



**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 812126
Land Registration District Canterbury
Date Issued 30 August 2018

Prior References
824204

Supplementary Record Sheet
851876

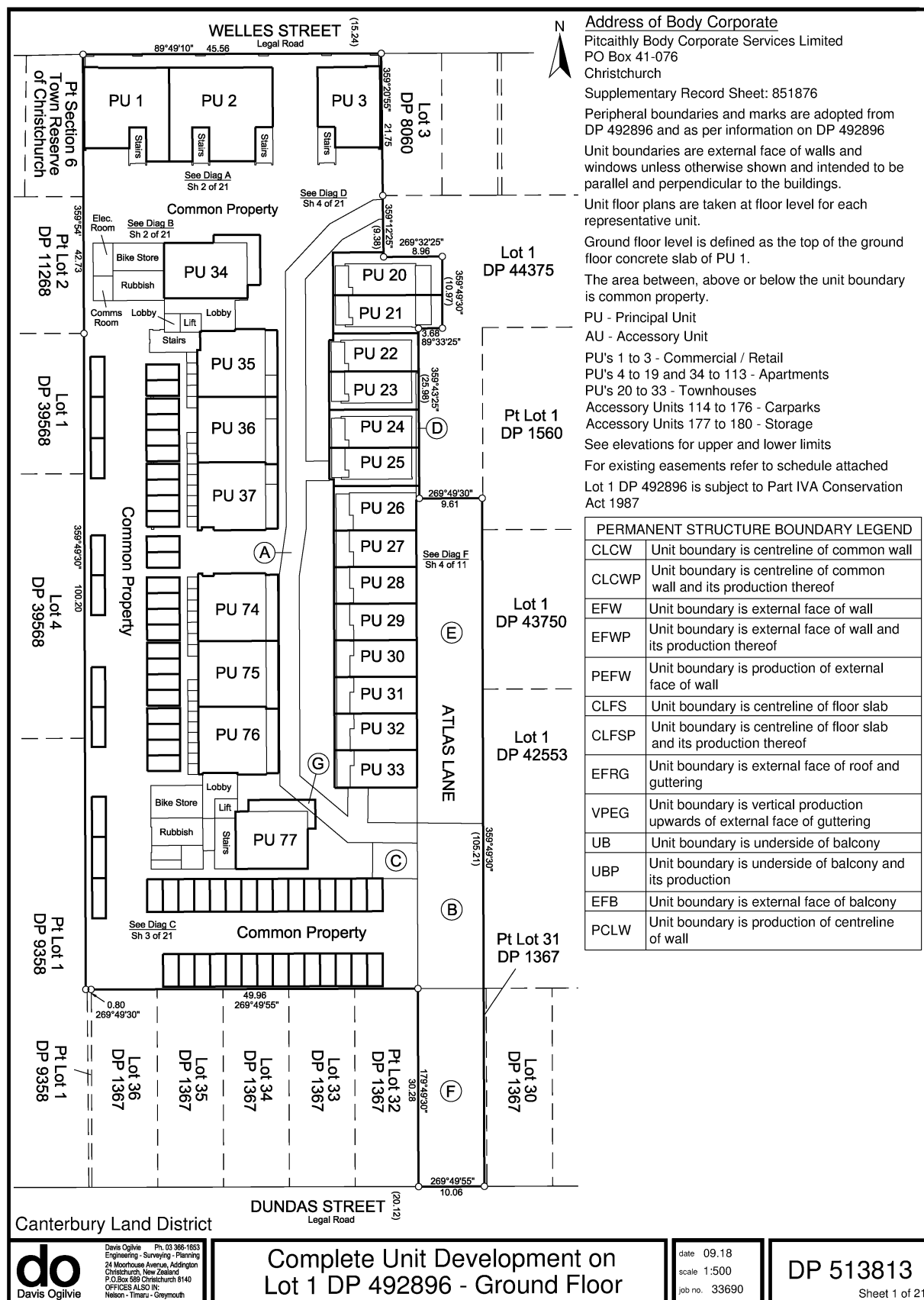
Estate Stratum in Freehold
Legal Description Principal Unit 84 Deposited Plan 513813
Registered Owners
Julian Tamati Kirwan and Sergio Roberto Seibert Junior

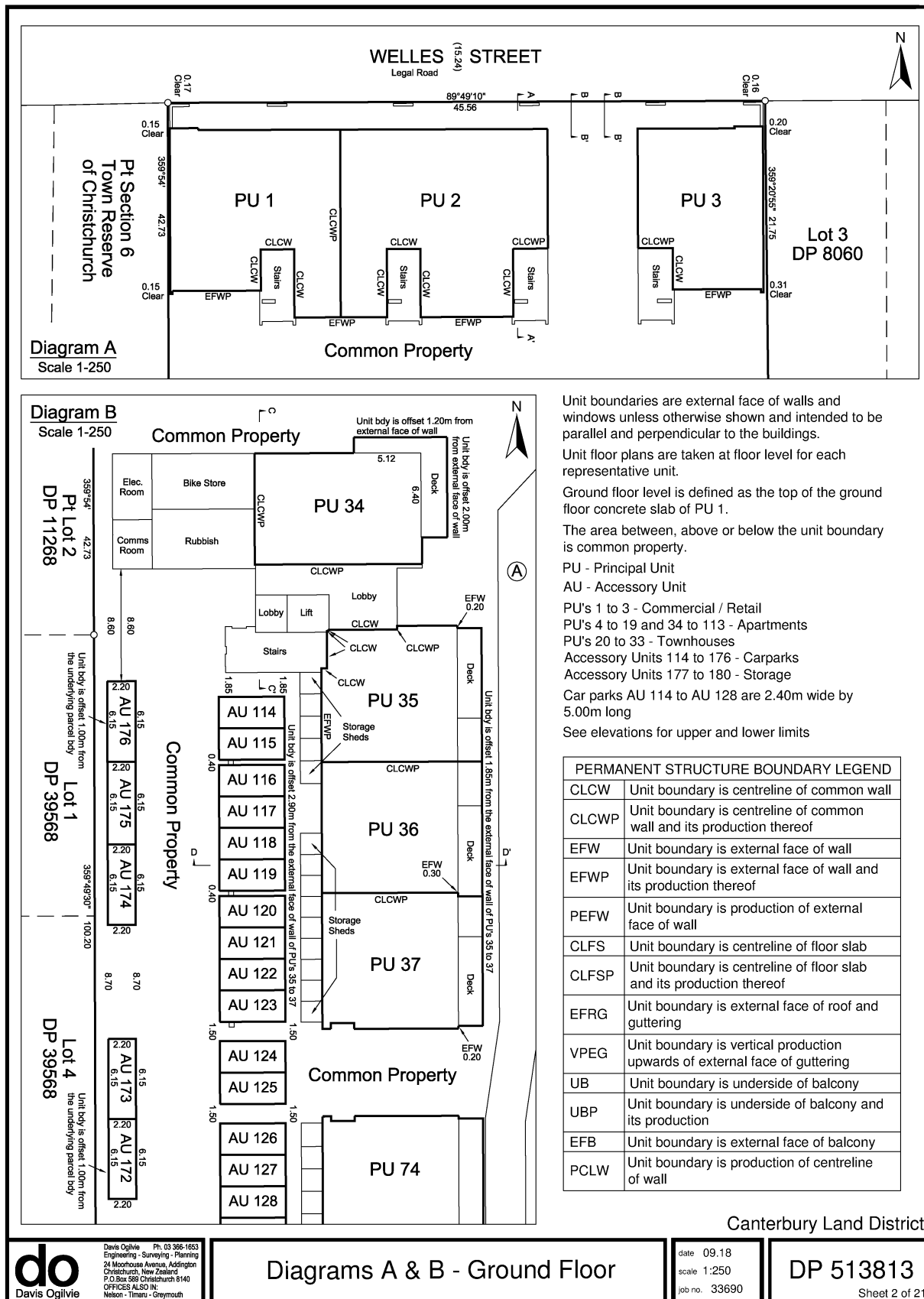
The above estates are subject to the reservations, restrictions, encumbrances, liens and interests noted below and on the relevant unit plan and supplementary record sheet

