

Fiona Robertson

From: Darrell Henderson <dhenderson@linz.govt.nz>
Sent: Wednesday, 9 March 2022 9:33 am
To: Fiona Robertson
Subject: Request 1777570: Record of title enquiry - new single title over multiple existing parcels

Tēnā koe Fiona

I refer to your email below regarding issue of a single title for Lots 1-2 DP 80154. Following cancellation of the unit development and assuming both titles have been brought into common ownership, a single title can be ordered for Lots 1 and 2 DP 80154 by simply lodging an OCTN (Order for New Certificate of Title).

Note that any mortgages are not extended over the other land.

Ngā mihi

Darrell

Technical Advisor - Titles

Property Rights

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----- Original Message -----

From: Fiona Robertson fiona@cuttriss.co.nz;
Received: Fri Feb 25 2022 09:11:41 GMT+1300 (New Zealand Daylight Time)
To: Customer Support customersupport@linz.govt.nz;
Subject: Record of title enquiry - new single title over multiple existing parcels

Kia ora,

I have a query regarding the process to issue of a single title over two or more existing parcels of land (which currently have separate titles).

I have attached an image showing the two parcels that our client has enquired about – they would like a single title issues over the two parcels (**following the dissolution of the unit title plan currently on Lot 2 DP 80154**), as they are redeveloping the site. I have advised them to seek legal advise and clarity from their solicitor, but have also advised that I understand that a single title could be issued upon application to the RGL, without resource consent being required (as no subdivision is occurring as part of the development).

I was wondering if I please get some confirmation that this is correct, and that a single title could be issued for Lots 1 and 2 DP 80154, upon application to the RCL, without a new title plan being prepared to combine lots with a new, single appellation. If I could get some clarification around the process of doing this and if any specific criteria needs to be met to enable the issue of title, that would be very helpful.

Please let me know if you need any further information from me.

Ngā mihi nui | Thank you

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