



**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/325
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 B31 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 pursuant to 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.

Pursuant to Section 8(1) 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 end of the boundaries of every lot and the common property shown on the plan to be properly measured.

Address of Body Corporate
1420 Hamurua Road, Rotorua, Rotorua 3211

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.

Dated this 21st day of October 2001.

Total Area 3,259.4 ha

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

I, Robert Glen Ogilvie of Auckland, being a person entitled to practice as a registered surveyor, certify that this plan was prepared by me or under my direction in accordance with the Survey Act 1986 and the Survey Regulations 1986.

(b) The survey measurements and have been created in accordance with the Survey Regulations.

(Signature) *[Signature]* 25/10/01 (Date)

Field Book p. Reverse Book p. Reference Plans Correct

Examined Correct

Approved as to Survey *[Signature]* Dep. Chief Surveyor

Deposited this 1st day of November 2001.

[Signature] Registrar-General of Land

No. KC200 Received 2-11-01

DPS 92316

EXISTING EASEMENTS

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

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 N20124

D - denotes dock & slips

Cases 1 Survey

J - denotes jetty

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D - denotes dock & slips

Cases 1 Survey

J - denotes jetty

LAND DISTRICT South Auckland

SURVEY BLK. & DIST. X. Rotoiti

NZMS 261 SH

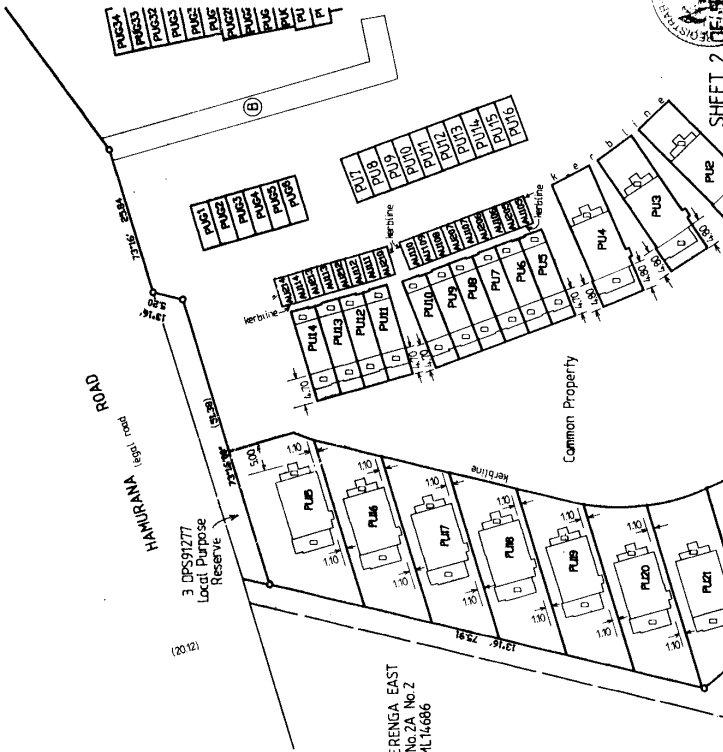
UNIT DEVELOPMENT ON LOT 2 D.P. S91277

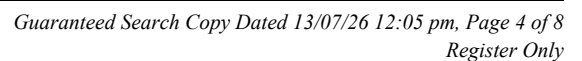
Scale 1:1000 Date 1st Sept. 2001

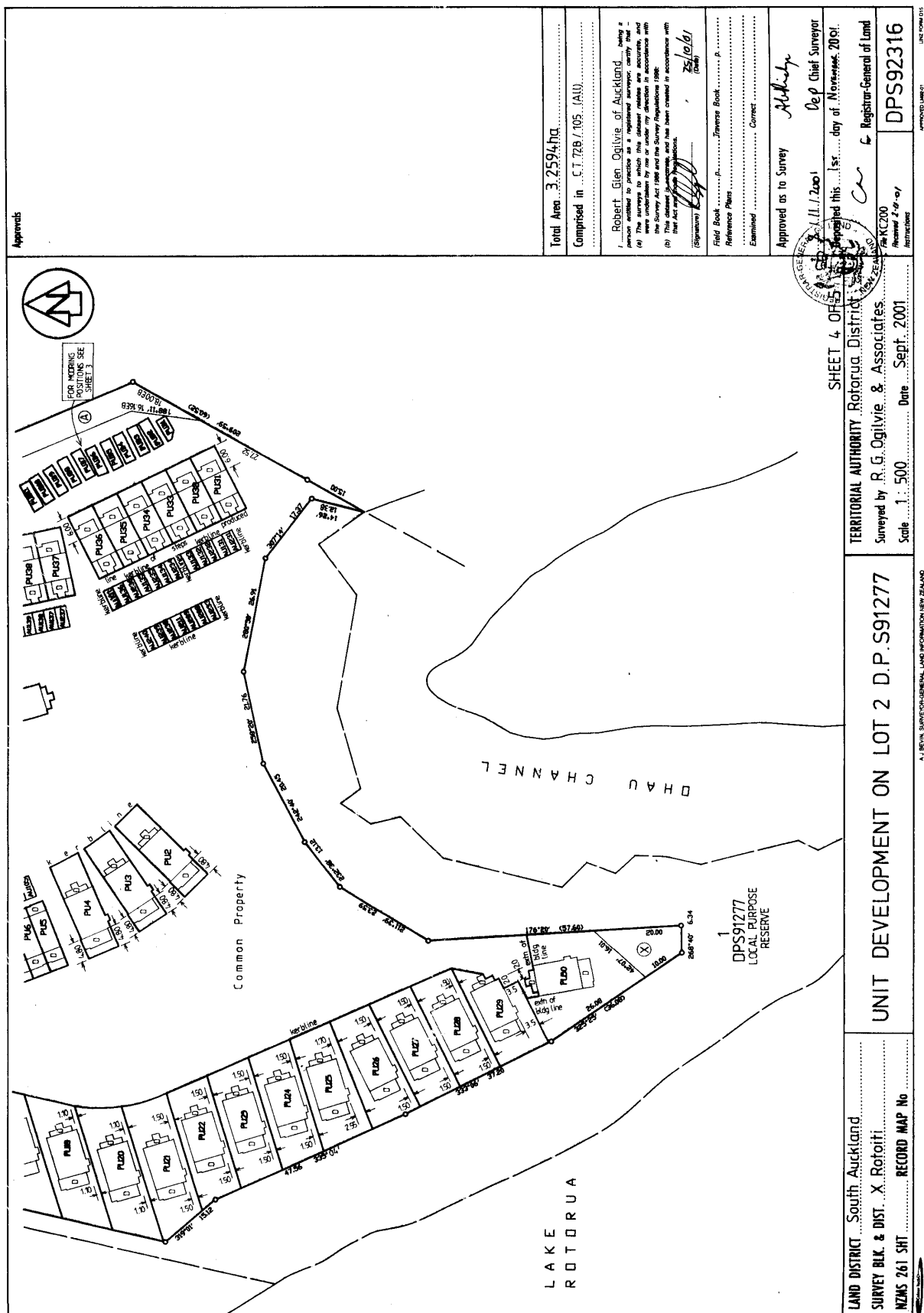
SHEET 1 OF 5

TERRITORIAL AUTHORITY Rotorua District

Surveyed by R.G. Ogilvie & Associates

				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 LAND															





UNIT SCHEDULE											
C.T. ALLOCATED	UNIT	HEIGHT LOWER	HEIGHT UPPER	C.T. ALLOCATED	UNIT	HEIGHT LOWER	HEIGHT UPPER	C.T. ALLOCATED	UNIT	HEIGHT LOWER	HEIGHT UPPER
73A/177	P101	278.00	289.30	73A/225	P109	278.00	289.30	73A/289	P139	278.00	289.30
73A/178	P102	278.00	289.30	73A/226	P110	278.00	289.30	73A/290	P140	278.00	289.30
73A/179	P103	278.00	289.30	73A/227	P111	278.00	289.30	73A/291	P141	278.00	289.30