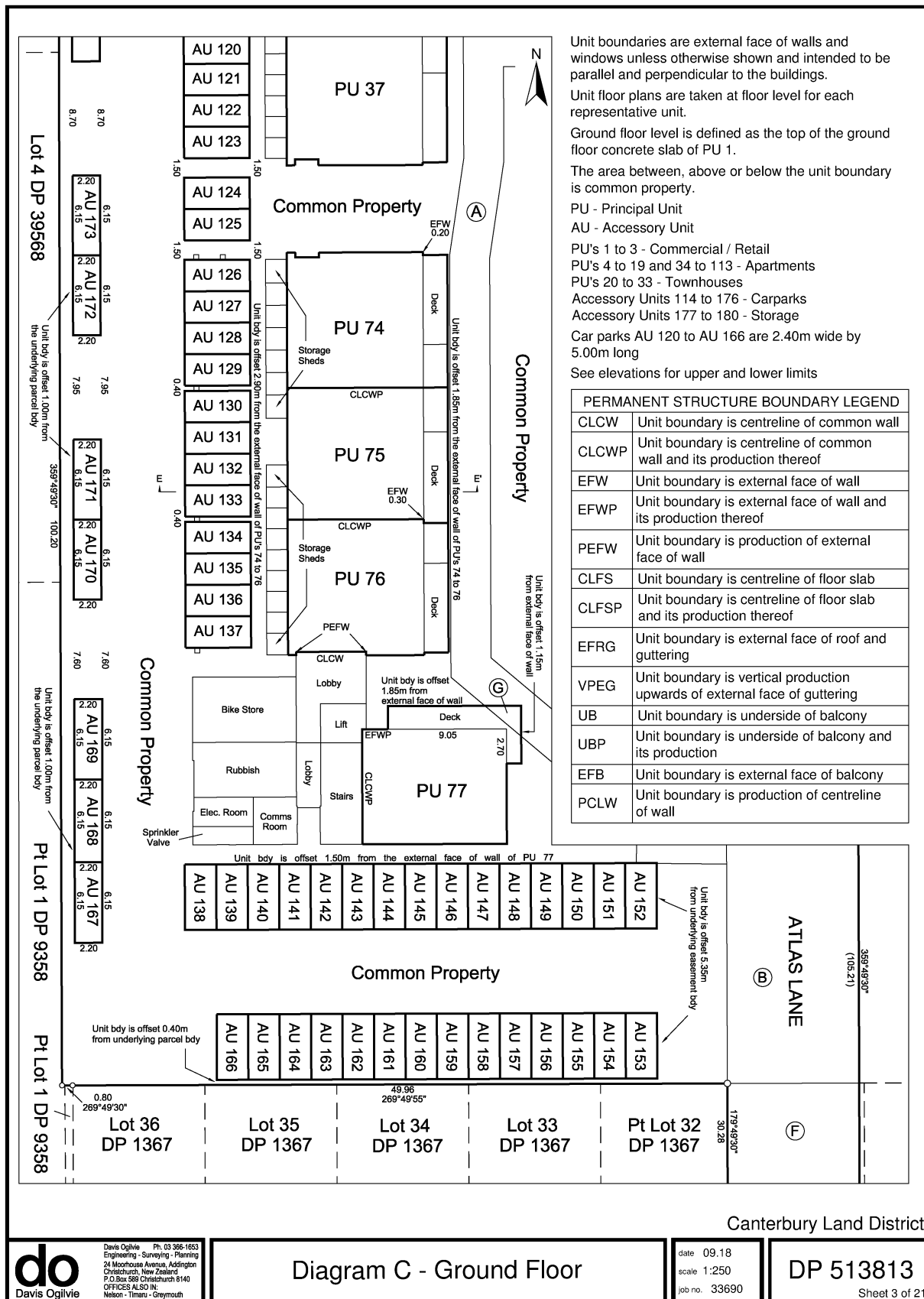
9268143.1 Encumbrance to Christchurch City Council - 23.4.2013 at 3:27 pm (affects part)

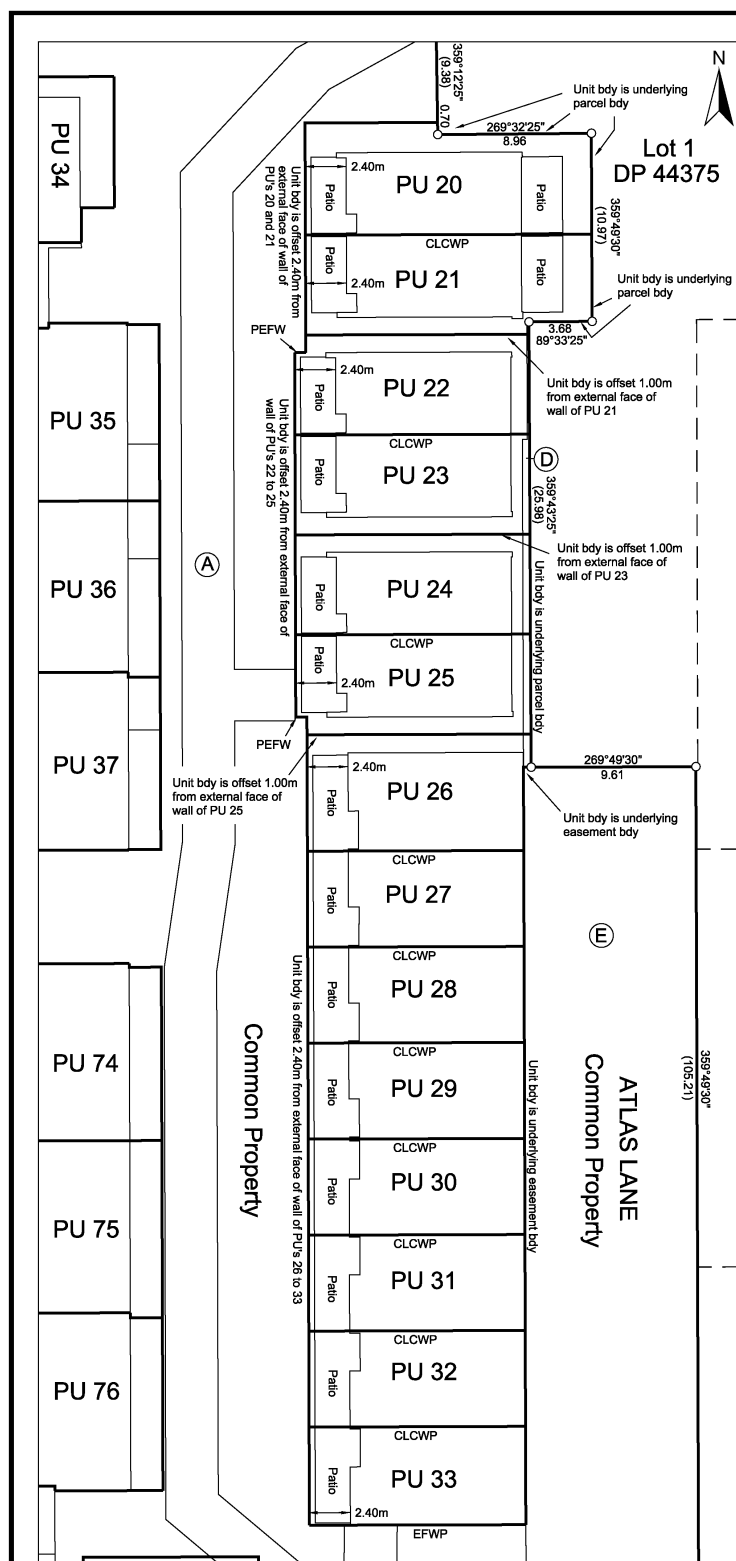
11204072.7 Consent Notice pursuant to Section 221 Resource Management Act 1991 - 30.8.2018 at 1:07 pm

11720350.2 Mortgage to ANZ Bank New Zealand Limited - 28.8.2020 at 2:10 pm









Unit boundaries are external face of walls and windows unless otherwise shown and intended to be parallel and perpendicular to the buildings.

Unit floor plans are taken at floor level for each representative unit.

Ground floor level is defined as the top of the ground floor concrete slab of PU 1.

The area between, above or below the unit boundary is common property.

