



**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 **58605**
Land Registration District **Wellington**
Date Issued 31 January 2003

Prior References
WN31A/636

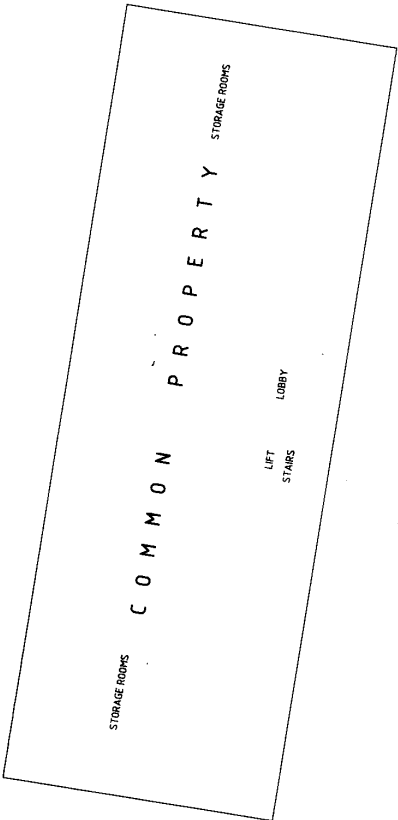
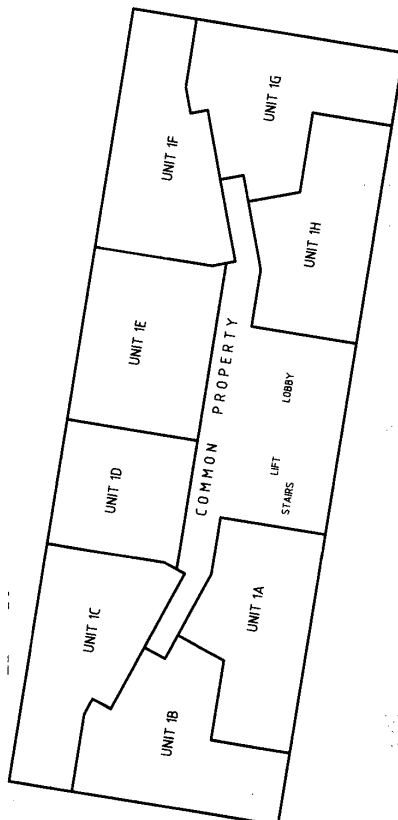
Supplementary Record Sheet
74709

Estate Stratum in Freehold
Legal Description Unit 3E Deposited Plan 314856
Registered Owners
David Yuen and Helen Yim

**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**

5505044.1 Encumbrance to Stafford House Leases Limited - 3.3.2003 at 9:00 am

03/19/91 11:03 AM

		REGISTERED PROPRIETORS	
		NOTE: REFER TO SHEET FOUR FOR THE UNIT SCHEDULE AND VALUERS CERTIFICATION	
		Total Area	
		Comprised in C'st 58583 - 58640	
		I, MICHAEL JOHN SNOW	
		Being a person entitled to practice as a registered surveyor, (a) The surveys to which this document relates are accurate, and were undertaken by me or under my direction in accordance with the Survey Act 1986 and the Survey Regulations 1986. (b) The survey of the land shown on this plan has been created in accordance with the Survey Act 1986 and the Survey Regulations 1986. Dated at WELLINGTON this 1st day of November 2002 or MICHAEL JOHN SNOW Signature	
Deposited by Land Information N.Z. on 31/11/2002		Field Book	
		Reference Plans DP 5 62203, 86646, 317860	
Approved as to Survey		Examined	
		Correct	
25/11/2002		Approved by	
		for Registrar General of Land	
Deposited this		day of	
		20	
1804/154/R018		for Registrar General of Land	
		DP 314856	
SHEET TWO OF FOUR		APPROVED 14/11/02	
		SHEET TWO OF FOUR	

