



**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 453472
Land Registration District South Auckland
Date Issued 23 April 2009

Prior References
292911

Supplementary Record Sheet
475552

Estate Stratum in Freehold
Legal Description Unit 212 and Accessory Unit 47-48
Deposited Plan 413545

Registered Owners

Nicole Ann Domett as to a 1/2 share
Bronwen McPherson as to a 1/2 share

Estate Stratum in Freehold - 1/43 share
Legal Description Accessory Unit 90 Deposited Plan 413545

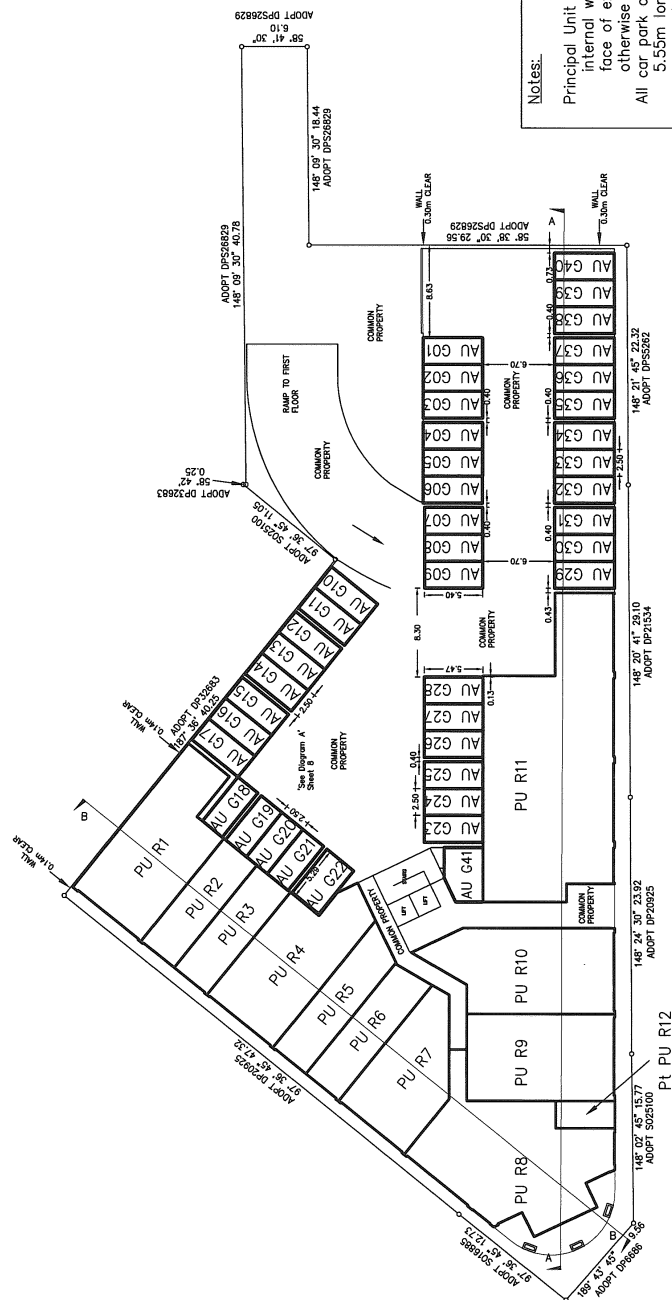
Registered Owners

Nicole Ann Domett as to a 1/2 share
Bronwen McPherson as to a 1/2 share

**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**



© WDC Bench Mark 5170/02/1
R.L. = 2.530
Moturiki Datum

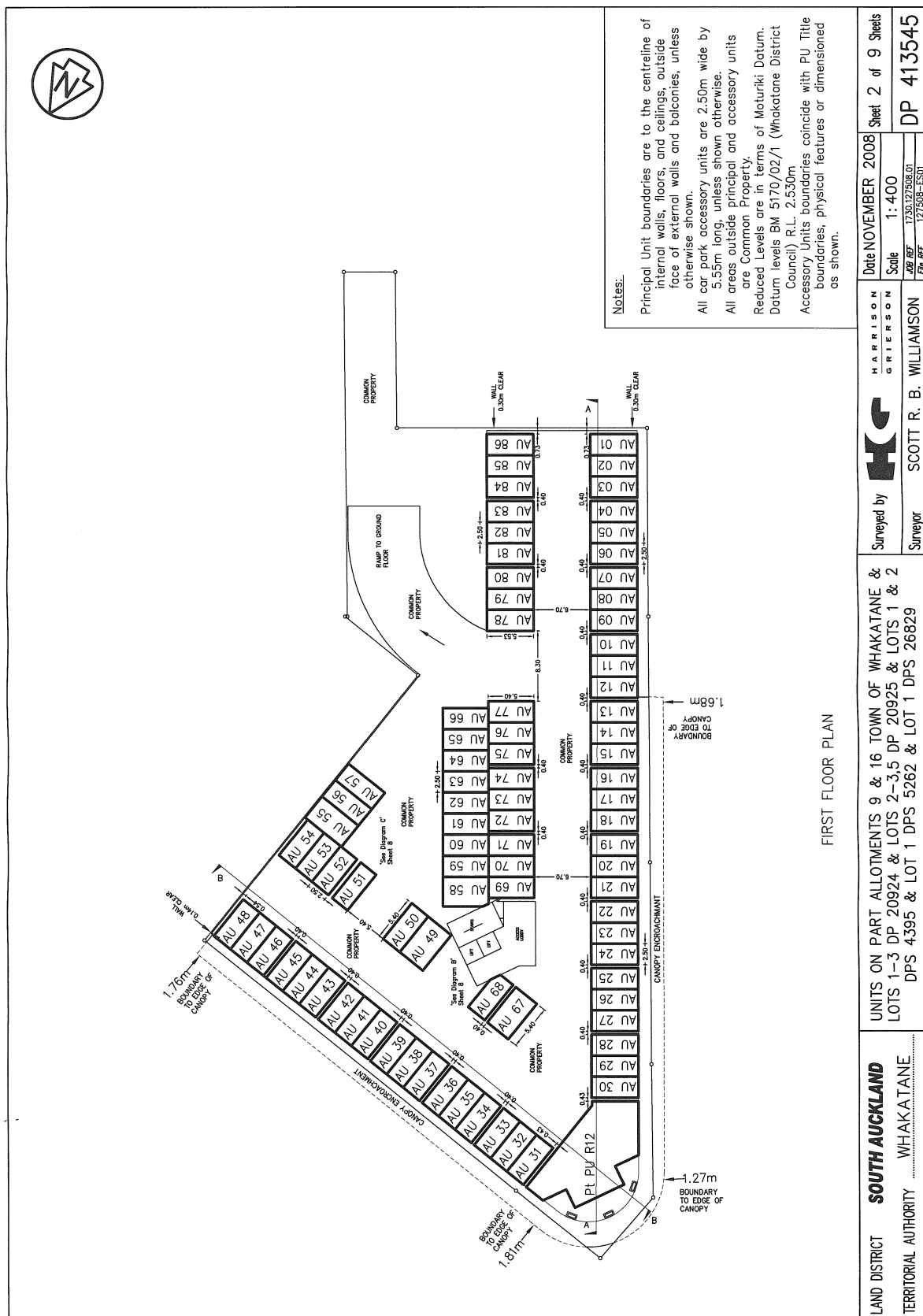


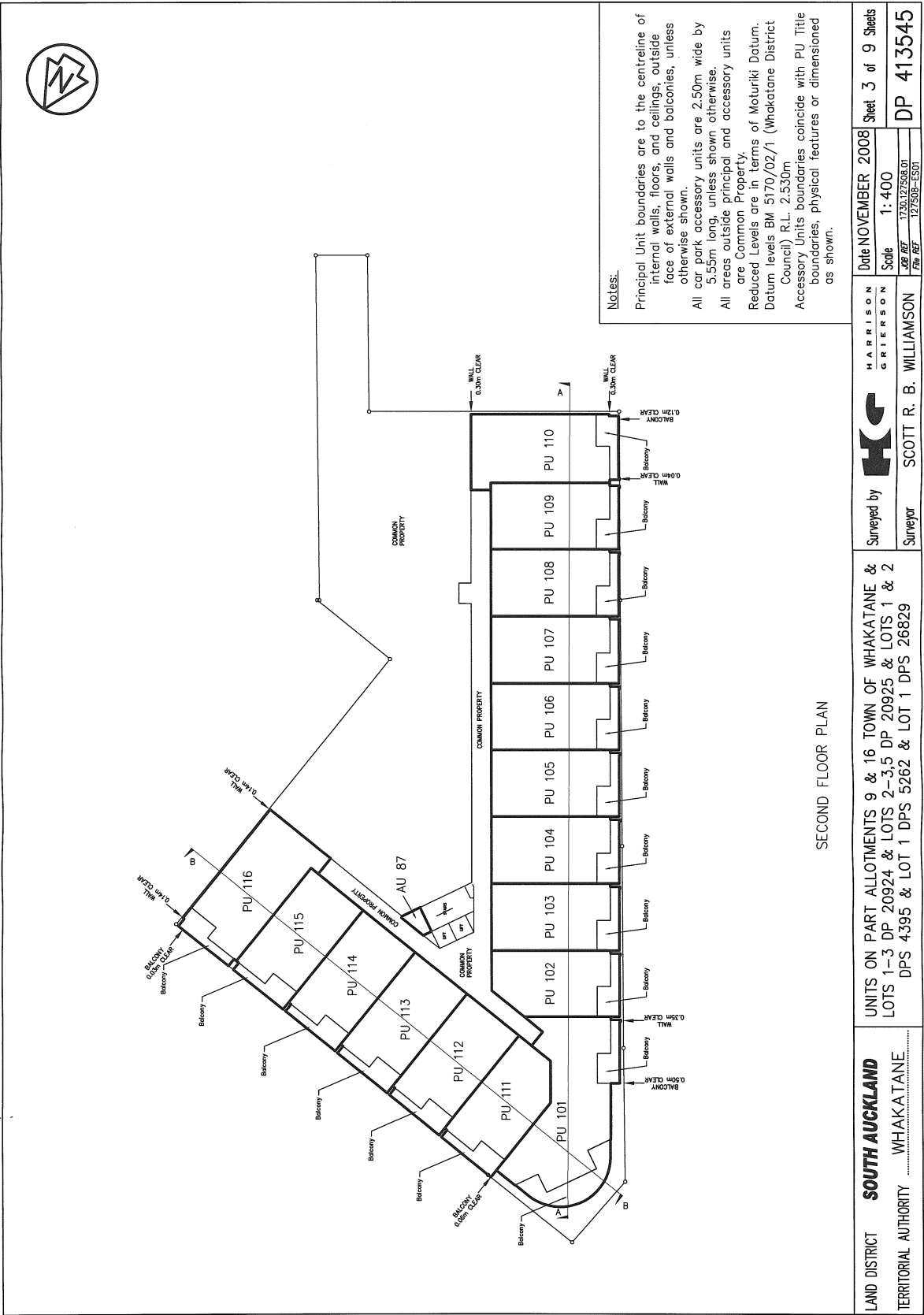
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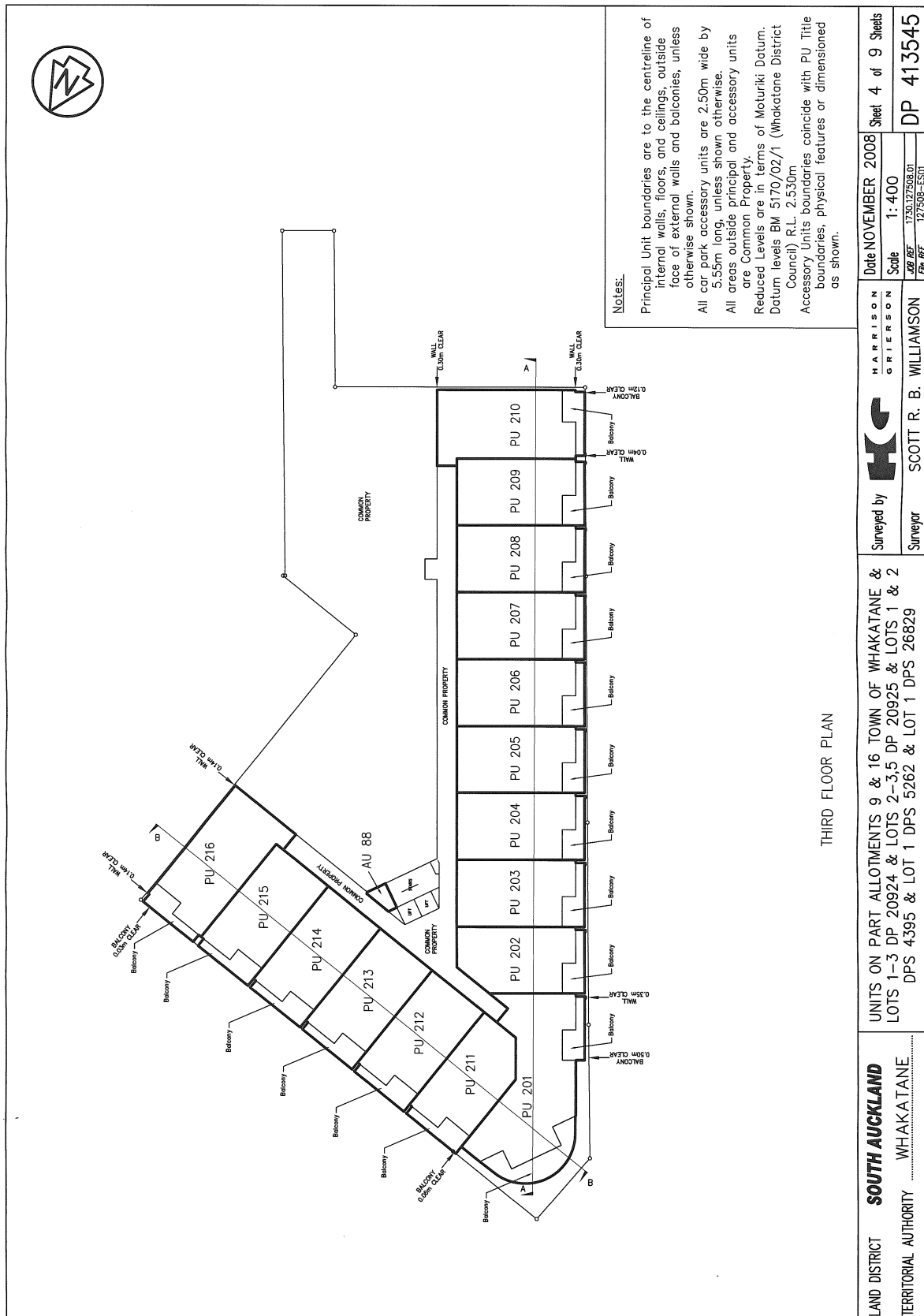
Principal Unit boundaries are to the centreline of internal walls, floors, and ceilings, outside face of external walls and balconies, unless otherwise shown.
All car park accessory units are 2.50m wide by 5.55m long, unless shown otherwise.
All areas outside principal and accessory units are Common Property.
Reduced Levels are in terms of Moturiki Datum.
Datum levels BM 5170/02/1 (Whakatane District Council) R.L. 2.530m
Accessory Units boundaries coincide with PU Title boundaries, physical features or dimensioned as shown.
AU G41 boundaries are centerline of internal walls.

