



**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** **894576**  
**Land Registration District** **Wellington**  
**Date Issued** 17 June 2020

**Prior References**  
894630

**Supplementary Record Sheet**  
914055

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**Estate** Stratum in Freehold  
**Legal Description** Principal Unit 18 Deposited Plan 537582  
**Registered Owners**  
Bo Guan

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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**

12136794.6 Mortgage to Westpac New Zealand Limited - 28.5.2021 at 4:46 pm

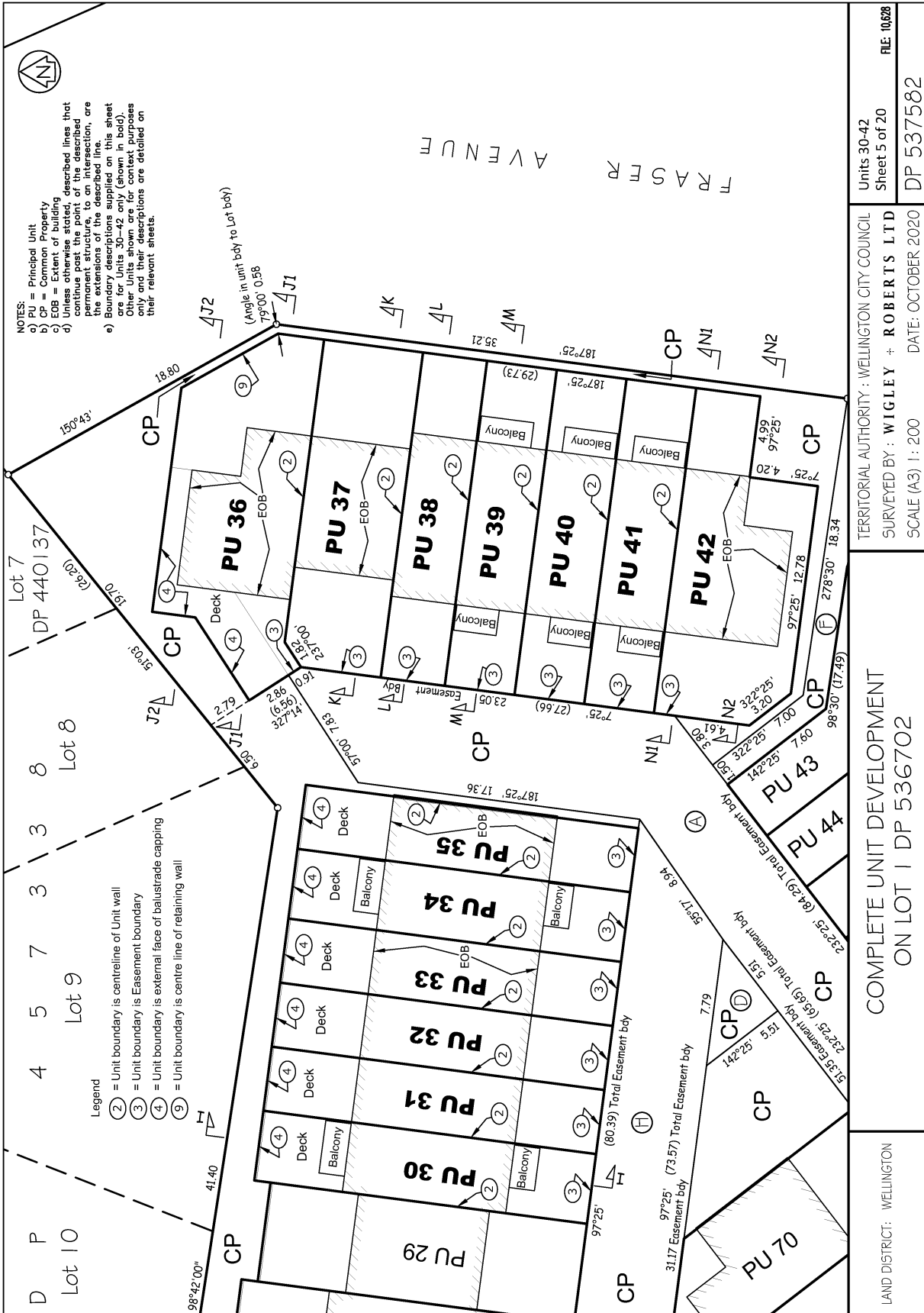


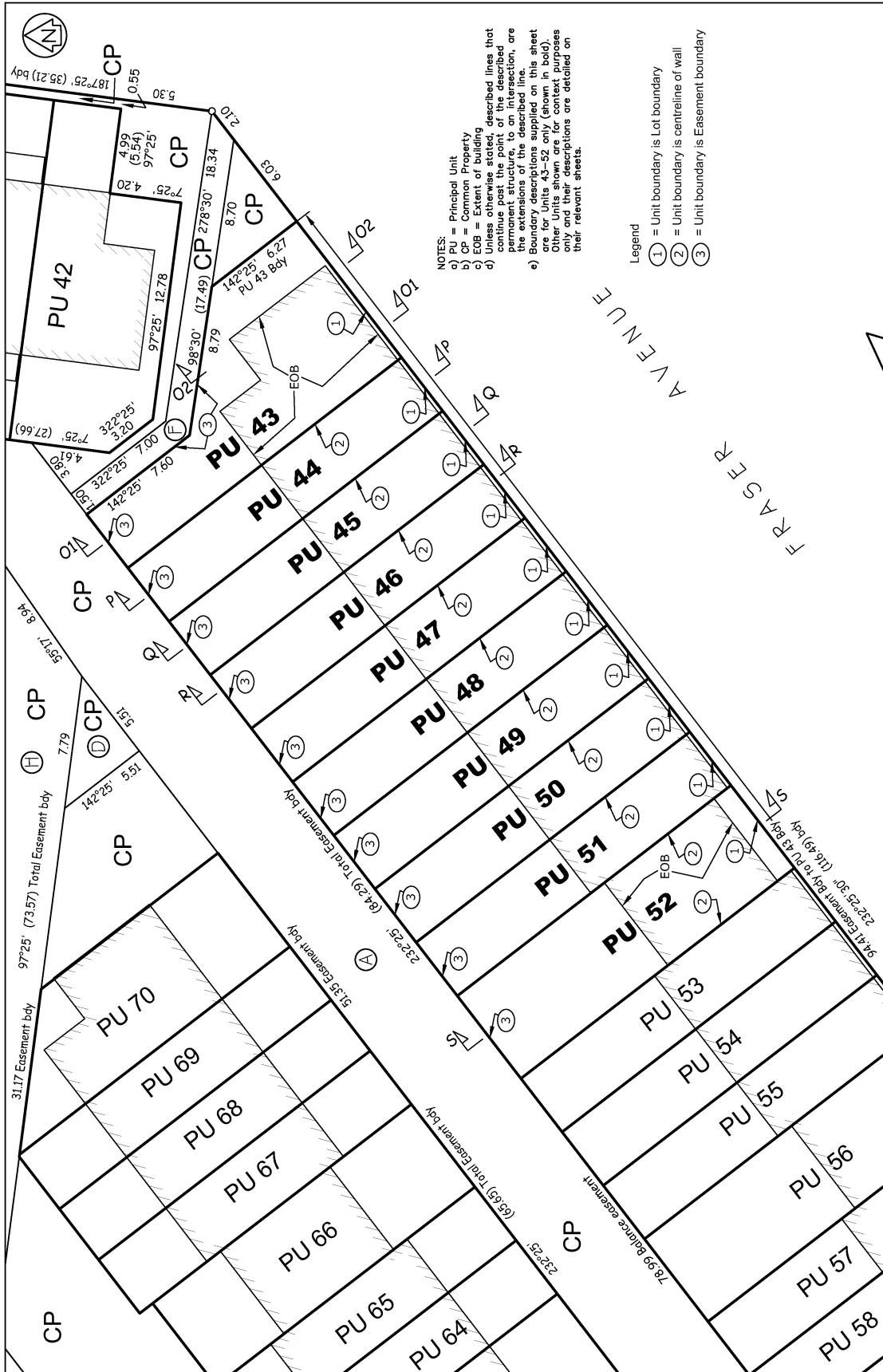
LAND DISTRICT: WELLINGTON	COMPLETE UNIT DEVELOPMENT ON LOT 1 DP 536702		TERRITORIAL AUTHORITY: WELLINGTON CITY COUNCIL
	Scale (A3) 1:500	DATE: OCTOBER 2020	SURVEYED BY: WIGLEY + ROBERTS LTD
		Site Plan Sheet 1 of 20	FILE: 10/028
			DP 537582











NOTES:  
 a) PU = Principal Unit  
 b) CP = Centreline of Principal Unit  
 c) EOB = End of Building  
 d) Unless otherwise stated, described lines that continue past the point of the described, permanent structure, to an intersection, are the extensions of the described line.  
 e) Boundary descriptions supplied on this sheet are for Units 43-52 only (shown in bold). Other Units shown are for context purposes only. Boundary descriptions are detailed on their relevant sheets.

