



**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** **529877**  
**Land Registration District** **North Auckland**  
**Date Issued** 13 January 2011

**Prior References**  
NA53B/747

**Supplementary Record Sheet**  
544614

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**Estate** Stratum in Freehold  
**Legal Description** Principal Unit 9 and Accessory Unit 54  
Deposited Plan 434350

**Registered Owners**  
Erin Lesley Paviour-Smith

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**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**

12625908.2 Mortgage to Resimac Home Loans Limited - 17.1.2023 at 2:41 pm



## Title Plan - DP 434350

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**Survey Number** DP 434350  
**Surveyor Reference** 3998 - 37 Waipa Street  
**Surveyor** Mathew John Mortell  
**Survey Firm** Frear Surveyors Ltd  
**Surveyor Declaration** I Mathew John Mortell, being a licensed cadastral surveyor, certify that:  
 (a) this dataset provided by me and its related survey are accurate, correct and in accordance with the Cadastral Survey Act 2002 and the Rules for Cadastral Survey 2010, and  
 (b) the survey was undertaken by me or under my personal direction.  
 Declared on 13 Dec 2012 05:44 PM

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### Survey Details

<b>Dataset Description</b>	Complete Unit Plan on Lot 1 DP 97819	<b>Survey Class</b>	Class A
<b>Status</b>	Deposited	<b>Survey Approval Date</b>	20/12/2012
<b>Land District</b>	North Auckland	<b>Deposit Date</b>	08/02/2013
<b>Submitted Date</b>	13/12/2012		

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### Territorial Authorities

Auckland

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### Comprised In

CT 529869  
 CT 529871  
 CT 529873  
 CT 529874  
 CT 529875  
 CT 529876  
 CT 529877  
 CT 529878  
 CT 529879  
 CT 529880  
 CT 529882  
 CT 529883  
 CT 529884  
 CT 529885  
 CT 529886  
 CT 529887  
 CT 529888  
 CT 529889  
 CT 529890



## Title Plan - DP 434350

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### Comprised In

CT 529891

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### Created Parcels

Parcels	Parcel Intent	Area	CT Reference
Principal Unit 2 Deposited Plan 434350	Principal Unit		529870
Principal Unit 4 Deposited Plan 434350	Principal Unit		529872
Principal Unit 13 Deposited Plan 434350	Principal Unit		529881
Accessory Unit 66 Deposited Plan 434350	Accessory Unit		Multiple
<b>Total Area</b>		<u>0.0000</u> Ha	

COMPLETE UNIT SCHEDULE DP 434350				
TITLE	APPELLATION		HEIGHT LIMITS	
			UPPER	LOWER
529869	UNIT 1		96.00	89.50
529870	UNIT 2		98.00	86.00
529871	UNIT 3		96.00	89.50
529872	UNIT 4		97.00	85.00
529873	UNIT 5		96.00	89.50
529874	UNIT 6		96.00	89.50
529875	UNIT 7		96.00	87.50
529876	UNIT 8		95.50	91.50
529877	UNIT 9		91.50	86.50
529878	UNIT 10		91.50	82.00
529879	UNIT 11		91.50	81.00
529880	UNIT 12		91.50	81.00
529881	UNIT 13		97.00	84.00
529882	UNIT 14		88.00	79.00
529883	UNIT 15		88.00	79.00
529884	UNIT 16		89.00	79.00
529885	UNIT 17		89.00	79.00
529886	UNIT 18		89.00	78.50
529887	UNIT 19		89.00	81.00
529888	UNIT 20		92.00	80.00
529889	UNIT 21		92.50	80.50
529890	UNIT 22		92.00	82.00
529891	UNIT 23		100.00	91.00
	AU 24		95.00	91.00
	AU 25		95.00	91.00
	AU 26		95.00	91.00
	AU 27		95.00	91.00
	AU 28		95.00	91.00
	AU 29		95.00	91.00
	AU 30		95.00	91.00
	AU 31		95.00	91.00
	AU 32		95.00	91.00
	AU 33		95.00	91.00
	AU 34		95.00	91.00
	AU 35		95.00	91.00
	AU 36		95.00	91.00
	AU 37		93.00	89.00
	AU 38		92.00	88.00
	AU 39		91.50	87.50
	AU 40		91.50	87.50
	AU 41		89.00	81.50
	AU 42		89.00	81.50
	AU 43		89.00	81.50
	AU 44		88.00	84.00
	AU 45		88.00	84.00
	AU 46		88.00	84.00
	AU 47		88.00	84.00
	AU 48		88.00	84.00

