Meeting on Critical Pathway for Toiora High Street Cohousing

Monday 3 August at McMillan & Co. Forsyth Barr House, 5th Floor

Present: Simon, (UCOL lawyer), Stefan, Mark and Lena from TL Services, Calvin from S & W, Anne, Tim, Alex, Maria, Frances, Rainer, Sandy

1. The surveyors summarised their role:

* Complete the underlying survey
* Align with the subdivision consent
* Draft plans for people to look at
* Gain approval from this group
* Draft copies for the valuers who generate documents to go to title dealings (part of the LINZ process)
* Send approved survey to McMillan & Co who submit it for title dealings

1. Surveyors have measured enough on High and Alva without requiring any more cladding to be put on. However, more detail on boundaries is required for the M units. It was agreed that the external line was fine, the roof was part of the common ownership, and the line between units should be in the centre of the shared walls.
2. The outdoor patio for M1 and the deck for M3 need to be defined. Calvin said that the main focus has been on the buildings but the profiles of decks and patios can be marked out. Lena’s preference was to have the structures for these in place so it can be accurately defined. Calvin and Stefan will talk to Bill to see if some resources can be allocated to these areas.
3. The titles for High and Alva will show 3 parts: street garden, house, and garden on the common side.
4. Tim said the concrete slabs should be the lower limit of the survey as they contained shared services.
5. Simon said that there was a schedule of easements required but these were not shown on unit plans. We have tried to avoid easements as much as possible.
6. He is just about to register the merging of the two land titles which make up the Toiora High Street Cohousing land parcel. No survey work is required for this.
7. A finishing date is not available just now but we are likely to have a firm date one month out. All will be working hard to have this as soon as possible.
8. There is a strong desire from unit holders to get to settlement. However, it is likely that the buildings will be finished but must remain empty for several weeks while the unit titling and code compliance processes are completed. These will happened concurrently and usually take 20 working days. We can apply for urgency from the DCC, where we have a point of contact.
9. The defects inspection must be completed and then, while the legal processes are happening, it may be possible for unit holders to have access to their units for painting and for the Directors to authorise the group to work on landscaping of the common property.
10. Settlement will happen over 7-10 working days.
11. Alex asked that we have a document to take to the group clearly showing the critical pathway.