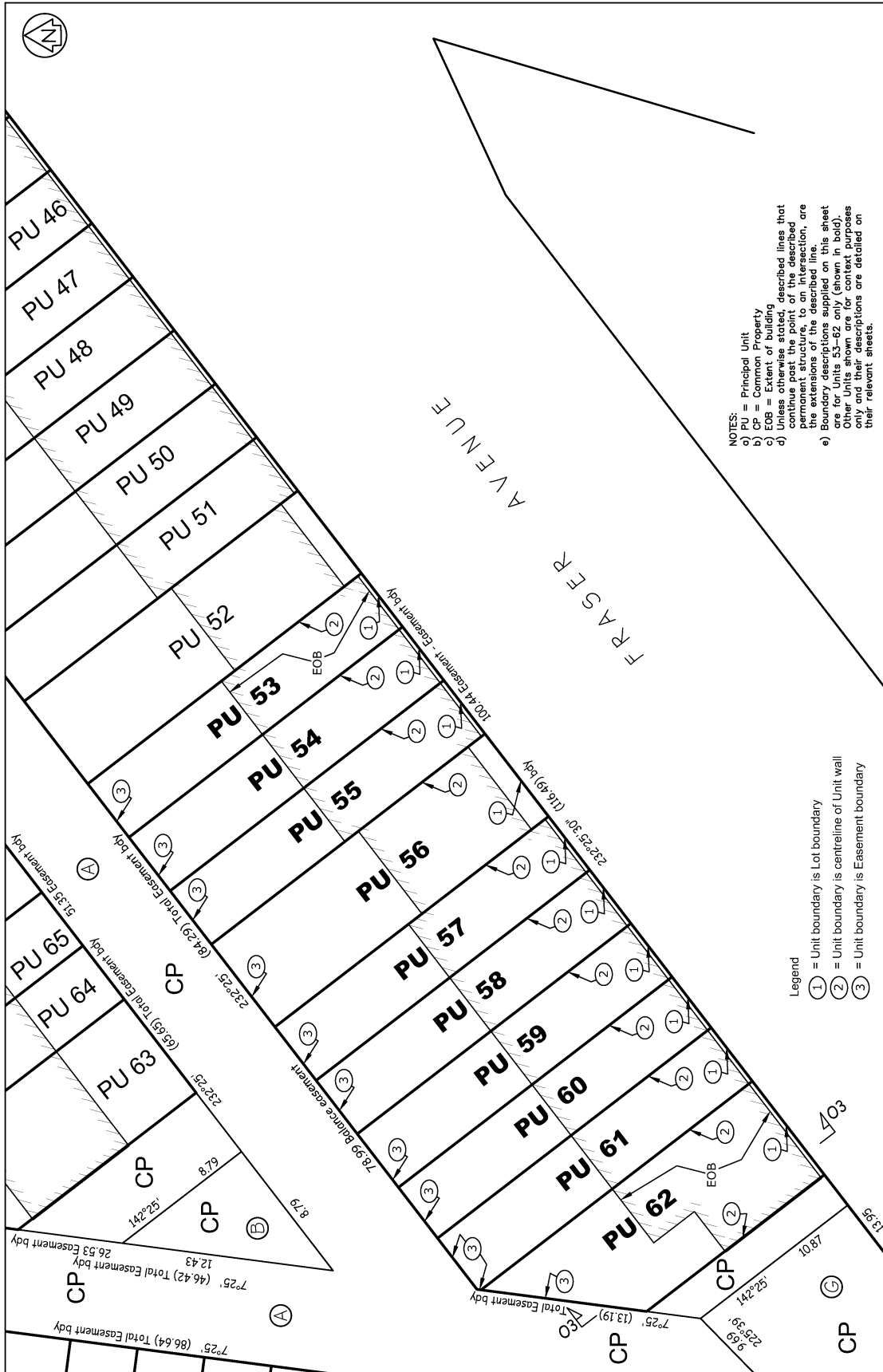
Legend  
 ① = Unit boundary is Lot boundary  
 ② = Unit boundary is centreline of wall  
 ③ = Unit boundary is Easement boundary

TERRITORIAL AUTHORITY: WELLINGTON CITY COUNCIL  
 SURVEYED BY: WIGLEY + ROBERTS LTD  
 SCALE (A3) 1: 200  
 DATE: OCTOBER, 2020

COMPLETE UNIT DEVELOPMENT  
 ON LOT 1 DP 536702

LAND DISTRICT: WELLINGTON

Units 43-52  
 Sheet 6 of 20  
 FILE: 10/028  
 DP 537582



NOTES:

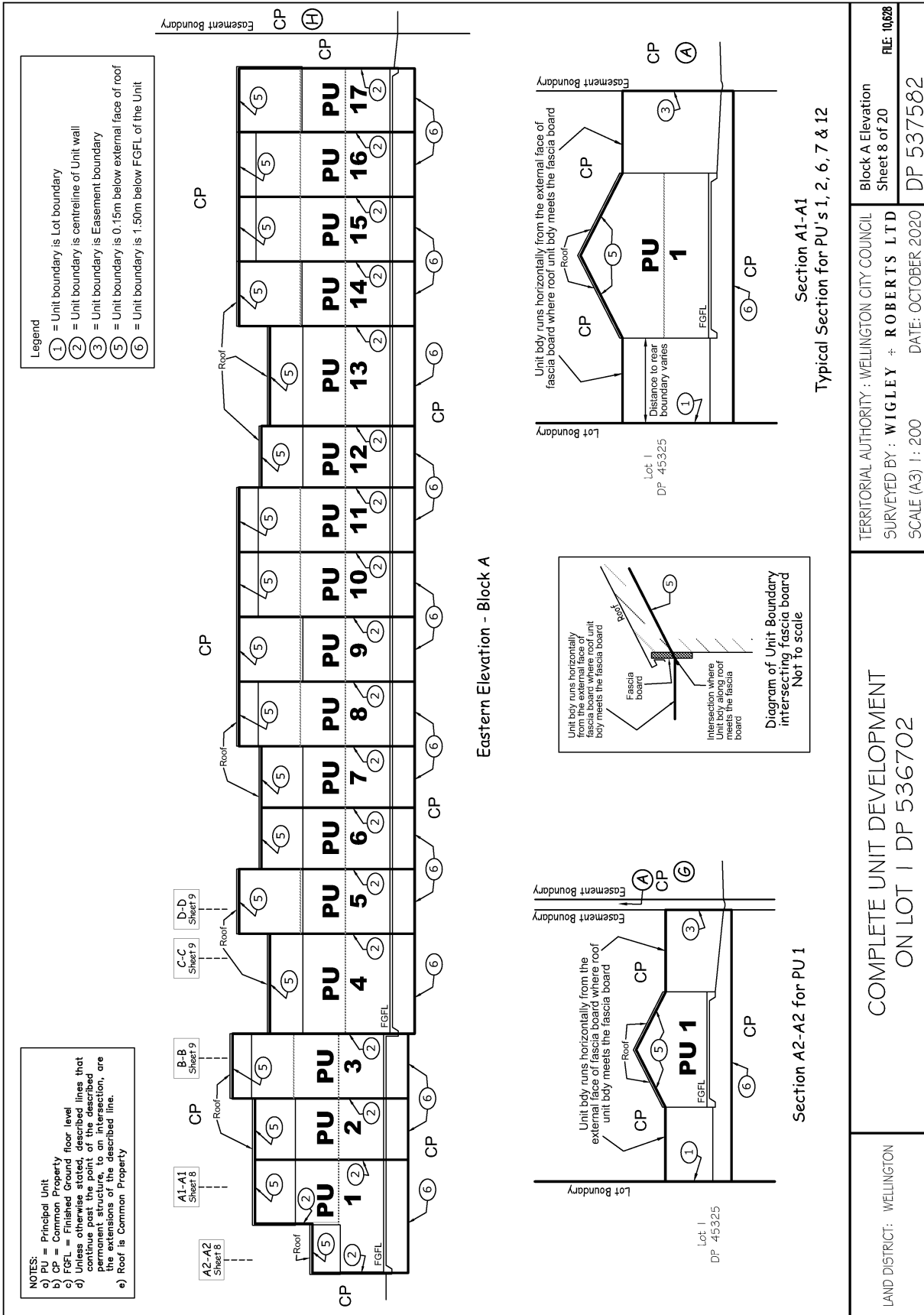
- a) = Principal Unit
- b) = Common Property
- c) = Easement
- d) = Extension of existing described lines that unless otherwise stated, continue past the point of the described permanent structure, to an intersection, are the extensions of the described line.
- e) = Boundary descriptions supplied on this sheet are for Units 53-62 only (shown in bold).

