



**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 **248665**
Land Registration District **South Auckland**
Date Issued 16 February 2006

Prior References
SA58D/541

Supplementary Record Sheet
272954

Estate Stratum in Freehold
Legal Description Unit 38 and 1/69 share of Accessory Unit
28 Deposited Plan 361196

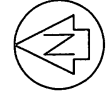
Registered Owners
Callum Hugh Wilkinson, Jaime Winks and Kirsty Mirelle Wilkinson

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

B405569 Encumbrance to Allan Hubert Hopping and Trudi Catherine Hopping - 25.3.1997 at 11.48 am (affects part formerly in CTSA58D/541)

6755070.9 Consent Notice pursuant to Section 221 Resource Management Act 1991 - 16.2.2006 at 9:00 am

12440894.2 Mortgage to Westpac New Zealand Limited - 6.5.2022 at 11:23 am



Approvals

Pursuant to Section 5(1)(g) Unit Titles Act 1972
 I, WILLIAM, Principal Administrative
 Officer of the Thames Coromandel District Council
 hereby certify that every building shown on this
 plan has been erected and all other development
 work has been carried out to the extent necessary
 to enable all the boundaries of every unit and the
 common property shown on the plan to be
 physically measured. This certificate is consistent
 with the Proposed Unit Development Plan
 Number DP 361198A
 Dated this 15th day of October 2006

TDC File: 248665/2004/71 Authorised Officer: [Signature]

EXISTING EASEMENTS

Purpose	Shown	Created By
Right of way	(C) (V)	6755070.5 Common Property
Right to drain water	(B) (V)	6755070.4 Common Property
Right to drain sewage	(X) (V)	6755070.6 Common Property

Subject to a Right Of Way (in Gross) to Drain Sewage
 Easement as shown on DPS73089 and
 Created by B374744.5.

Subject to a Right (in Gross) to Convey Electricity as
 shown on DP 361530 and created by Easement
 Instrument 6700971.1.

ADDRESS OF BODY CORPORATE
 Auckland Property Management Ltd
 22 Burling Street, Grafton

Levels are in terms of Whittanga Datum 1994
 Origin: BM 5060088 RL 3.34

CLASS OF SURVEY: CLASS 1

Comprised in CT 269460

I, TIMOTHY JAMES SMEDLEY,
 being a person entitled to practice as a licensed cadastral
 surveyor, certify that:
 (a) The surveys to which this dataset relates are accurate, and were
 undertaken by me or under my direction in accordance with the
 Cadastral Survey Act 2002 and the Surveyor - General's Rules
 for Cadastral Survey 2002/2
 (b) This dataset is accurate, and has been created in accordance
 with that Act and these Rules.

Signature: [Signature] Date: 21/10/06
 Field Book: p Traverse Book: p
 Reference Plans:
 Examined: Correct:

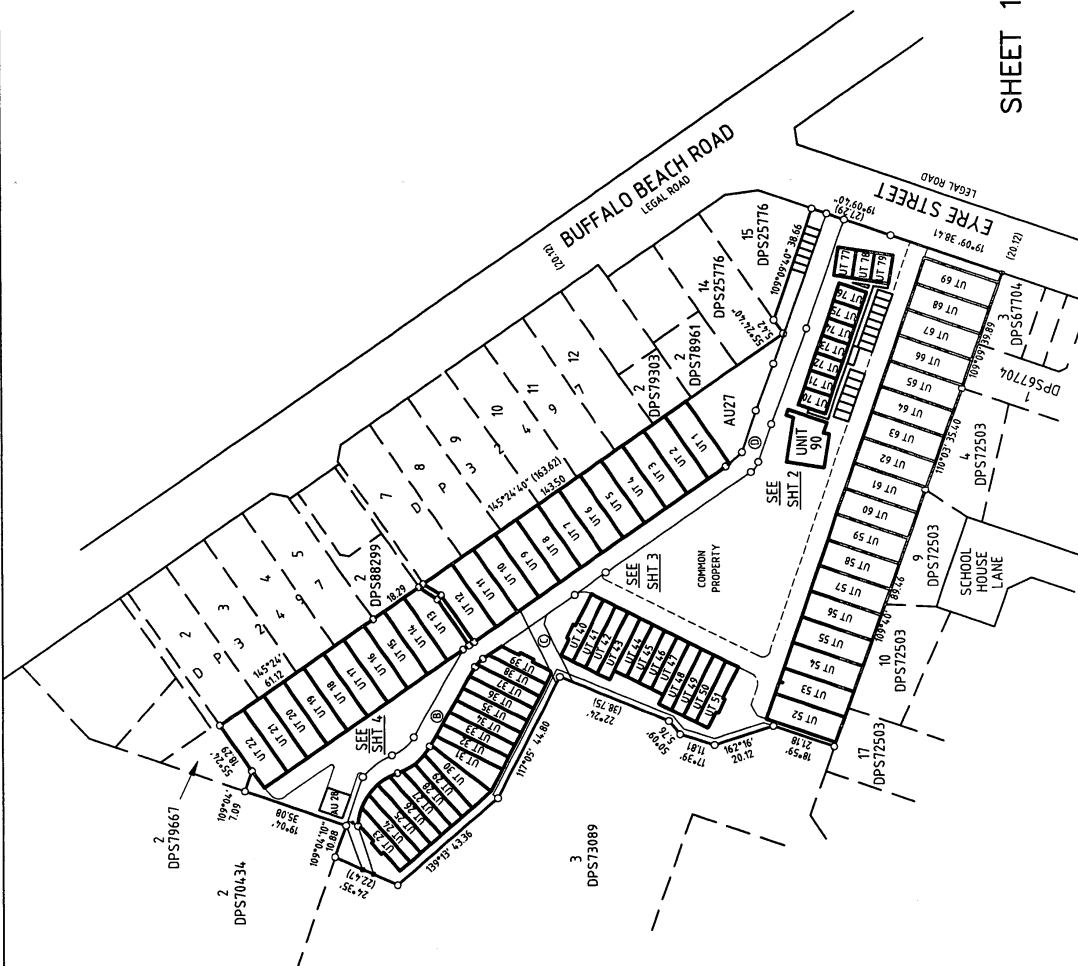
Approved as to Survey by Land Information NZ

on 18/11/2007

Deposited by Land Information NZ
 on 08/02/2007
 File # J17092-2004/07
 Received 10 JAN 2007
 Approved ACM 06/06

