



**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 **1119268**
Land Registration District **North Auckland**
Date Issued 13 June 2023

Prior References
1068712

Supplementary Record Sheet
1129236

Estate Stratum in Freehold
Legal Description Principal Unit 11 Deposited Plan 588501
Registered Owners
Jun Cong and Jiajuan Han

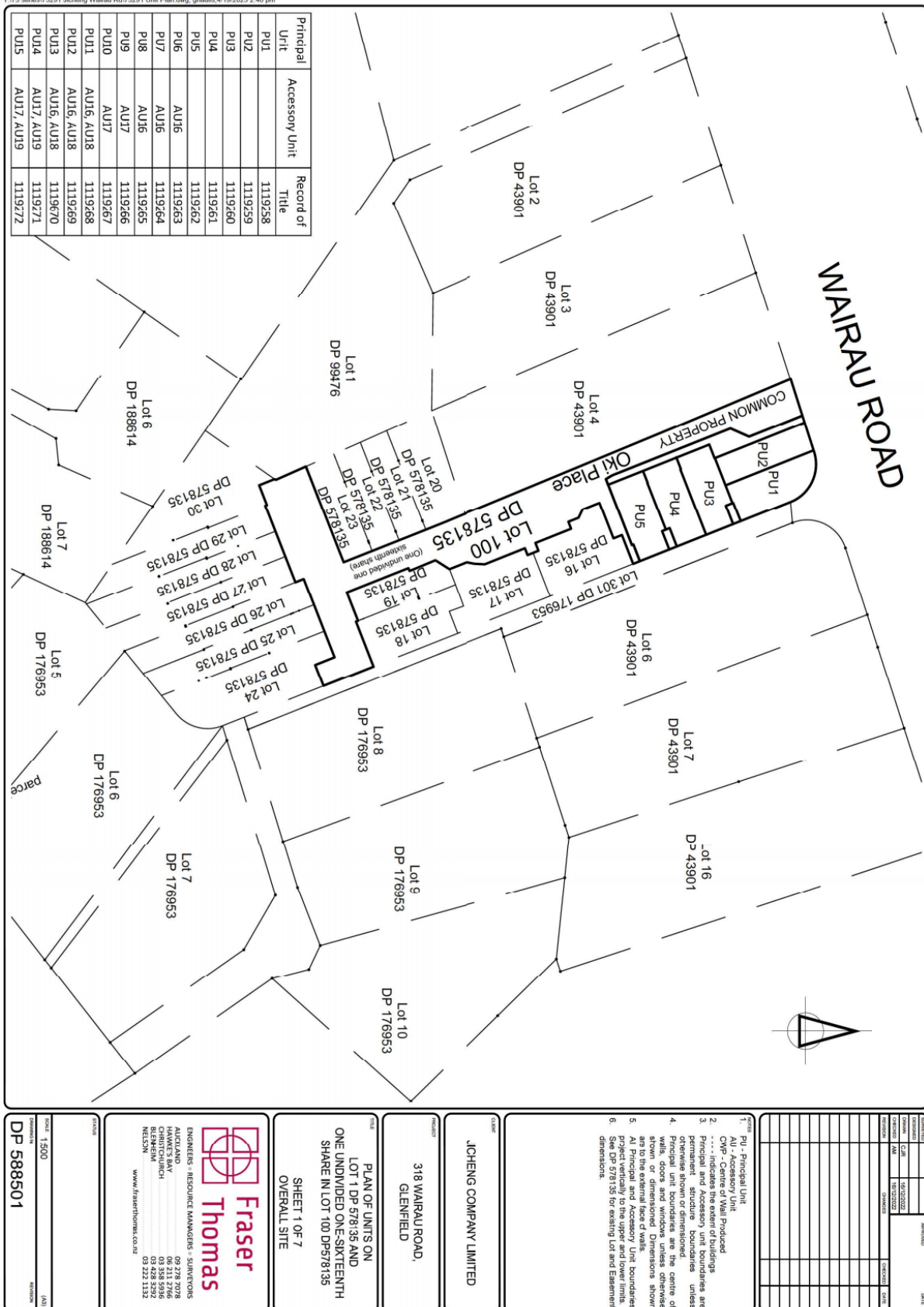
Estate Stratum in Freehold - 1/6 share
Legal Description Accessory Unit 16 Deposited Plan 588501
Registered Owners
Jun Cong and Jiajuan Han