Other Units shown are for context purposes only. Descriptions are detailed on their relevant sheets.

Legend

- (1) = Unit boundary is Lot boundary
- (2) = Unit boundary is centreline of Unit wall
- (3) = Unit boundary is Easement boundary

LAND DISTRICT: WELLINGTON	COMPLETE UNIT DEVELOPMENT ON LOT 1 DP 536702		TERRITORIAL AUTHORITY: WELLINGTON CITY COUNCIL	Units 53-62
			SURVEYED BY: WIGLEY + ROBERTS LTD	Sheet 7 of 20
			SCALE (A3) 1:200	DATE: OCTOBER 2020
				DP 537582
				FILE: 10/028



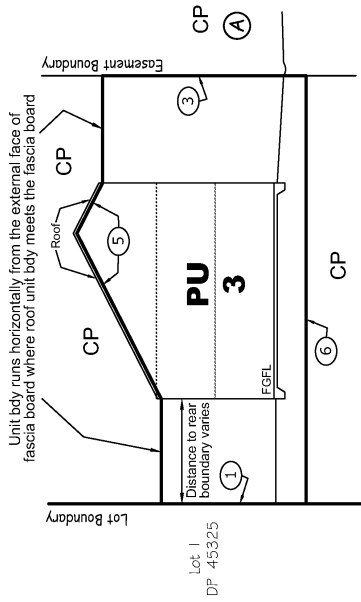
TERRITORIAL AUTHORITY: WELLINGTON CITY COUNCIL  
 SURVEYED BY: WIGLEY + ROBERTS LTD  
 SCALE (A3) 1: 200 DATE: OCTOBER 2020

Block A Elevation  
 Sheet 8 of 20  
 FILE: 10/028

LAND DISTRICT: WELLINGTON

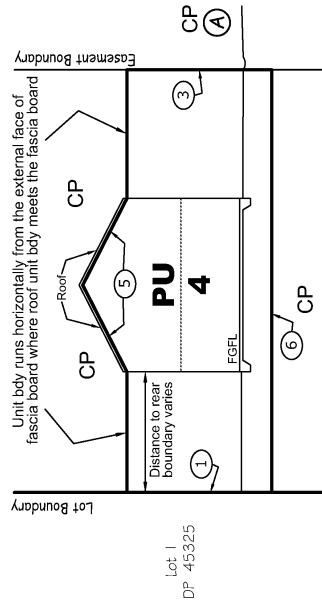
COMPLETE UNIT DEVELOPMENT  
 ON LOT 1 DP 536702

**NOTES:**  
 a) PU = Principal Unit  
 b) CP = Common Property  
 c) FGFL = Finished Ground floor level  
 d) Unless otherwise stated, described lines that continue past the point of the described permanent structure, and intersection are the extension of the described line.  
 e) Roof is Common Property

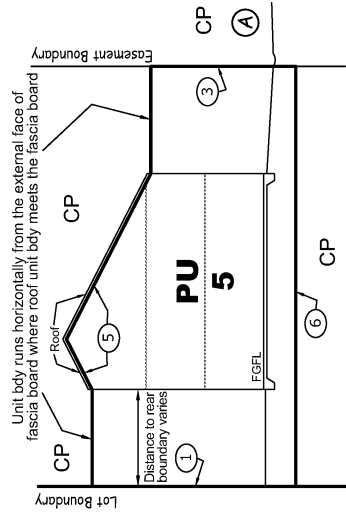


Section B-B  
 Typical Section for PU's 3, 8, 10, 11, 15 & 16

**Legend**  
 ① = Unit boundary is Lot boundary  
 ③ = Unit boundary is Easement boundary  
 ⑤ = Unit boundary is 0.15m below external face of roof  
 ⑥ = Unit boundary is 1.50m below FGFL of the Unit