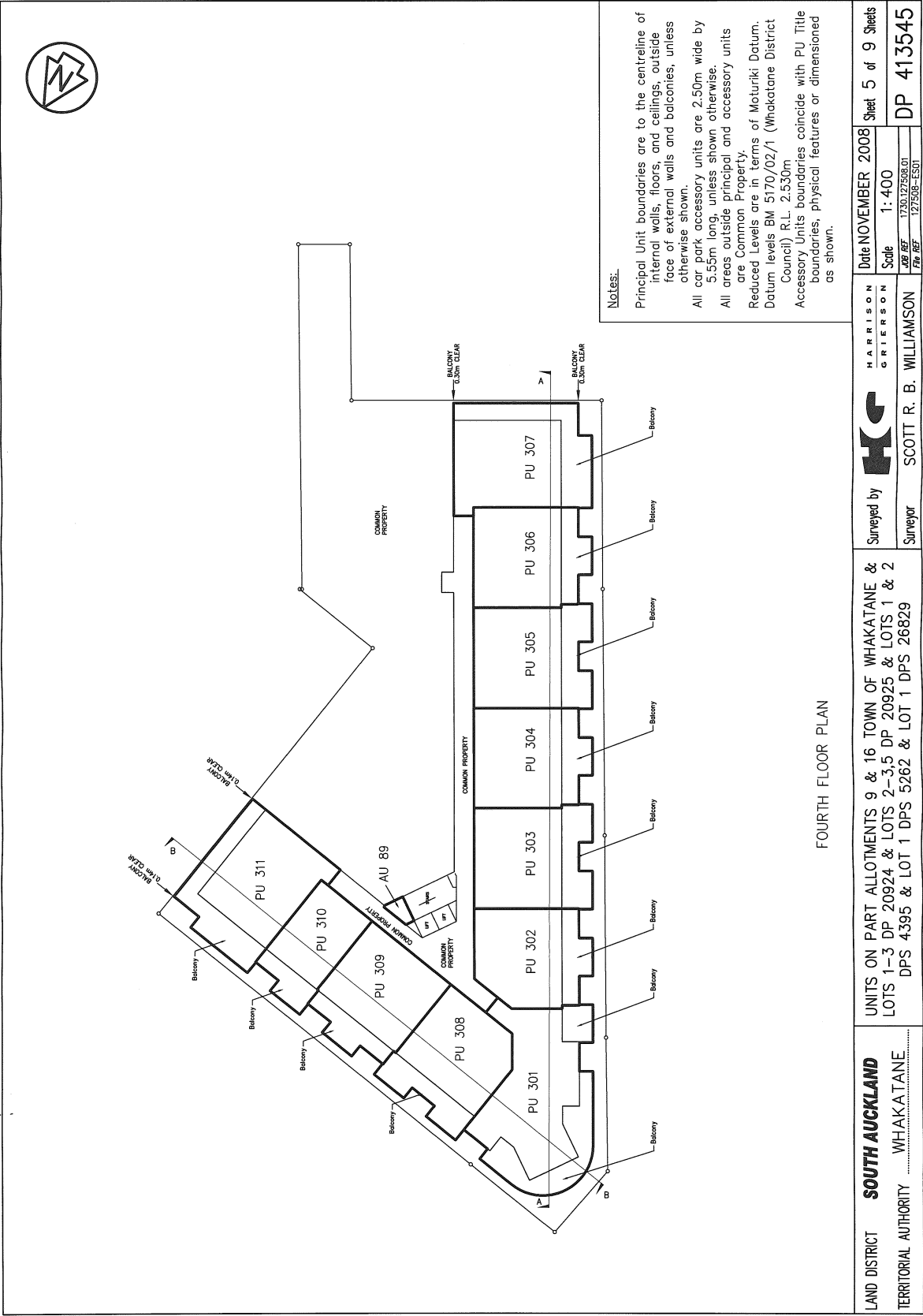
GROUND FLOOR PLAN

LAND DISTRICT SOUTH AUCKLAND		UNITS ON PART ALLOTMENTS 9 & 16 TOWN OF WHAKATANE & LOTS 1-3 DP 20924 & LOTS 2-3.5 DP 20925 & LOTS 1 & 2 DPS 4395 & LOT 1 DPS 5262 & LOT 1 DPS 26829		Surveyed by  HARRISON GRIERSON	Date NOVEMBER 2008	Sheet 1 of 9 Sheets
TERRITORIAL AUTHORITY WHAKATANE				Surveyor SCOTT R. B. WILLIAMSON	Scale 1:400 ASB REF 1272027508.01 FAB REF 1272030-E501	DP 413545