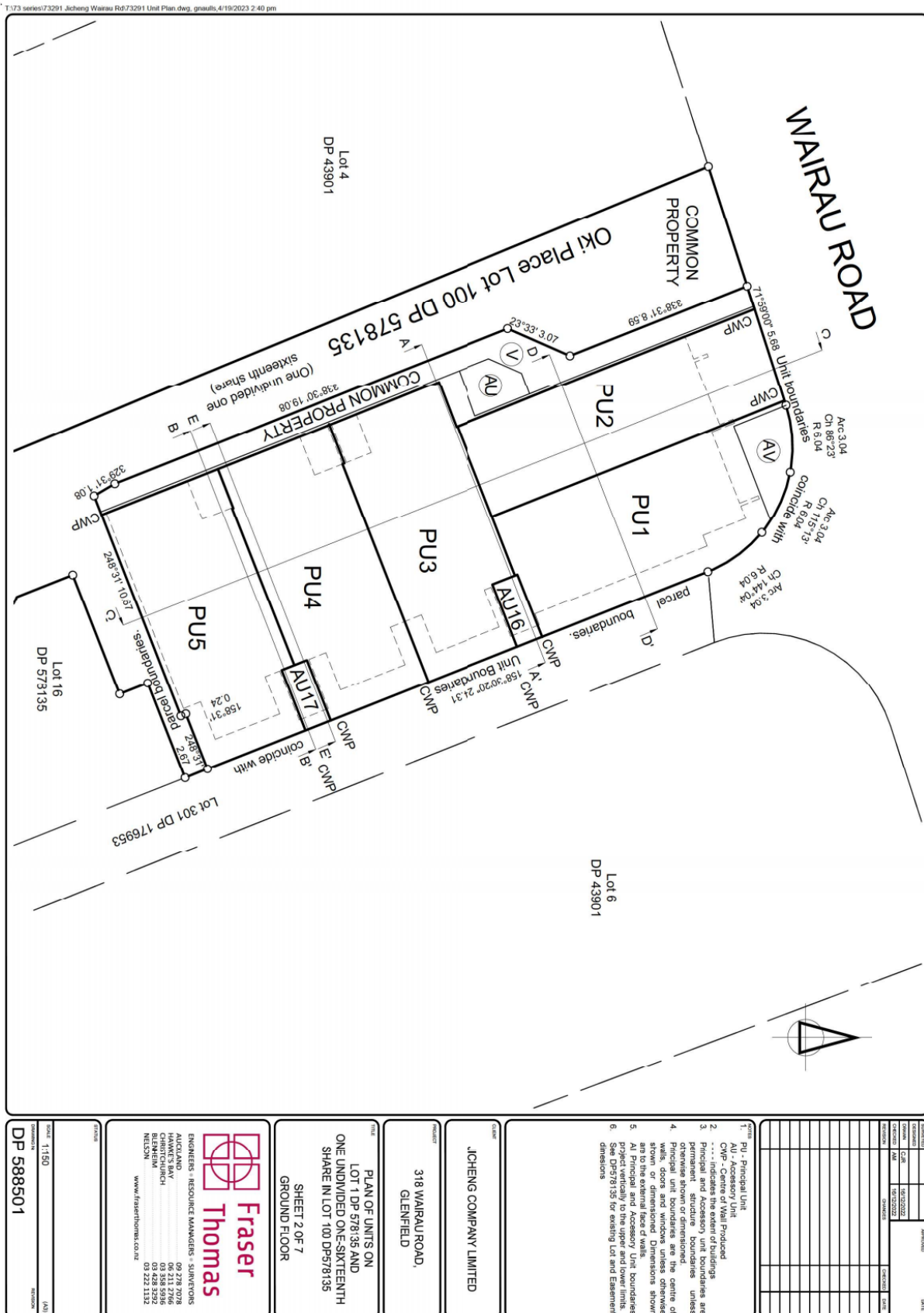
Estate Stratum in Freehold - 1/3 share
Legal Description Accessory Unit 18 Deposited Plan 588501
Registered Owners
Jun Cong and Jiajuan Han