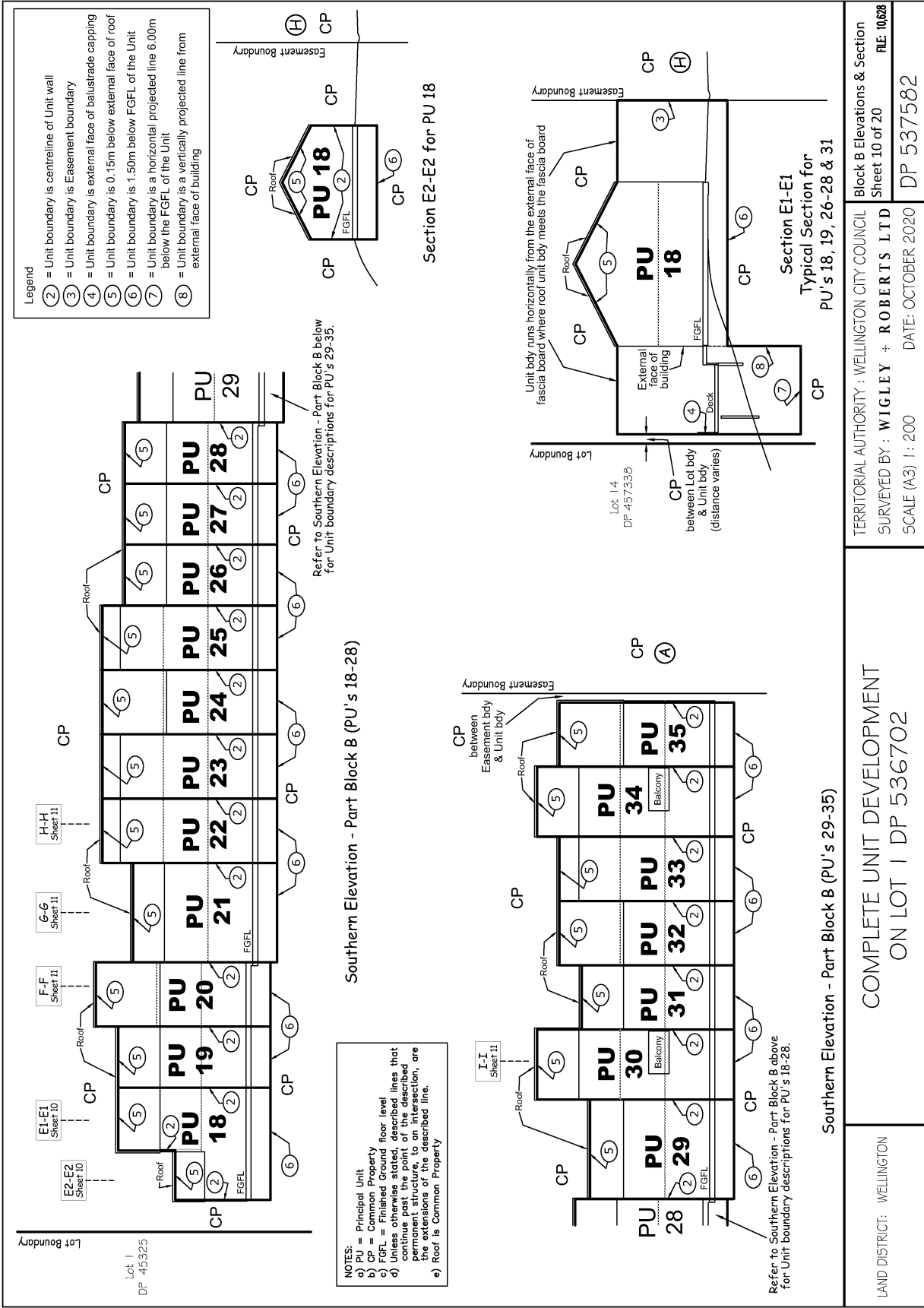


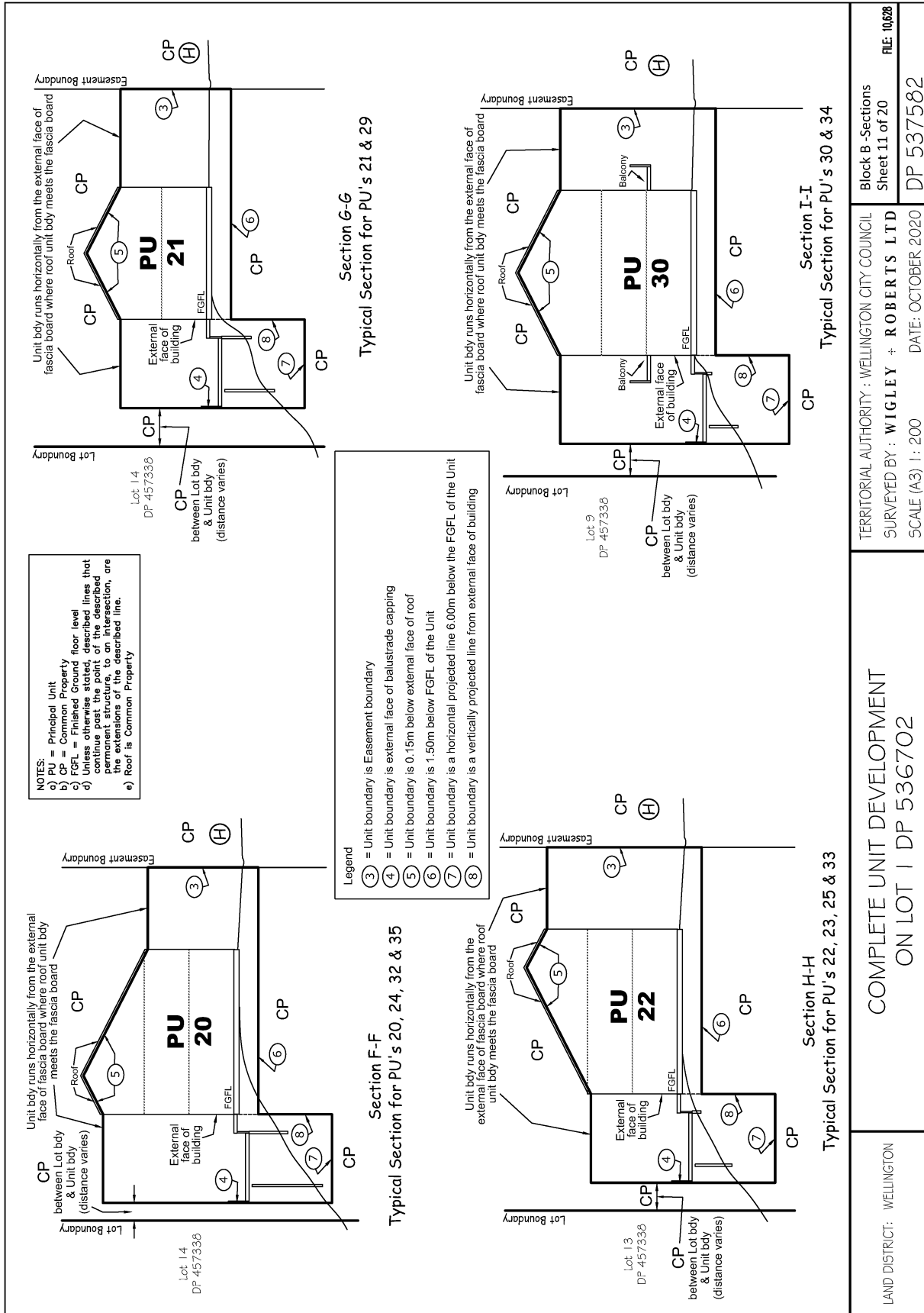
Section C-C  
 Typical Section for PU's 4 & 13



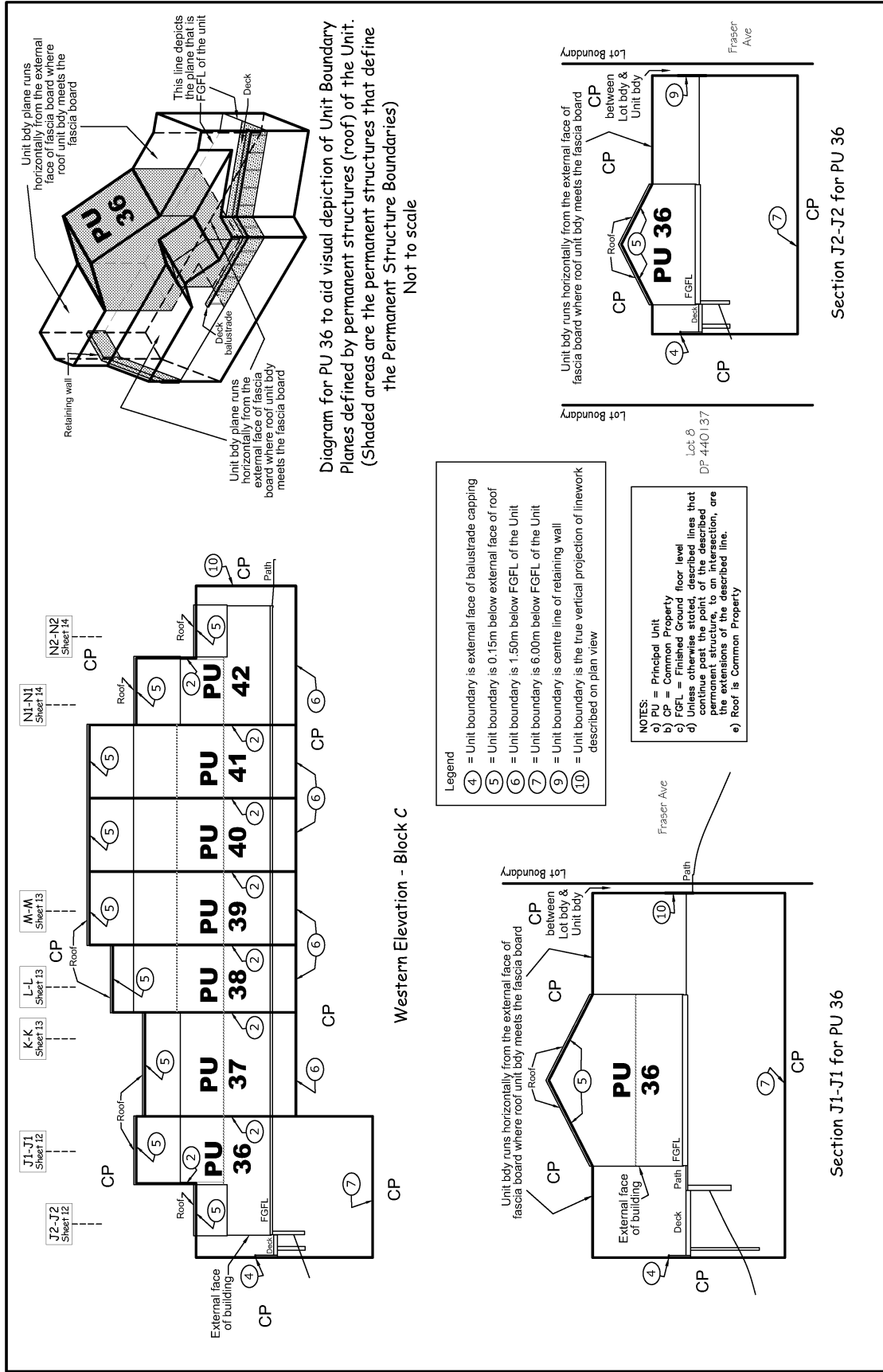
Section D-D  
 Typical Section for PU's 5, 9, 14 & 17