PU - Principal Unit

AU - Accessory Unit

PU's 1 to 3 - Commercial / Retail

PU's 4 to 19 and 34 to 113 - Apartments

PU's 20 to 33 - Townhouses

Accessory Units 114 to 176 - Carparks

Accessory Units 177 to 180 - Storage

Car parks AU 114 to AU 128 are 2.40m wide by 5.00m long

See elevations for upper and lower limits

PERMANENT STRUCTURE BOUNDARY LEGEND	
CLCW	Unit boundary is centreline of common wall
CLCWP	Unit boundary is centreline of common wall and its production thereof
EFW	Unit boundary is external face of wall
EFWP	Unit boundary is external face of wall and its production thereof
PEFW	Unit boundary is production of external face of wall
CLFS	Unit boundary is centreline of floor slab
CLFSP	Unit boundary is centreline of floor slab and its production thereof
EFRG	Unit boundary is external face of roof and guttering
VPEG	Unit boundary is vertical production upwards of external face of guttering
UB	Unit boundary is underside of balcony
UBP	Unit boundary is underside of balcony and its production
EFB	Unit boundary is external face of balcony
PCLW	Unit boundary is production of centreline of wall

Canterbury Land District



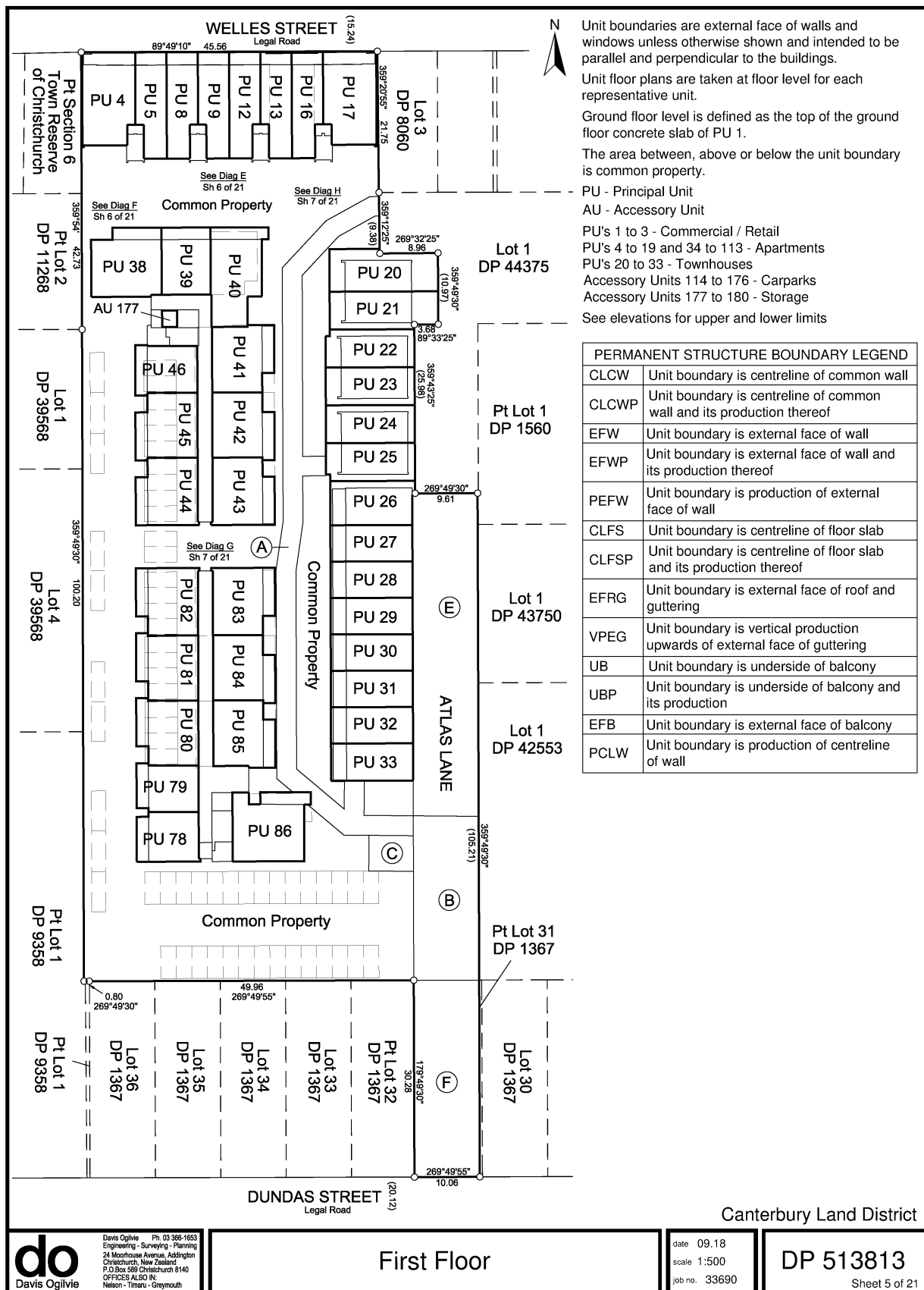
Davis Ogilvie Ph. 03 366-1653
Engineering - Surveying - Planning
24 Moorhouse Avenue, Addington
Christchurch, New Zealand
P.O. Box 568 Christchurch 8140
OFFICES ALSO IN:
Nelson - Timaru - Greymouth