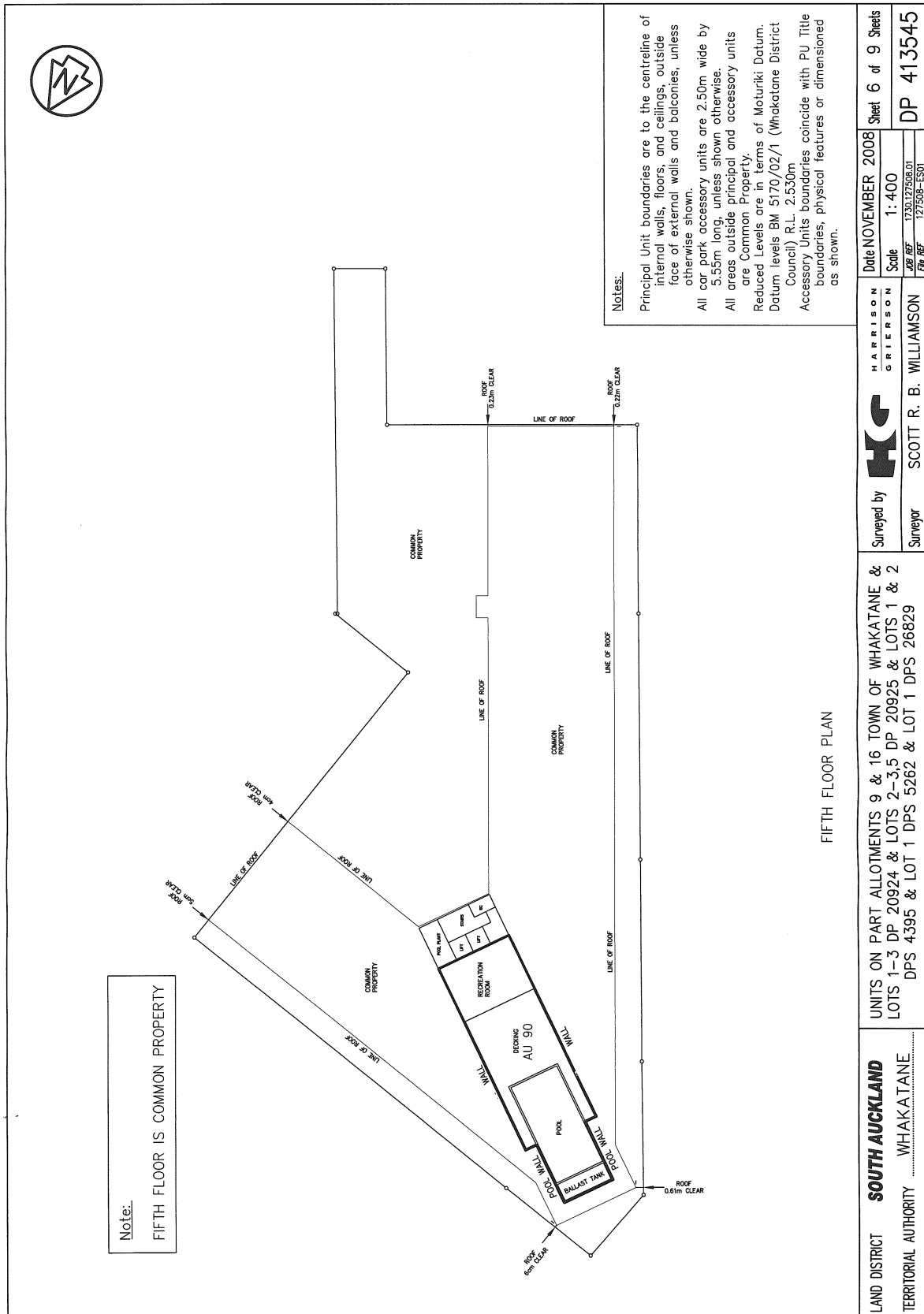


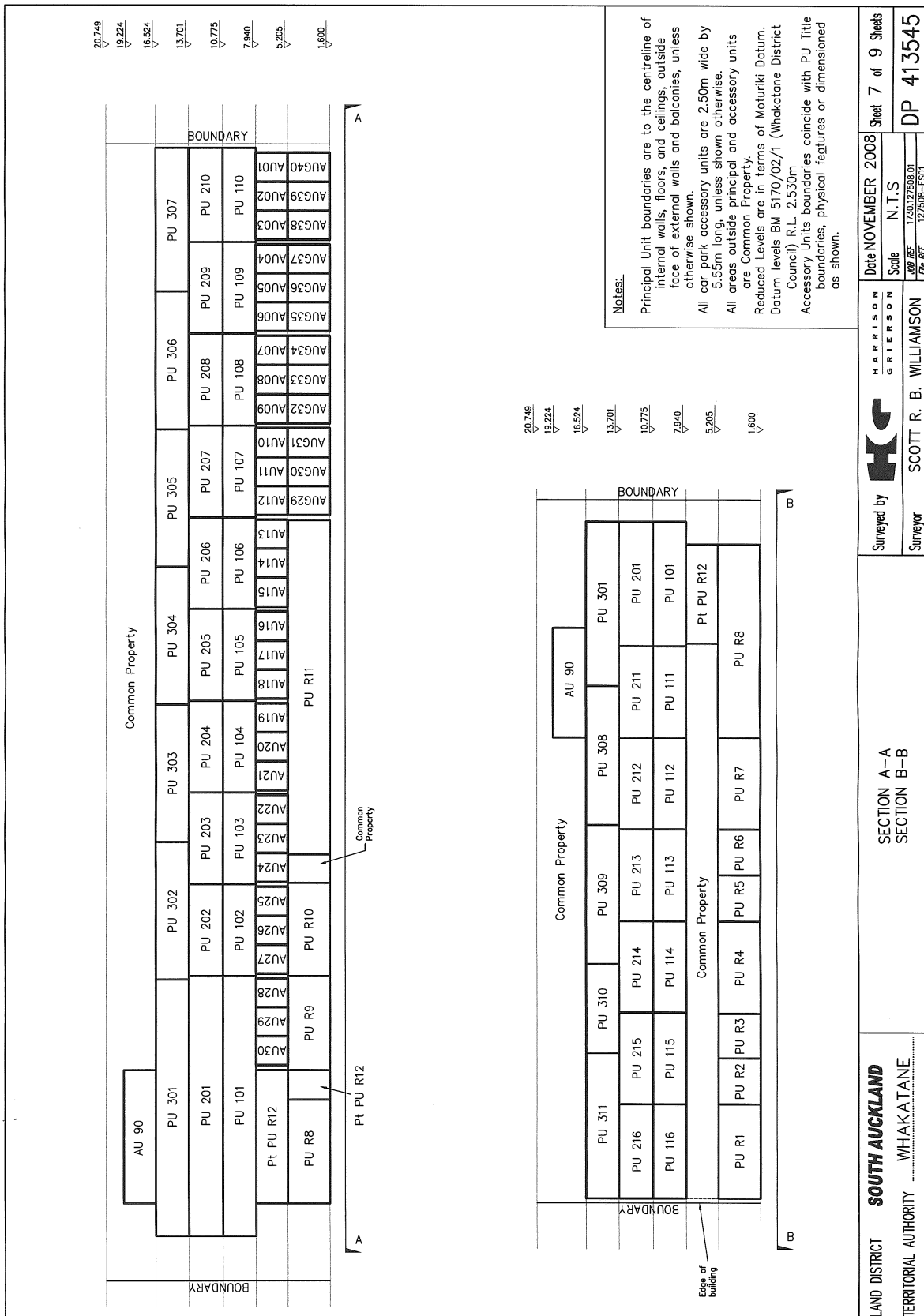
File REF