LAND DISTRICT: WELLINGTON	<b>COMPLETE UNIT DEVELOPMENT ON LOT 1 DP 536702</b>		TERRITORIAL AUTHORITY: WELLINGTON CITY COUNCIL SURVEYED BY: <b>WIGLEY + ROBERTS LTD</b> SCALE (A3) 1: 200	Block A - Sections Sheet 9 of 20 DATE: OCTOBER 2020 DP 537582
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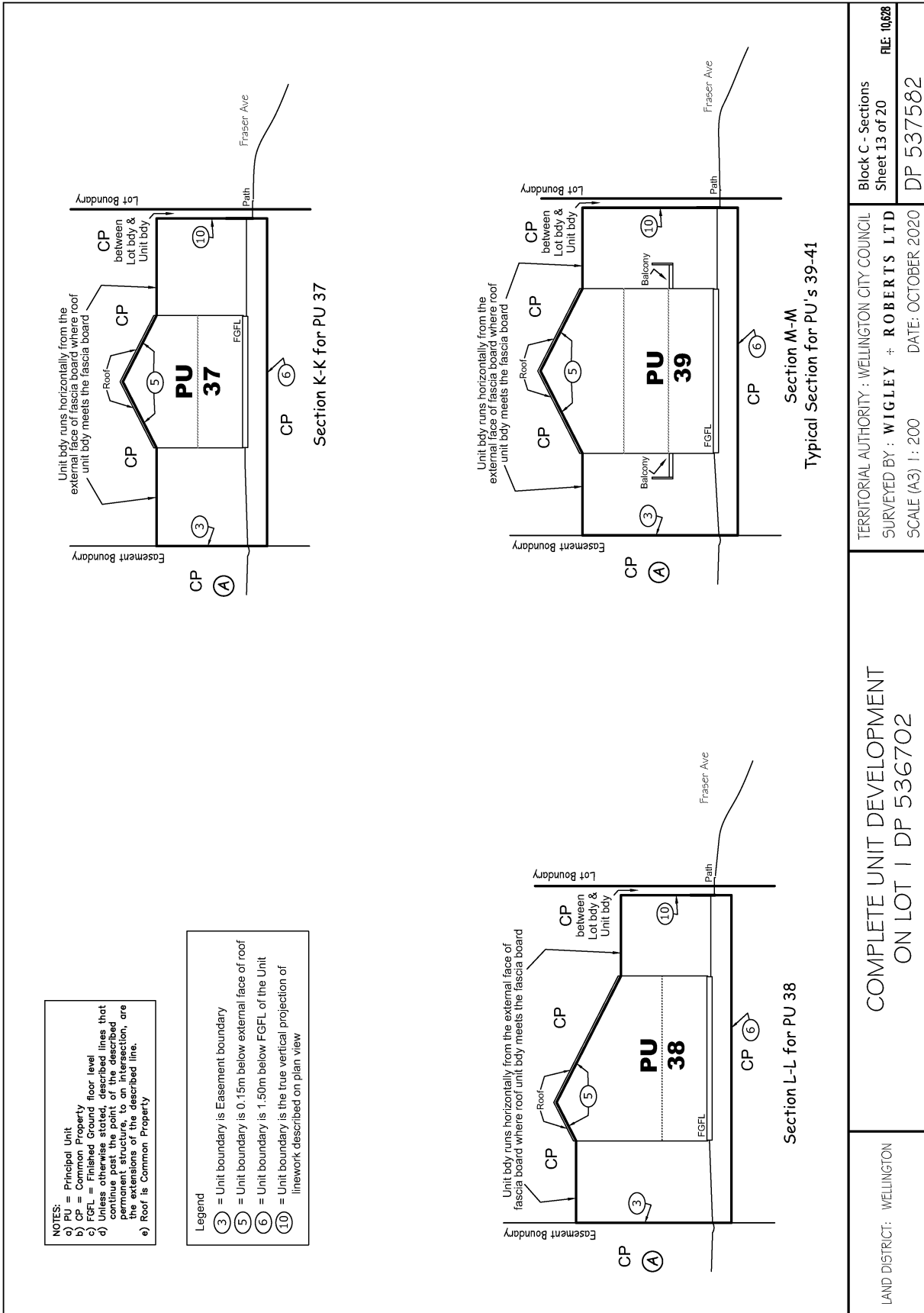




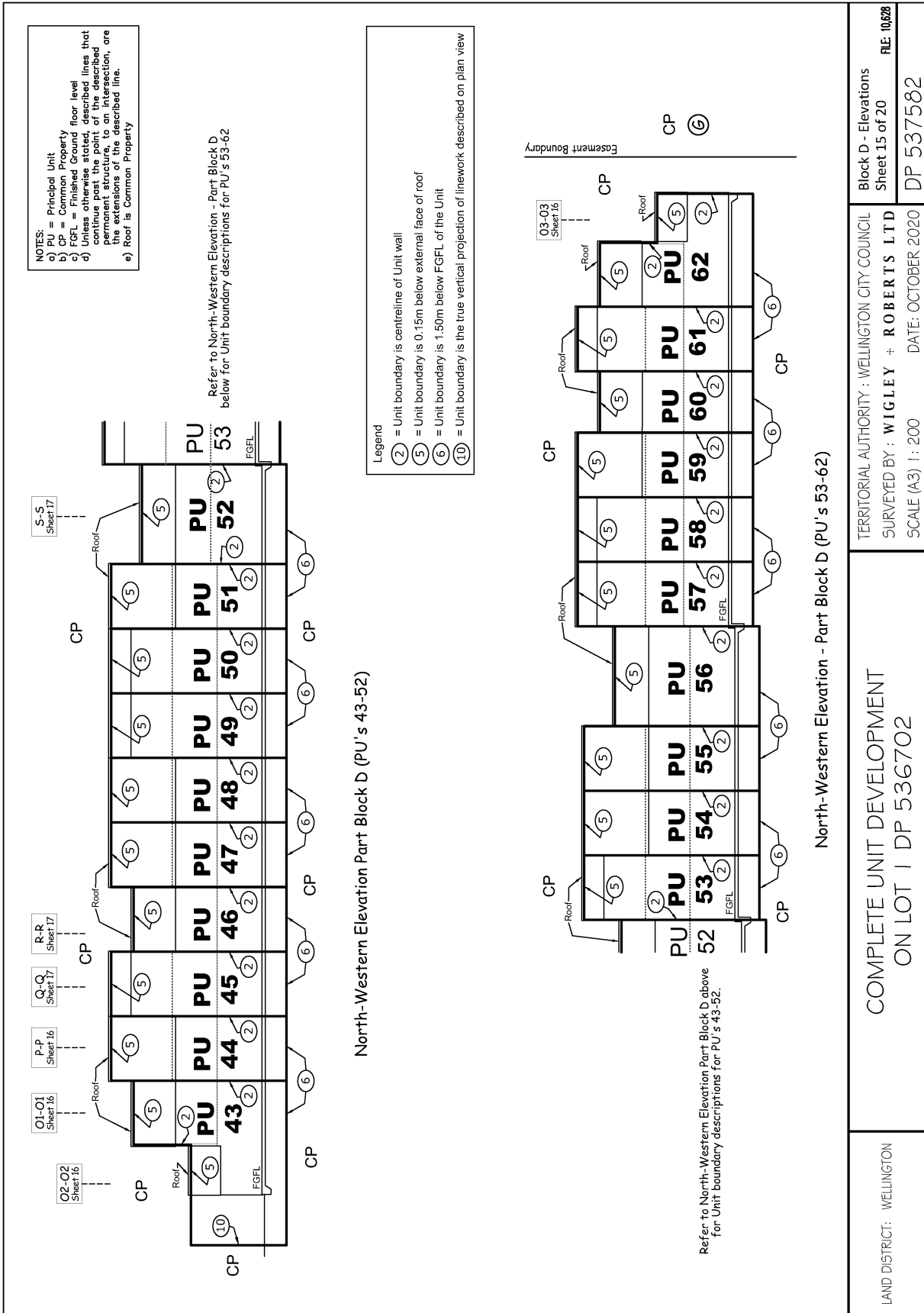
LAND DISTRICT: WELLINGTON	COMPLETE UNIT DEVELOPMENT ON LOT 1 DP 536702		TERRITORIAL AUTHORITY: WELLINGTON CITY COUNCIL	Block B-Sections
			SURVEYED BY: WIGLEY + ROBERTS LTD	Sheet 11 of 20
			SCALE (A3) 1: 200	DATE: OCTOBER 2020
				FILE: 10/028
				DP 537582