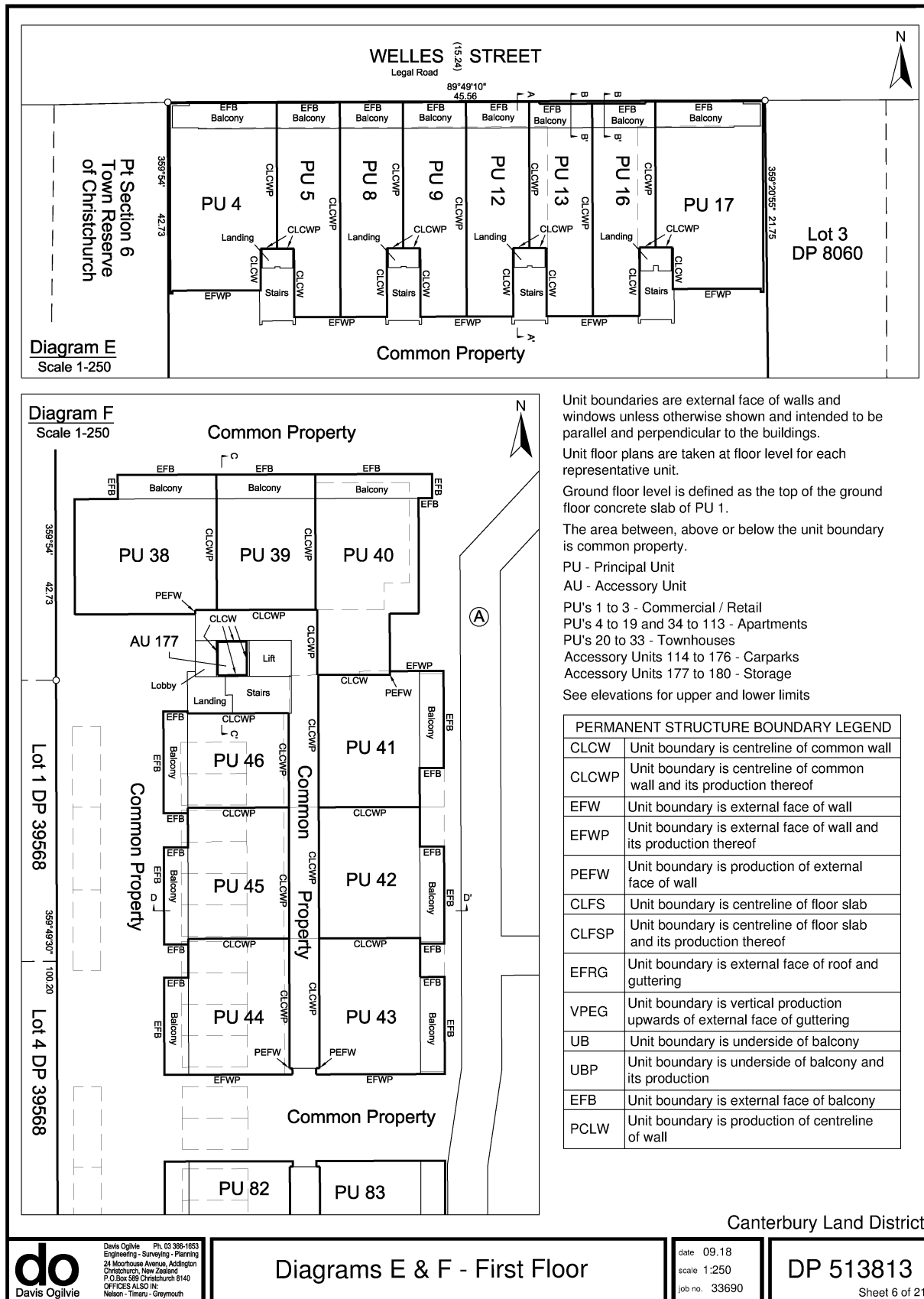
Diagram D - Ground Floor

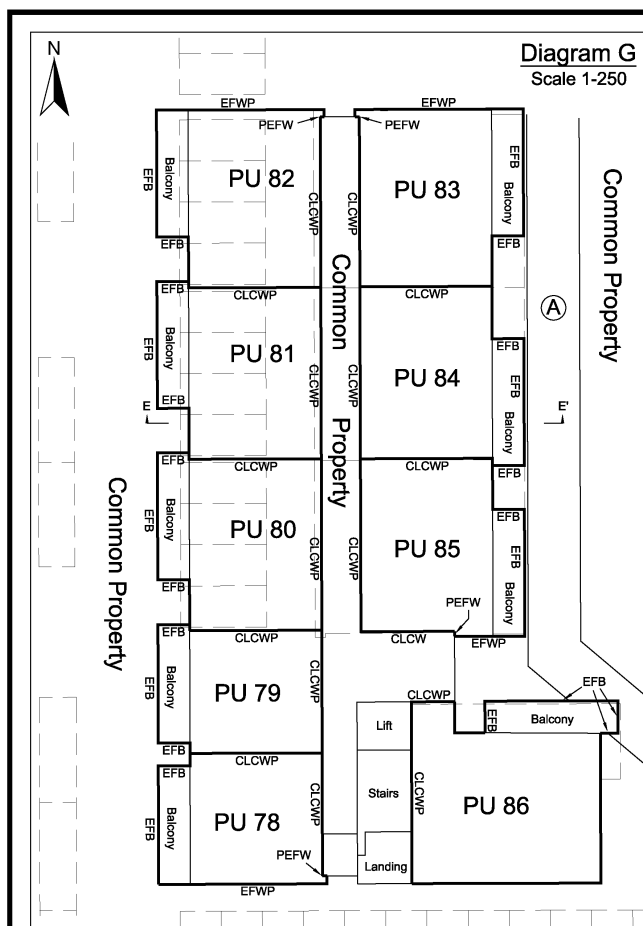
date 09.18
scale 1:250
job no. 33690

DP 513813

Sheet 4 of 21







PERMANENT STRUCTURE BOUNDARY LEGEND	
CLCW	Unit boundary is centreline of common wall
CLCWP	Unit boundary is centreline of common wall and its production thereof
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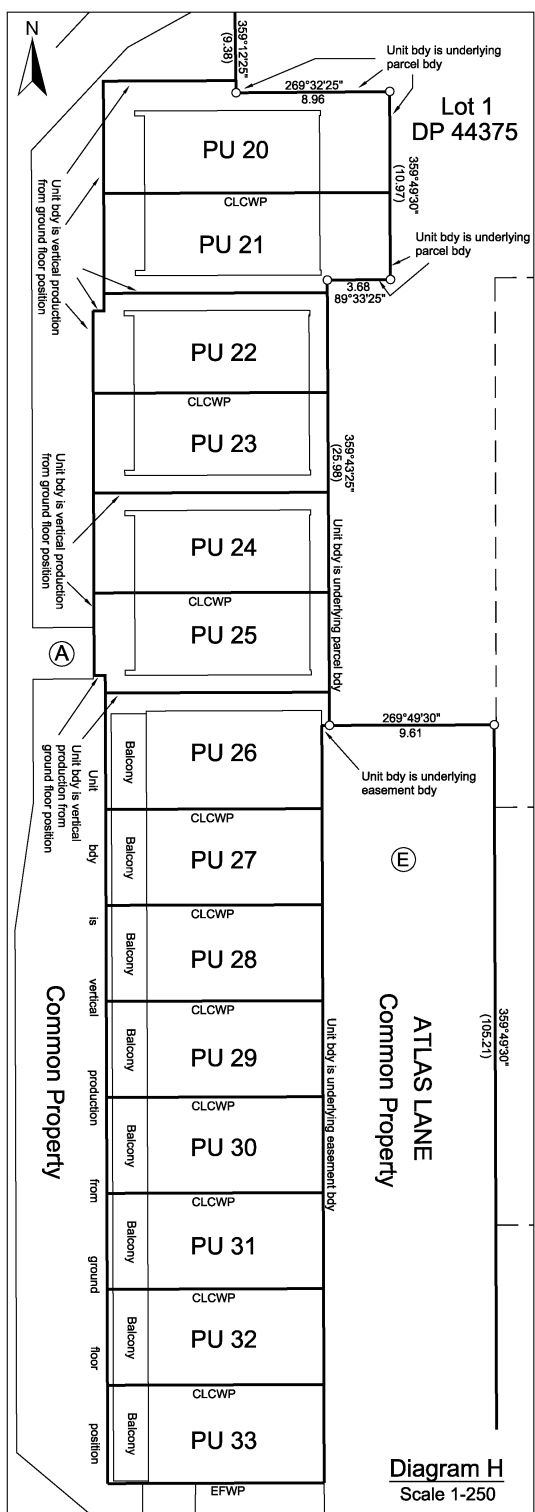
PU's 4 to 19 and 34 to 113 - Apartments

PU's 20 to 33 - Townhouses

Accessory Units 114 to 176 - Carparks

Accessory Units 177 to 180 - Storage

See elevations for upper and lower limits



Canterbury Land District

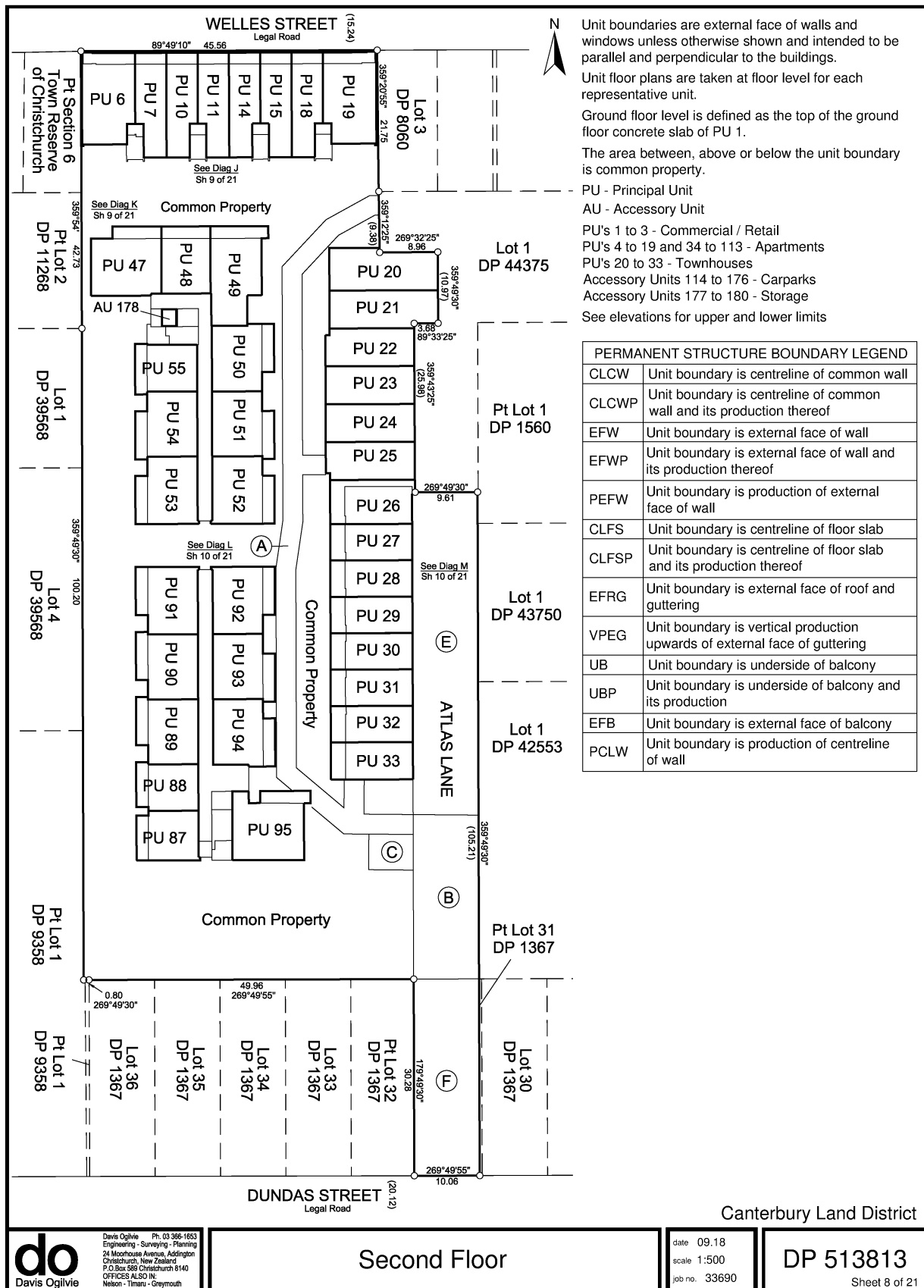
do
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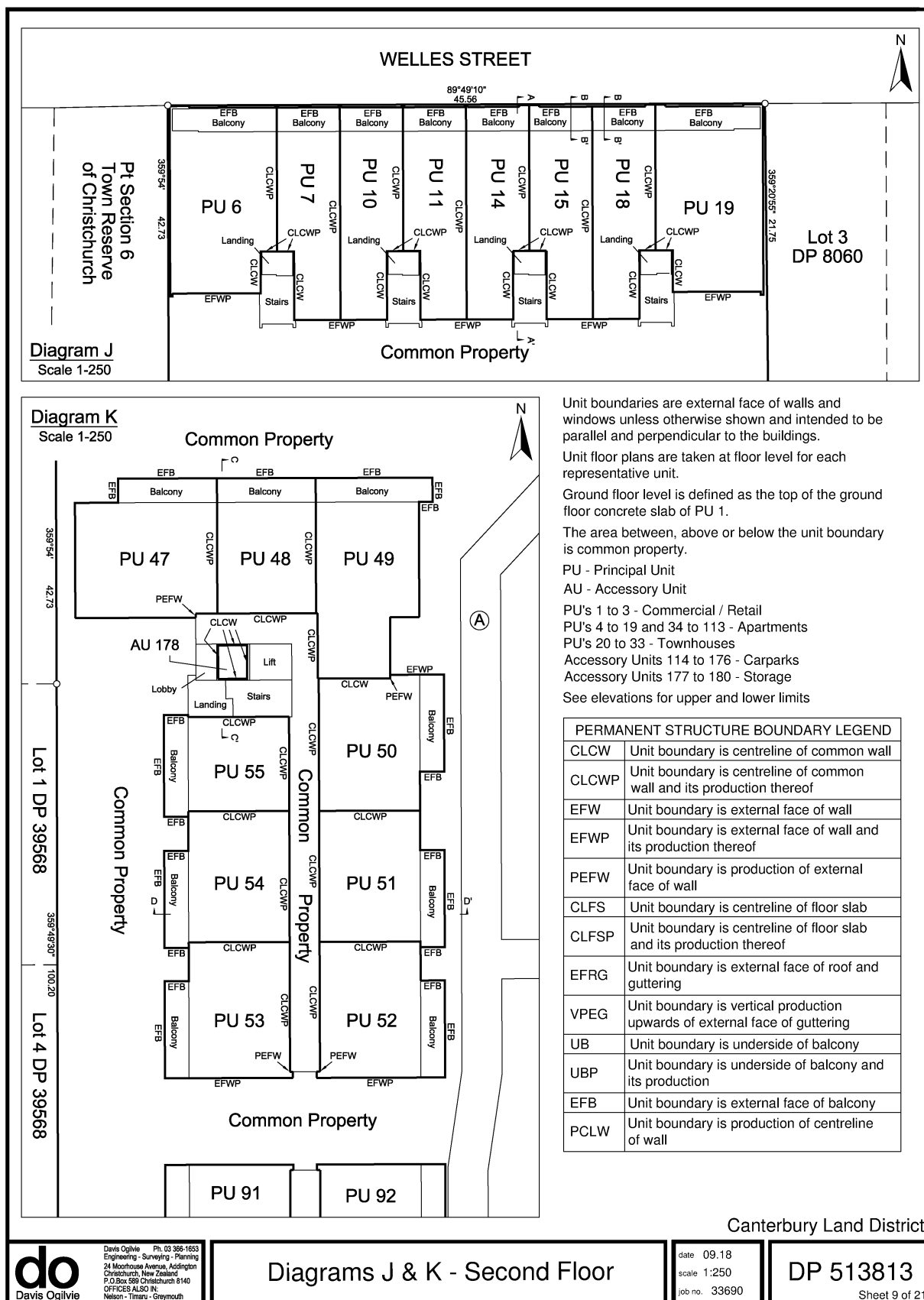
Diagrams G & H - First Floor

