



**RECORD OF TITLE
UNDER LAND TRANSFER ACT 2017
UNIT TITLE**

**Guaranteed Search Copy issued under Section 60 of the Land
Transfer Act 2017**




R.W. Muir
Registrar-General
of Land

Identifier 1002347
Land Registration District South Auckland
Date Issued 24 August 2021

Prior References
952685

Supplementary Record Sheet
1013749

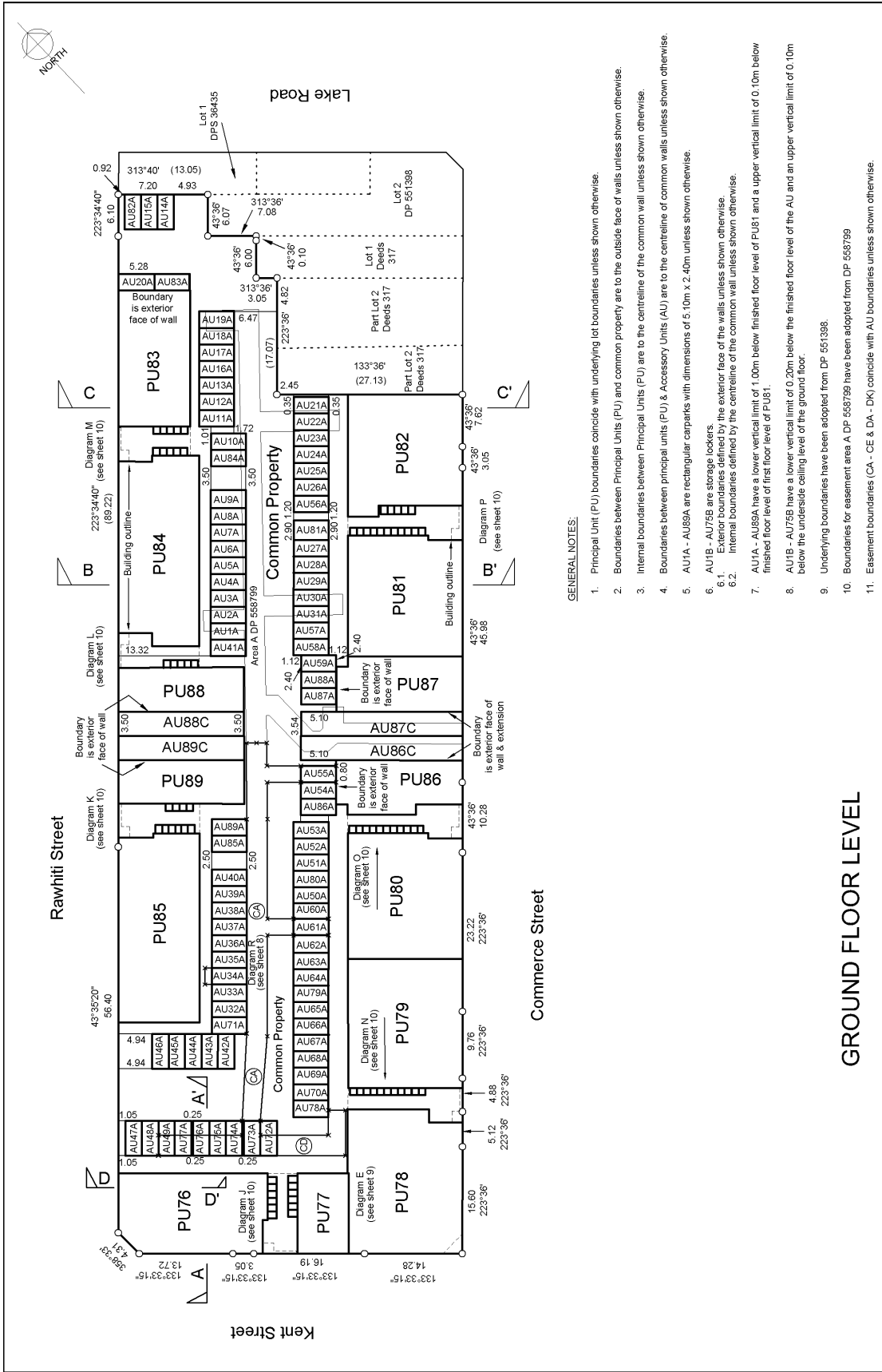
Estate Stratum in Freehold
Legal Description Principal Unit 18 Deposited Plan 562098
and Accessory Unit 18A Deposited Plan
562098 and Accessory Unit 18B Deposited
Plan 562098

Registered Owners
Robert Stewart Thornton and Jennifer Wendy Monteith

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

12141072.2 Consent Notice pursuant to Section 221 Resource Management Act 1991 - 24.8.2021 at 2:37 pm (affects PU 18 DP 562098)

12238299.3 Mortgage to ANZ Bank New Zealand Limited - 15.10.2021 at 2:43 pm



GENERAL NOTES:

1. Principal Unit (PU) boundaries coincide with underlying lot boundaries unless shown otherwise.
2. Boundaries between Principal Units (PU) and common property are to the outside face of walls unless shown otherwise.
3. Internal boundaries between Principal Units (PU) are to the centreline of the common wall unless shown otherwise.
4. Boundaries between Principal Units (PU) & Accessory Units (AU) are to the centreline of common walls unless shown otherwise.
5. AU1A - AU89A are rectangular carparks with dimensions of 5.10m x 2.40m unless shown otherwise.
6. AU1B - AU75B are storage lockers.
 - 6.1. Exterior boundaries defined by the exterior face of the walls unless shown otherwise.
 - 6.2. Internal boundaries defined by the centreline of the common wall unless shown otherwise.
7. AU1A - AU89A have a lower vertical limit of 1.00m below finished floor level of PU81 and an upper vertical limit of 0.10m below finished floor level of first floor level of PU81.
8. AU1B - AU75B have a lower vertical limit of 0.20m below the finished floor level of the AU and an upper vertical limit of 0.10m below the underside ceiling level of the ground floor.
9. Underlying boundaries have been adopted from DP 551398.
10. Boundaries for easement area A DP 559799 have been adopted from DP 559799.
11. Easement boundaries (CA - CE & DA - DK) coincide with AU boundaries unless shown otherwise.

