure triple carpark which is included on the Title.

Bodycorp fees include insurance of the home, routine and long term maintenance, professional facilities management and unlimited gas for cooking and hot water - ensuring low electricity bills. Don't delay ... be the lucky buyer who gets a million dollar Wellington home below RV, when others are selling so far above!

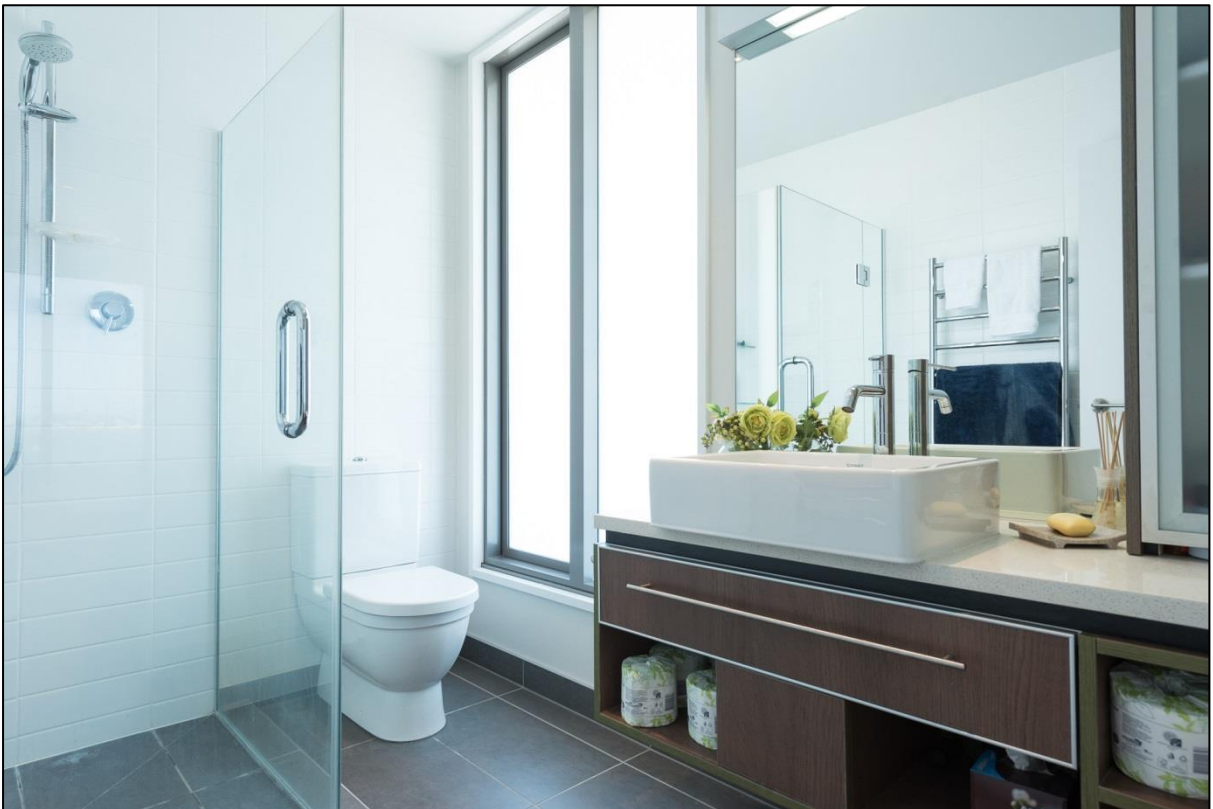
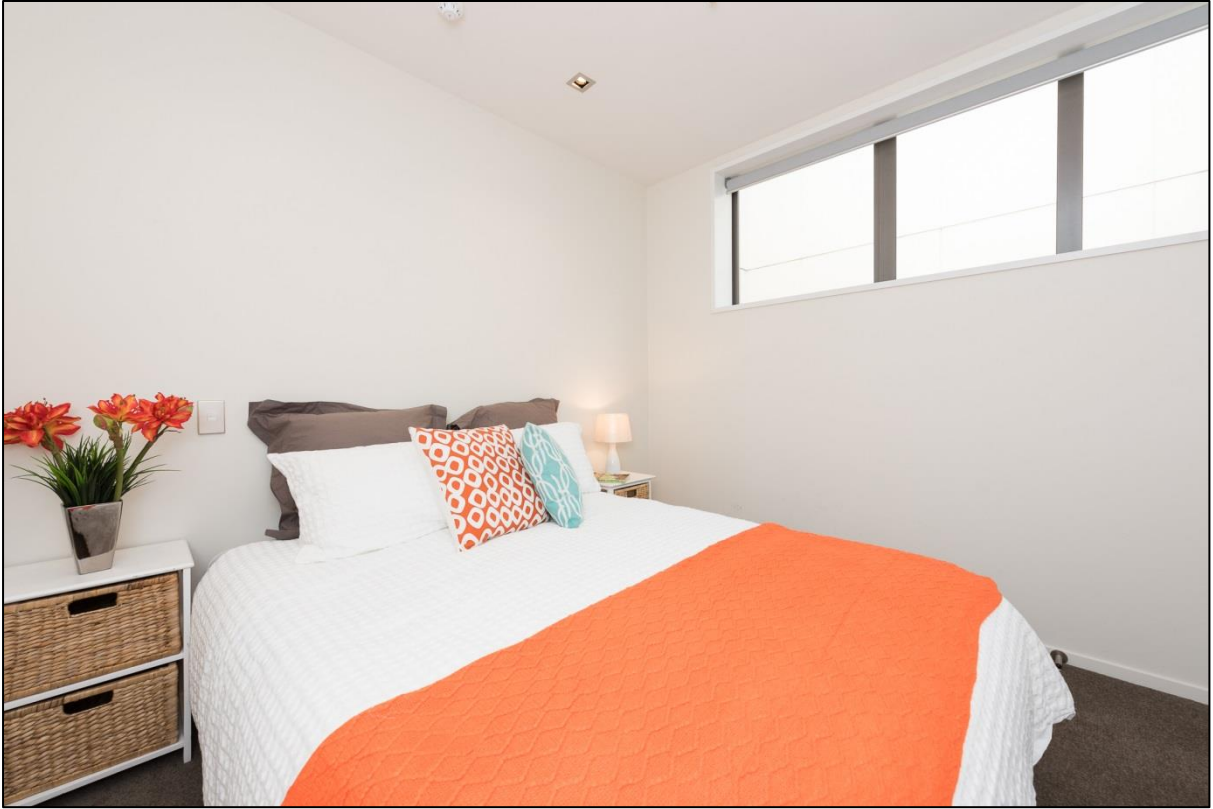