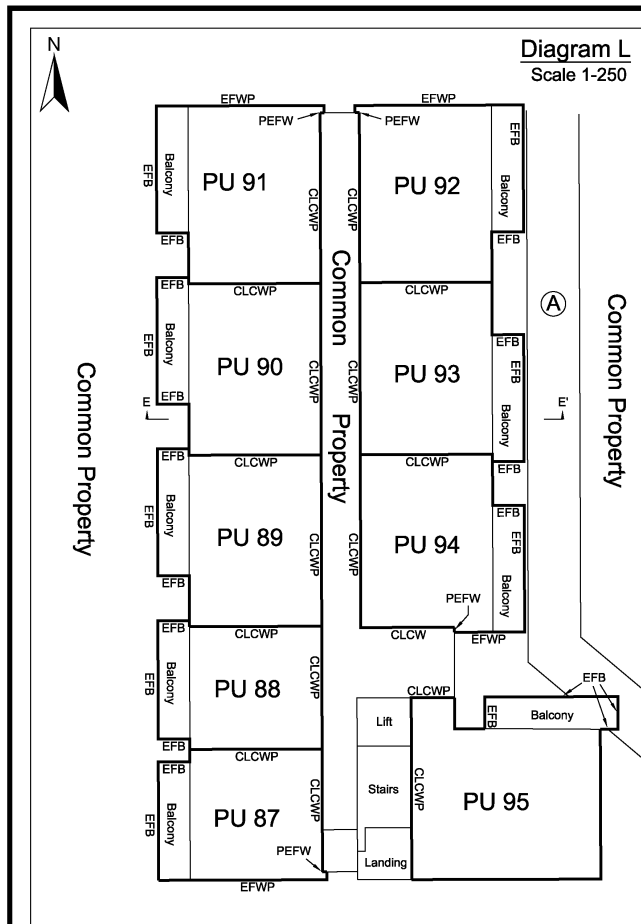
date 09.18
scale 1:250
job no. 33690

DP 513813

Sheet 7 of 21







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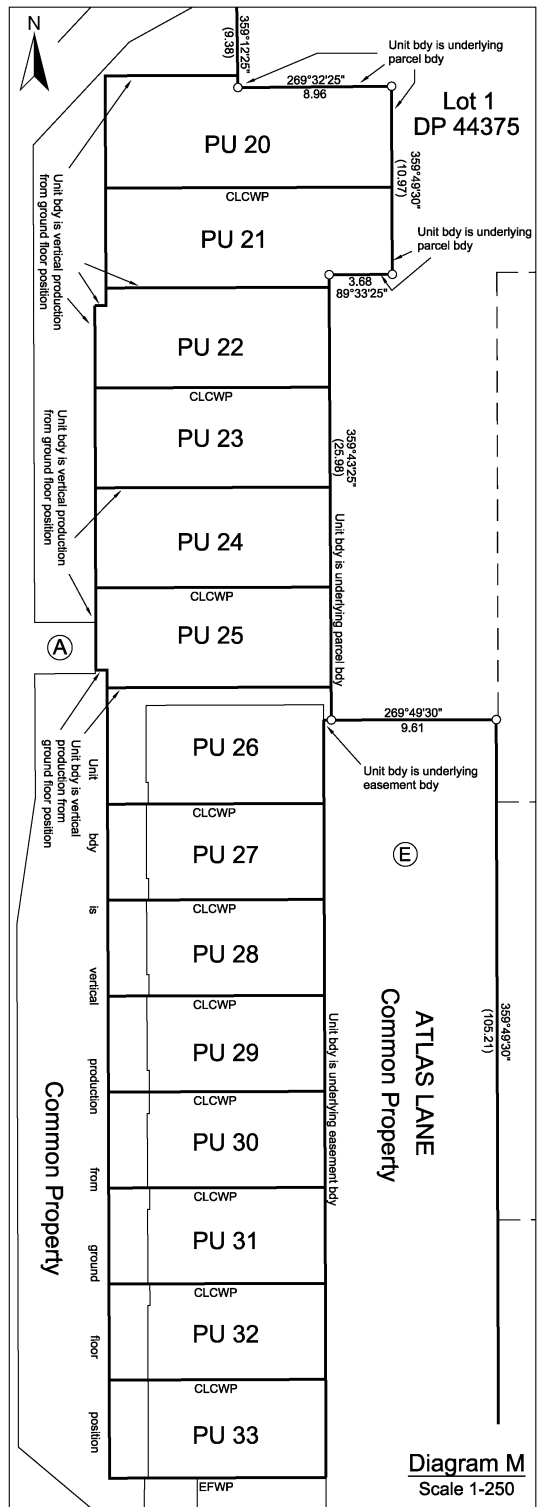
PU's 4 to 19 and 34 to 113 - Apartments