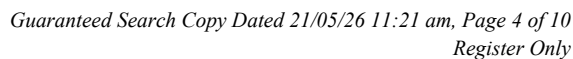
**The above estates are subject to the reservations, restrictions, encumbrances, liens and interests noted below and
on the relevant unit plan and supplementary record sheet**

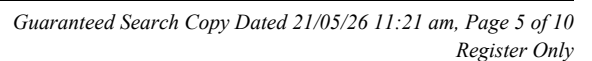
12687644.3 Encumbrance to Wairau Garden Residents Society Incorporated - 15.3.2023 at 2:16 pm

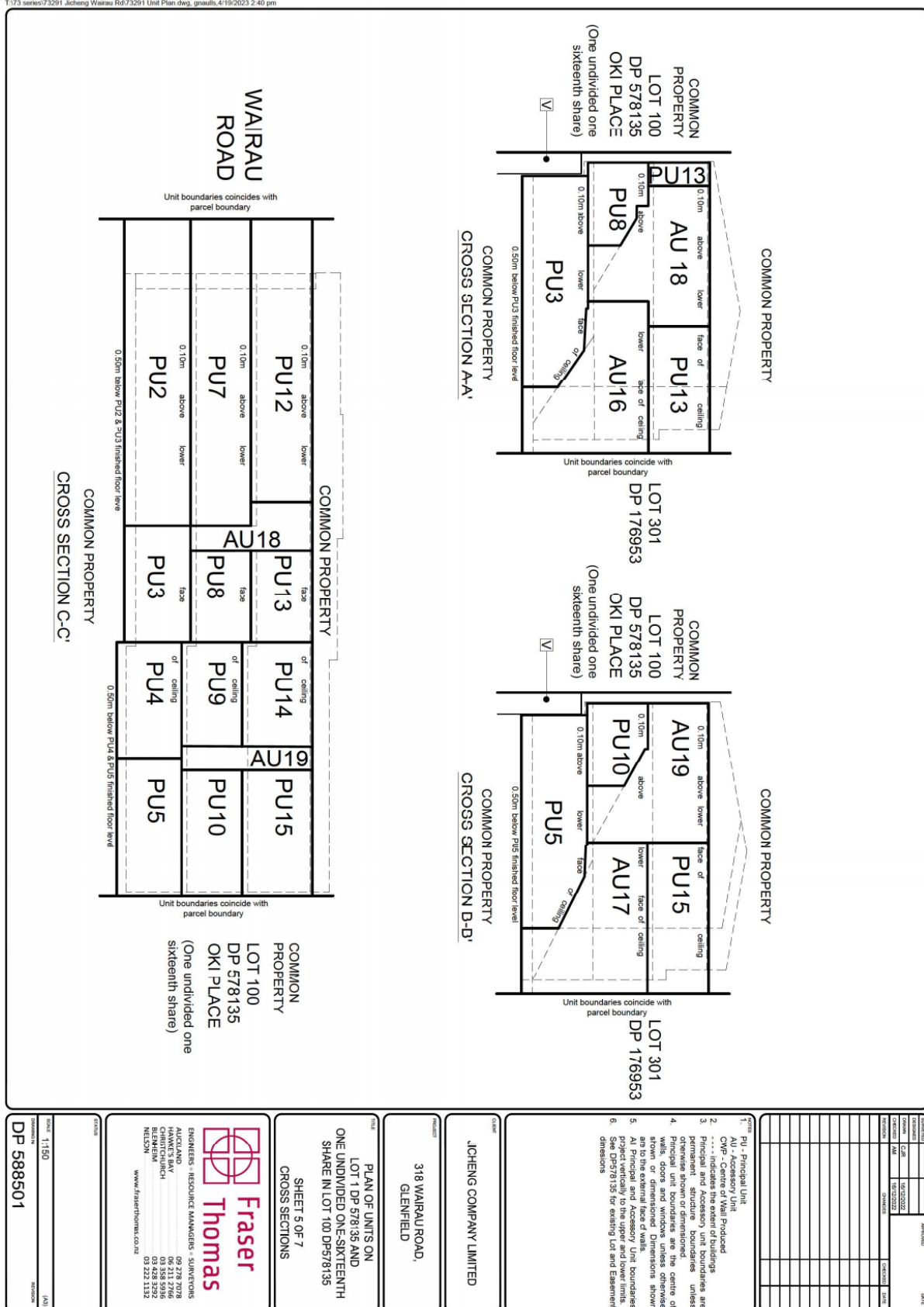
T:\73 series\73291 Jicheng Wairau Rd\73291 Unit Plan.dwg, gnaulls,4/19/2023 2:40 pm

