



**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 **SA73A/235**
Land Registration District **South Auckland**
Date Issued 01 November 2001

Prior References
SA72B/105

Supplementary Record Sheet
SA73A/176

Estate Stratum in Freehold
Legal Description Unit 59 and Accessory Unit 159 and 259
Deposited Plan South Auckland 92316
Registered Owners
Sharene Lesley Temple

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

B680971.1 Consent Notice pursuant to Section 221 (1) Resource Management Act 1991 - 5.10.2001 at 12.30 pm
B684544.1 Covenant under Section 109 Resource Management Act 1991 - 1.11.2001 at 12.01 pm
B684544.2 Encumbrance to The Rotorua District Council - 1.11.2001 at 12.01 pm
11287990.4 Mortgage to Bank of New Zealand - 11.12.2018 at 3:54 pm

Approvals

I hereby certify that this plan was approved by the Rotorua District Council pursuant to Section 223 of the Resource Management Act 1991 on the 20th day of November 2001.

[Signature] Registered Owners

Principal Administrative Officer

Pursuant to Section 224(1) of the Resource Management Act 1991 I hereby certify that the Rotorua District Council is satisfied on reasonable grounds that every building or part of a building shown on this plan complies with the provisions of the Resource Management Act 1991. Signed this 20th day of November 2001.

Principal Administrative Officer

Pursuant to Section 8(9) of the Unit Titles Act 1972 I hereby certify that the building shown on this plan has been erected and all other development work has been carried out to the extent necessary to the satisfaction of the provisions of the Unit Titles Act 1972. Signed this 20th day of November 2001.

Registered Valuer

I, Ian Robert McGowan, Registered Valuer, hereby certify that I have assessed the Unit Entitlements shown hereon in accordance with the Unit Titles Act 1972. Signed this 20th day of November 2001.

Total Area 3,259.4 ha

Comprised in C.T. 248/105 (AU)

I, Robert Glen Ogilvie of Auckland, being a person entitled to practice as a registered surveyor, certify that the boundaries shown on this plan were underwritten by me or under my direction in accordance with the Survey Act 1988 and the Survey Regulations 1988. The survey measurements and have been created in accordance with the Survey Regulations 1988. Signed this 25th day of October 2001.

Field Book p. p.

Reference Plans p. p.

Examined Correct

Approved as to Survey *[Signature]*

Deposited this 1st day of November 2001.

Registrar-General of Land *[Signature]*

Revised 2-11-01

DPS 92316

UNIT DEVELOPMENT ON LOT 2 D.P. S91277

LAND DISTRICT South Auckland

SURVEY BLK. & DIST. X. Rotoiti

NZMS 261 SH

RECORD MAP No

Scale 1:1000

Date Sept. 2001

TERRITORIAL AUTHORITY Rotorua District

Surveyed by R.G. Ogilvie & Associates

SHEET 1 OF 5

EXISTING EASEMENTS

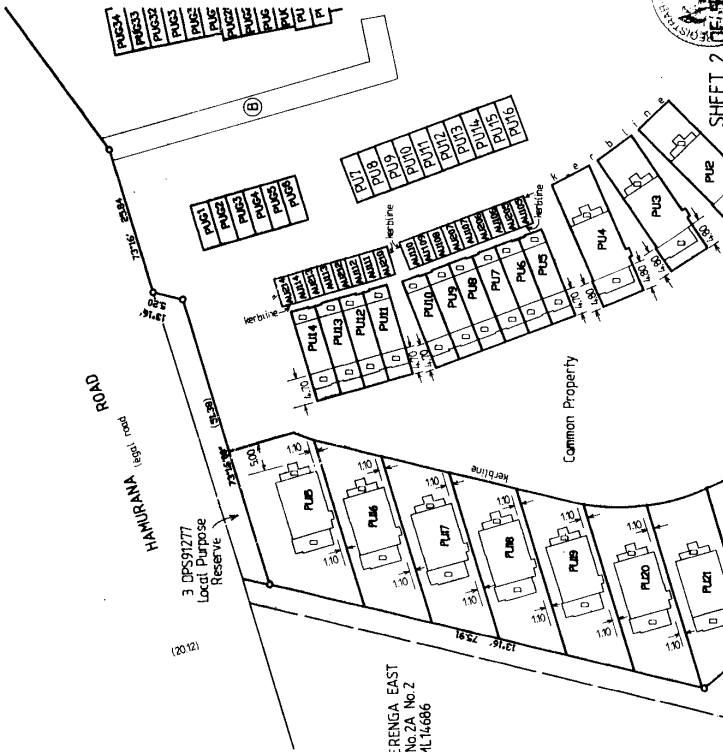
Purpose	Shown	Created by
Water Access	(X)	Contract S90971
EXISTING APARTMENT EASEMENT		
Water		Contract S90971
Right of Way		Contract S90971