Guaranteed Search Copy Dated 12/05/26 11:35 am, Page 4 of 7
Register Only

UNIT SCHEDULE				UNIT SCHEDULE			
Unit Description	Approx Floor Area (m ²)	Unit Entitlement	Height Limits Lower Upper	Unit Description	Approx Floor Area (m ²)	Unit Entitlement	Height Limits Lower Upper
Unit 1A (Apartment)	70	10.10	15.25 18.15	Unit 1A (Apartment)	57	10.02	35.55 38.45
Unit 1B (Apartment)	60	8.80	15.25 18.15	Unit 1B (Apartment)	58	10.02	35.55 38.45
Unit 1C (Apartment)	17	1.41	16.50 18.00	Unit 1C (Apartment)	59	10.02	35.55 38.45
Unit 1D (Apartment)	17	1.41	16.50 18.00	Unit 1D (Apartment)	60	10.02	35.55 38.45
Unit 1E (Apartment)	55	8.87	18.15 21.05	Unit 1E (Apartment)	61	10.02	35.55 38.45
Unit 1F (Apartment)	58	9.72	18.15 21.05	Unit 1F (Apartment)	62	10.02	35.55 38.45
Unit 1G (Apartment)	41	6.42	18.15 21.05	Unit 1G (Apartment)	63	10.02	35.55 38.45
Unit 1H (Apartment)	57	9.52	18.15 21.05	Unit 1H (Apartment)	64	10.02	35.55 38.45
Unit 1I (Apartment)	58	9.72	18.15 21.05	Unit 1I (Apartment)	65	10.02	35.55 38.45
Unit 1J (Apartment)	59	9.72	18.15 21.05	Unit 1J (Apartment)	66	10.02	35.55 38.45
Unit 1K (Apartment)	55	8.87	18.15 21.05	Unit 1K (Apartment)	67	10.02	35.55 38.45
Unit 2A (Apartment)	55	8.87	21.05 23.95	Unit 2A (Apartment)	68	10.02	35.55 38.45
Unit 2B (Apartment)	59	9.72	21.05 23.95	Unit 2B (Apartment)	69	10.02	35.55 38.45
Unit 2C (Apartment)	58	9.72	21.05 23.95	Unit 2C (Apartment)	70	10.02	35.55 38.45
Unit 2D (Apartment)	41	6.42	21.05 23.95	Unit 2D (Apartment)	71	10.02	35.55 38.45
Unit 2E (Apartment)	57	9.52	21.05 23.95	Unit 2E (Apartment)	72	10.02	35.55 38.45
Unit 2F (Apartment)	58	9.72	21.05 23.95	Unit 2F (Apartment)	73	10.02	35.55 38.45
Unit 2G (Apartment)	59	9.72	21.05 23.95	Unit 2G (Apartment)	74	10.02	35.55 38.45
Unit 2H (Apartment)	55	8.87	21.05 23.95	Unit 2H (Apartment)	75	10.02	35.55 38.45
Unit 3A (Apartment)	55	8.87	23.95 26.85	Unit 3A (Apartment)	76	10.02	35.55 38.45
Unit 3B (Apartment)	59	9.72	23.95 26.85	Unit 3B (Apartment)	77	10.02	35.55 38.45
Unit 3C (Apartment)	58	9.72	23.95 26.85	Unit 3C (Apartment)	78	10.02	35.55 38.45
Unit 3D (Apartment)	41	6.42	23.95 26.85	Unit 3D (Apartment)	79	10.02	35.55 38.45
Unit 3E (Apartment)	57	9.52	23.95 26.85	Unit 3E (Apartment)	80	10.02	35.55 38.45
Unit 3F (Apartment)	58	9.72	23.95 26.85	Unit 3F (Apartment)	81	10.02	35.55 38.45
Unit 3G (Apartment)	59	9.72	23.95 26.85	Unit 3G (Apartment)	82	10.02	35.55 38.45