GROUND FLOOR LEVEL

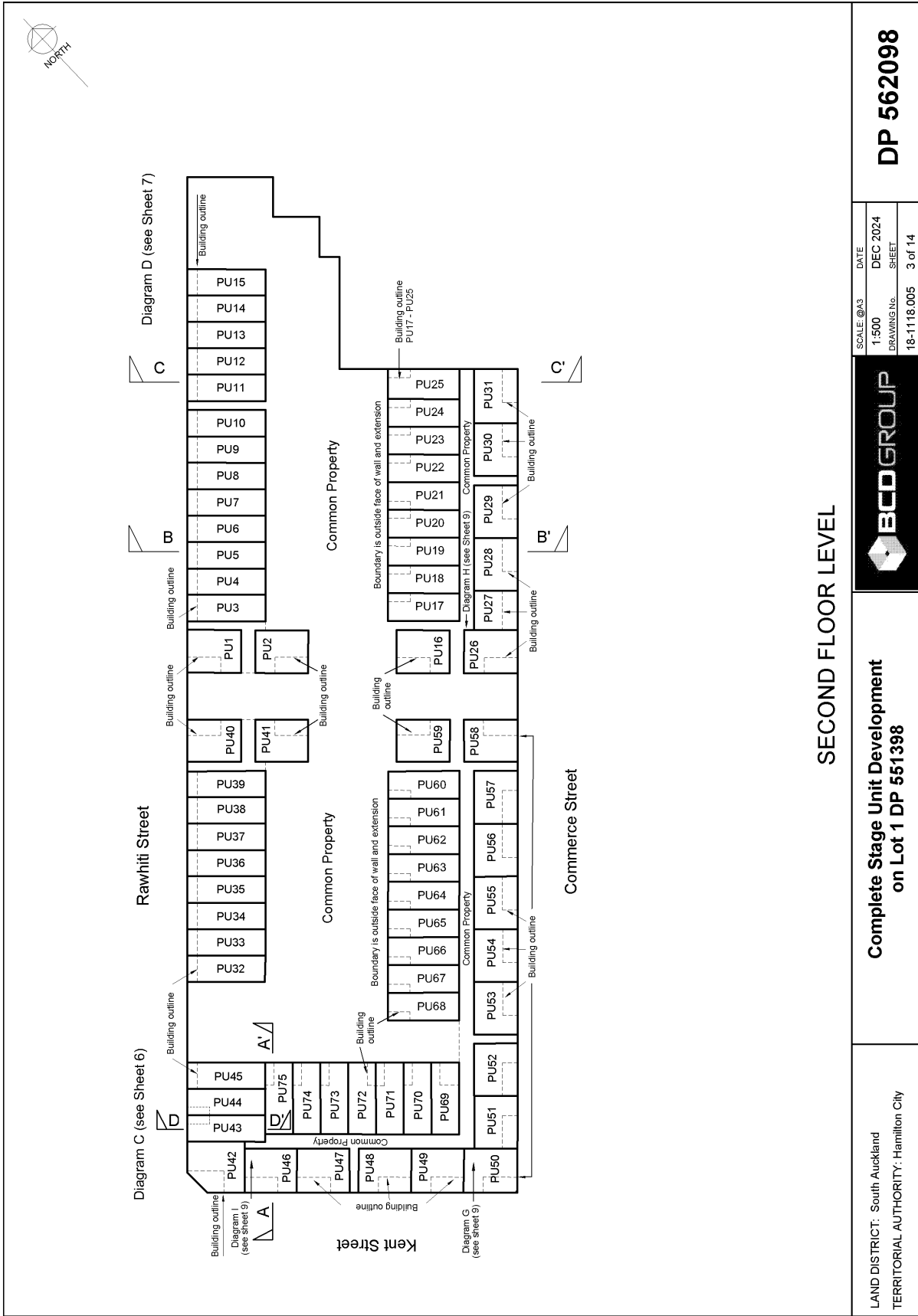
Complete Stage Unit Development
on Lot 1 DP 551398