Address:	S505/326 Evans Bay Parade, Hataitai, Wellington
Legal Description:	Unit S505 DP 416018 AU25 AU34 1/30 SHAUL
Rateable Value:	\$1,335,000
Improvement Value	\$845,000
Land Value	\$490,000
Floor Area:	164 m ² (more or less)
Rates:	\$6,791.76 (per annum)
Bodycorp Fees:	\$3,285.94 incl GST quarterly and including gas
Built:	2000 - 2009
Bedrooms:	4 (Including two master bedrooms)
Bathrooms:	3 (Including two ensuites)
Garaging:	3 (Secured & undercover)

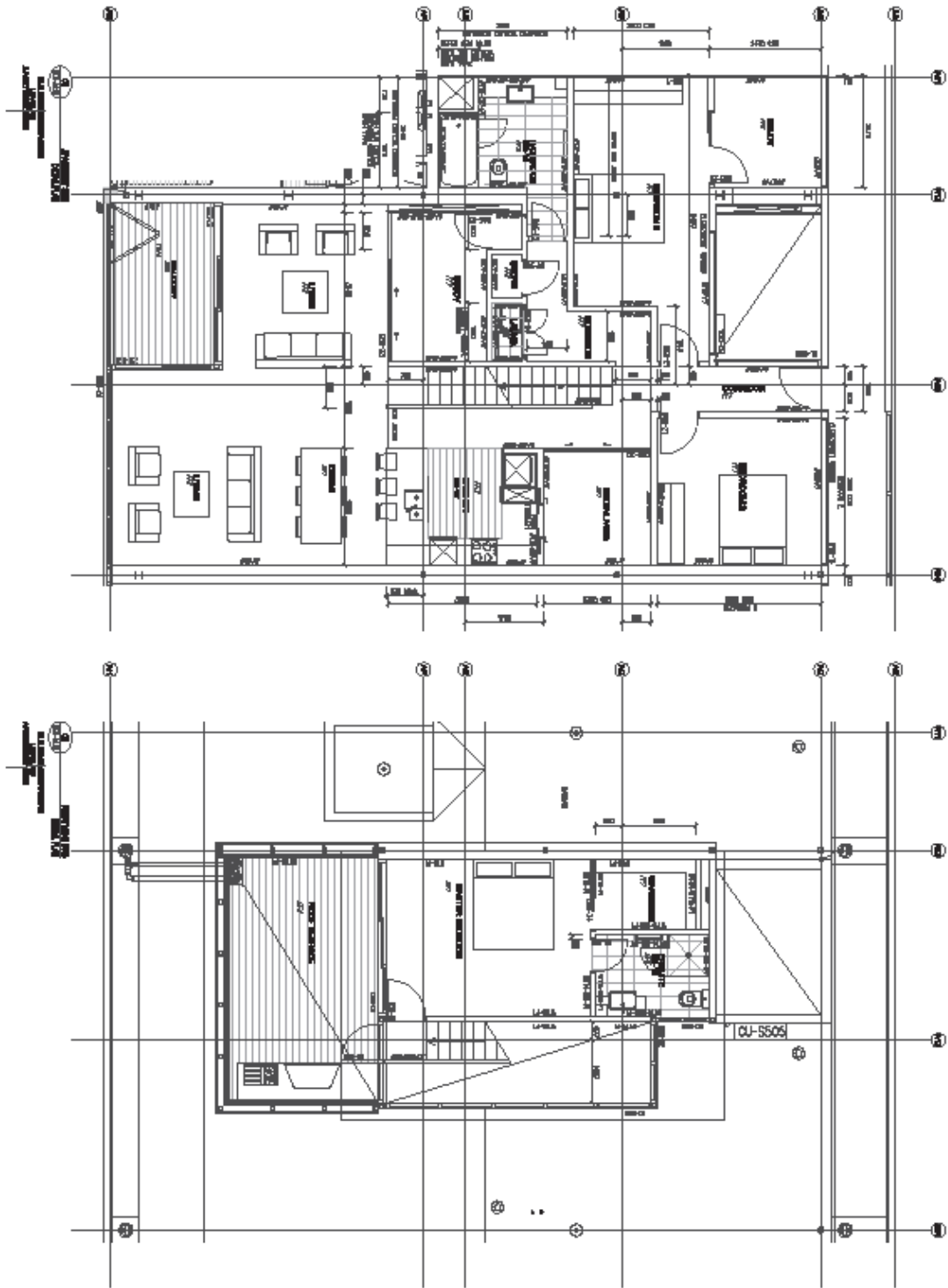








3. FLOOR PLANS



4. METHOD OF SALE – FIXED PRICE

Fixed Price
\$1,049,000



For further information and to inspect the property, contact:

Mike Newman



Telephone: 04 460 5456 (freecalling to cellphone)
Mobile: 027 434 5490
Email: mike.newman@bayleys.co.nz
Website: www.mikenewman.bayleys.co.nz

DISCLAIMER:

Any interest in this property should be registered with the Vendor's Agency. Contents of the proposal do not form part of a contract. While care has been taken in their preparation, Mike Newman and Bayleys are simply a conduit of information supplied by third parties. No responsibility is accepted for the accuracy of the whole or any part and interested persons are advised to make their own enquires and satisfy themselves in all respects.

5. CHATTELS

- ✓ Blinds
- ✓ Dishwasher (x 2 Dish Drawer)
- ✓ Fixed Floor Coverings
- ✓ Heat Pump (x 1)
- ✓ Heated Towel Rail (x 3)
- ✓ Light Fittings
- ✓ Stove (Oven - Electrical – Double)
- ✓ Hob (Gas)
- ✓ Rangehood
- ✓ TV Aerial (Freeview)
- ✓ Washing Machine Taps
- ✓ Waste Disposal

6. CERTIFICATE OF TITLE



**COMPUTER UNIT TITLE REGISTER
UNDER LAND TRANSFER ACT 1952**

Search Copy



Identifier 522382
Land Registration District Wellington
Date Issued 03 June 2010

Prior References 480216 480232 **Supplementary Record Sheet** 501123

Estate Stratum in Freehold
Legal Description Unit S505 and Accessory Unit 25, 34 and
 1/30 share of Accessory Unit L Deposited
 Plan 416018