Unit 3H (Apartment)	55	8.87	23.95 26.85	Unit 3H (Apartment)	83	10.02	35.55 38.45
Unit 4A (Apartment)	55	8.87	26.85 29.75	Unit 4A (Apartment)	84	10.02	35.55 38.45
Unit 4B (Apartment)	59	9.72	26.85 29.75	Unit 4B (Apartment)	85	10.02	35.55 38.45
Unit 4C (Apartment)	58	9.72	26.85 29.75	Unit 4C (Apartment)	86	10.02	35.55 38.45
Unit 4D (Apartment)	41	6.42	26.85 29.75	Unit 4D (Apartment)	87	10.02	35.55 38.45
Unit 4E (Apartment)	57	9.52	26.85 29.75	Unit 4E (Apartment)	88	10.02	35.55 38.45
Unit 4F (Apartment)	58	9.72	26.85 29.75	Unit 4F (Apartment)	89	10.02	35.55 38.45
Unit 4G (Apartment)	59	9.72	26.85 29.75	Unit 4G (Apartment)	90	10.02	35.55 38.45
Unit 4H (Apartment)	55	8.87	26.85 29.75	Unit 4H (Apartment)	91	10.02	35.55 38.45
Unit 5A (Apartment)	55	8.87	29.75 32.65	Unit 5A (Apartment)	92	10.02	35.55 38.45
Unit 5B (Apartment)	59	9.72	29.75 32.65	Unit 5B (Apartment)	93	10.02	35.55 38.45
Unit 5C (Apartment)	58	9.72	29.75 32.65	Unit 5C (Apartment)	94	10.02	35.55 38.45
Unit 5D (Apartment)	41	6.42	29.75 32.65	Unit 5D (Apartment)	95	10.02	35.55 38.45
Unit 5E (Apartment)	57	9.52	29.75 32.65	Unit 5E (Apartment)	96	10.02	35.55 38.45
Unit 5F (Apartment)	58	9.72	29.75 32.65	Unit 5F (Apartment)	97	10.02	35.55 38.45
Unit 5G (Apartment)	59	9.72	29.75 32.65	Unit 5G (Apartment)	98	10.02	35.55 38.45
Unit 5H (Apartment)	55	8.87	29.75 32.65	Unit 5H (Apartment)	99	10.02	35.55 38.45
Unit 6A (Apartment)	55	8.87	32.65 35.55	Unit 6A (Apartment)	100	10.02	35.55 38.45
Unit 6B (Apartment)	59	9.72	32.65 35.55	Unit 6B (Apartment)	101	10.02	35.55 38.45
Unit 6C (Apartment)	58	9.72	32.65 35.55	Unit 6C (Apartment)	102	10.02	35.55 38.45
Unit 6D (Apartment)	41	6.42	32.65 35.55	Unit 6D (Apartment)	103	10.02	35.55 38.45
Unit 6E (Apartment)	57	9.52	32.65 35.55	Unit 6E (Apartment)	104	10.02	35.55 38.45
Unit 6F (Apartment)	58	9.72	32.65 35.55	Unit 6F (Apartment)	105	10.02	35.55 38.45
Unit 6G (Apartment)	59	9.72	32.65 35.55	Unit 6G (Apartment)	106	10.02	35.55 38.45
Unit 6H (Apartment)	55	8.87	32.65 35.55	Unit 6H (Apartment)	107	10.02	35.55 38.45
Unit 7A (Apartment)	55	8.87	35.55 38.45	Unit 7A (Apartment)	108	10.02	35.55 38.45
Unit 7B (Apartment)	59	9.72	35.55 38.45	Unit 7B (Apartment)	109	10.02	35.55 38.45
Unit 7C (Apartment)	58	9.72	35.55 38.45	Unit 7C (Apartment)	110	10.02	35.55 38.45
Unit 7D (Apartment)	41	6.42	35.55 38.45	Unit 7D (Apartment)	111	10.02	35.55 38.45