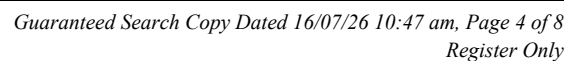
UNIT ENTITLEMENTS

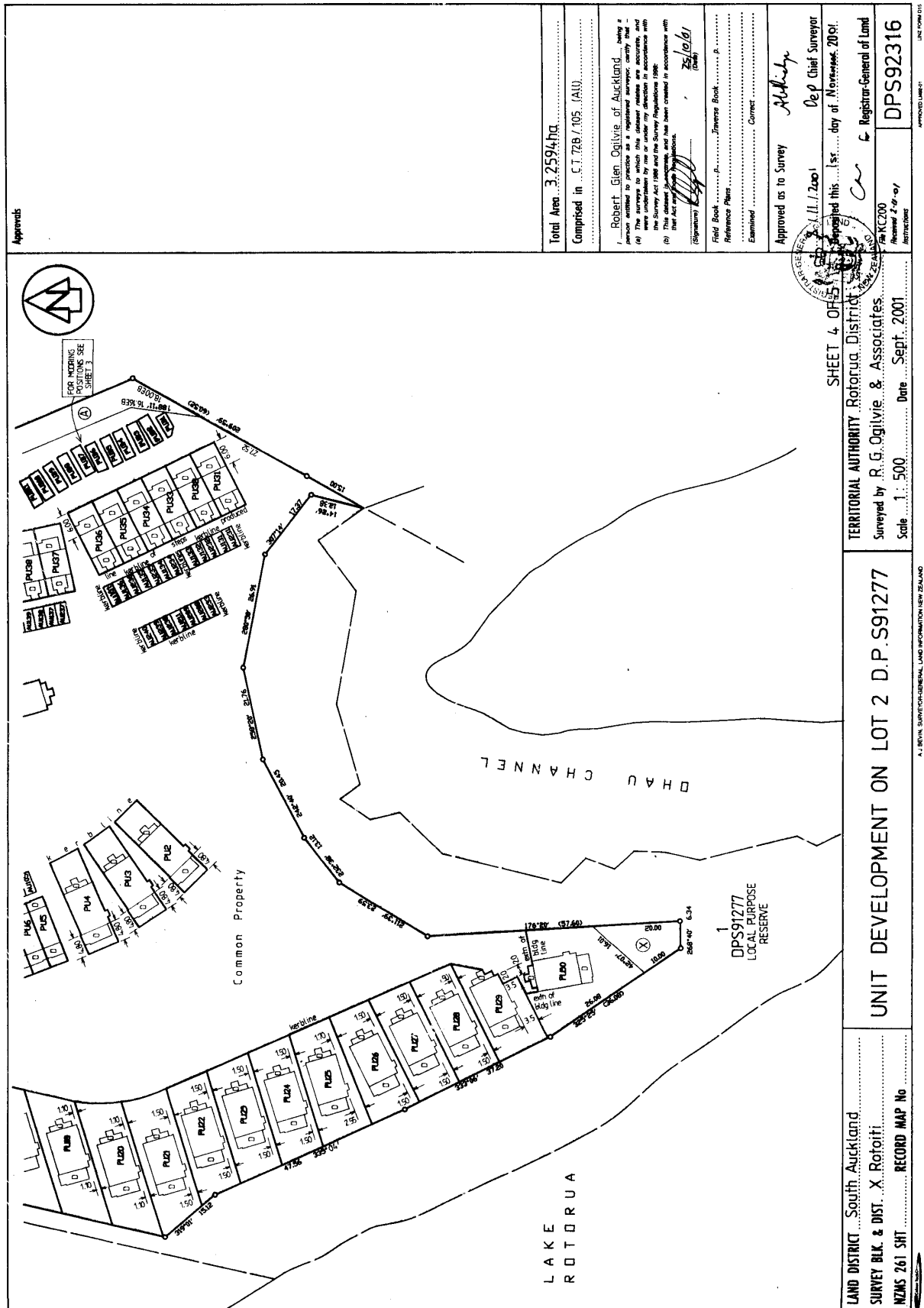
Unit	Area (sqm)	Value
PU1	100.00	100.00
PU2	100.00	100.00
PU3	100.00	100.00
PU4	100.00	100.00
PU5	100.00	100.00
PU6	100.00	100.00
PU7	100.00	100.00
PU8	100.00	100.00
PU9	100.00	100.00
PU10	100.00	100.00
PU11	100.00	100.00
PU12	100.00	100.00
PU13	100.00	100.00
PU14	100.00	100.00
PU15	100.00	100.00
PU16	100.00	100.00
PU17	100.00	100.00
PU18	100.00	100.00
PU19	100.00	100.00
PU20	100.00	100.00
PU21	100.00	100.00
PU22	100.00	100.00
PU23	100.00	100.00
PU24	100.00	100.00
PU25	100.00	100.00
PU26	100.00	100.00
PU27	100.00	100.00
PU28	100.00	100.00

Notes:

- Unit boundaries are the external, total of structures and extension thereof unless described otherwise.
- Area shown (X) subject to Restrictive Covenant.
- Boundaries between adjoining units are centrelines of walls & walls produced.
- All Accessory Units are shown marked corners of equal value are in terms of Moturua Datum.
- Origin: GDA84 S47291 N 28124
- D - denotes dock & slips
- Dates: 1 Survey
- J - denotes entry