Proprietors
 Richard John Plimmer

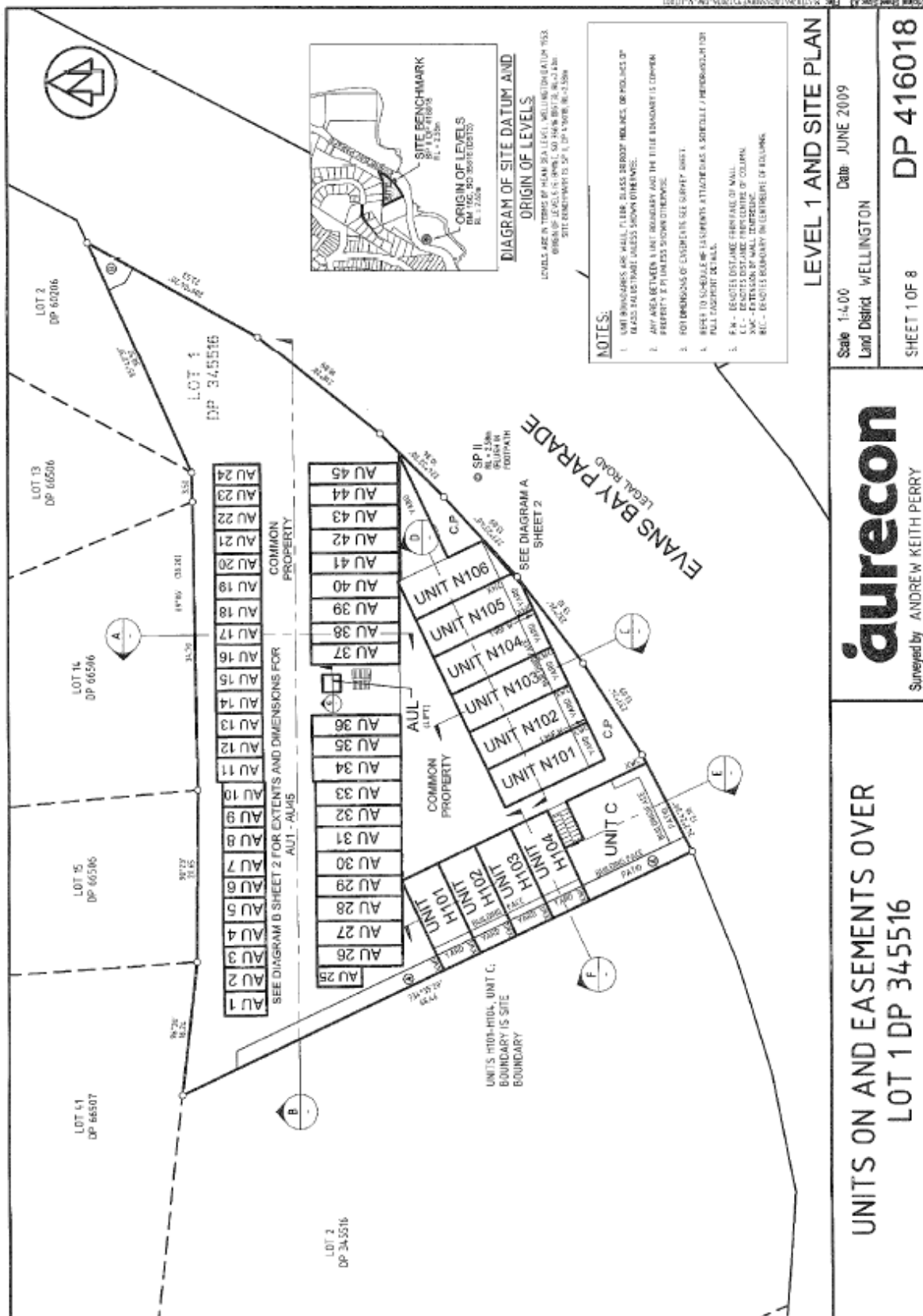
The above estates are subject to the reservations, restrictions, encumbrances, liens and interests noted below and on the relevant unit plan and supplementary record sheet