LAND DISTRICT: South Auckland
TERRITORIAL AUTHORITY: Hamilton City



SCALE: @A3
1:500
DRAWING NO. SHEET
18-1118.005 1 of 14

DATE
DEC 2024
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1 of 14



SECOND FLOOR LEVEL

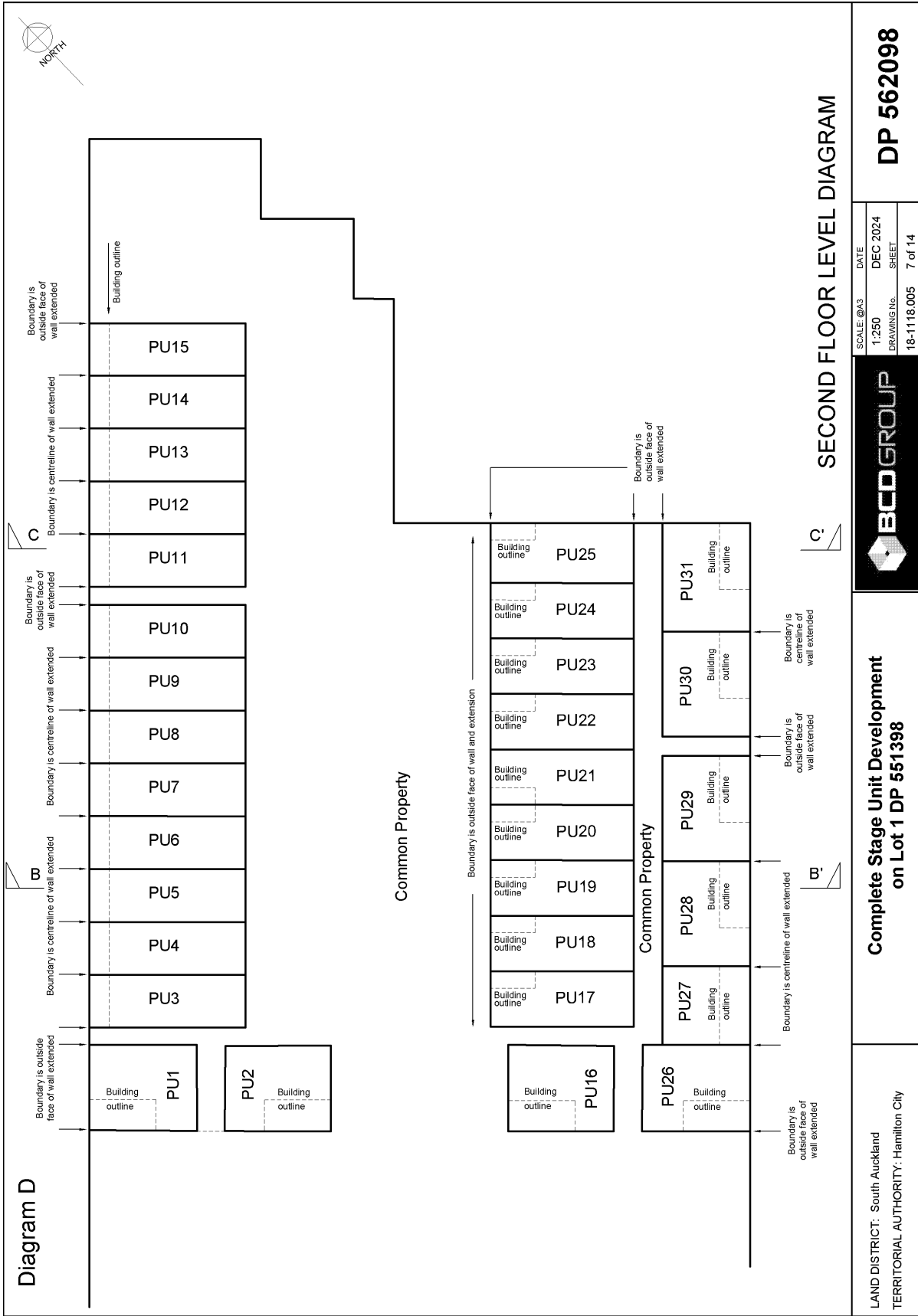


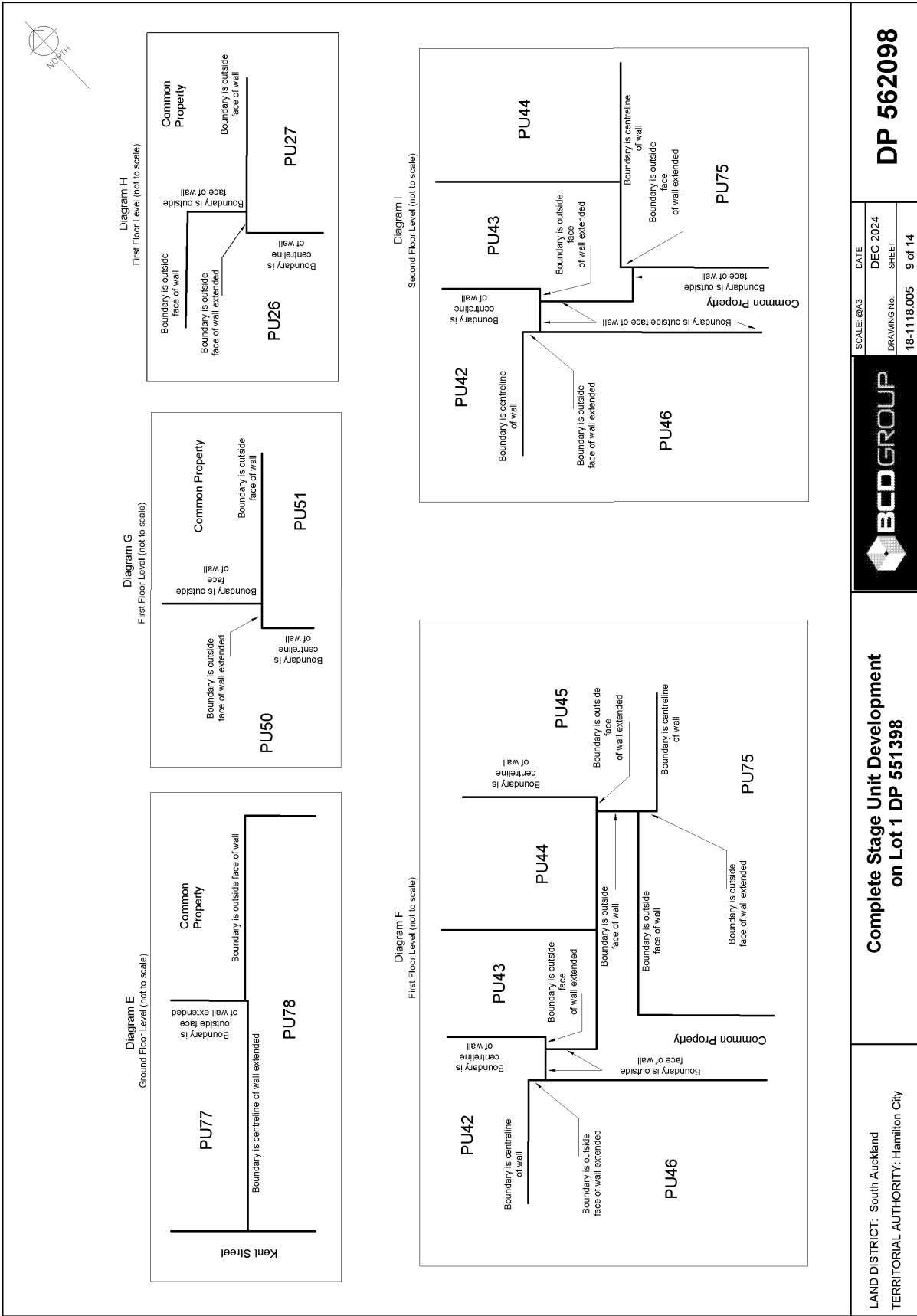
Complete Stage Unit Development
on Lot 1 DP 551398

