

WHY CONVERT TO FREEHOLD?

Many homeowners are surprised to learn that owning a cross lease property can create limitations when it comes to selling, renovating, refinancing, or developing their property.

Converting a cross lease to a freehold title can provide clearer ownership rights, and greater flexibility for future alterations and development.

Nicklin CE – Surveying Planning Engineering can guide you through the entire process from feasibility through to new title issue.



SO, WHAT'S THE BIG DEAL, WHY CONVERT TO FREEHOLD?

- ✓ Greater control over your property.
- ✓ Clear legal boundaries.
- ✓ Improved market appeal for future buyers.
- ✓ Easier property transactions and refinancing.
- ✓ Fewer ownership complexities.
- ✓ Better flexibility for future improvements and development.



Lets discuss your project!

BAY OF PLENTY



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IS YOUR PROPERTY STILL ON A CROSS LEASE TITLE?



NICKLIN CE
SURVEYING PLANNING ENGINEERING



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RECENT CHANGES ARE MAKING SOME CONVERSIONS EASIER

Changes to planning regulations (RMA) and ongoing improvements in council and title processing systems have helped streamline many cross lease conversions. With the right advice, many property owners are finding the process more straightforward than they expected.

Every property is different, which is why an initial assessment is the best place to start.

YOUR CROSS LEASE TO FREEHOLD CHECKLIST

1. Feasibility Assessment

- ☐ Review title and property information
- ☐ Assess planning and site requirements
- ☐ Identify opportunities and constraints

2. Survey & Planning

- ☐ Site survey completed
- ☐ Proposed freehold boundaries designed
- ☐ Resource consent requirements assessed

3. Council & Approval Process

- ☐ Consent applications prepared
- ☐ Council approvals obtained
- ☐ Conditions satisfied

4. New Title Creation

- ☐ Survey plans lodged
- ☐ LINZ approval obtained
- ☐ New freehold titles issued

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WE
HAVE
YOU
COVERED

EVERY
STEP
OF
THE
WAY

1

PRE-FEASIBILITY
& INITIAL ADVICE

2

SITE INVESTIGATION
& DATA CAPTURE

3

PLANNING
& DESIGN

4

CONSENT
& APPROVALS

5

CONSTRUCTION
SUPPORT

6

POST-CONSTRUCTION
& TITLE COMPLETION

7

HANDOVER &
ONGOING SUPPORT



WHY CHOOSE NICKLIN CE - SURVEYING PLANNING ENGINEERING?

Our integrated team brings together:

Surveying – Accurate boundary definition and subdivision design.

Planning – Council approvals and resource consent expertise.

Engineering – Practical solutions for access, servicing and compliance.

By having all three disciplines working together, we help make the process as efficient and straightforward as possible.

Whether you're planning to sell, renovate, develop, or simply want greater legal control over your property ownership, a freehold title may be worth exploring.

Talk to Nicklin CE - Surveying Planning Engineering!