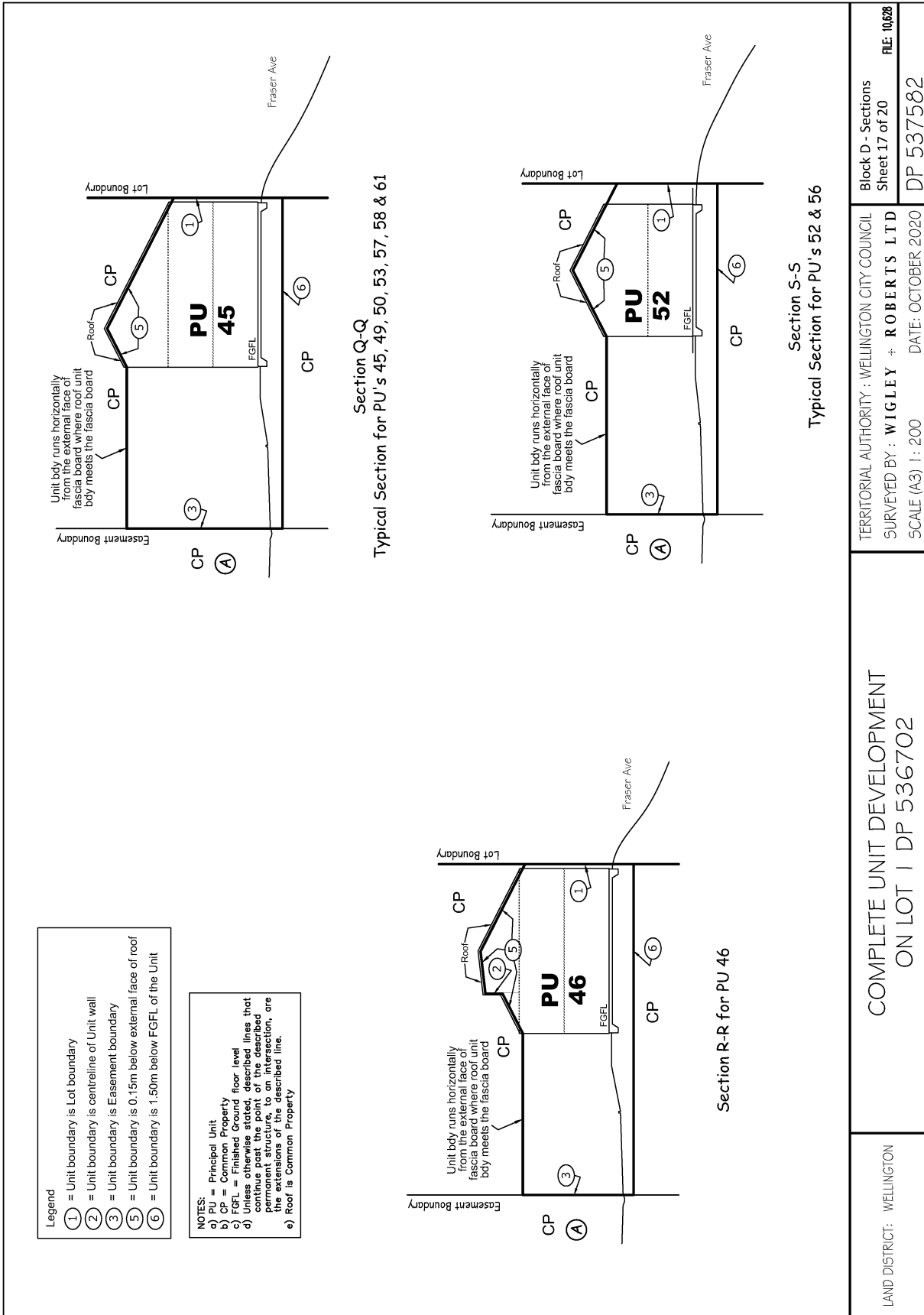
LAND DISTRICT: WELLINGTON	COMPLETE UNIT DEVELOPMENT ON LOT 1 DP 536702		TERRITORIAL AUTHORITY: WELLINGTON CITY COUNCIL	Block C - Elevation & Sections
			SURVEYED BY: WIGLEY + ROBERTS LTD	Sheet 12 of 20
			SCALE (A3) 1: 200	DATE: OCTOBER 2020
				FILE: 10/628
				DP 537582