8247113.6 Consent Notice pursuant to Section 221 Resource Management Act 1991 - 13.10.2009 at 12:25 pm

9629222.10 Mortgage to Kiwibank Limited - 31.1.2014 at 10:30 am

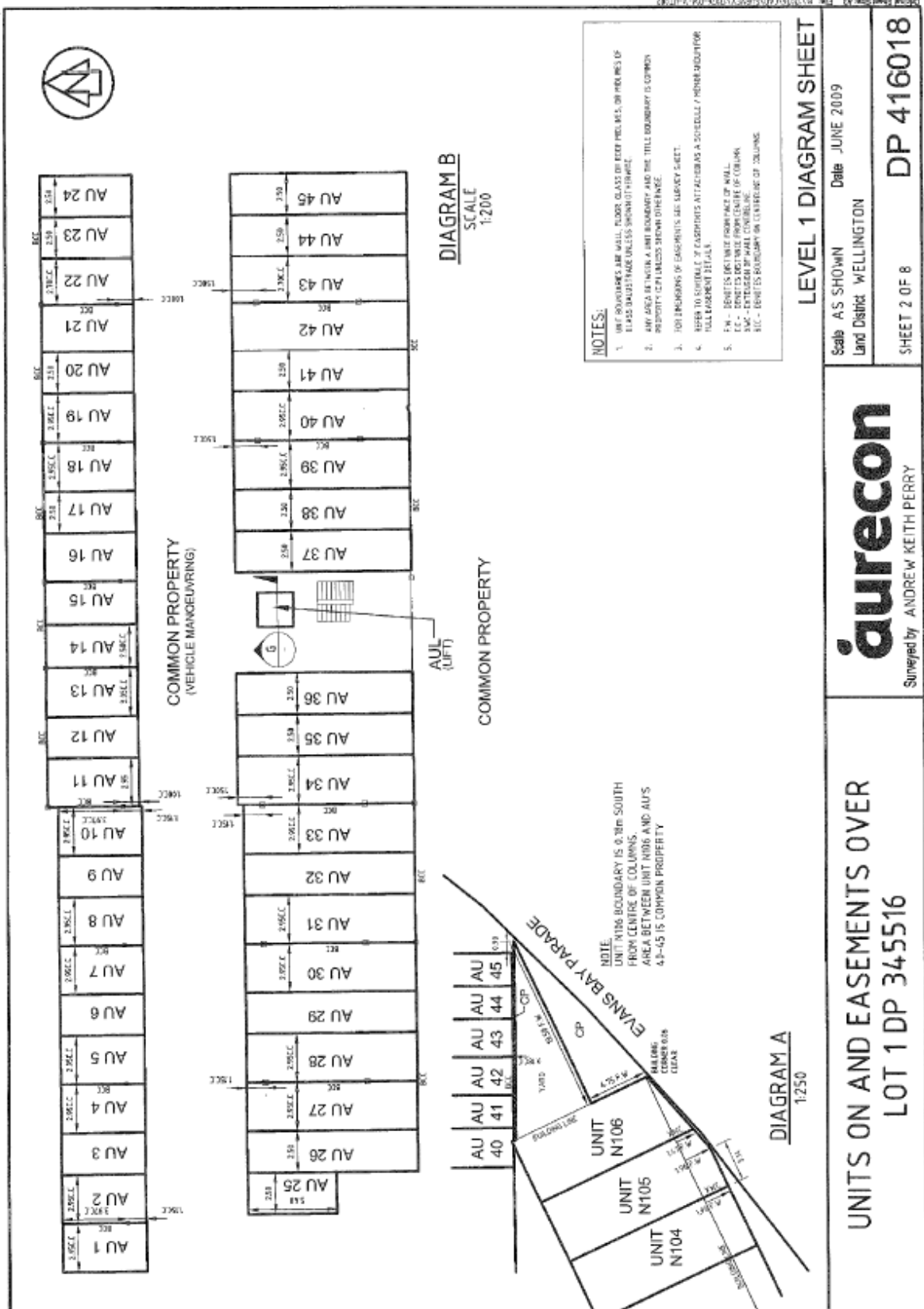
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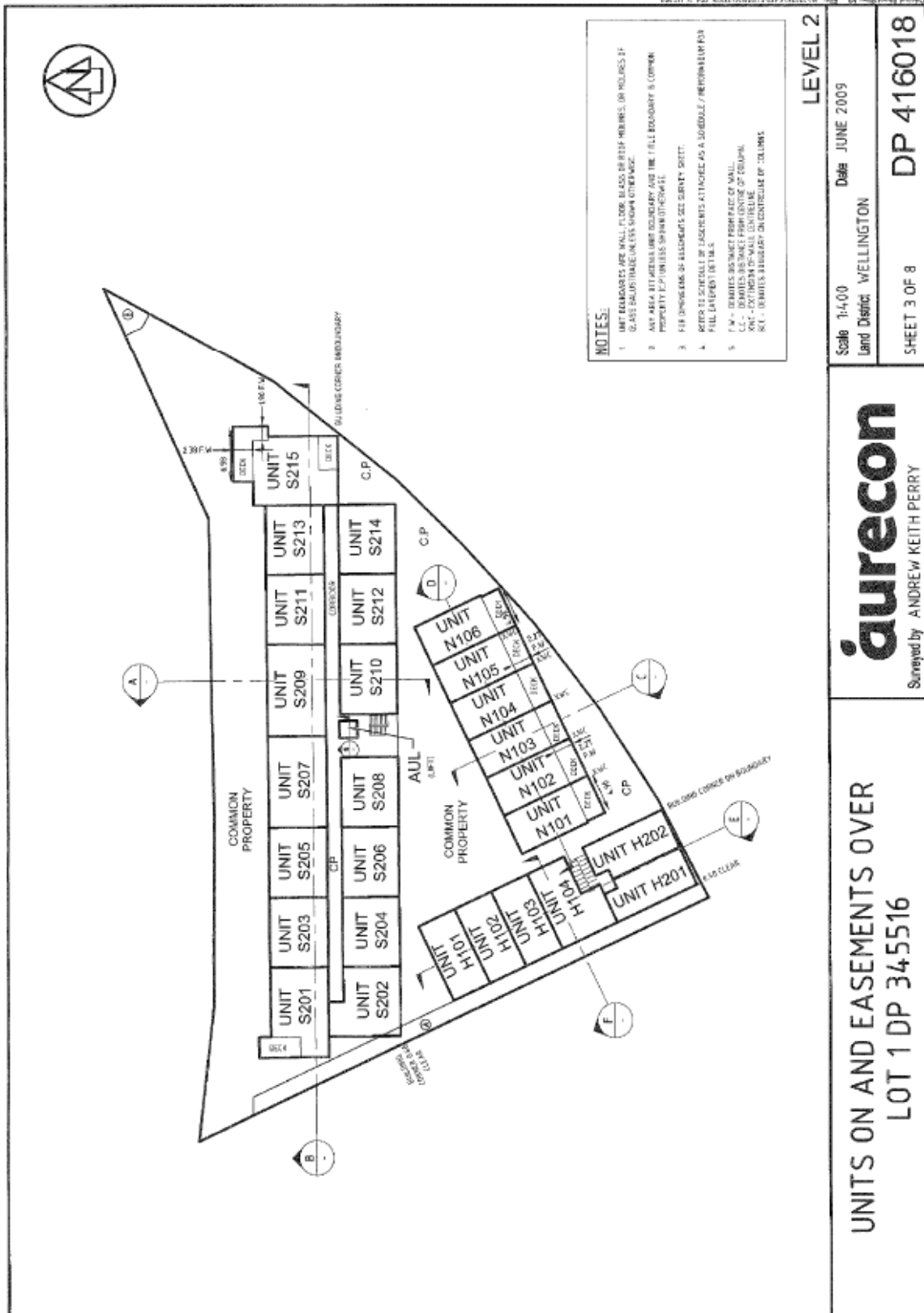
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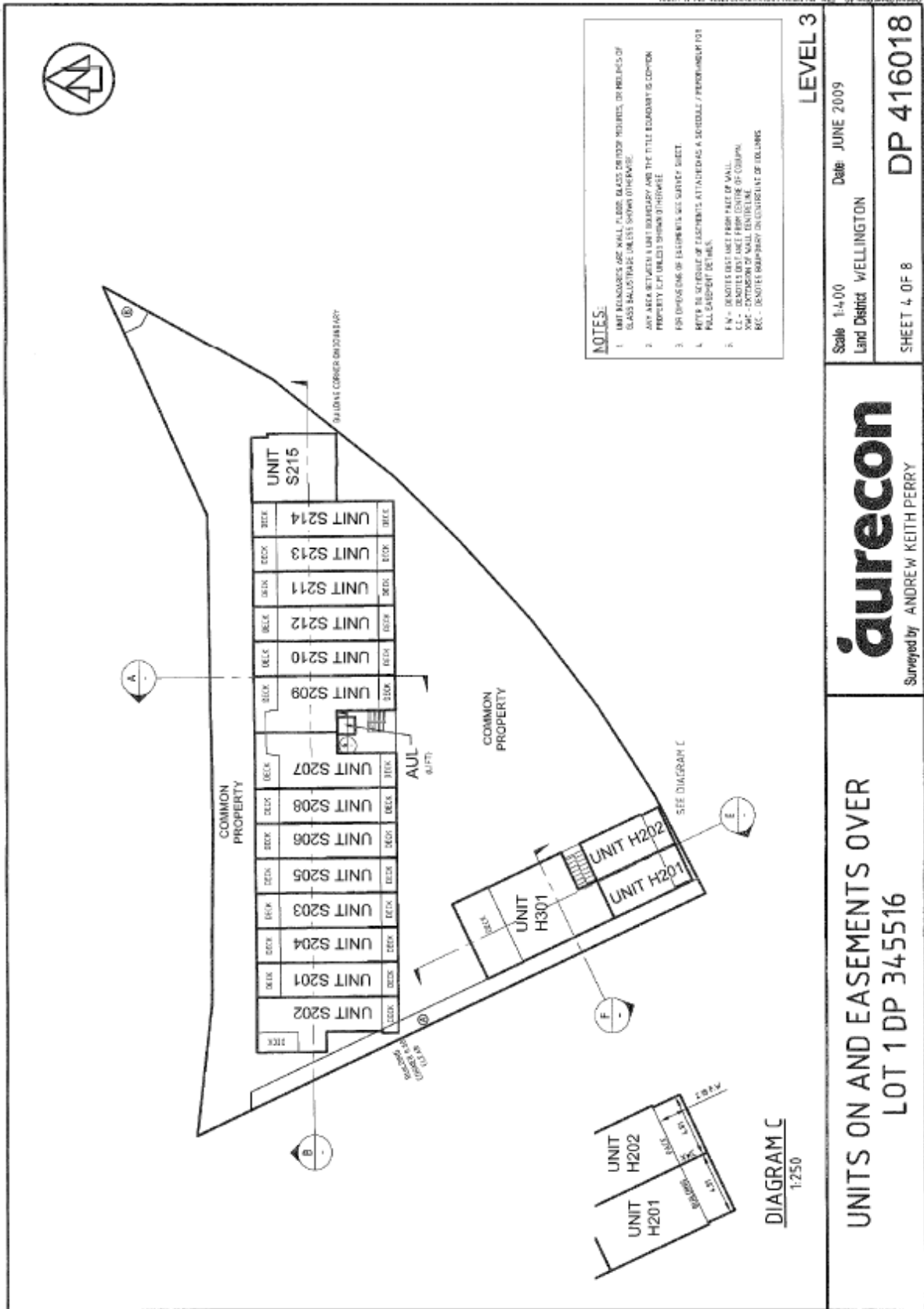