	AU 49		88.00	84.00
	AU 50		88.00	84.00
	AU 51		88.50	84.50
	AU 52		88.50	84.50
	AU 53		90.50	86.50
	AU 54		90.50	86.50
	AU 55		90.00	82.00
	AU 56		90.00	82.00
	AU 57		92.50	88.50
	AU 58		92.50	88.50
	AU 59		93.00	89.00
	AU 60		93.00	89.00
	AU 61		91.50	81.00
	AU 62		96.00	91.00
	AU 63		89.00	81.00
	AU 64		96.00	91.00
	AU 65		96.00	90.00
	AU 66		92.00	86.00

Origin of Levels SS M511 SO 48308 RL 98.61m Auckland Vertical Datum 1946  
LINZ Geodetic Code CD1W

- Notes:
1. Origin of Levels Auckland Vertical Datum SS M511 50 48308 (CDIW) RL=98.61
  2. Unless otherwise shown, Unit boundaries are shown for external walls, placing lines or structures.
  3. For survey file of Unit 10, see Field Note as part of the First Stage Unit Plan.
  4. Area shown (A) is Common Property.
  5. The boundaries of AU39 and AU46 are outlined in yellow. These AU's are adjacent to the Principal Unit then the boundary is to the centre line of wall.
  6. PU denotes Principal Unit.
  7. AU denotes Accessory Unit

Address of Body Corporate:  
37 Waipa Street, Birkenhead

SCHEDULE OF EXISTING EASEMENTS		Created by
Purpose	Shown	Revised/Amended
Right of Way, Telephone installation & stormwater drainage rights	(A)	Lot 1 DP 97819 8412865