73A/180	P104	278.00	289.30	73A/228	P112	278.00	289.30	73A/292	P142	278.00	289.30
73A/181	P105	278.00	289.30	73A/229	P113	278.00	289.30	73A/293	P143	278.00	289.30
73A/182	P106	278.00	289.30	73A/230	P114	278.00	289.30	73A/294	P144	278.00	289.30
73A/183	P107	278.00	289.30	73A/231	P115	278.00	289.30	73A/295	P145	278.00	289.30
73A/184	P108	278.00	289.30	73A/232	P116	278.00	289.30	73A/296	P146	278.00	289.30
73A/185	P109	278.00	289.30	73A/233	P117	278.00	289.30	73A/297	P147	278.00	289.30
73A/186	P110	278.00	289.30	73A/234	P118	278.00	289.30	73A/298	P148	278.00	289.30
73A/187	P111	278.00	289.30	73A/235	P119	278.00	289.30	73A/299	P149	278.00	289.30
73A/188	P112	278.00	289.30	73A/236	P120	278.00	289.30	73A/300	P150	278.00	289.30
73A/189	P113	278.00	289.30	73A/237	P121	278.00	289.30	73A/301	P151	278.00	289.30
73A/190	P114	278.00	289.30	73A/238	P122	278.00	289.30	73A/302	P152	278.00	289.30
73A/191	P115	278.00	289.30	73A/239	P123	278.00	289.30	73A/303	P153	278.00	289.30
73A/192	P116	278.00	289.30	73A/240	P124	278.00	289.30	73A/304	P154	278.00	289.30
73A/193	P117	278.00	289.30	73A/241	P125	278.00	289.30	73A/305	P155	278.00	289.30
73A/194	P118	278.00	289.30	73A/242	P126	278.00	289.30	73A/306	P156	278.00	289.30
73A/195	P119	278.00	289.30	73A/243	P127	278.00	289.30	73A/307	P157	278.00	289.30
73A/196	P120	278.00	289.30	73A/244	P128	278.00	289.30	73A/308	P158	278.00	289.30
73A/197	P121	278.00	289.30	73A/245	P129	278.00	289.30	73A/309	P159	278.00	289.30
73A/198	P122	278.00	289.30	73A/246	P130	278.00	289.30	73A/310	P160	278.00	289.30
73A/199	P123	278.00	289.30	73A/247	P131	278.00	289.30	73A/311	P161	278.00	289.30
73A/200	P124	278.00	289.30	73A/248	P132	278.00	289.30	73A/312	P162	278.00	289.30
73A/201	P125	278.00	289.30	73A/249	P133	278.00	289.30	73A/313	P163	278.00	289.30
73A/202	P126	278.00	289.30	73A/250	P134	278.00	289.30	73A/314	P164	278.00	289.30
73A/203	P127	278.00	289.30	73A/251	P135	278.00	289.30	73A/315	P165	278.00	289.30
73A/204	P128	278.00	289.30	73A/252	P136	278.00	289.30	73A/316	P166	278.00	289.30
73A/205	P129	278.00	289.30	73A/253	P137	278.00	289.30	73A/317	P167	278.00	289.30
73A/206	P130	278.00	289.30	73A/254	P138	278.00	289.30	73A/318	P168	278.00	289.30
73A/207	P131	278.00	289.30	73A/255	P139	278.00	289.30	73A/319	P169	278.00	289.30
73A/208	P132	278.00	289.30	73A/256	P140	278.00	289.30	73A/320	P170	278.00	289.30