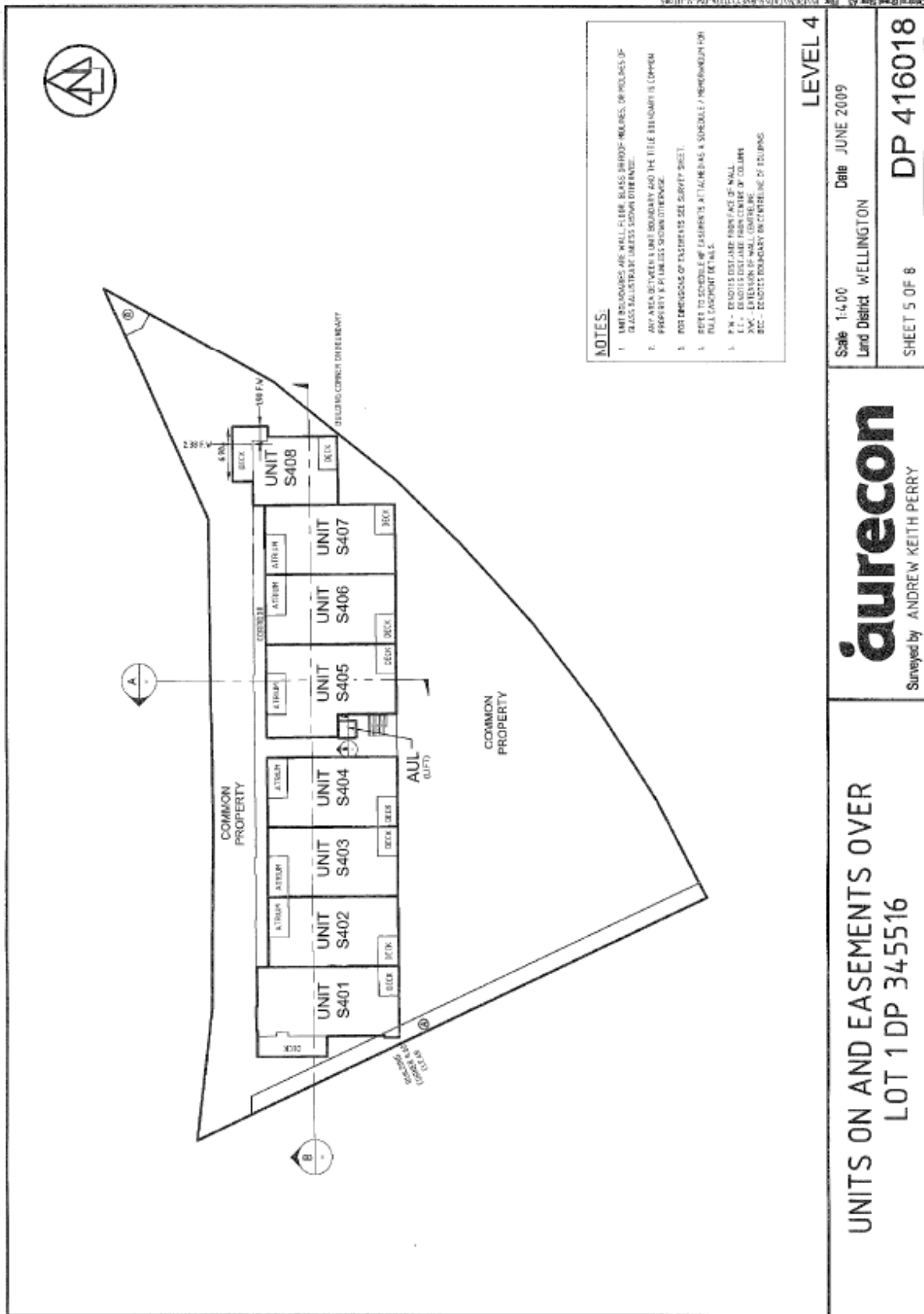
durecon
Surveyed by ANDREW KEITH PERRY

UNITS ON AND EASEMENTS OVER LOT 1 DP 345516









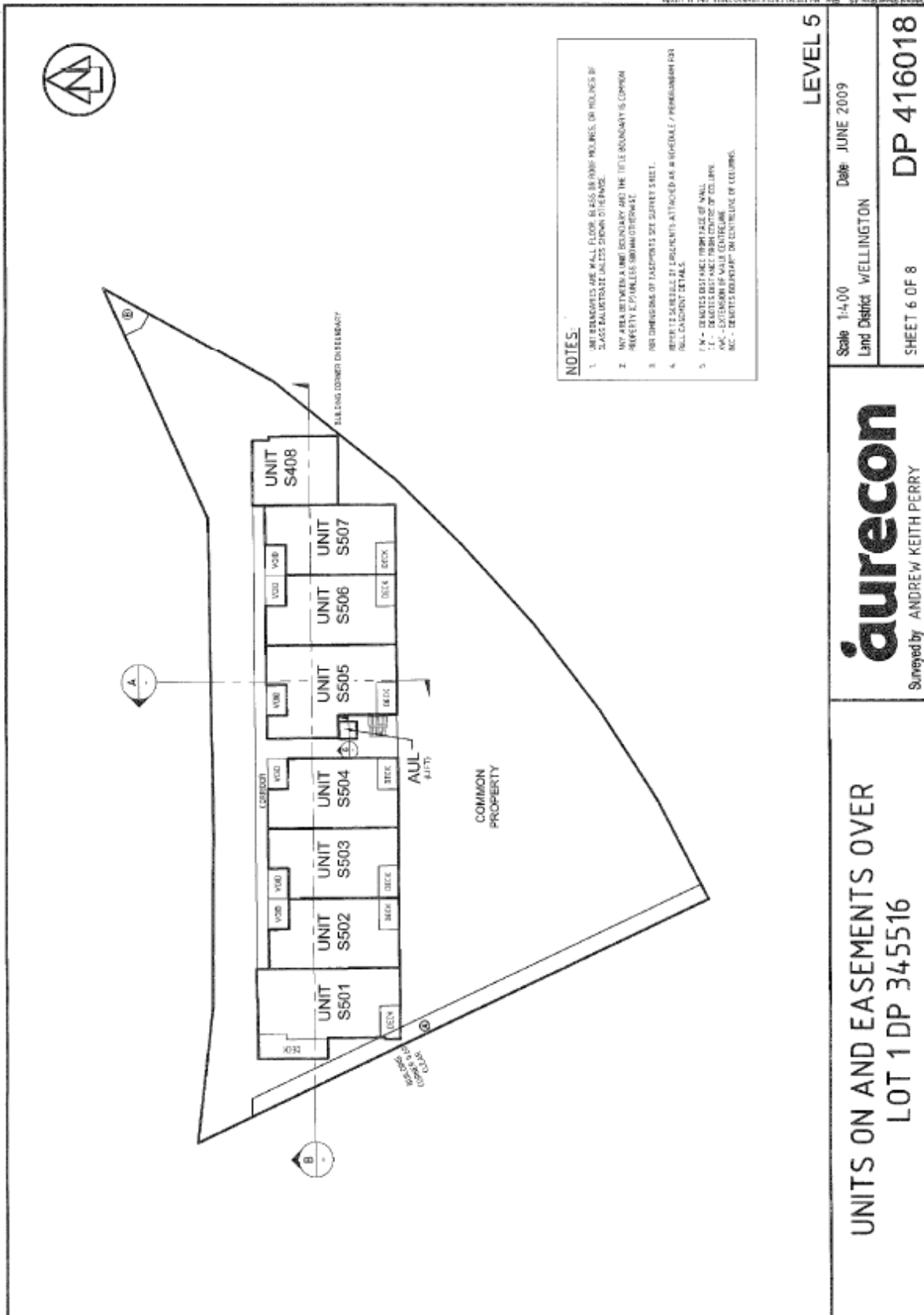
NOTES:

1. UNIT BOUNDARIES, WALL, GLASS BRIDGES, WINDOWS, DOORWAYS OF GLASS BRIDGES AND STAIRS SHOWN DIMENSIONED.
2. ANY AREA BETWEEN A UNIT BOUNDARY AND THE TITLE BOUNDARY IS COMMON PROPERTY & IS UNLESS OTHERWISE NOTED.
3. POST DIMENSIONS OF DIMENSIONS SEE SURVEY SHEET.
4. REFER TO SCHEDULE OF EASEMENTS ATTACHED AS A SCHEDULE 7 INSTRUMENT FOR FULL EASEMENT DETAILS.
5. FIN - FINISH DISTANCE FROM FACE OF WALL
 L.L. - FINISH DISTANCE FROM CENTRE OF COLUMN
 DWG. - EXTENSION OF WALL CENTRELINE
 BEC - FINISH BOUNDARY ON CENTRELINE OF COLUMN

LEVEL 4
 Scale 1:4.00 Date JUNE 2009