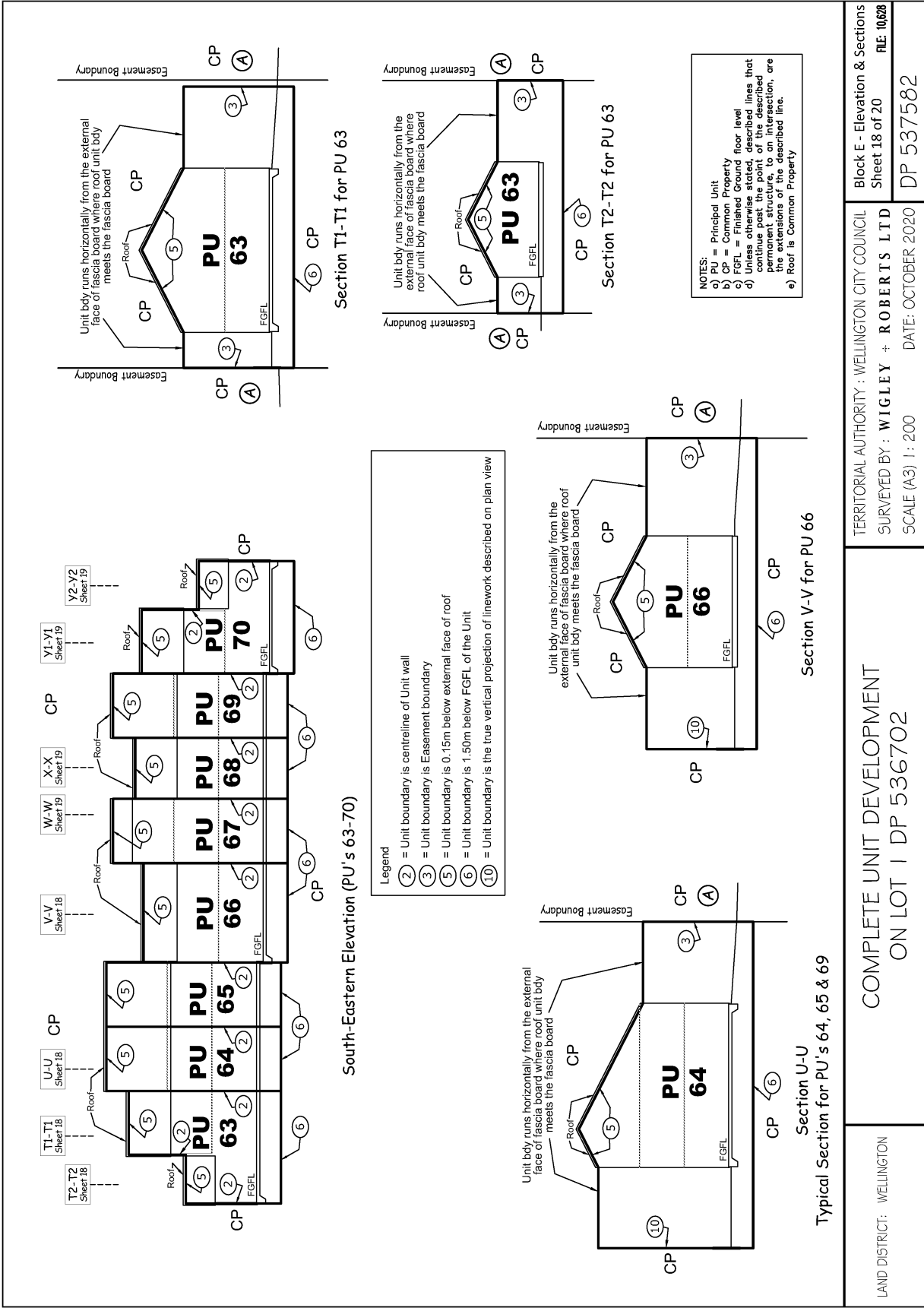




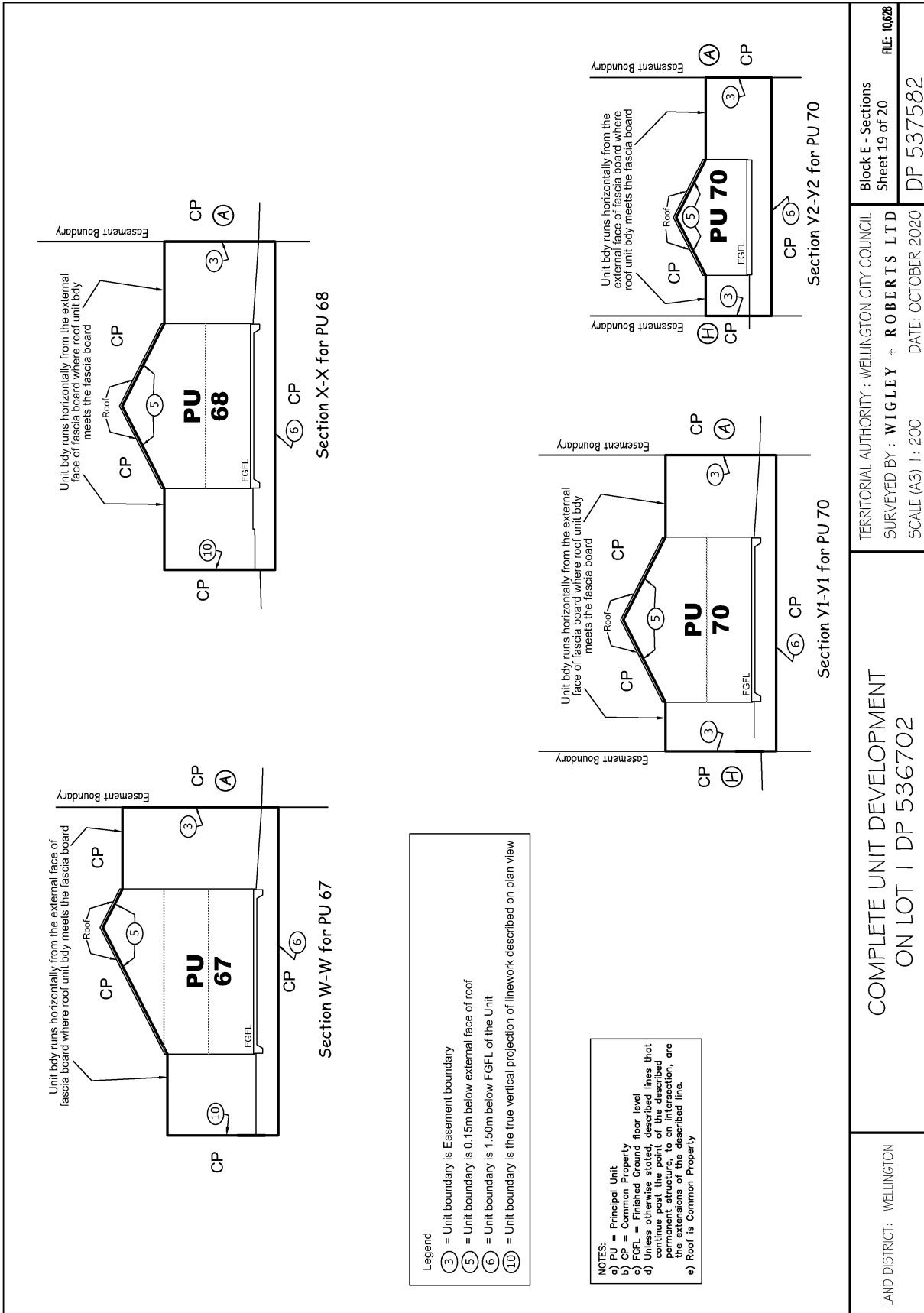




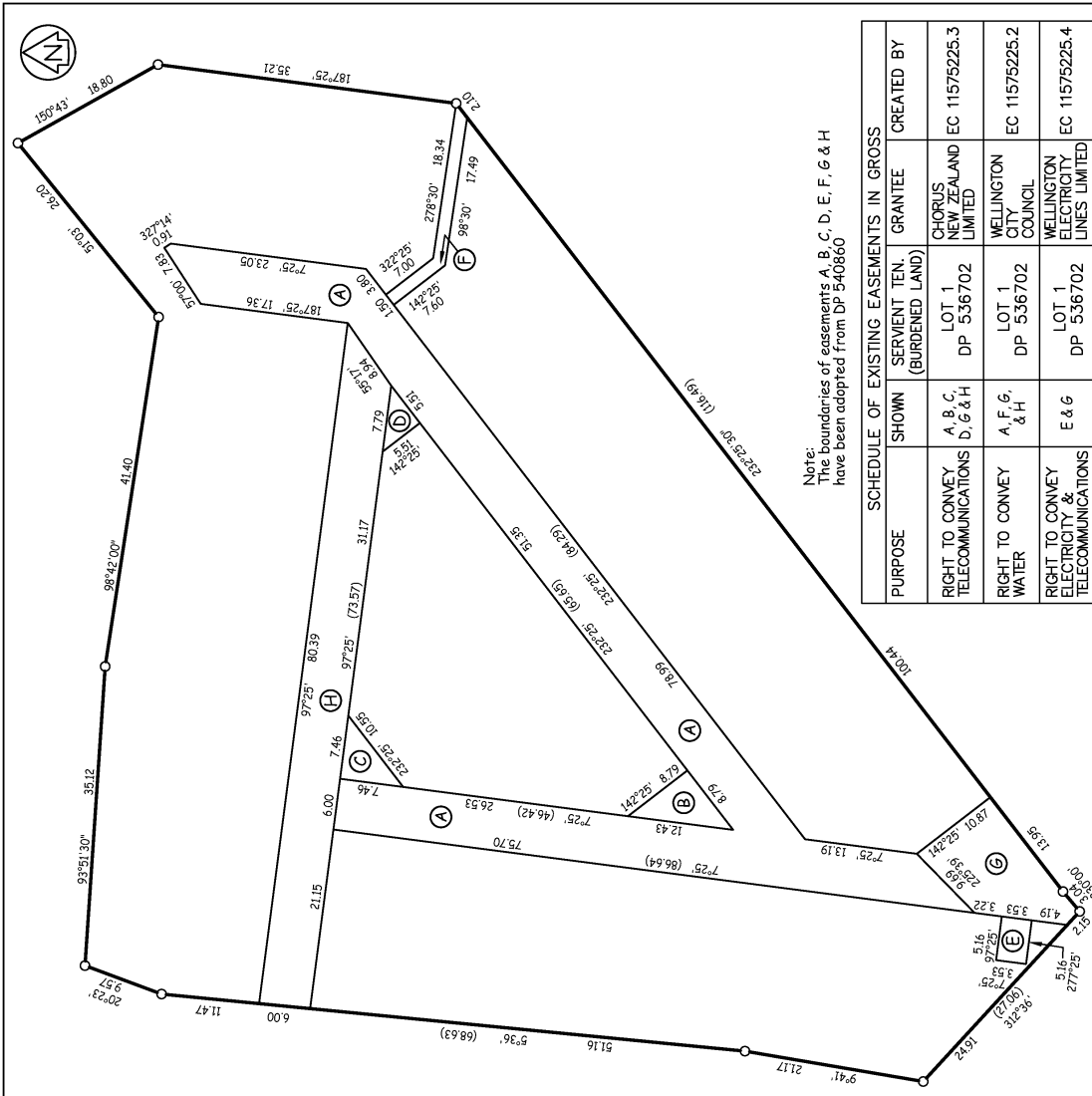
LAND DISTRICT: WELLINGTON	COMPLETE UNIT DEVELOPMENT ON LOT 1 DP 536702		TERRITORIAL AUTHORITY: WELLINGTON CITY COUNCIL	Block D - Sections
			SURVEYED BY: WIGLEY + ROBERTS LTD	Sheet 17 of 20
		SCALE (A3) 1: 200	DATE: OCTOBER 2020	FILE: 10/028
				DP 537582



LAND DISTRICT: WELLINGTON	COMPLETE UNIT DEVELOPMENT ON LOT 1 DP 536702		TERRITORIAL AUTHORITY: WELLINGTON CITY COUNCIL SURVEYED BY: WIGLEY + ROBERTS LTD SCALE (A3) 1:200	Block E - Elevation & Sections Sheet 18 of 20 FILE: 10/028
				DATE: OCTOBER 2020 DP 537582