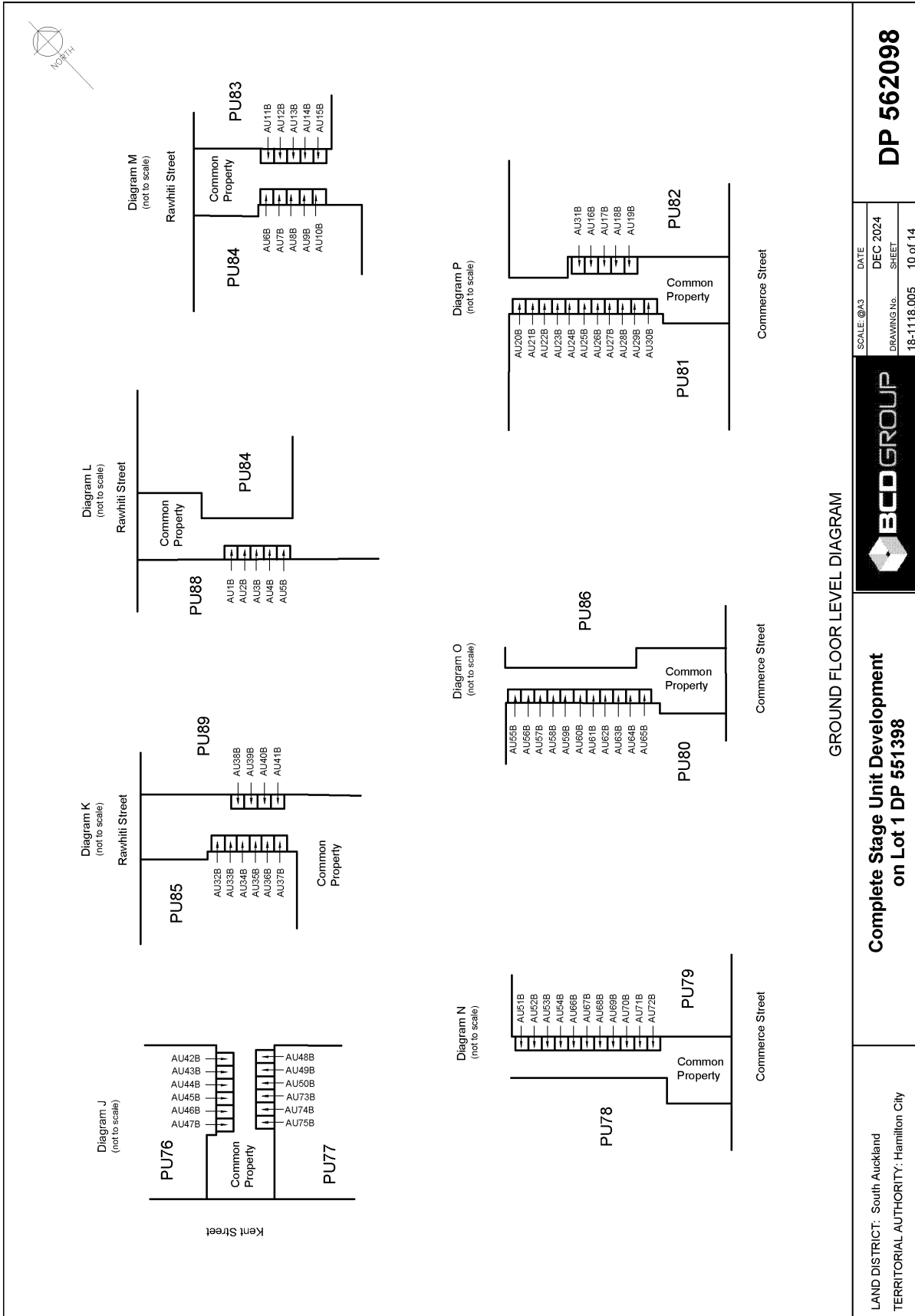
LAND DISTRICT: South Auckland
TERRITORIAL AUTHORITY: Hamilton City