 Land District WELLINGTON
 SHEET 5 OF 8 DP 416018

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 Surveyed by ANDREW KEITH PERRY

**UNITS ON AND EASEMENTS OVER
 LOT 1 DP 345516**



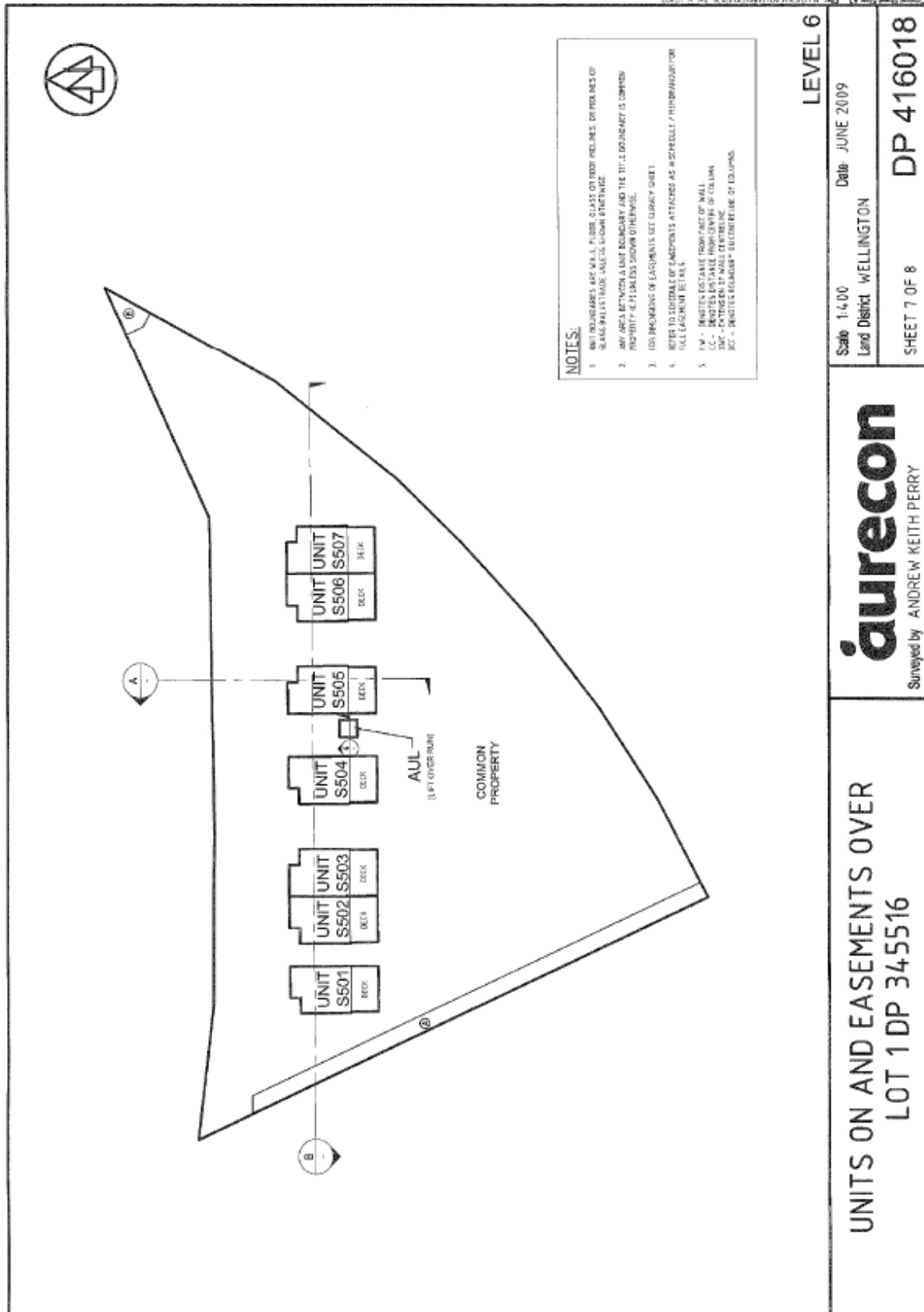
- NOTES:**
1. UNIT DIMENSIONS ARE WALL TO WALL, FLOOR TO FLOOR, UNLESS SHOWN OTHERWISE. DIMENSIONS OF WALLS ARE CLASSIFIED AS SHOWN OTHERWISE.
 2. ANY AREA BETWEEN A UNIT BOUNDARY AND THE TITLE BOUNDARY IS COMMON PROPERTY, UNLESS SHOWN OTHERWISE.
 3. FOOT DIMENSIONS OF TAPERED WALLS ARE SHOWN AS SUCH.
 4. REFER TO SCHEDULE OF EASEMENTS ATTACHED AS A SEPARATE / PERMANENT FOR FULL EASEMENT DETAILS.
 5. F.M. - DENOTES DISTANCE FROM FACE OF WALL.
 C.C. - DENOTES DISTANCE FROM CENTRE OF COLUMN.
 C.C. - DENOTES BOUNDARY ON CENTRELINE OF COLUMN.