73A/209	P133	278.00	289.30	73A/257	P141	278.00	289.30	73A/321	P171	278.00	289.30
73A/210	P134	278.00	289.30	73A/258	P142	278.00	289.30	73A/322	P172	278.00	289.30
73A/211	P135	278.00	289.30	73A/259	P143	278.00	289.30	73A/323	P173	278.00	289.30
73A/212	P136	278.00	289.30	73A/260	P144	278.00	289.30	73A/324	P174	278.00	289.30
73A/213	P137	278.00	289.30	73A/261	P145	278.00	289.30	73A/325	P175	278.00	289.30
73A/214	P138	278.00	289.30	73A/262	P146	278.00	289.30	73A/326	P176	278.00	289.30
73A/215	P139	278.00	289.30	73A/263	P147	278.00	289.30	73A/327	P177	278.00	289.30
73A/216	P140	278.00	289.30	73A/264	P148	278.00	289.30	73A/328	P178	278.00	289.30
73A/217	P141	278.00	289.30	73A/265	P149	278.00	289.30	73A/329	P179	278.00	289.30
73A/218	P142	278.00	289.30	73A/266	P150	278.00	289.30	73A/330	P180	278.00	289.30
73A/219	P143	278.00	289.30	73A/267	P151	278.00	289.30	73A/331	P181	278.00	289.30
73A/220	P144	278.00	289.30	73A/268	P152	278.00	289.30	73A/332	P182	278.00	289.30
73A/221	P145	278.00	289.30	73A/269	P153	278.00	289.30	73A/333	P183	278.00	289.30
73A/222	P146	278.00	289.30	73A/270	P154	278.00	289.30	73A/334	P184	278.00	289.30
73A/223	P147	278.00	289.30	73A/271	P155	278.00	289.30	73A/335	P185	278.00	289.30
73A/224	P148	278.00	289.30	73A/272	P156	278.00	289.30	73A/336	P186	278.00	289.30
73A/225	P149	278.00	289.30	73A/273	P157	278.00	289.30	73A/337	P187	278.00	289.30
73A/226	P150	278.00	289.30	73A/274	P158	278.00	289.30	73A/338	P188	278.00	289.30
73A/227	P151	278.00	289.30	73A/275	P159	278.00	289.30	73A/339	P189	278.00	289.30
73A/228	P152	278.00	289.30	73A/276	P160	278.00	289.30	73A/340	P190	278.00	289.30
73A/229	P153	278.00	289.30	73A/277	P161	278.00	289.30	73A/341	P191	278.00	289.30
73A/230	P154	278.00	289.30	73A/278	P162	278.00	289.30	73A/342	P192	278.00	289.30
73A/231	P155	278.00	289.30	73A/279	P163	278.00	289.30	73A/343	P193	278.00	289.30
73A/232	P156	278.00	289.30	73A/280	P164	278.00	289.30	73A/344	P194	278.00	289.30
73A/233	P157	278.00	289.30	73A/281	P165	278.00	289.30	73A/345	P195	278.00	289.30
73A/234	P158	278.00	289.30	73A/282	P166	278.00	289.30	73A/346	P196	278.00	289.30
73A/235	P159	278.00	289.30	73A/283	P167	278.00	289.30	73A/347	P197	278.00	289.30
73A/236	P160	278.00	289.30	73A/284	P168	278.00	289.30	73A/348	P198	278.00	289.30
73A/237	P161	278.00	289.30	73A/285	P169	278.00	289.30	73A/349	P199	278.00	289.30
73A/238	P162	278.00	289.30	73A/286	P170	278.00	289.30	73A/350	P200	278.00	289.30