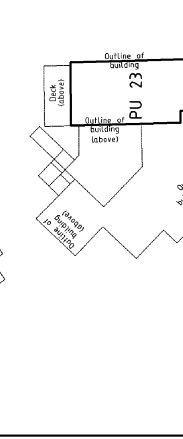
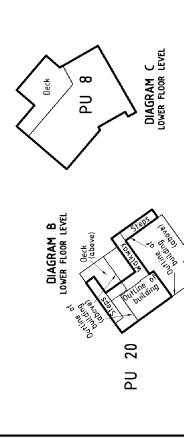
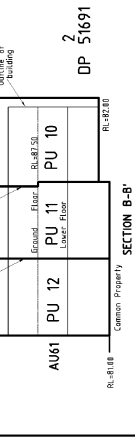
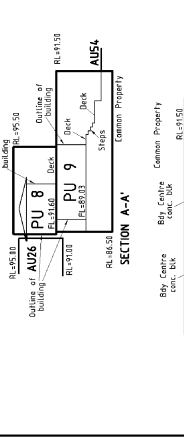
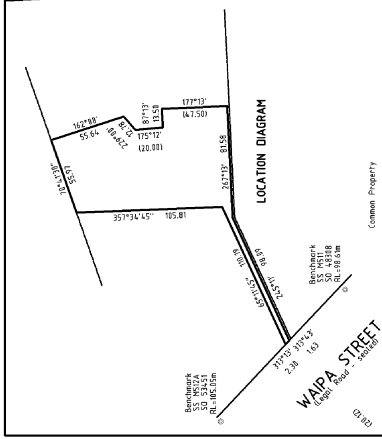
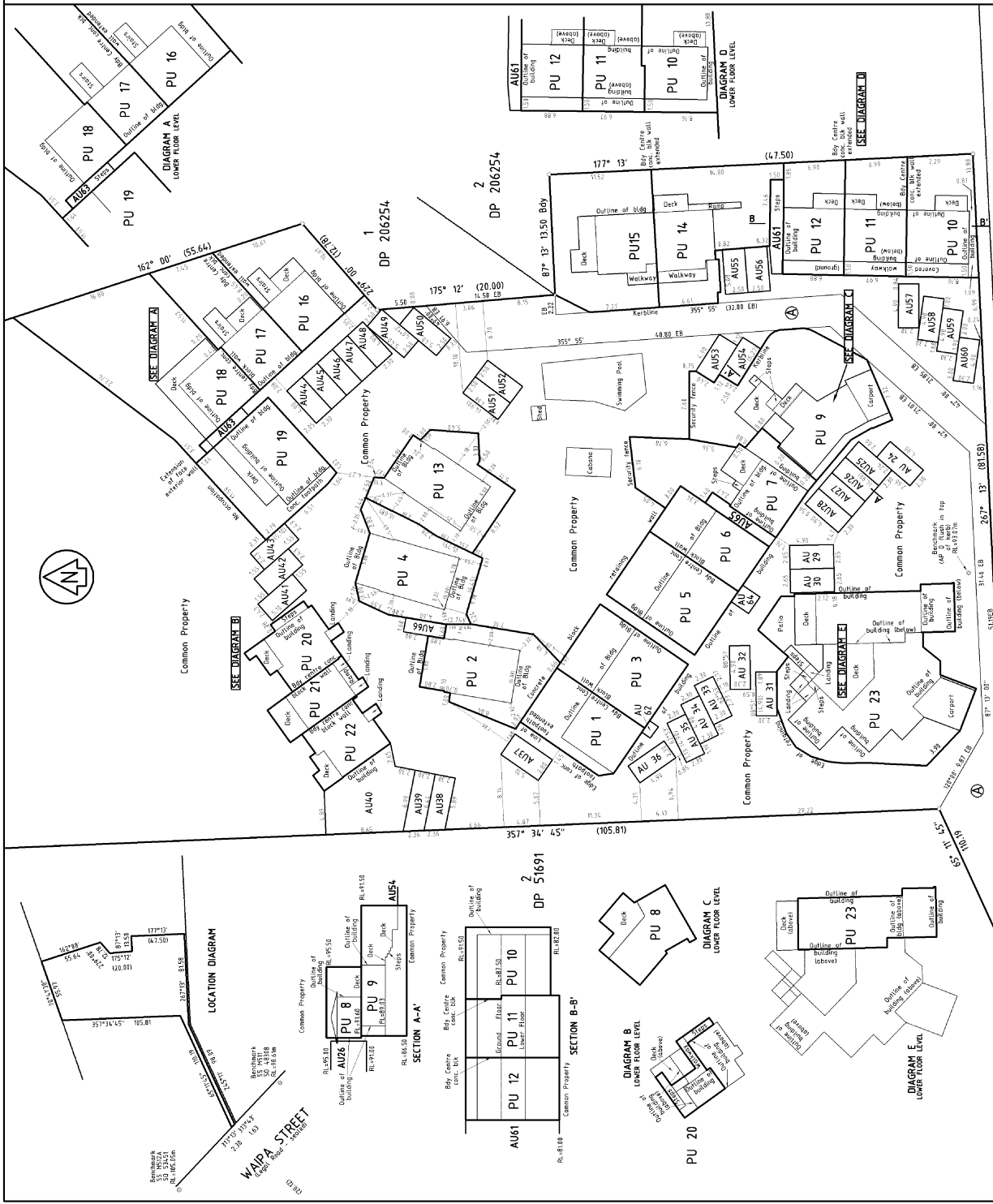
EXISTING APPURTENANCE EASEMENT		Created by
Purpose	Shown	Revised/Amended
Right of Way, Telephone installation & stormwater drainage rights	(A)	8412865