DP361198

SHEET 1 OF 5

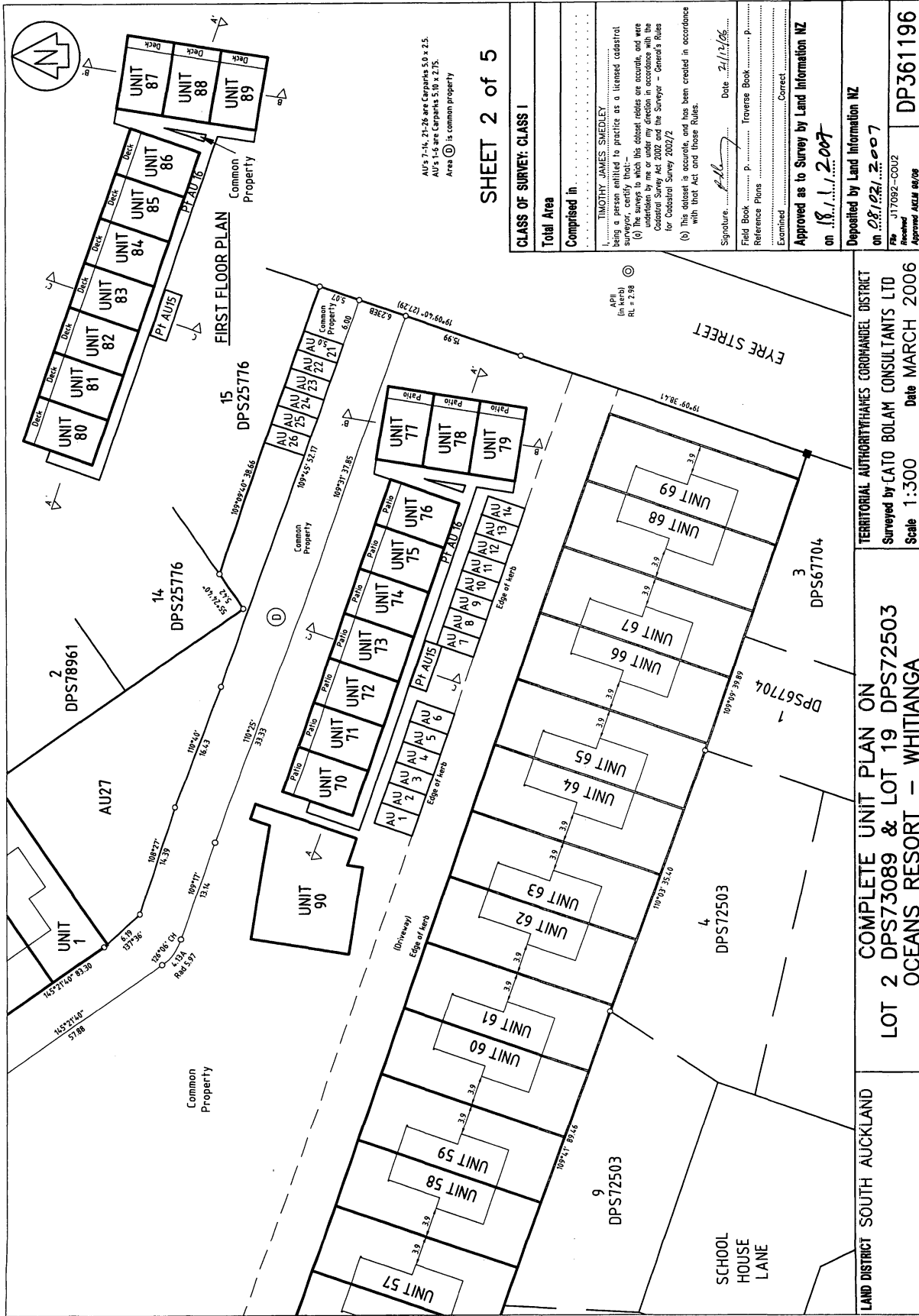


TERRITORIAL AUTHORITY THAMES COROMANDEL DISTRICT
 Surveyed by CATO BOLAM CONSULTANTS LTD
 Scale 1:1000 Date MARCH 2006

COMPLETE UNIT PLAN ON
 LOT 2 DPS73089 & LOT 19 DPS72503
 OCEANS RESORT - WHITIANGA

LAND DISTRICT SOUTH AUCKLAND



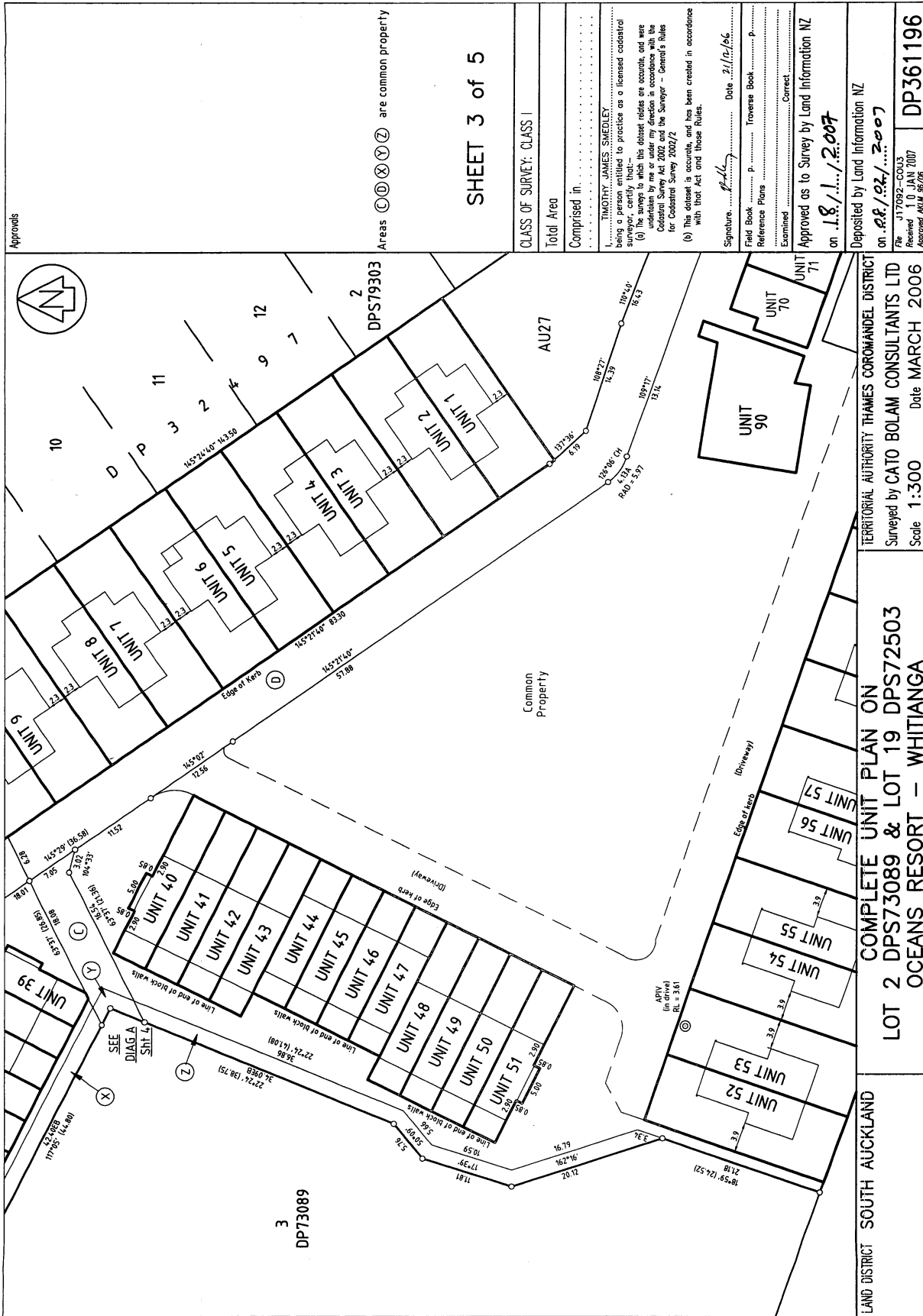


SHEET 2 of 5

COMPLETE UNIT PLAN ON
LOT 2 DPS73089 & LOT 19 DPS72503
OCEANS RESORT - WHITIANGA