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18-1118.005	3 of 14

DP 562098







GROUND FLOOR LEVEL DIAGRAM

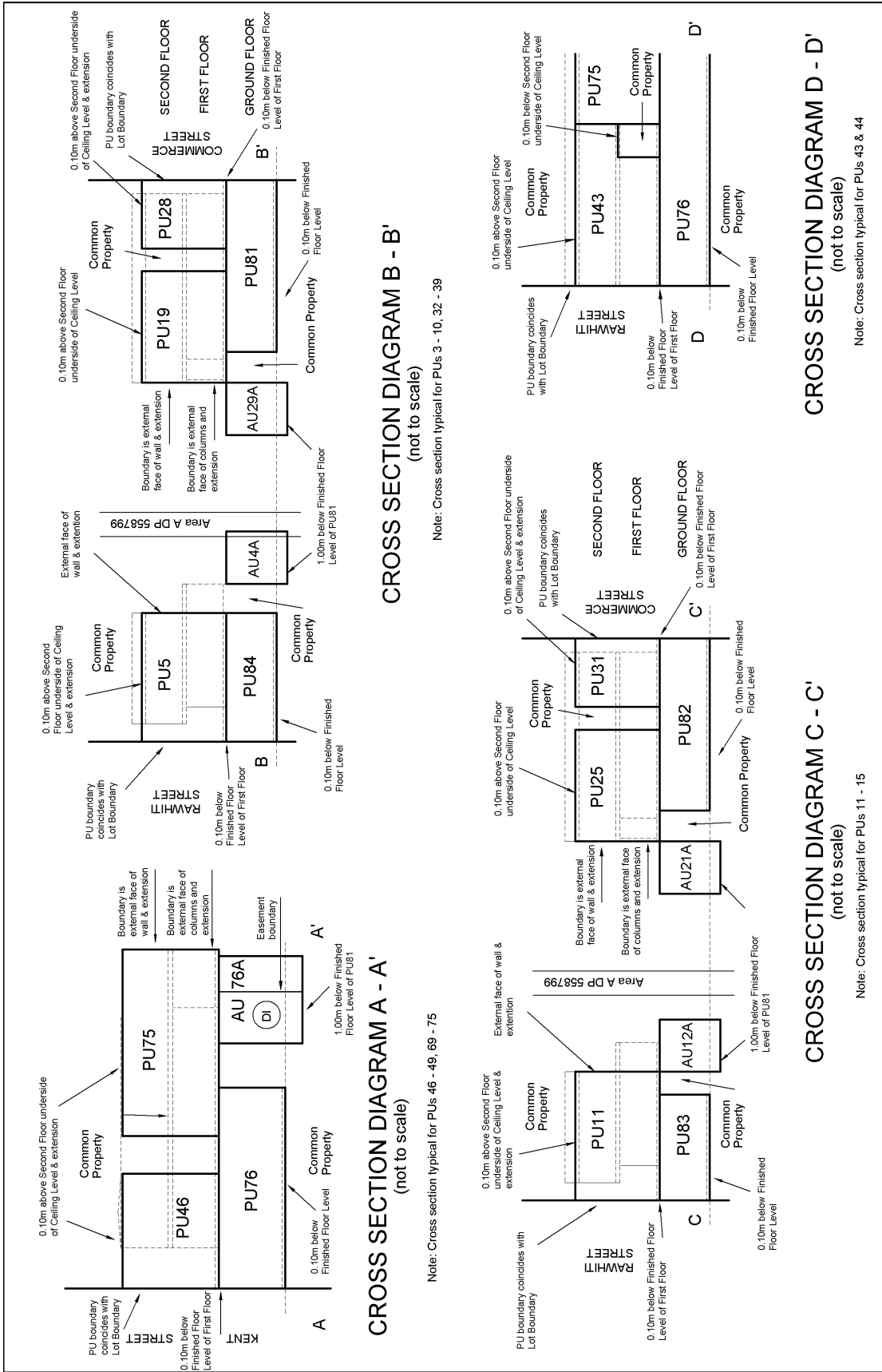


Complete Stage Unit Development
on Lot 1 DP 551398

LAND DISTRICT: South Auckland
TERRITORIAL AUTHORITY: Hamilton City

SCALE: @A3	DATE
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DP 562098



	SCALE: @A3	DATE: DEC 2024	DP 562098
	DRAWING NO. 18-1118.005	SHEET 11 of 14	
Complete Stage Unit Development on Lot 1 DP 551398			
LAND DISTRICT: South Auckland TERRITORIAL AUTHORITY: Hamilton City			

Unit Schedule	
Height Limits - (Accessory Units)	
Unit	Upper
AU151A	
AU152A	
AU153A	
AU154A	
AU155A	
AU156A	
AU157A	
AU158A	
AU159A	
AU160A	
AU161A	
AU162A	
AU163A	
AU164A	
AU165A	
AU166A	
AU167A	
AU168A	
AU169A	
AU170A	
AU171A	
AU172A	
AU173A	
AU174A	
AU175A	
AU176A	
AU177A	
AU178A	
AU179A	
AU180A	
AU181A	
AU182A	
AU183A	
AU184A	
AU185A	
AU186A	
AU187A	
AU188A	
AU189A	