COMPLETE UNIT DEVELOPMENT PLAN

Deposited by Land Information NZ.
on 31/11/2023

UNITS ON LOT 5 DP 62203

TERRITORIAL AUTHORITY WELLINGTON CITY

Surveyed by BECA CARTER HOLLINGS & FERNER

Scale 1: NO SCALE Date NOVEMBER 2002

STAFFORD HOUSE

LAND DISTRICT WELLINGTON

Survey Blk. & Dist. VI PORT NICHOLSON

NZMS 261 Sheet Record Map No.

A.J. BROWN, SURVYOR GENERAL, LAND INFORMATION, NEW ZEALAND.

SHEET FOUR OF FOUR

APPROVED LM 94/20

Approve

REGISTERED PROPRIETORS

BIL SISK
REGISTERED VALUER HEREBY
CERTIFY THAT I HAVE ASSESSED THE UNIT ENTITLEMENT
SHOWN HEREIN IN ACCORDANCE WITH THE UNIT TITLE ACT 1972
DATE 4 Nov 2002
REGISTERED VALUER

NOTE:

- REFER TO SHEET ONE FOR THE BOUNDARY DIMENSIONS
AND ABUTALS.

Total Area

Comprised in C'st 58583 - 58640

MICHAEL JOHN SNOW

Being a person entitled to practice as a registered surveyor.

(c) The survey to which this document relates is accurate, and was
prepared in accordance with the Survey Regulations 1982.(d) This document is accurate and has been created in accordance with
the Survey Regulations.

Dated at Wellington this 1st day of November 2002

Signature

MICHAEL JOHN SNOW

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**SUPPLEMENTARY RECORD SHEET
UNDER UNIT TITLES ACT 1972****Guaranteed Search Copy issued under Section 60 of the Land
Transfer Act 2017****Identifier****74709****Land Registration District****Wellington****Date Issued**

31 January 2003

Plan Number

DP 314856

Subdivision of

Lot 5 Deposited Plan 62203

Prior References

WN31A/636

Unit Titles Issued

58583	58584	58585	58586
58587	58588	58589	58590
58591	58592	58593	58594
58595	58596	58597	58598
58599	58600	58601	58602
58603	58604	58605	58606
58607	58608	58609	58610
58611	58612	58613	58614
58615	58616	58617	58618
58619	58620	58621	58622
58623	58624	58625	58626
58627	58628	58629	58630
58631	58632	58633	58634
58635	58636	58637	58638
58639	58640	58641	58642
58643	58644	58645	58646
58647	58648	58649	58650
58651	58652	58653	58654
58655	58656	58657	58658
58659	58660	58661	58662
58663	58664	58665	58666
58667	58668	58669	58670
58671	58672	58673	58674
58675	58676	58677	58678
58679	58680	58681	58682
58683	58684	58685	58686
58687	58688		

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.

K26060 The Western Side of The Terrace adjoining the abovedescribed land is subject to Part XVII of The Wellington City Consolidated By Law No.1, 1933 as amended by The Wellington City Consolidated By Law amendment No.38 (General) 1945

335997.1 Subject to conditions pursuant to Section 354 Local Government Act 1974. - 16.7.1979 at 9.25 am

Subject to power reticulation rights (in gross) over part marked P on DP 62203 in favour of (now) Vector Wellington Electricity Network Limited created by Transfer 875655.7 - 16.9.1987 at 9.10 am

The easements created by Transfer 875655.7 are subject to Section 309 (1) (a) Local Government Act 1974

Subject to a right of way and water and sewage drainage and water reticulation rights over part marked P on DP 62203 specified in Easement Certificate 875655.8 - 16.9.1987 at 9.10 am

The easements specified in Easement Certificate 875655.8 are subject to Section 309 (1) (a) Local Government Act 1974

B221414.1 Variation of the terms of Easement Certificate 875655.8 - 5.3.1992 at 2.47 pm

Subject to a canopy overhang right over part marked A on DP 312860 created by Easement Instrument 5474139.1 - 31.1.2003 at 9:00 am

Appurtenant hereto is a right of way created by Easement Instrument 5474139.1 - 31.1.2003 at 9:00 am

5474139.9 Change of rules of the Body Corporate - 31.1.2003 at 9:00 am

11297514.1 Notice of change of body corporate operational rules pursuant to Section 106 Unit Titles Act 2010 - 4.9.2019 at 9:02 am