LAND DISTRICT SOUTH AUCKLAND

TERRITORIAL AUTHORITY/HAKES COROMANDEL DISTRICT
 Surveyed by **CATO BOLAM CONSULTANTS LTD**
 Scale **1:300** Date **MARCH 2006**



Approvals

Areas (C)(D)(X)(Z) are common property

SHEET 3 of 5

CLASS OF SURVEY: CLASS 1

Total Area

Comprised in

1. TIMOTHY JAMES SHEDLEY
 being a person entitled to practice as a licensed cadastral surveyor, certify that—
 (a) the survey to which this document relates are accurate, and were conducted by me or under my direction in accordance with the Cadastral Survey Act 2002; and
 (b) This document is accurate, and has been created in accordance with that Act and those Rules.

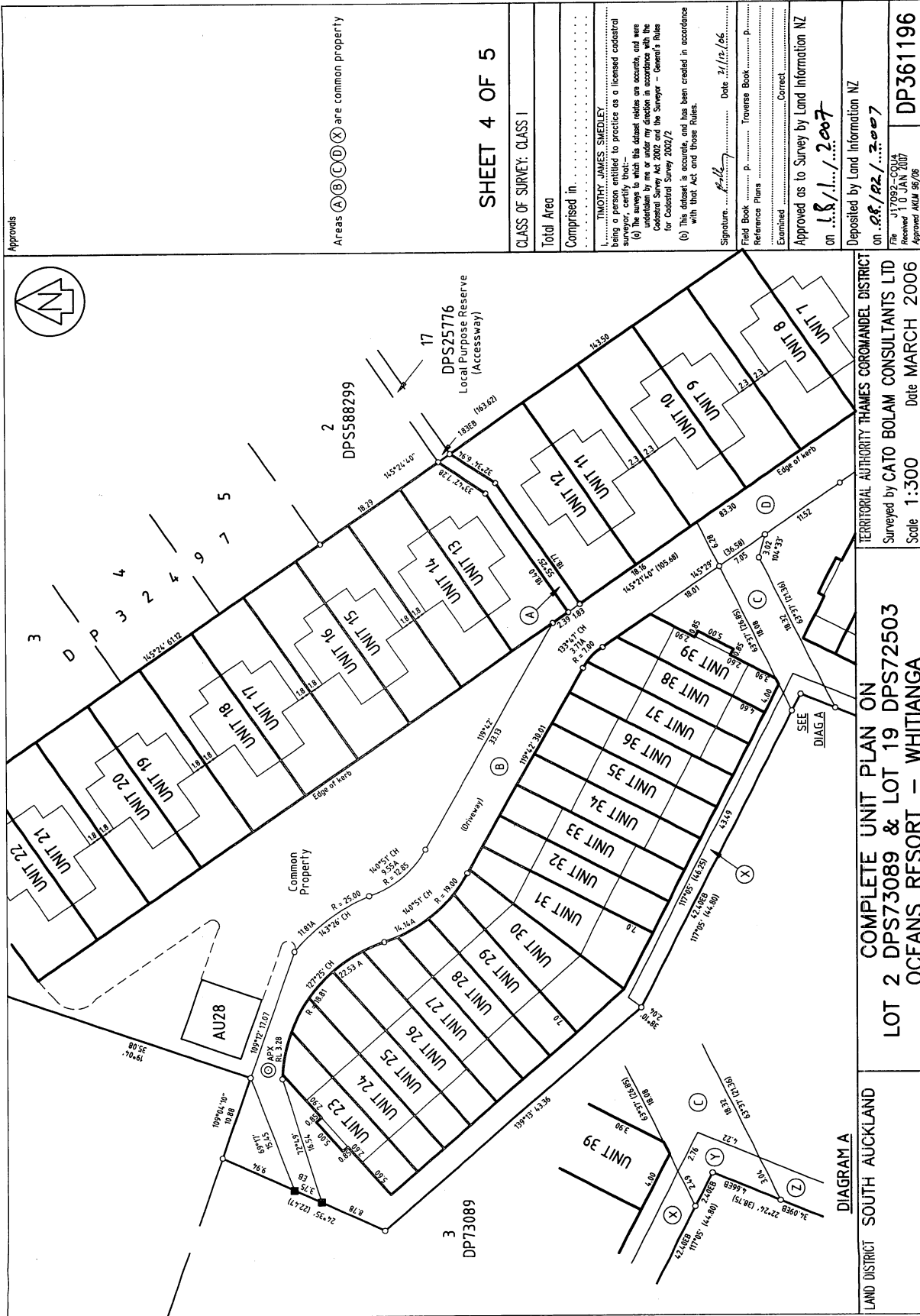
Signature: *[Signature]* Date: *21/12/2006*
 Field Book: Traverse Book:
 Reference Plans:
 Examined: Correct:
 Approved as to Survey by Land Information NZ
 on *18/1/2007*