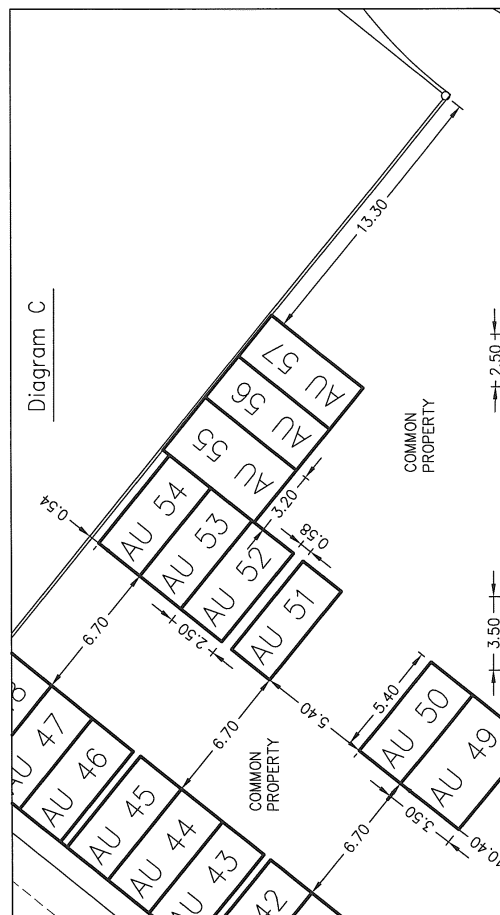
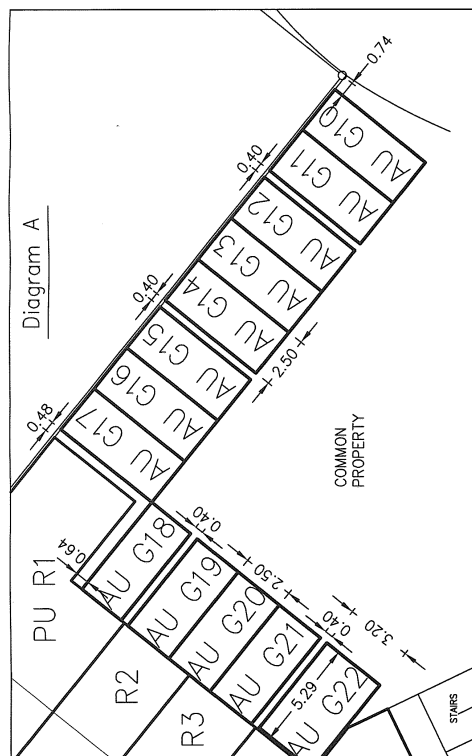
127509-ES01