**FREAR SURVEYORS LTD.**  
 R. JOHN FREAR (N.Z.C.L.S.) TELEPHONE (09) 830 5494  
 123C DOMINION ROAD, MT EDEN FAX (09) 830 5403  
 P.O. BOX 86663, BAYMORAL MOB. (0274) 795 093  
 AUCKLAND EMAIL: frear@frear.co.nz

**PROJECT**  
**37 Waipa Street Birkenhead**  
 Lot 1 DP 97819  
 Total Area = 8404m<sup>2</sup>  
 C's.T. 543550, 543551 and 544382

DRAWING TITLE  
**COMPLETE UNIT PLAN**  
**ON LOT 1 DP 97819**

ORIGINAL SCALE	ORIGINAL SIZE	REVISION NO
1:200	A1	1
DATE	CAD REFERENCE	SHEET NO
Oct 2012	3998-concrete	3998
		DRAWING NUMBER
		DP 434350



Schedule / Memorandum

- Notes:
1. Origin of Levels, Auckland Vertical Datum.
  2. Unless otherwise shown, unit boundaries are the exterior face of external walls, glazing lines or structures.
  3. For survey fix of Unit 10, see Field Book 10.
  4. Area shown (A) is Common Property.
  5. The boundaries of AU62 and AU64 is shown to the Principal Unit then the boundary to the centre line of wall.
  6. PU denotes Principal Unit
  7. AU denotes Accessory Unit

Address of Body Corporate:  
37 Waipa Street, Birkenhead

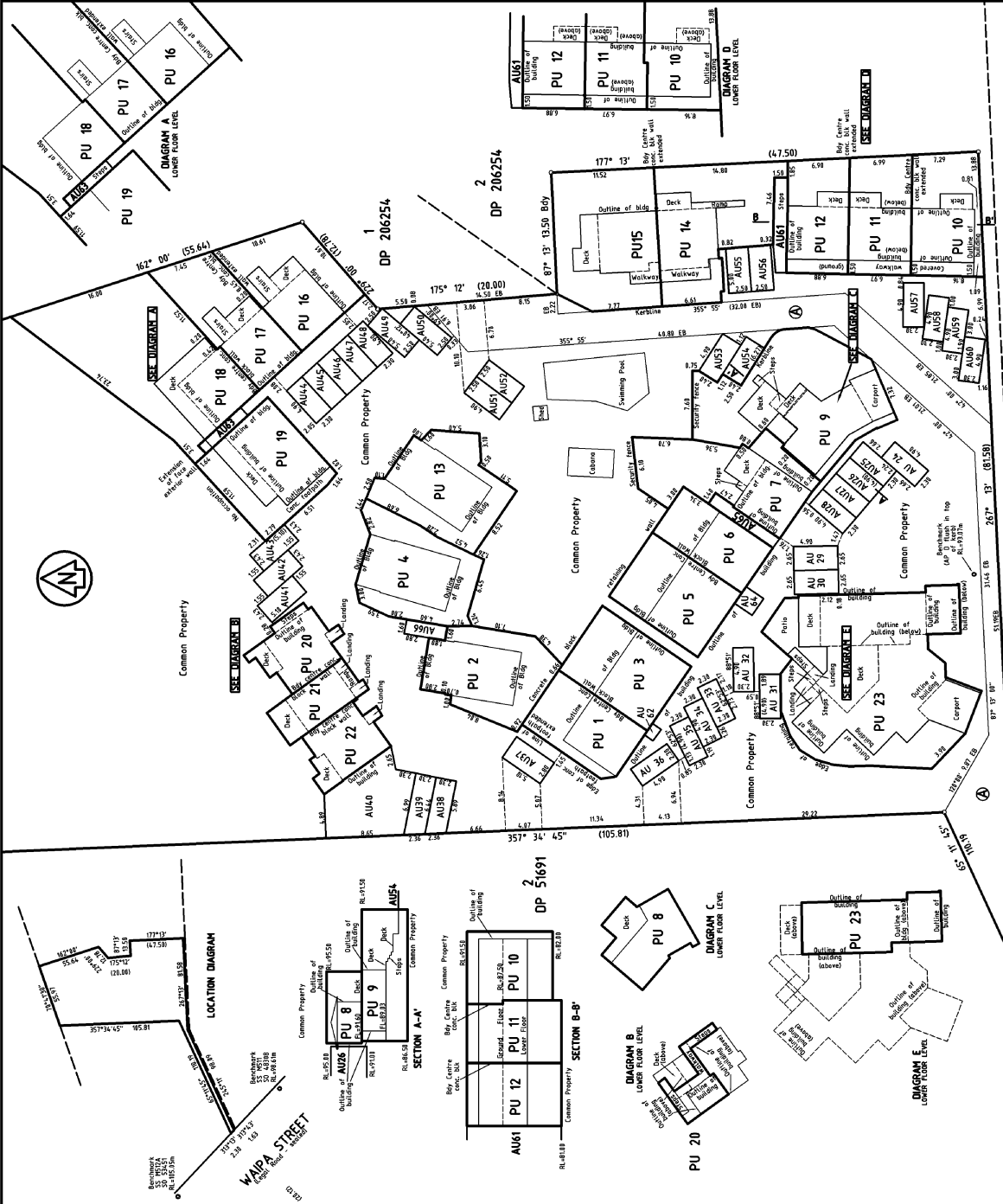
SCHEDULE OF EXISTING EASEMENTS		EXISTING APURTMENT EASEMENT	
Purpose	Shown	Created by	Created by
Right of Way, Power, Water, Telephone, Gas, & sewerage easement rights	(A)	Lot 10 DP 97819	8/1/1965
		Right of Way, Power, Water, Telephone, Gas, & sewerage easement rights	8/1/1965