Deposited by Land Information NZ
 on *08/02/2007*
 File: J17092-C003
 Received: 10 JAN 2007
 Approved: ANUM 95/06
 DP361196

TERRITORIAL AUTHORITY: THAMES COROMANDEL DISTRICT
 Surveyed by: CATO BOLAM CONSULTANTS LTD
 Scale: 1:300 Date: MARCH 2006

COMPLETE UNIT PLAN ON
 LOT 2 DPST93089 & LOT 19 DP73089
 OCEANS RESORT - WHITIANGA

LAND DISTRICT: SOUTH AUCKLAND



Approvals

Areas (A)(B)(C)(D)(X) are common property

SHEET 4 OF 5

CLASS OF SURVEY: CLASS 1

Total Area

Comprised in

TIMOTHY JAMES SMEDLEY

being a person entitled to practice as a licensed cadastral surveyor in New Zealand. This plan is made in accordance with the provisions of the Land Information Act 2002 and the Surveyor - General's Rules for Cadastral Survey 2002/2. (b) This dataset is accurate, and has been created in accordance with that Act and those Rules.

Signature: [Signature] Date: 21/12/06

Field Book: p. Traverse Book: p.

Reference Plans: p. Correct

Examined: Correct

Approved as to Survey by Land Information NZ on 18/1/2007

Deposited by Land Information NZ on 28/12/2007

File: J:\0705\2004

Revised: JMA 06/06

Approved: JMA 06/06

DP361196

TERRITORIAL AUTHORITY: THAMES COROMANDEL DISTRICT
Surveyed by CATO BOLAM CONSULTANTS LTD
Scale: 1:300 Date: MARCH 2006

COMPLETE UNIT PLAN ON
LOT 2 DPS73089 & LOT 19 DPS72503
OCEANS RESORT - WHITIANGA

DIAGRAM A
LAND DISTRICT SOUTH AUCKLAND

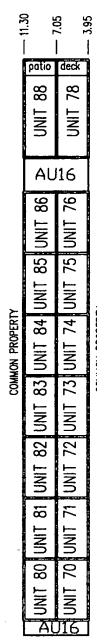
SCHEDULE

CT LOCATED	APPELLATION	UNIT	ENTILEMENT	HEIGHT LIMITS
				UPPER LOWER
248628	UNIT 1	1054	1031	11.30 3.60
248629	UNIT 2	1054	1031	11.30 3.60
248630	UNIT 3	1054	1031	11.30 3.60
248631	UNIT 4	1054	1031	11.30 3.60
248632	UNIT 5	1054	1031	11.30 3.60
248633	UNIT 6	1054	1031	11.30 3.60
248634	UNIT 7	1054	1031	11.30 3.60
248635	UNIT 8	1054	1031	11.30 3.60
248636	UNIT 9	1054	1031	11.30 3.60
248637	UNIT 10	1054	1031	11.30 3.60
248638	UNIT 11	1054	1031	11.30 3.60
248639	UNIT 12	1054	1031	11.30 3.60
248640	UNIT 13	1054	1031	11.30 3.60
248641	UNIT 14	1054	1031	11.30 3.60
248642	UNIT 15	1054	1031	11.30 3.60
248643	UNIT 16	1054	1031	11.30 3.60
248644	UNIT 17	1054	1031	11.30 3.60
248645	UNIT 18	1054	1031	11.30 3.60
248646	UNIT 19	1054	1031	11.30 3.60
248647	UNIT 20	1054	1031	11.30 3.60
248648	UNIT 21	1054	1031	11.30 3.60
248649	UNIT 22	1054	1031	11.30 3.60
248650	UNIT 23	1054	1031	11.30 3.60
248651	UNIT 24	1054	1031	11.30 3.60
248652	UNIT 25	1054	1031	11.30 3.60
248653	UNIT 26	1054	1031	11.30 3.60
248654	UNIT 27	1054	1031	11.30 3.60
248655	UNIT 28	1054	1031	11.30 3.60
248656	UNIT 29	1054	1031	11.30 3.60
248657	UNIT 30	1054	1031	11.30 3.60
248658	UNIT 31	1054	1031	11.30 3.60
248659	UNIT 32	1054	1031	11.30 3.60
248660	UNIT 33	1054	1031	11.30 3.60
248661	UNIT 34	1054	1031	11.30 3.60
248662	UNIT 35	1054	1031	11.30 3.60
248663	UNIT 36	1054	1031	11.30 3.60
248664	UNIT 37	1054	1031	11.30 3.60
248665	UNIT 38	1054	1031	11.30 3.60
248666	UNIT 39	1054	1031	11.30 3.60
248667	UNIT 40	1054	1031	11.30 3.60
248668	UNIT 41	1054	1031	11.30 3.60
248669	UNIT 42	1054	1031	11.30 3.60
248670	UNIT 43	1054	1031	11.30 3.60
248671	UNIT 44	1054	1031	11.30 3.60
248672	UNIT 45	1054	1031	11.30 3.60
248673	UNIT 46	1054	1031	11.30 3.60
248674	UNIT 47	1054	1031	11.30 3.60
248675	UNIT 48	1054	1031	11.30 3.60
248676	UNIT 49	1054	1031	11.30 3.60
248677	UNIT 50	1054	1031	11.30 3.60
248678	UNIT 51	1054	1031	11.30 3.60
248679	UNIT 52	1054	1031	11.30 3.60
248680	UNIT 53	1054	1031	11.30 3.60
248681	UNIT 54	1054	1031	11.30 3.60
248682	UNIT 55	1054	1031	11.30 3.60
248683	UNIT 56	1054	1031	11.30 3.60
248684	UNIT 57	1054	1031	11.30 3.60
248685	UNIT 58	1054	1031	11.30 3.60
248686	UNIT 59	1054	1031	11.30 3.60
248687	UNIT 60	1054	1031	11.30 3.60
248688	UNIT 61	1054	1031	11.30 3.60
248689	UNIT 62	1054	1031	11.30 3.60
248690	UNIT 63	1054	1031	11.30 3.60
248691	UNIT 64	1054	1031	11.30 3.60
248692	UNIT 65	1054	1031	11.30 3.60