File REF

127509-ES01



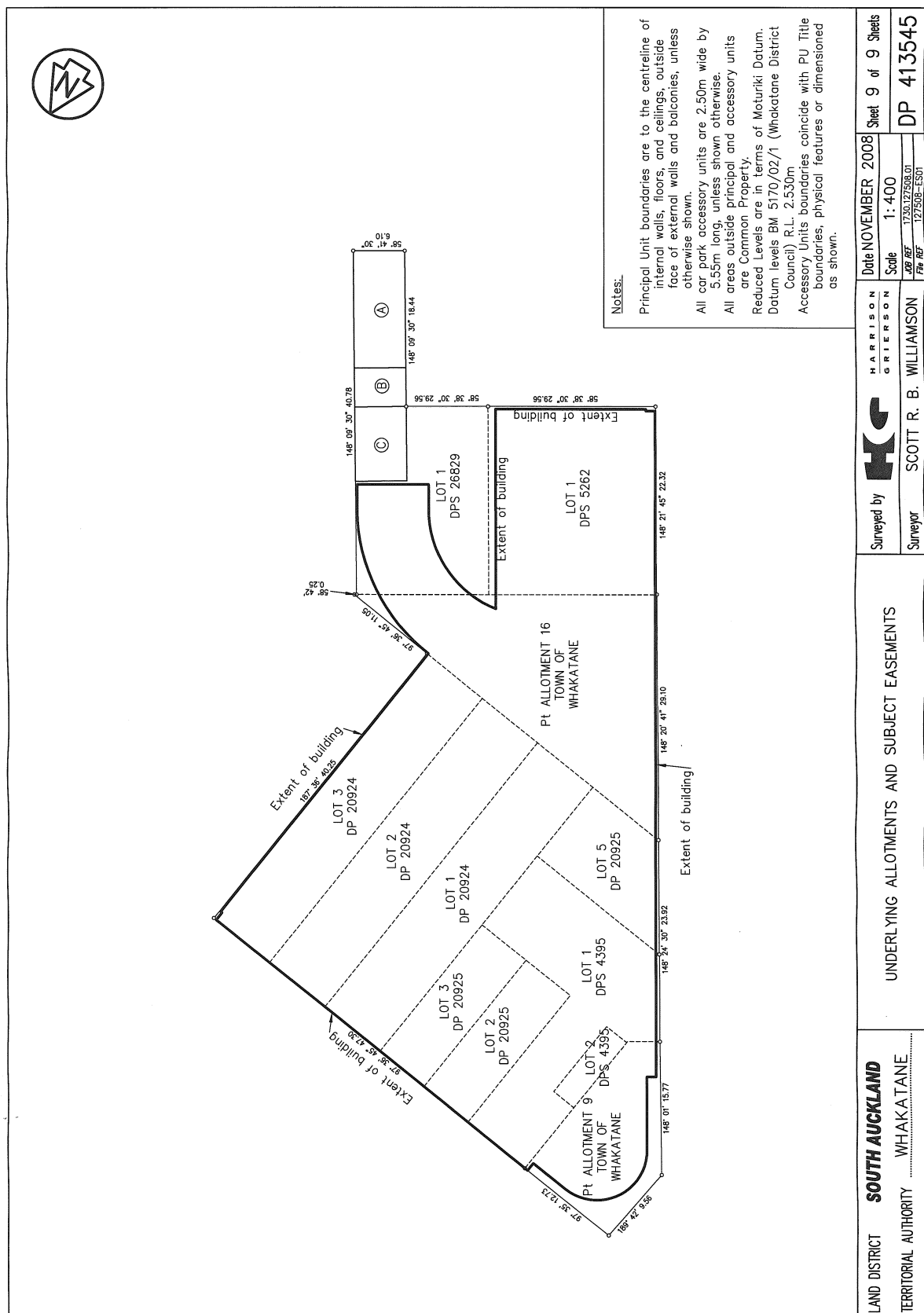




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 Reduced Levels are in terms of Moturiki Datum.
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 Accessory Units boundaries coincide with PU Title boundaries; physical features or dimensions as shown.

LAND DISTRICT	SOUTH AUCKLAND TERRITORIAL AUTHORITY	ACCESSORY UNIT DIAGRAMS		Surveyed by	HARRISON GRIERSON	Date	NOVEMBER 2008	Sheet	8 of 9	Sheets
					Scale	N. T. S.				
						400 MET	1750.127508.01			
						1:500 MET	122508-E501			
			Surveyor	SCOTT R. B. WILLIAMSON				DP	413545	





SUPPLEMENTARY RECORD SHEET UNDER UNIT TITLES ACT 1972

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

Identifier

475552Land Registration District **South Auckland**

Date Issued 23 April 2009

Plan Number DP 413545

Subdivision of

Part Allotment 16 Town of Whakatane and Lot 1-3 Deposited Plan 20924 and Lot 2-3, 5 Deposited Plan 20925 and Lot 1 and Lot 2 Deposited Plan South Auckland 4395 and Part Allotment 9 Town of Whakatane and Lot 1 Deposited Plan South Auckland 5262 and Lot 1 Deposited Plan South Auckland 26829

Prior References

292911

Unit Titles Issued

1263974	1263975	453433	453434
453435	453437	453438	453439
453440	453441	453442	453443
453445	453446	453449	453450
453452	453453	453454	453455
453456	453458	453459	453460