LEVEL 5

Scale: 1:4-00 Date: JUNE 2009
 Land District: WELLINGTON
 SHEET 6 OF 8 DP 416018

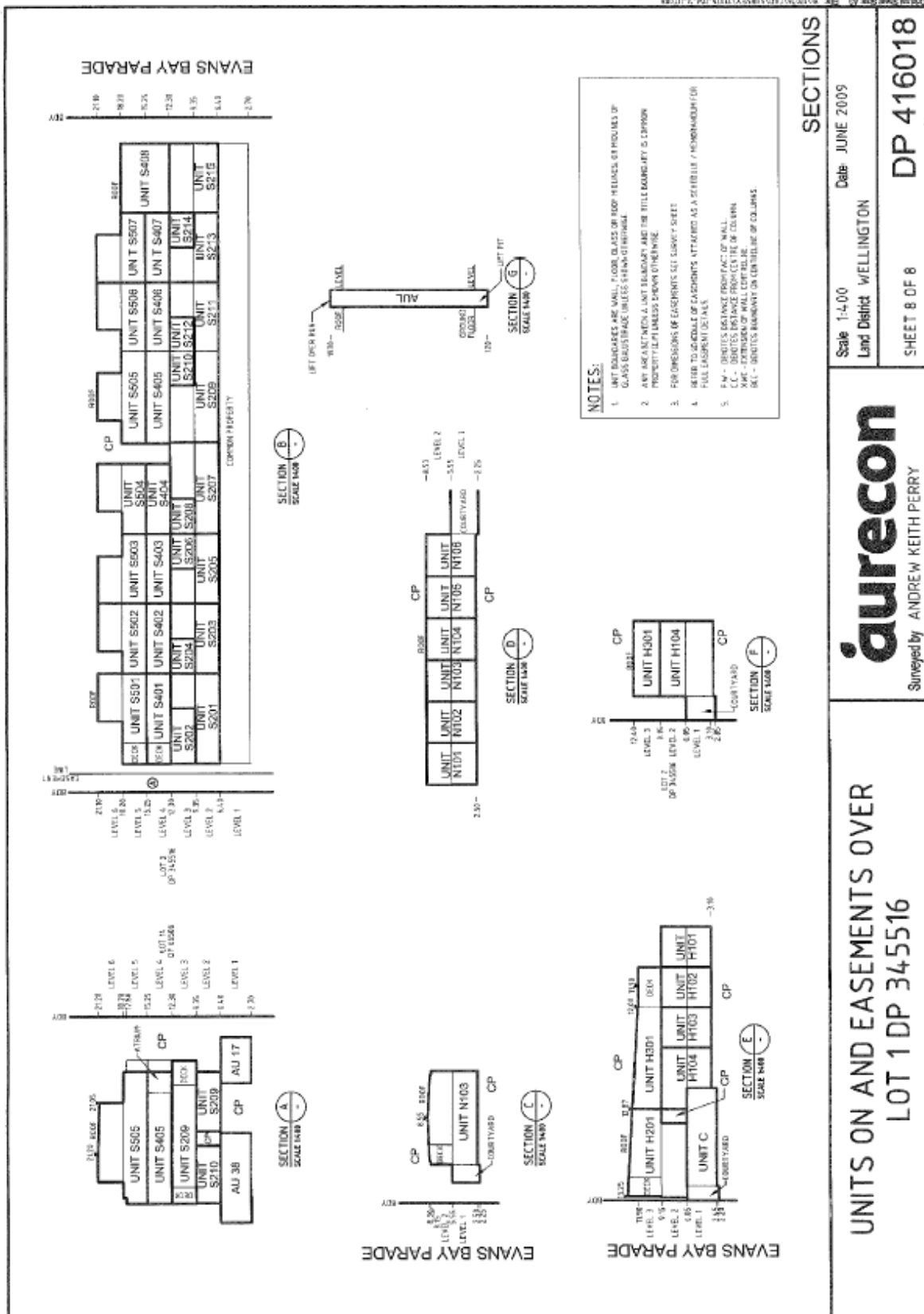
airecon
 Surveyed by ANDREW KEITH PERRY

**UNITS ON AND EASEMENTS OVER
 LOT 1 DP 345516**



airecon
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**UNITS ON AND EASEMENTS OVER
 LOT 1 DP 345516**



SECTIONS
Scale 1:4.00 Date JUNE 2009
Land District WELLINGTON

dpurecon
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**UNITS ON AND EASEMENTS OVER
LOT 1 DP 34 5516**