SCHEDULE

CT LOCATED	APPELLATION	UNIT	ENTILEMENT	HEIGHT LIMITS
				UPPER LOWER
248700	UNIT 72	632	705	11.30 3.95
248701	UNIT 73	632	705	11.30 3.95
248702	UNIT 74	632	705	11.30 3.95
248703	UNIT 75	632	705	11.30 3.95
248704	UNIT 76	632	705	11.30 3.95
248705	UNIT 77	632	705	11.30 3.95
248706	UNIT 78	632	705	11.30 3.95
248707	UNIT 79	632	705	11.30 3.95
248708	UNIT 80	632	705	11.30 3.95
248709	UNIT 81	632	705	11.30 3.95
248710	UNIT 82	632	705	11.30 3.95
248711	UNIT 83	632	705	11.30 3.95
248712	UNIT 84	632	705	11.30 3.95
248713	UNIT 85	632	705	11.30 3.95
248714	UNIT 86	632	705	11.30 3.95
248715	UNIT 87	632	705	11.30 3.95
248716	UNIT 88	632	705	11.30 3.95
248717	UNIT 89	632	705	11.30 3.95
248718	UNIT 90	2654	2654	11.30 3.95
248719	UNIT 91	66	66	6.00 3.30
248720	UNIT 92	66	66	6.00 3.30
248721	UNIT 93	66	66	6.00 3.30
248722	UNIT 94	66	66	6.00 3.30
248723	UNIT 95	66	66	6.00 3.30
248724	UNIT 96	66	66	6.00 3.30
248725	UNIT 97	66	66	6.00 3.30
248726	UNIT 98	66	66	6.00 3.30
248727	UNIT 99	66	66	6.00 3.30
248728	UNIT 100	66	66	6.00 3.30
248729	UNIT 101	66	66	6.00 3.30
248730	UNIT 102	66	66	6.00 3.30
248731	UNIT 103	66	66	6.00 3.30
248732	UNIT 104	66	66	6.00 3.30
248733	UNIT 105	66	66	6.00 3.30
248734	UNIT 106	66	66	6.00 3.30
248735	UNIT 107	66	66	6.00 3.30
248736	UNIT 108	66	66	6.00 3.30
248737	UNIT 109	66	66	6.00 3.30
248738	UNIT 110	66	66	6.00 3.30
248739	UNIT 111	66	66	6.00 3.30
248740	UNIT 112	66	66	6.00 3.30
248741	UNIT 113	66	66	6.00 3.30
248742	UNIT 114	66	66	6.00 3.30
248743	UNIT 115	66	66	6.00 3.30
248744	UNIT 116	66	66	6.00 3.30
248745	UNIT 117	66	66	6.00 3.30
248746	UNIT 118	66	66	6.00 3.30
248747	UNIT 119	66	66	6.00 3.30
248748	UNIT 120	66	66	6.00 3.30
248749	UNIT 121	66	66	6.00 3.30
248750	UNIT 122	66	66	6.00 3.30
248751	UNIT 123	66	66	6.00 3.30
248752	UNIT 124	66	66	6.00 3.30
248753	UNIT 125	66	66	6.00 3.30
248754	UNIT 126	66	66	6.00 3.30
248755	UNIT 127	66	66	6.00 3.30
248756	UNIT 128	66	66	6.00 3.30
248757	UNIT 129	66	66	6.00 3.30
248758	UNIT 130	66	66	6.00 3.30
248759	UNIT 131	66	66	6.00 3.30
248760	UNIT 132	66	66	6.00 3.30
248761	UNIT 133	66	66	6.00 3.30
248762	UNIT 134	66	66	6.00 3.30
248763	UNIT 135	66	66	6.00 3.30
248764	UNIT 136	66	66	6.00 3.30
248765	UNIT 137	66	66	6.00 3.30
248766	UNIT 138	66	66	6.00 3.30
248767	UNIT 139	66	66	6.00 3.30
248768	UNIT 140	66	66	6.00 3.30
248769	UNIT 141	66	66	6.00 3.30
248770	UNIT 142	66	66	6.00 3.30
248771	UNIT 143	66	66	6.00 3.30
248772	UNIT 144	66	66	6.00 3.30
248773	UNIT 145	66	66	6.00 3.30
248774	UNIT 146	66	66	6.00 3.30
248775	UNIT 147	66	66	6.00 3.30
248776	UNIT 148	66	66	6.00 3.30
248777	UNIT 149	66	66	6.00 3.30
248778	UNIT 150	66	66	6.00 3.30
248779	UNIT 151	66	66	6.00 3.30
248780	UNIT 152	66	66	6.00 3.30
248781	UNIT 153	66	66	6.00 3.30
248782	UNIT 154	66	66	6.00 3.30
248783	UNIT 155	66	66	6.00 3.30
248784	UNIT 156	66	66	6.00 3.30
248785	UNIT 157	66	66	6.00 3.30
248786	UNIT 158	66	66	6.00 3.30
248787	UNIT 159	66	66	6.00 3.30
248788	UNIT 160	66	66	6.00 3.30
248789	UNIT 161	66	66	6.00 3.30
248790	UNIT 162	66	66	6.00 3.30
248791	UNIT 163	66	66	6.00 3.30
248792	UNIT 164	66	66	6.00 3.30
248793	UNIT 165	66	66	6.00 3.30

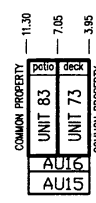
TOTAL ENTITLEMENT 100000
SUPPLEMENTARY RECORD SHEET 272954



SECTION A-A



SECTION B-B



SECTION C-C

SHEET 5 OF 5

CLASS OF SURVEY: CLASS 1

Total Area

Comprised in

TIMOTHY JAMES SMEDLEY
being a person entitled to practice as a licensed cadastral surveyor, hereby certifies that this document is accurate and was undertaken by me or under my direction in accordance with the Cadastral Survey Act 2002 and the Surveyor - General's Rules for Cadastral Survey 2002/2

(b) This document is accurate and has been created in accordance with that Act and those Rules.