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Canterbury Land District

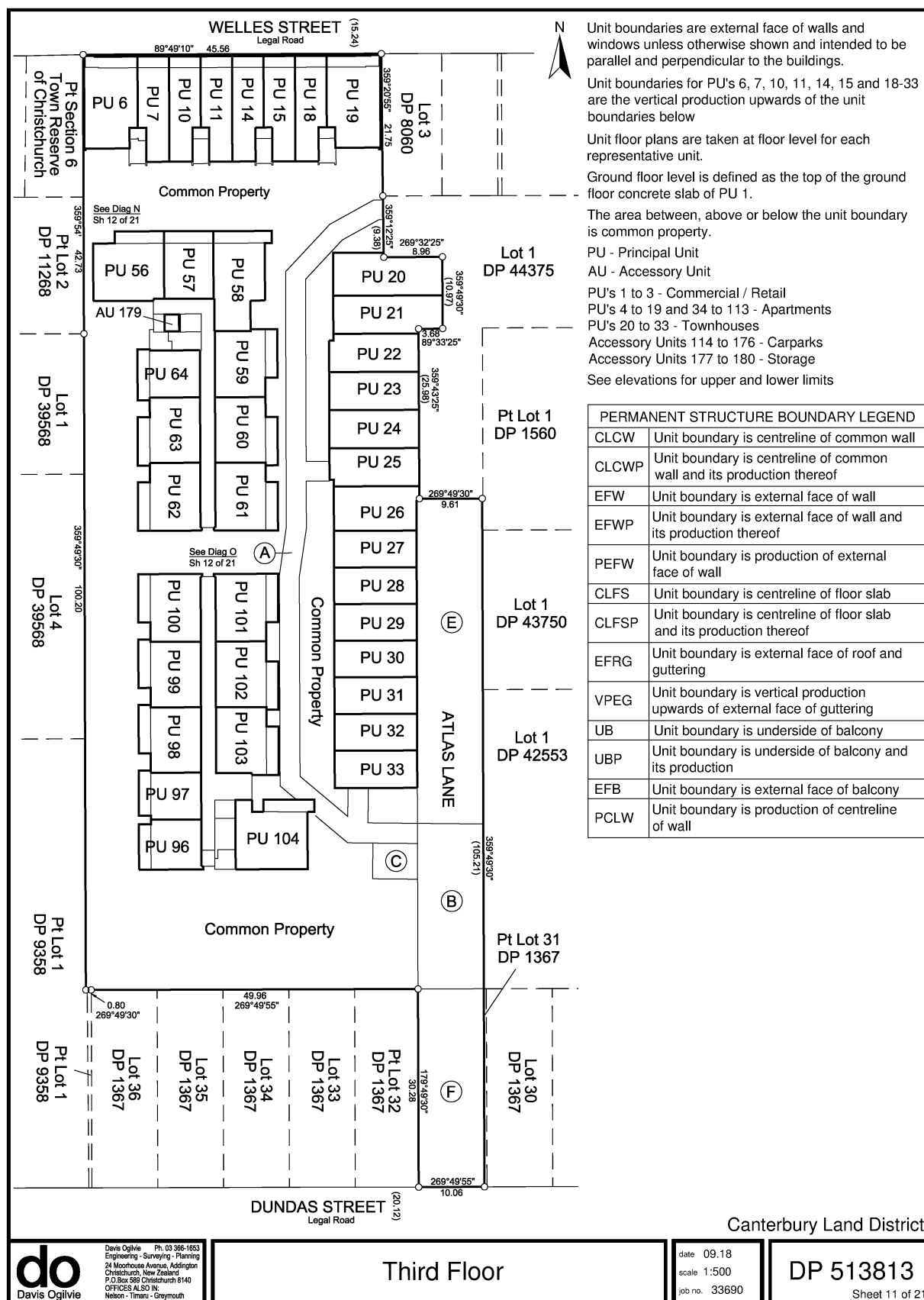


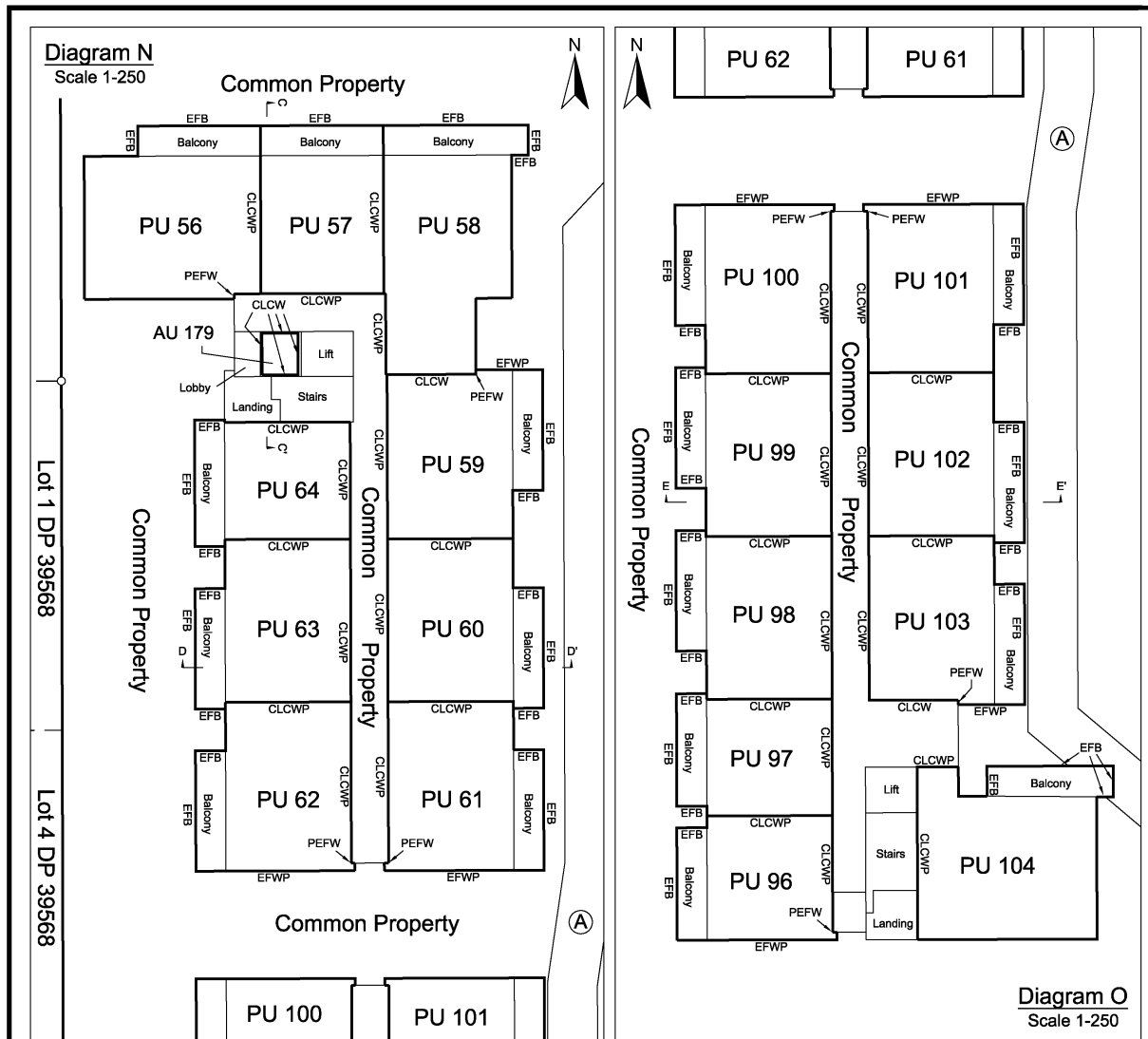
Diagrams L & M - Second Floor

date 09.18
scale 1:250
job no. 33690

DP 513813

Sheet 10 of 21





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Canterbury Land District



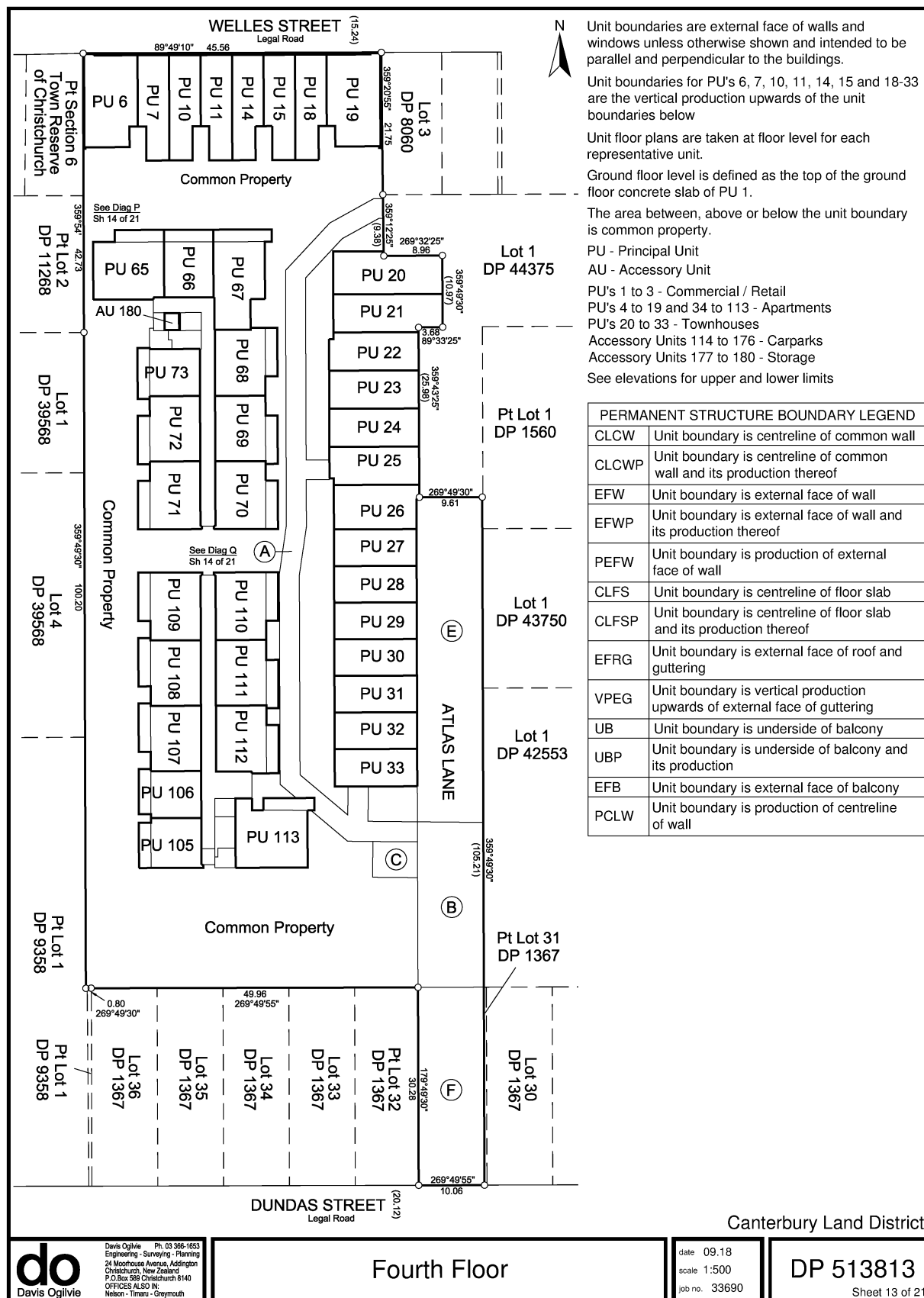
Davis Ogilvie Ph. 03 366-1653
Engineering - Surveying - Planning
24 Moorhouse Avenue, Addington
Christchurch, New Zealand
P.O.Box 589 Christchurch 8140
OFFICES ALSO IN:
Nelson - Timaru - Greymouth

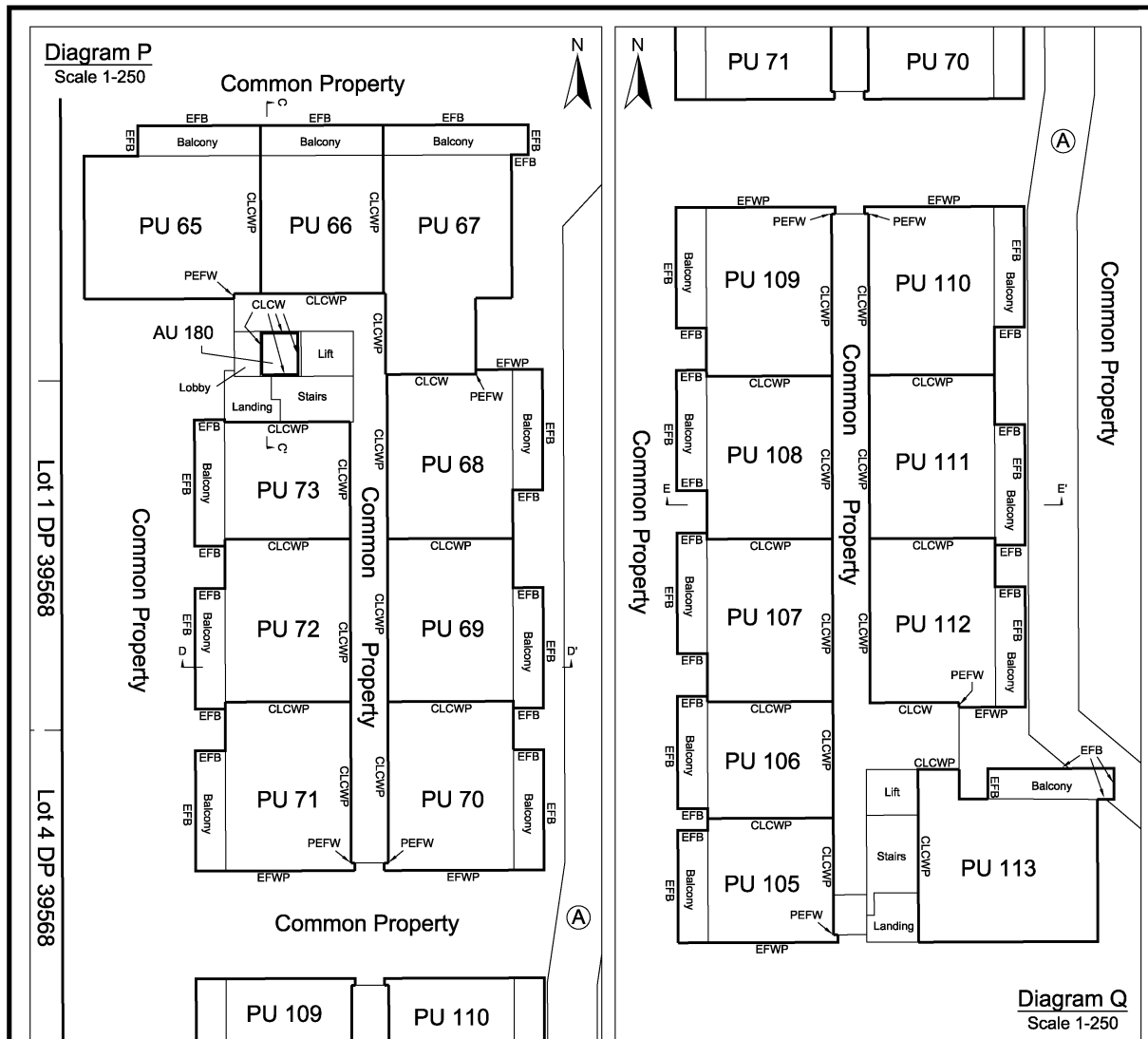
Diagrams N & O - Third Floor

date 09.18
scale 1:250
job no. 33690

DP 513813

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PERMANENT STRUCTURE BOUNDARY LEGEND	