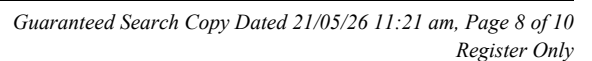














SUPPLEMENTARY RECORD SHEET UNDER UNIT TITLES ACT 2010

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

Identifier

1129236

Land Registration District **North Auckland**

Date Issued 13 June 2023

Plan Number DP 588501

Subdivision of

Lot 1, 100 Deposited Plan 578135

Prior References

1068712

Unit Titles Issued

1119258	1119259	1119260	1119261
1119262	1119263	1119264	1119265
1119266	1119267	1119268	1119269
1119270	1119271	1119272	

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.

Lot 100 Deposited Plan 578135 is held as to a 1/16 share

Appurtenant hereto is a right of way created by Transfer D086076.11- 13.1.1997 at 3:05 pm

The above easement is subject to Section 243(a) Resource Management Act 1991

Subject to Section 241(2) Resource Management Act 1991 (affects DP 578135)

12687644.2 Consent Notice pursuant to Section 221 Resource Management Act 1991 - 15.3.2023 at 2:16 pm (affects Lot 1 DP 578135)

Subject to a right (in gross) to convey telecommunications and computer media over Lot 100 DP 578135 and over Lot 1 DP 578135 marked AU, AV & V on DP 578135 in favour of Chorus New Zealand Limited created by Easement Instrument 12687644.4 - 15.3.2023 at 2:16 pm

Subject to a right to drain water and a right to convey electricity, telecommunications and computer media, water and gas over Lot 100 DP 578135 and a pedestrian right of way over part Lot 1 DP 578135 marked V on DP 578135 created by Easement Instrument 12687644.5 - 15.3.2023 at 2:16 pm

Appurtenant hereto is a right to drain water, appurtenant to Lot 1 DP 578135 is a pedestrian right of way, and a right to convey electricity, telecommunications and computer media, water and gas created by Easement Instrument 12687644.5 - 15.3.2023 at 2:16 pm

The easements created by Easement Instrument 12687644.5 are subject to Section 243 (a) Resource Management Act 1991

Land Covenant in Covenant Instrument 12687644.6 affecting part Lot 100 DP 578135 marked AF on DP 578135 - 15.3.2023 at 2:16 pm

Land Covenant in Covenant Instrument 12687644.7 affecting part Lot 100 DP 578135 marked AG on DP 578135 - 15.3.2023 at 2:16 pm

Land Covenant in Covenant Instrument 12687644.8 affecting part Lot 100 DP 578135 marked AH on DP 578135 -

15.3.2023 at 2:16 pm

Land Covenant in Covenant Instrument 12687644.9 affecting part Lot 100 DP 578135 marked AI on DP 578135 -

15.3.2023 at 2:16 pm

12753878.1 Notice of body corporate operational rules pursuant to Section 105 Unit Titles Act 2010 - 13.6.2023 at 9:08 am

12753878.2 Certificate of assessment of ownership interest pursuant to Section 32 Unit Titles Act 2010 - 13.6.2023 at 9:08 am