Signature: *[Signature]* Date: 21/12/06

Field Book: P Traverse Book: P

Reference Plans: Correct

Examined: Correct

Approved as to Survey by Land Information NZ on 18/1/2007

Deposited by Land Information NZ on 23/02/2007

File: 117092-COUS
Received: 10 JAN 2007
Approved: AGL 56/06

DP361196

TERRITORIAL AUTHORITY THAMES COROMANDEL DISTRICT
Surveyed by CATO BOLAM CONSULTANTS LTD
Scale 1:300 Date MARCH 2006

COMPLETE UNIT DEVELOPMENT ON
LOT 2 DPS73089 & LOT 19 DPS72503
OCEANS RESORT - WHITIANGA

LAND DISTRICT SOUTH AUCKLAND



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

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

Identifier **272954**
Land Registration District **South Auckland**
Date Issued 16 February 2006
Plan Number DP 361196

Subdivision of

Lot 19 Deposited Plan South Auckland 72503 and Lot 2 Deposited Plan South Auckland 73089

Prior References

SA58B/369 SA58D/541

Unit Titles Issued

248628	248629	248630	248631
248632	248633	248634	248635
248636	248637	248638	248639
248640	248641	248642	248643
248644	248645	248646	248647
248648	248649	248650	248651
248652	248653	248654	248655
248656	248657	248658	248659
248660	248661	248662	248663
248664	248665	248666	248667
248668	248669	248670	248671
248672	248673	248674	248675
248676	248677	248678	248679
248680	248681	248682	248683
248684	248685	248686	248687
248688	248689	248690	248691
248692	248693	248694	248695
248696	350089	350090	350091
350092	350093	350094	350095
350096	350097	350098	350099
350100	350101	350102	350103
350104	350105	350106	350107
350108	351086		

Interests

Subject to a right (in gross) to drain sewage over parts marked B, D and H on DPS 73089 in favour of The Thames-Coromandel District Council created by Transfer B374774.5 - 23.10.1996 at 10.33 am

The easements created by Transfer B374774.5 are subject to Section 243 (a) Resource Management Act 1991

Subject to a right (in gross) to convey electricity over part A on DP 363530 in favour of Powerco Limited created by Easement Instrument 6708787.1 - 4.1.2006 at 9:00 am

Subject to a right of way over part marked B, C and Y on DP 361196 created by Easement Instrument 6755070.3 - 16.2.2006 at 9:00 am

The easements created by Easement Instrument 6755070.3 are subject to Section 243 (a) Resource Management Act 1991

Subject to a right of way over part marked C, D and Y on DP 361196 created by Easement Instrument 6755070.4 - 16.2.2006 at 9:00 am

The easements created by Easement Instrument 6755070.4 are subject to Section 243 (a) Resource Management Act 1991

Subject to a right of way over part marked A, B, C, D and Y on DP 361196 created by Easement Instrument 6755070.5 - 16.2.2006 at 9:00 am

The easements created by Easement Instrument 6755070.5 are subject to Section 243 (a) Resource Management Act 1991

Subject to a right to drain water over part marked B, D, C and Y on DP 361196 created by Easement Instrument 6755070.6 - 16.2.2006 at 9:00 am

The easements created by Easement Instrument 6755070.6 are subject to Section 243 (a) Resource Management Act 1991

Subject to a right to drain sewage over part marked X, Y and Z on DP 361196 created by Easement Instrument 6755070.7 - 16.2.2006 at 9:00 am

The easements created by Easement Instrument 6755070.7 are subject to Section 243 (a) Resource Management Act 1991

6792129.1 Change of rules of the Body Corporate - 16.3.2006 at 2:47 pm

7413584.1 Change of rules of the Body Corporate - 12.6.2007 at 9:00 am

9383376.1 Notice of change of body corporate operational rules pursuant to Section 106 Unit Titles Act 2010 - 30.4.2013 at 9:22 am

10430075.1 Change of address of the Body Corporate - 12.5.2016 at 11:26 am

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.