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See elevations for upper and lower limbs

Canterbury Land District

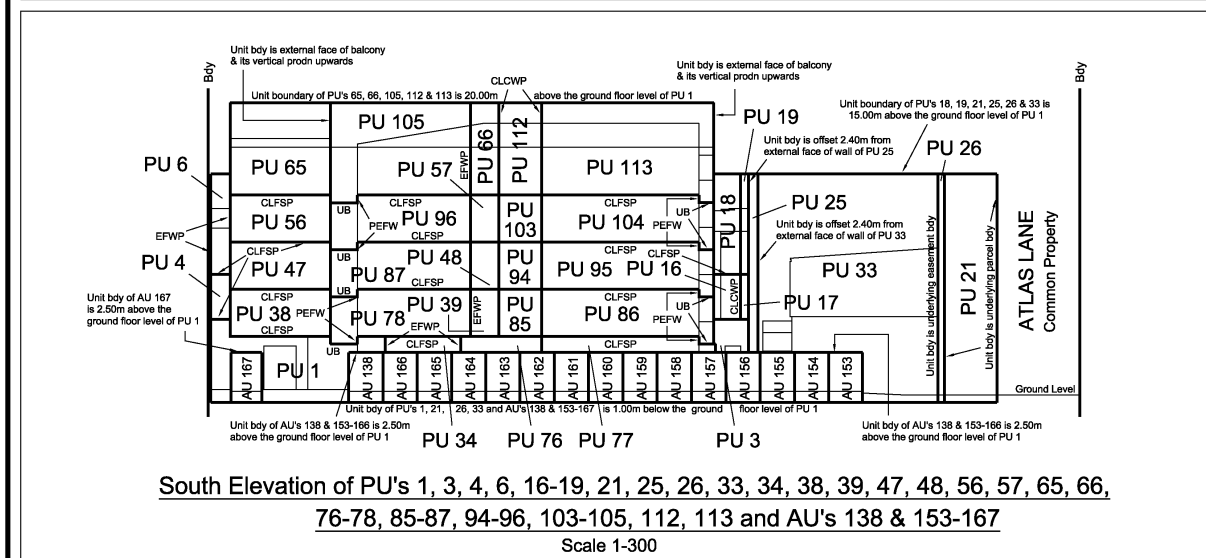


Diagrams P & Q - Fourth Floor

date 09.18
scale 1:250
job no. 33690

DP 513813

Sheet 14 of 21



PERMANENT STRUCTURE BOUNDARY LEGEND	
CLCW	Unit boundary is centreline of common wall
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VPEG	Unit boundary is vertical production upwards of external face of guttering

PERMANENT STRUCTURE BOUNDARY LEGEND	
UBP	Unit boundary is underside of balcony and its production
EFB	Unit boundary is external face of balcony
PCLW	Unit boundary is production of centreline of wall
UB	Unit boundary is underside of balcony

The area between, above or below the unit boundary is common property.