**FRAR SURVEYORS LTD.**  
P. JOHN FRAR (N.Z.C.I.S.) TELEPHONE (09) 830 5404  
1332 DOMINION ROAD, MT ROSE FAX (09) 630 5403  
P.O. BOX 56063, BUNOLAN, AUCKLAND  
AUCKLAND EMAIL: jfrar@frar.co.nz

**37 Waipa Street  
Birkenhead**  
Lot 1 DP 97819  
Total Area = 8404m<sup>2</sup>  
C's.T. 543550, 543551  
and 544382

PROJECT TITLE  
**COMPLETE UNIT PLAN  
ON LOT 1 DP 97819**

ORIGINAL SCALE	1:200	REVISION NO	1
DATE	Oct 2012	SHEET NO	
		JOB NO	3998
DRAWING NUMBER			<b>DP 434350</b>



DP 434350 - Title Plan

Generated on 20/02/2013 3:19pm



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

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

**Identifier** **544614**  
**Land Registration District** **North Auckland**  
**Date Issued** 13 January 2011  
**Plan Number** DP 434350

**Subdivision of**  
 Lot 1 Deposited Plan 97819

**Prior References**  
 NA53B/747

**Unit Titles Issued**

529869	529870	529871	529872
529873	529875	529876	529877
529878	529879	529880	529881
529882	529883	529884	529885
529886	529887	529888	529889
529890	557380	557381	

**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 a right of way and to power, water, telephone reticulation & stormwater drainage rights over part marked A on DP 97819 specified in Easement Certificate B241206.5 - 29.11.1983 at 9.53 am

Appurtenant hereto is a right of way and power, water, telephone reticulation & stormwater drainage rights specified in Easement Certificate B241206.5 - 29.11.1983 at 9.53 am

The easements specified in Easement Certificate B241206.5 are subject to Section 309 (1) (a) Local Government Act 1974 8684211.1 Change of rules of the Body Corporate - 26.1.2011 at 3:03 pm

9225787.1 Notice of change of body corporate operational rules pursuant to Section 106 Unit Titles Act 2010 - 1.11.2012 at 1:17 pm

9306354.3 Certificate of assessment of ownership interest pursuant to Section 32 Unit Titles Act 2010 - 8.2.2013 at 3:43 pm