LAND DISTRICT: WELLINGTON	<b>COMPLETE UNIT DEVELOPMENT ON LOT 1 DP 536702</b>		TERRITORIAL AUTHORITY: WELLINGTON CITY COUNCIL	Block E - Sections
			SURVEYED BY: WIGLEY + ROBERTS LTD	Sheet 19 of 20
		SCALE (A3) 1: 200	DATE: OCTOBER 2020	FILE: 10/028
				DP 537582



Note:  
The boundaries of easements A, B, C, D, E, F, G & H  
have been adopted from DP 540860

SCHEDULE OF EXISTING EASEMENTS IN GROSS			
PURPOSE	SHOWN	SERVIENT TEN. (BURDENED LAND)	GRANTEE CREATED BY
RIGHT TO CONVEY TELECOMMUNICATIONS	A, B, C, D, G & H	LOT 1 DP 536702	CHORUS NEW ZEALAND LIMITED EC 11575225.3
RIGHT TO CONVEY WATER	A, F, G, & H	LOT 1 DP 536702	WELLINGTON CITY COUNCIL EC 11575225.2
RIGHT TO CONVEY ELECTRICITY & TELECOMMUNICATIONS	E & G	LOT 1 DP 536702	WELLINGTON ELECTRICITY LINES LIMITED EC 11575225.4

RECORD OF TITLE	APPELLATION	RECORD OF TITLE	APPELLATION
894559	PRINCIPAL UNIT 1	894594	PRINCIPAL UNIT 36
894560	PRINCIPAL UNIT 2	894595	PRINCIPAL UNIT 37
894561	PRINCIPAL UNIT 3	894596	PRINCIPAL UNIT 38
894562	PRINCIPAL UNIT 4	894597	PRINCIPAL UNIT 39
894563	PRINCIPAL UNIT 5	894598	PRINCIPAL UNIT 40
894564	PRINCIPAL UNIT 6	894599	PRINCIPAL UNIT 41
894565	PRINCIPAL UNIT 7	894600	PRINCIPAL UNIT 42
894566	PRINCIPAL UNIT 8	894601	PRINCIPAL UNIT 43
894567	PRINCIPAL UNIT 9	894602	PRINCIPAL UNIT 44
894568	PRINCIPAL UNIT 10	894603	PRINCIPAL UNIT 45
894569	PRINCIPAL UNIT 11	894604	PRINCIPAL UNIT 46
894570	PRINCIPAL UNIT 12	894605	PRINCIPAL UNIT 47
894571	PRINCIPAL UNIT 13	894606	PRINCIPAL UNIT 48
894572	PRINCIPAL UNIT 14	894607	PRINCIPAL UNIT 49
894573	PRINCIPAL UNIT 15	894608	PRINCIPAL UNIT 50
894574	PRINCIPAL UNIT 16	894609	PRINCIPAL UNIT 51
894575	PRINCIPAL UNIT 17	894610	PRINCIPAL UNIT 52
894576	PRINCIPAL UNIT 18	894611	PRINCIPAL UNIT 53
894577	PRINCIPAL UNIT 19	894612	PRINCIPAL UNIT 54
894578	PRINCIPAL UNIT 20	894613	PRINCIPAL UNIT 55
894579	PRINCIPAL UNIT 21	894614	PRINCIPAL UNIT 56
894580	PRINCIPAL UNIT 22	894615	PRINCIPAL UNIT 57
894581	PRINCIPAL UNIT 23	894616	PRINCIPAL UNIT 58
894582	PRINCIPAL UNIT 24	894617	PRINCIPAL UNIT 59
894583	PRINCIPAL UNIT 25	894618	PRINCIPAL UNIT 60
894584	PRINCIPAL UNIT 26	894619	PRINCIPAL UNIT 61
894585	PRINCIPAL UNIT 27	894620	PRINCIPAL UNIT 62
894586	PRINCIPAL UNIT 28	894621	PRINCIPAL UNIT 63
894587	PRINCIPAL UNIT 29	894622	PRINCIPAL UNIT 64
894588	PRINCIPAL UNIT 30	894623	PRINCIPAL UNIT 65
894589	PRINCIPAL UNIT 31	894624	PRINCIPAL UNIT 66
894590	PRINCIPAL UNIT 32	894625	PRINCIPAL UNIT 67
894591	PRINCIPAL UNIT 33	894626	PRINCIPAL UNIT 68
894592	PRINCIPAL UNIT 34	894627	PRINCIPAL UNIT 69
894593	PRINCIPAL UNIT 35	894628	PRINCIPAL UNIT 70

RECORD OF TITLE	APPELLATION
894559	PRINCIPAL UNIT 1
894560	PRINCIPAL UNIT 2
894561	PRINCIPAL UNIT 3
894562	PRINCIPAL UNIT 4
894563	PRINCIPAL UNIT 5
894564	PRINCIPAL UNIT 6
894565	PRINCIPAL UNIT 7
894566	PRINCIPAL UNIT 8
894567	PRINCIPAL UNIT 9
894568	PRINCIPAL UNIT 10
894569	PRINCIPAL UNIT 11
894570	PRINCIPAL UNIT 12
894571	PRINCIPAL UNIT 13
894572	PRINCIPAL UNIT 14
894573	PRINCIPAL UNIT 15
894574	PRINCIPAL UNIT 16
894575	PRINCIPAL UNIT 17
894576	PRINCIPAL UNIT 18
894577	PRINCIPAL UNIT 19
894578	PRINCIPAL UNIT 20
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894580	PRINCIPAL UNIT 22
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894583	PRINCIPAL UNIT 25
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894585	PRINCIPAL UNIT 27
894586	PRINCIPAL UNIT 28
894587	PRINCIPAL UNIT 29
894588	PRINCIPAL UNIT 30
894589	PRINCIPAL UNIT 31
894590	PRINCIPAL UNIT 32
894591	PRINCIPAL UNIT 33
894592	PRINCIPAL UNIT 34
894593	PRINCIPAL UNIT 35

TERRITORIAL AUTHORITY: WELLINGTON CITY COUNCIL  
 SURVEYED BY: **WIGLEY + ROBERTS LTD**  
 SCALE (A3) 1: 500 DATE: OCTOBER 2020

**COMPLETE UNIT DEVELOPMENT**  
**ON LOT 1 DP 536702**

LAND DISTRICT: WELLINGTON

Records of Title/Easements  
 Sheet 20 of 20  
**FILE: 10/628**  
**DP 537582**



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

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

**Identifier** **914055**  
**Land Registration District** **Wellington**  
**Date Issued** 15 November 2019  
**Plan Number** DP 537582

**Subdivision of**  
 Lot 1 Deposited Plan 536702

**Prior References**  
 890669

**Unit Titles Issued**

894559	894560	894561	894562
894563	894564	894565	894566
894567	894568	894569	894570
894571	894572	894573	894574
894575	894576	894577	894578
894579	894580	894581	894582
894583	894584	894585	894586
894587	894588	894589	894590
894591	894592	894593	894594
894595	894596	894597	894598
894599	894600	894601	894602
894603	894604	894605	894606
894607	894608	894609	894610
894611	894612	894613	894614
894615	894616	894617	894618
894619	894620	894621	894622
894623	894624	894625	894626
894627	894628		

**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.

Subject to a right to convey water (in gross) over parts marked A, F, G & H on DP 540860 in favour of the Wellington City Council created by Easement Instrument 11575225.2 - 15.11.2019 at 3:23 pm

Subject to a right to convey telecommunications (in gross) over parts marked A, B, C, D, G & H on DP 540860 in favour of Chorus New Zealand Limited created by Easement Instrument 11575225.3 - 15.11.2019 at 3:23 pm

Subject to a right to convey electricity and telecommunications (in gross) over parts marked E & G on DP 540860 in favour of Wellington Electricity Lines Limited created by Easement Instrument 11575225.4 - 15.11.2019 at 3:23 pm

11975062.2 Certificate of assessment of ownership interest pursuant to Section 32 Unit Titles Act 2010 - 17.12.2020 at

2:11 pm

12634656.1 Notice of change of body corporate operational rules pursuant to Section 106 Unit Titles Act 2010 -  
15.12.2022 at 3:01 pm