453461	453462	453463	453464
453465	453466	453467	453468
453469	453470	453471	453472
453473	453474	453475	453476
453477	453478	453479	453480
453482	453483	453484	453485
453486	453487	480148	480149
491733	554217	554218	

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.

Subject to a right of way over part marked A & B and to sanitary, sewage and stormwater drainage rights over parts marked A, B and C on DP 413545 specified in Easement Certificate H316985.1 - 21.11.1980 at 2.26 pm (affects Lot 1 DPS 26829)

The easements specified in Easement Certificate H316985.1 are subject to Section 37 (1) (a) Counties Amendment Act 1961

8142140.1 Covenant pursuant to Section 108(2)(d) Resource Management Act 1991 - 23.4.2009 at 2:51 pm

8142140.2 Covenant pursuant to Section 108(2)(d) Resource Management Act 1991 - 23.4.2009 at 2:51 pm

8342039.1 Change of rules of the Body Corporate - 12.11.2009 at 9:13 am

8342639.1 Change of rules of the Body Corporate - 12.11.2009 at 12:08 pm

9210592.1 Notice of change of body corporate operational rules pursuant to Section 106 Unit Titles Act 2010 - 15.10.2012 at 3:49 pm

9949483.1 Notice of change of body corporate operational rules pursuant to Section 106 Unit Titles Act 2010 - 19.1.2015 at 3:42 pm

13290653.1 Notice of change of body corporate operational rules pursuant to Section 106 Unit Titles Act 2010 - 2.5.2025 at 2:54 pm