73A/239	P163	278.00	289.30	73A/287	P171	278.00	289.30	73A/351	P201	278.00	289.30
73A/240	P164	278.00	289.30	73A/288	P172	278.00	289.30	73A/352	P202	278.00	289.30
73A/241	P165	278.00	289.30	73A/289	P173	278.00	289.30	73A/353	P203	278.00	289.30
73A/242	P166	278.00	289.30	73A/290	P174	278.00	289.30	73A/354	P204	278.00	289.30
73A/243	P167	278.00	289.30	73A/291	P175	278.00	289.30	73A/355	P205	278.00	289.30
73A/244	P168	278.00	289.30	73A/292	P176	278.00	289.30	73A/356	P206	278.00	289.30
73A/245	P169	278.00	289.30	73A/293	P177	278.00	289.30	73A/357	P207	278.00	289.30
73A/246	P170	278.00	289.30	73A/294	P178	278.00	289.30	73A/358	P208	278.00	289.30
73A/247	P171	278.00	289.30	73A/295	P179	278.00	289.30	73A/359	P209	278.00	289.30
73A/248	P172	278.00	289.30	73A/296	P180	278.00	289.30	73A/360	P210	278.00	289.30
73A/249	P173	278.00	289.30	73A/297	P181	278.00	289.30	73A/361	P211	278.00	289.30
73A/250	P174	278.00	289.30	73A/298	P182	278.00	289.30	73A/362	P212	278.00	289.30
73A/251	P175	278.00	289.30	73A/299	P183	278.00	289.30	73A/363	P213	278.00	289.30
73A/252	P176	278.00	289.30	73A/300	P184	278.00	289.30	73A/364	P214	278.00	289.30
73A/253	P177	278.00	289.30	73A/301	P185	278.00	289.30	73A/365	P215	278.00	289.30
73A/254	P178	278.00	289.30	73A/302	P186	278.00	289.30	73A/366	P216	278.00	289.30
73A/255	P179	278.00	289.30	73A/303	P187	278.00	289.30	73A/367	P217	278.00	289.30
73A/256	P180	278.00	289.30	73A/304	P188	278.00	289.30	73A/368	P218	278.00	289.30
73A/257	P181	278.00	289.30	73A/305	P189	278.00	289.30	73A/369	P219	278.00	289.30
73A/258	P182	278.00	289.30	73A/306	P190	278.00	289.30	73A/370	P220	278.00	289.30
73A/259	P183	278.00	289.30	73A/307	P191	278.00	289.30	73A/371	P221	278.00	289.30
73A/260	P184	278.00	289.30	73A/308	P192	278.00	289.30	73A/372	P222	278.00	289.30
73A/261	P185	278.00	289.30	73A/309	P193	278.00	289.30	73A/373	P223	278.00	289.30
73A/262	P186	278.00	289.30	73A/310	P194	278.00	289.30	73A/374	P224	278.00	289.30
73A/263	P187	278.00	289.30	73A/311	P195	278.00	289.30	73A/375	P225	278.00	289.30
73A/264	P188	278.00	289.30	73A/312	P196	278.00	289.30	73A/376	P226	278.00	289.30
73A/265	P189	278.00	289.30	73A/313	P197	278.00	289.30	73A/377	P227	278.00	289.30
73A/266	P190	278.00	289.30	73A/314	P198	278.00	289.30	73A/378	P228	278.00	289.30
73A/267	P191	278.00	289.30	73A/315	P199	278.00	289.30	73A/379	P229	278.00	289.30
73A/268	P192	278.00	289.30	73A/316	P200						



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