Unit Easement Schedule	
Height Limits - (Easements)	
Easement	Upper
CA, CB, CC, CD, CE, CF, CG, CH, CI, CJ, CK, DL, DM, DN, DO, DP, DQ, DR, DS, DT, DU, DV, DW, DX, DY, DZ, EA, EB, EC, ED, EE, EF, EG, EH, EI, EJ, EK, EL, EM, EN, EO, EP, EQ, ER, ES, ET, EU, EV, EW, EX, EY, EZ, FA, FB, FC, FD, FE, FF, FG, FH, FI, FJ, FK, FL, FM, FN, FO, FP, FQ, FR, FS, FT, FU, FV, FW, FX, FY, FZ, GA, GB, GC, GD, GE, GF, GG, GH, GI, GJ, GK, GL, GM, GN, GO, GP, GQ, GR, GS, GT, GU, GV, GW, GX, GY, GZ, HA, HB, HC, HD, HE, HF, HG, HH, HI, HJ, HK, HL, HM, HN, HO, HP, HQ, HR, HS, HT, HU, HV, HW, HX, HY, HZ, IA, IB, IC, ID, IE, IF, IG, IH, II, IJ, IK, IL, IM, IN, IO, IP, IQ, IR, IS, IT, IU, IV, IW, IX, IY, IZ, JA, JB, JC, JD, JE, JF, JG, JH, JI, JJ, JK, JL, JM, JN, JO, JP, JQ, JR, JS, JT, JU, JV, JW, JX, JY, JZ, KA, KB, KC, KD, KE, KF, KG, KH, KI, KJ, KK, KL, KM, KN, KO, KP, KQ, KR, KS, KT, KU, KV, KW, KX, KY, KZ, LA, LB, LC, LD, LE, LF, LG, LH, LI, LJ, LK, LL, LM, LN, LO, LP, LQ, LR, LS, LT, LU, LV, LW, LX, LY, LZ, MA, MB, MC, MD, ME, MF, MG, MH, MI, MJ, MK, ML, MM, MN, MO, MP, MQ, MR, MS, MT, MU, MV, MW, MX, MY, MZ, NA, NB, NC, ND, NE, NF, NG, NH, NI, NJ, NK, NL, NM, NN, NO, NP, NQ, NR, NS, NT, NU, NV, NW, NX, NY, NZ, OA, OB, OC, OD, OE, OF, OG, OH, OI, OJ, OK, OL, OM, ON, OO, OP, OQ, OR, OS, OT, OU, OV, OW, OX, OY, OZ, PA, PB, PC, PD, PE, PF, PG, PH, PI, PJ, PK, PL, PM, PN, PO, PP, PQ, PR, PS, PT, PU, PV, PW, PX, PY, PZ, QA, QB, QC, QD, QE, QF, QG, QH, QI, QJ, QK, QL, QM, QN, QO, QP, QQ, QR, QS, QT, QU, QV, QW, QX, QY, QZ, RA, RB, RC, RD, RE, RF, RG, RH, RI, RJ, RK, RL, RM, RN, RO, RP, RQ, RR, RS, RT, RU, RV, RW, RX, RY, RZ, SA, SB, SC, SD, SE, SF, SG, SH, SI, SJ, SK, SL, SM, SN, SO, SP, SQ, SR, SS, ST, SU, SV, SW, SX, SY, SZ, TA, TB, TC, TD, TE, TF, TG, TH, TI, TJ, TK, TL, TM, TN, TO, TP, TQ, TR, TS, TT, TU, TV, TW, TX, TY, TZ, UA, UB, UC, UD, UE, UF, UG, UH, UI, UJ, UK, UL, UM, UN, UO, UP, UQ, UR, US, UT, UU, UV, UW, UX, UY, UZ, VA, VB, VC, VD, VE, VF, VG, VH, VI, VJ, VK, VL, VM, VN, VO, VP, VQ, VR, VS, VT, VU, VV, VW, VX, VY, VZ, WA, WB, WC, WD, WE, WF, WG, WH, WI, WJ, WK, WL, WM, WN, WO, WP, WQ, WR, WS, WT, WU, WV, WW, WX, WY, WZ, XA, XB, XC, XD, XE, XF, XG, XH, XI, XJ, XK, XL, XM, XN, XO, XP, XQ, XR, XS, XT, XU, XV, XW, XX, XY, XZ, YA, YB, YC, YD, YE, YF, YG, YH, YI, YJ, YK, YL, YM, YN, YO, YP, YQ, YR, YS, YT, YU, YV, YW, YX, YY, YZ, ZA, ZB, ZC, ZD, ZE, ZF, ZG, ZH, ZI, ZJ, ZK, ZL, ZM, ZN, ZO, ZP, ZQ, ZR, ZS, ZT, ZU, ZV, ZW, ZX, ZY, ZZ	0.10m below Finished Floor Level of PU81

Unit Schedule	
Height Limits - (Accessory Units)	
Unit	Upper
AU1A	
AU2A	
AU3A	
AU4A	
AU5A	
AU6A	
AU7A	
AU8A	
AU9A	
AU10A	
AU11A	
AU12A	
AU13A	
AU14A	
AU15A	
AU16A	
AU17A	
AU18A	
AU19A	
AU20A	
AU21A	
AU22A	
AU23A	
AU24A	
AU25A	
AU26A	
AU27A	
AU28A	
AU29A	
AU30A	
AU31A	
AU32A	
AU33A	
AU34A	
AU35A	
AU36A	
AU37A	
AU38A	
AU39A	
AU40A	
AU41A	
AU42A	
AU43A	
AU44A	
AU45A	
AU46A	
AU47A	
AU48A	
AU49A	
AU50A	