				Class I Survey Total Area 3,259.4 ha Comprised in C.T. 729/105 (All)		I, Robert Glen Ogilvie of Auckland, being a person entitled to practice as a registered surveyor, certify that: (a) The survey to which this instrument relates is accurate, and (b) The survey was made by me or under my direction in accordance with the Survey Act 1980, and the survey was made in accordance with the Act and the Regulations. (Signature) <i>Robert Glen Ogilvie</i> (Date) 22/06/01		Field Book Reference Plans Examined Correct		Approved as to Survey <i>Alley</i> Date 11/11/2001 Dep. Chief Surveyor Proposed this 1st day of November, 2001. Registered this 1st day of November, 2001. Registrar-General of Land		File KC200 Received 2.10.01 Instructions		SHEET 2 OF 2 TERRITORIAL AUTHORITY Rotorua District Surveyed by R. G. Ogilvie & Associates Scale 1:500 Date Sept. 2001		UNIT DEVELOPMENT ON LOT 2 D.P. S91277 LAND DISTRICT South Auckland SURVEY BLK. & DIST. X Rotorua NZMS 261 SH1 RECORD MAP No		DPS92316 APPROVED LAND	
				Approved		APPROVED LAND													





Guaranteed Search Copy Dated 16/07/26 10:47 am, Page 6 of 8
Register Only



SUPPLEMENTARY RECORD SHEET UNDER UNIT TITLES ACT 1972

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

Identifier

SA73A/176

Land Registration District **South Auckland**

Date Issued 01 November 2001

Plan Number DPS 92316

Subdivision of

Lot 2 Deposited Plan South Auckland 91277

Prior References

SA72B/105

Unit Titles Issued

1079477	1079478	1132949	1132950
193393	193394	29177	35727
363726	363727	572951	575670
584839	612686	623234	654523
657227	681361	SA73A/177	SA73A/178
SA73A/180	SA73A/181	SA73A/182	SA73A/183
SA73A/184	SA73A/185	SA73A/186	SA73A/187
SA73A/188	SA73A/189	SA73A/190	SA73A/191
SA73A/192	SA73A/193	SA73A/194	SA73A/195
SA73A/196	SA73A/197	SA73A/199	SA73A/200
SA73A/202	SA73A/203	SA73A/206	SA73A/208
SA73A/209	SA73A/210	SA73A/211	SA73A/212
SA73A/214	SA73A/215	SA73A/216	SA73A/217
SA73A/219	SA73A/220	SA73A/221	SA73A/222
SA73A/223	SA73A/224	SA73A/225	SA73A/226
SA73A/227	SA73A/229	SA73A/230	SA73A/231
SA73A/232	SA73A/233	SA73A/234	SA73A/235
SA73A/236	SA73A/237	SA73A/238	SA73A/241
SA73A/242	SA73A/243	SA73A/244	SA73A/246
SA73A/247	SA73A/249	SA73A/250	SA73A/251
SA73A/252	SA73A/262	SA73A/264	SA73A/265
SA73A/266	SA73A/268	SA73A/269	SA73A/277
SA73A/279	SA73A/280	SA73A/281	SA73A/282
SA73A/283	SA73A/285	SA73A/286	SA73A/287
SA73A/288	SA73A/291	SA73A/292	SA73A/301
SA73A/302	SA73A/318	SA73A/321	SA73A/322
SA73A/323	SA73A/325	SA73A/326	SA73A/327
SA73A/328	SA73A/333	SA73A/335	SA73A/341

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.

Appurtenant hereto is a right of way specified in Easement Certificate B680971.4 - 5.10.2001 at 12.30 pm

The easements specified in Easement Certificate B680971.4 are subject to Section 243 (a) Resource Management Act 1991

Appurtenant hereto is a water access right created by Court Order B680971.7 - 5.10.2001 at 12.30 pm

Subject to a water access right over part marked A on DPS 92316 created by Court Order B680971.7 - 5.10.2001 at 12.30 pm

Subject to an electricity right (in gross) over part marked B on DPS 92316 in favour of UnitedNetworks Limited created by Transfer B684544.3 - 1.11.2001 at 12.01 pm

5108468.1 Change of rules of the Body Corporate - produced 14.11.2001 at 11.54 am and entered 20.12.2001 at 1:19 pm

7665814.1 Change of rules of the Body Corporate - 20.12.2007 at 9:00 am

9196696.1 Notice of change of body corporate operational rules pursuant to Section 106 Unit Titles Act 2010 - 28.9.2012 at 4:38 pm

9815746.1 Notice of change of body corporate operational rules pursuant to Section 106 Unit Titles Act 2010 - 12.9.2014 at 12:44 pm

10296303.1 Notice of change of body corporate operational rules pursuant to Section 106 Unit Titles Act 2010 - 21.12.2015 at 3:03 pm

12449622.1 Notice of change of body corporate operational rules pursuant to Section 106 Unit Titles Act 2010 - 5.5.2022 at 1:30 pm