SHEET 8 OF 8 DP 416018

Schedule / Memorandum

Sup Doc 884839 Schedu

Cpy - 01/01, Pgs - 001, 18/09/09, 09:54

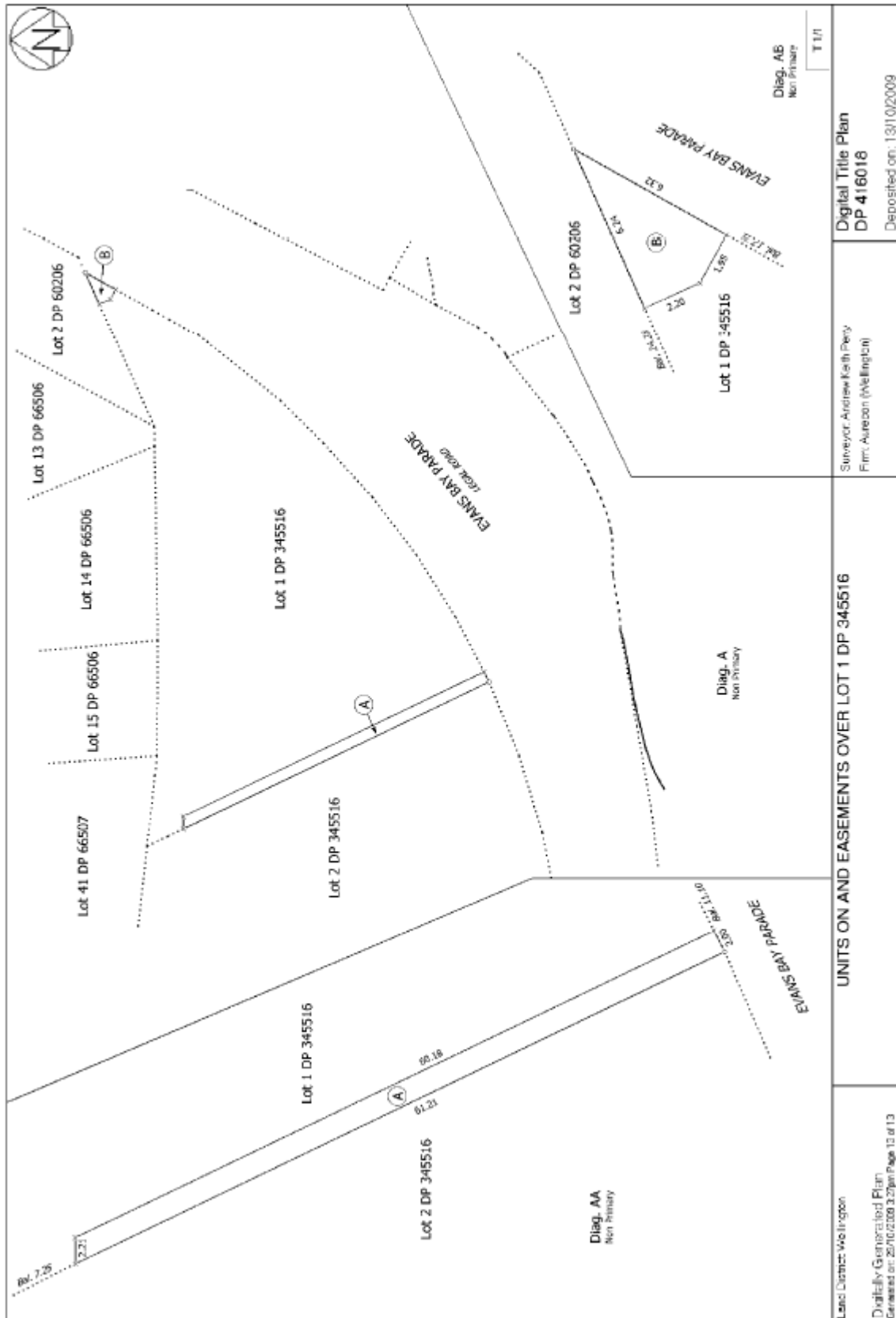


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SCHEDULE OF EASEMENTS IN GROSS TO BE EXTINGUISHED			
PURPOSE	SHOWN	SERVIENT TENEMENT	CREATED BY
RIGHTS TO POWER	E1 DP 345516	Lot 1 DP 345516	T. B012874.7
RIGHTS TO WATER RETICULATION, TRANSMISSION AND CONVEYANCE AND SEWAGE DRAINAGE			

MEMORANDUM OF EASEMENTS IN GROSS			
PURPOSE	SHOWN	SERVIENT TENEMENT	GRANTEE
RIGHT TO CONVEY ELECTRICITY	A	Lot 1 DP 345516	WELLINGTON ELECTRICITY LINES LIMITED
	B		

Site Benchmark : SP II DP 415018
 Reduced Level : 2.58m
 Origin of Levels : BM16C SO 35616 (D5T3)
 Reduced Level : 2.60m
 Datum : Mean Sea Level, Wellington Datum 1953



Lead District: Wellington	UNITS ON AND EASEMENTS OVER LOT 1 DP 345516		Surveyor: Andrew Keith Perry Firm: Aurecon (Wellington)	Digital Title Plan DP 416018	T 1/1
Digitally Generated Plan Generated on: 25/10/2009 3:27pm Page 13 of 13					Deposited on: 13/11/2009

Identifier

522382



**SUPPLEMENTARY RECORD SHEET
UNDER UNIT TITLES ACT 1972**

Search Copy

Identifier

501123

Land Registration District **Wellington**

Date Issued 13 October 2009

Plan Number DP 416018

Subdivision of

Lot 1 DP 345516

Prior References

186566

Unit Titles Issued

480189	480190	480191	480192
480193	480194	480195	480196
480197	480198	480199	480200
480201	480202	480203	480204
480205	480206	480207	480209
480210	480211	480212	480213
480214	480217	480218	480219
480220	480221	480222	480223
480224	480225	480226	480227
480228	480229	480230	480231
496860	496861	496862	496864
496865	496868	496870	496871
496872	496877	496880	496885
496890	496894	496898	496899
496900	496901	496902	522381
522382	522385	640020	640021

Interests

OWNERSHIP OF COMMON PROPERTY

Pursuant to Section 47 Unit Titles Act 2010 -

(a) the body corporate owns the common property and

(b) the owners of all the units are beneficially entitled to the common property as tenants in common in shares proportional to the ownership interest (or proposed ownership interest) in respect of their respective units.

The above memorial has been added to Supplementary Record Sheets issued under the Unit Titles Act 1972 to give effect to Section 47 of the Unit Titles Act 2010.

Subject to provisions of the Wellington Harbour Board Empowering Act 1908

38914 (66/49) Subject to various covenants and conditions (see Deeds Record 66/49, Deed 38914 and Section 61 Reserves and other Lands Disposed and Public Bodies Empowering Act 1917)

Subject to a right (in gross) to convey electricity over parts marked A and B on DP 416018 in favour of Wellington

Electricity Lines Limited created by Easement Instrument 8247113.5 - 13.10.2009 at 12:25 pm

The easements created by Easement Instrument 8247113.5 are subject to Section 243 (a) Resource Management Act 1991

8355338.1 Change of rules of the Body Corporate - 25.11.2009 at 3:49 pm

8781300.1 Change of address of the Body Corporate - 30.6.2011 at 2:28 pm

Transaction Id 46510582

Client Reference btesnado001

Search Copy Dated 8/04/16 4:17 pm, Page 2 of 3

Register Only

Identifier **522382**

9256316.1 Notice of change of body corporate operational rules pursuant to Section 106 Unit Titles Act 2010 - 30.11.2012
at 4:52 pm

Transaction Id 46510582
Client Reference bteznado001

Search Copy Dated 8/04/16 4:17 pm, Page 3 of 3
Register Only