Unit Easement Schedule	
Height Limits - (Easements)	
Easement	Upper
CA, CB, CC, CD, CE, CF, CG, CH, CI, CJ, CK, DL, DM, DN, DO, DP, DQ, DR, DS, DT, DU, DV, DW, DX, DY, DZ, EA, EB, EC, ED, EE, EF, EG, EH, EI, EJ, EK, EL, EM, EN, EO, EP, EQ, ER, ES, ET, EU, EV, EW, EX, EY, EZ, FA, FB, FC, FD, FE, FF, FG, FH, FI, FJ, FK, FL, FM, FN, FO, FP, FQ, FR, FS, FT, FU, FV, FW, FX, FY, FZ, GA, GB, GC, GD, GE, GF, GG, GH, GI, GJ, GK, GL, GM, GN, GO, GP, GQ, GR, GS, GT, GU, GV, GW, GX, GY, GZ, HA, HB, HC, HD, HE, HF, HG, HH, HI, HJ, HK, HL, HM, HN, HO, HP, HQ, HR, HS, HT, HU, HV, HW, HX, HY, HZ, IA, IB, IC, ID, IE, IF, IG, IH, II, IJ, IK, IL, IM, IN, IO, IP, IQ, IR, IS, IT, IU, IV, IW, IX, IY, IZ, JA, JB, JC, JD, JE, JF, JG, JH, JI, JJ, JK, JL, JM, JN, JO, JP, JQ, JR, JS, JT, JU, JV, JW, JX, JY, JZ, KA, KB, KC, KD, KE, KF, KG, KH, KI, KJ, KK, KL, KM, KN, KO, KP, KQ, KR, KS, KT, KU, KV, KW, KX, KY, KZ, LA, LB, LC, LD, LE, LF, LG, LH, LI, LJ, LK, LL, LM, LN, LO, LP, LQ, LR, LS, LT, LU, LV, LW, LX, LY, LZ, MA, MB, MC, MD, ME, MF, MG, MH, MI, MJ, MK, ML, MM, MN, MO, MP, MQ, MR, MS, MT, MU, MV, MW, MX, MY, MZ, NA, NB, NC, ND, NE, NF, NG, NH, NI, NJ, NK, NL, NM, NN, NO, NP, NQ, NR, NS, NT, NU, NV, NW, NX, NY, NZ, OA, OB, OC, OD, OE, OF, OG, OH, OI, OJ, OK, OL, OM, ON, OO, OP, OQ, OR, OS, OT, OU, OV, OW, OX, OY, OZ, PA, PB, PC, PD, PE, PF, PG, PH, PI, PJ, PK, PL, PM, PN, PO, PP, PQ, PR, PS, PT, PU, PV, PW, PX, PY, PZ, QA, QB, QC, QD, QE, QF, QG, QH, QI, QJ, QK, QL, QM, QN, QO, QP, QQ, QR, QS, QT, QU, QV, QW, QX, QY, QZ, RA, RB, RC, RD, RE, RF, RG, RH, RI, RJ, RK, RL, RM, RN, RO, RP, RQ, RR, RS, RT, RU, RV, RW, RX, RY, RZ, SA, SB, SC, SD, SE, SF, SG, SH, SI, SJ, SK, SL, SM, SN, SO, SP, SQ, SR, SS, ST, SU, SV, SW, SX, SY, SZ, TA, TB, TC, TD, TE, TF, TG, TH, TI, TJ, TK, TL, TM, TN, TO, TP, TQ, TR, TS, TT, TU, TV, TW, TX, TY, TZ, UA, UB, UC, UD, UE, UF, UG, UH, UI, UJ, UK, UL, UM, UN, UO, UP, UQ, UR, US, UT, UU, UV, UW, UX, UY, UZ, VA, VB, VC, VD, VE, VF, VG, VH, VI, VJ, VK, VL, VM, VN, VO, VP, VQ, VR, VS, VT, VU, VV, VW, VX, VY, VZ, WA, WB, WC, WD, WE, WF, WG, WH, WI, WJ, WK, WL, WM, WN, WO, WP, WQ, WR, WS, WT, WU, WV, WW, WX, WY, WZ, XA, XB, XC, XD, XE, XF, XG, XH, XI, XJ, XK, XL, XM, XN, XO, XP, XQ, XR, XS, XT, XU, XV, XW, XX, XY, XZ, YA, YB, YC, YD, YE, YF, YG, YH, YI, YJ, YK, YL, YM, YN, YO, YP, YQ, YR, YS, YT, YU, YV, YW, YX, YY, YZ, ZA, ZB, ZC, ZD, ZE, ZF, ZG, ZH, ZI, ZJ, ZK, ZL, ZM, ZN, ZO, ZP, ZQ, ZR, ZS, ZT, ZU, ZV, ZW, ZX, ZY, ZZ	0.10m below Finished Floor Level of PU81

LAND DISTRICT: South Auckland
TERRITORIAL AUTHORITY: Hamilton City

**Complete Stage Unit Development
on Lot 1 DP 551398**



SCALE: @A3
DRAWING NO. 18-1118.005
SHEET 13 of 14

DATE DEC 2024
SHEET 13 of 14

DP 562098

Unit Schedule		
Height Limits - (Accessory Units)		
Unit	Lower	Upper
AU1B	0.20m below Finished Floor Level of AU1B	
AU2B	0.20m below Finished Floor Level of AU2B	
AU3B	0.20m below Finished Floor Level of AU3B	
AU4B	0.20m below Finished Floor Level of AU4B	
AU5B	0.20m below Finished Floor Level of AU5B	
AU6B	0.20m below Finished Floor Level of AU6B	
AU7B	0.20m below Finished Floor Level of AU7B	
AU8B	0.20m below Finished Floor Level of AU8B	
AU9B	0.20m below Finished Floor Level of AU9B	
AU10B	0.20m below Finished Floor Level of AU10B	
AU11B	0.20m below Finished Floor Level of AU11B	
AU12B	0.20m below Finished Floor Level of AU12B	
AU13B	0.20m below Finished Floor Level of AU13B	
AU14B	0.20m below Finished Floor Level of AU14B	
AU15B	0.20m below Finished Floor Level of AU15B	
AU16B	0.20m below Finished Floor Level of AU16B	
AU17B	0.20m below Finished Floor Level of AU17B	
AU18B	0.20m below Finished Floor Level of AU18B	
AU19B	0.20m below Finished Floor Level of AU19B	
AU20B	0.20m below Finished Floor Level of AU20B	
AU21B	0.20m below Finished Floor Level of AU21B	
AU22B	0.20m below Finished Floor Level of AU22B	
AU23B	0.20m below Finished Floor Level of AU23B	
AU24B	0.20m below Finished Floor Level of AU24B	
AU25B	0.20m below Finished Floor Level of AU25B	
AU26B	0.20m below Finished Floor Level of AU26B	
AU27B	0.20m below Finished Floor Level of AU27B	
AU28B	0.20m below Finished Floor Level of AU28B	
AU29B	0.20m below Finished Floor Level of AU29B	
AU30B	0.20m below Finished Floor Level of AU30B	
AU31B	0.20m below Finished Floor Level of AU31B	
AU32B	0.20m below Finished Floor Level of AU32B	
AU33B	0.20m below Finished Floor Level of AU33B	
AU34B	0.20m below Finished Floor Level of AU34B	
AU35B	0.20m below Finished Floor Level of AU35B	
AU36B	0.20m below Finished Floor Level of AU36B	
AU37B	0.20m below Finished Floor Level of AU37B	
AU38B	0.20m below Finished Floor Level of AU38B	
AU39B	0.20m below Finished Floor Level of AU39B	
AU40B	0.20m below Finished Floor Level of AU40B	
AU41B	0.20m below Finished Floor Level of AU41B	
AU42B	0.20m below Finished Floor Level of AU42B	
AU43B	0.20m below Finished Floor Level of AU43B	
AU44B	0.20m below Finished Floor Level of AU44B	
AU45B	0.20m below Finished Floor Level of AU45B	
AU46B	0.20m below Finished Floor Level of AU46B	
AU47B	0.20m below Finished Floor Level of AU47B	
AU48B	0.20m below Finished Floor Level of AU48B	
AU49B	0.20m below Finished Floor Level of AU49B	
AU50B	0.20m below Finished Floor Level of AU50B	

0.10m below the underside of Ceiling on the Ground Floor Level

Unit Schedule		
Height Limits - (Accessory Units)		
Unit	Lower	Upper
AU51B	0.20m below Finished Floor Level of AU51B	
AU52B	0.20m below Finished Floor Level of AU52B	
AU53B	0.20m below Finished Floor Level of AU53B	
AU54B	0.20m below Finished Floor Level of AU54B	
AU55B	0.20m below Finished Floor Level of AU55B	
AU56B	0.20m below Finished Floor Level of AU56B	
AU57B	0.20m below Finished Floor Level of AU57B	
AU58B	0.20m below Finished Floor Level of AU58B	
AU59B	0.20m below Finished Floor Level of AU59B	
AU60B	0.20m below Finished Floor Level of AU60B	
AU61B	0.20m below Finished Floor Level of AU61B	
AU62B	0.20m below Finished Floor Level of AU62B	
AU63B	0.20m below Finished Floor Level of AU63B	
AU64B	0.20m below Finished Floor Level of AU64B	
AU65B	0.20m below Finished Floor Level of AU65B	
AU66B	0.20m below Finished Floor Level of AU66B	
AU67B	0.20m below Finished Floor Level of AU67B	
AU68B	0.20m below Finished Floor Level of AU68B	
AU69B	0.20m below Finished Floor Level of AU69B	
AU70B	0.20m below Finished Floor Level of AU70B	
AU71B	0.20m below Finished Floor Level of AU71B	
AU72B	0.20m below Finished Floor Level of AU72B	
AU73B	0.20m below Finished Floor Level of AU73B	
AU74B	0.20m below Finished Floor Level of AU74B	
AU75B	0.20m below Finished Floor Level of AU75B	
AU86C	0.50m above Finished Floor Level of PU86	
AU87C	0.50m above Finished Floor Level of PU87	
AU88C	0.50m above Finished Floor Level of PU88	
AU89C	0.50m above Finished Floor Level of PU89	

0.10m below the underside of Ceiling on the Ground Floor Level

LAND DISTRICT: South Auckland
TERRITORIAL AUTHORITY: Hamilton City

**Complete Stage Unit Development
on Lot 1 DP 551398**



SCALE: @A3

DRAWING NO. 18-1118.005

DATE: DEC 2024
SHEET: 14 of 14

DP 562098



**SUPPLEMENTARY RECORD SHEET
UNDER UNIT TITLES ACT 2010**

**Guaranteed Search Copy issued under Section 60 of the Land
Transfer Act 2017**

Identifier

1013749

Land Registration District **South Auckland**

Date Issued 24 August 2021

Plan Number DP 562098

Subdivision of

Lot 1 Deposited Plan 551398

Prior References

952685

Unit Titles Issued

1002330	1002331	1002332	1002333
1002334	1002335	1002336	1002337
1002338	1002339	1002340	1002341
1002342	1002343	1002344	1002345
1002346	1002347	1002348	1002349
1002350	1002351	1002352	1002353
1002354	1002355	1002356	1002357
1002358	1002359	1002360	1002361
1002362	1002363	1002364	1002365
1002366	1002367	1002368	1002369
1002370	1002371	1002372	1002373
1002374	1002375	1002376	1002377
1002378	1002379	1002380	1002381
1002382	1002383	1002384	1002385
1002386	1002387	1002388	1002389
1002390	1002391	1002392	1002393
1002394	1002395	1002396	1002397
1002398	1002399	1002400	1002401
1002402	1002403	1002404	1002405
1002406	1002407	1002408	1002409
1002410	1002411	1002412	1002413
1002414	1002415	1002418	1128662
1163053			

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.

Appurtenant to part formerly Lot 2 Deeds Plan 416 are party wall rights created by Grant 320611 (R403/653)

Subject to party wall right over part created by Grant 320611 (R403/653)

Appurtenant to part formerly Lot 2 Deeds Plan 416 are party wall rights created by Grant 323867 (R415/331)

Subject to party wall rights over part created by Grant 323867 (R415/331)

Subject to a right to convey gas (in gross) over part marked A on DP 558799 in favour of First Gas Limited created by Easement Instrument 12141072.1 - 24.8.2021 at 2:37 pm

12141072.3 Notice of body corporate operational rules pursuant to Section 105 Unit Titles Act 2010 - 24.8.2021 at 2:37 pm

12686860.2 Certificate of assessment of ownership interest pursuant to Section 32 Unit Titles Act 2010 - 12.5.2023 at 2:05 pm

12686860.3 Application pursuant to Section 30 Unit Titles Act 2010 to deposit Substituted Proposed Unit Development Plan DP 562098/A affecting Future Development Unit 201 DP 562098 - 12.5.2023 at 2:05 pm

13096634.1 Notice of change of body corporate operational rules pursuant to Section 106 Unit Titles Act 2010 - 3.9.2024 at 1:06 pm

12879764.6 Certificate pursuant to Section 216(1) Unit Titles Act 2010 of a resolution by Body Corporate 562098 - 20.2.2025 at 2:39 pm

Subject to a right (in gross) to convey gas over part marked CA, CB, CC, CD and CE on DP 562098 in favour of First Gas Limited created by Easement Instrument 12879764.7 - 20.2.2025 at 2:39 pm