Canterbury Land District



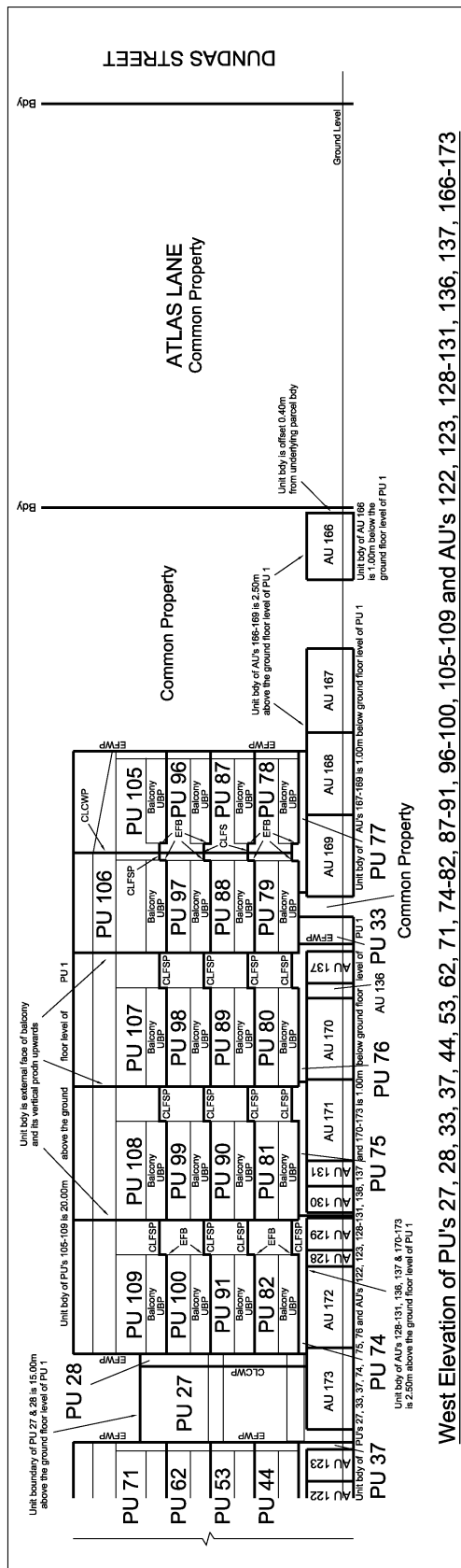
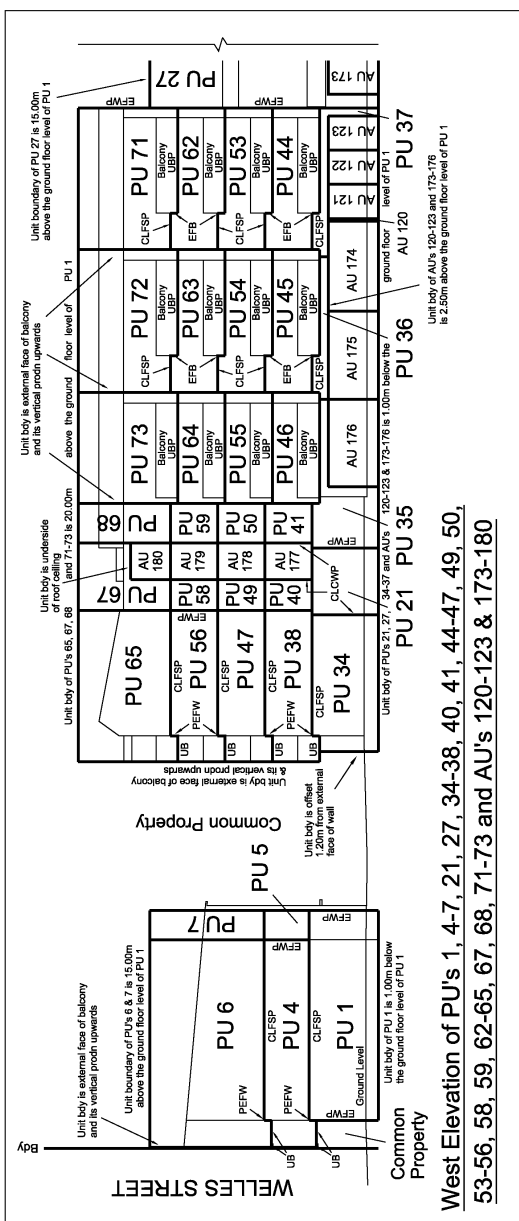
Elevations

date 09.18
scale N/A
job no. 33690

DP 513813

Sheet 15 of 21

PERMANENT STRUCTURE BOUNDARY LEGEND	
CLCW	Unit boundary is centreline of common wall
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Canterbury Land District

do
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Elevations

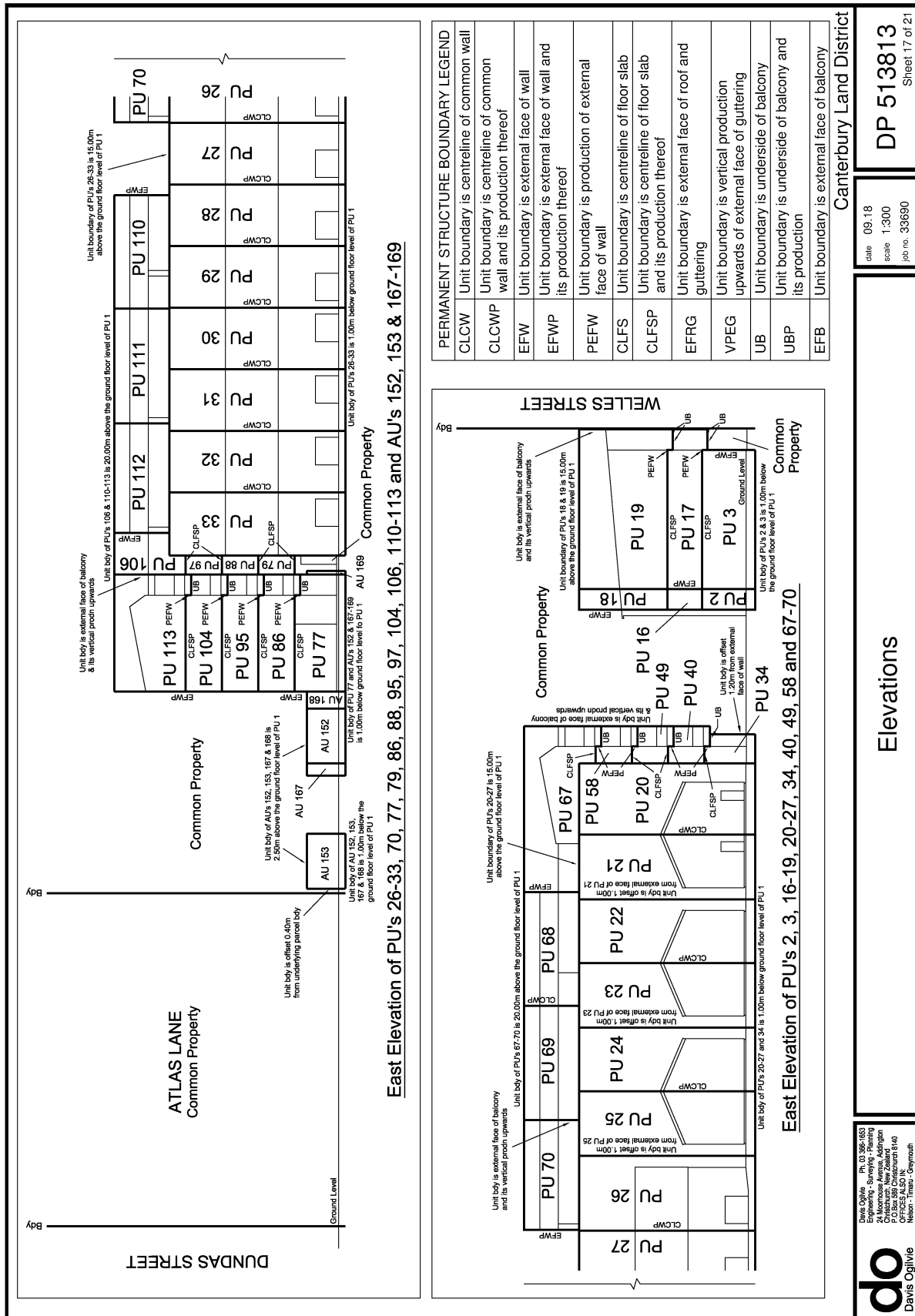
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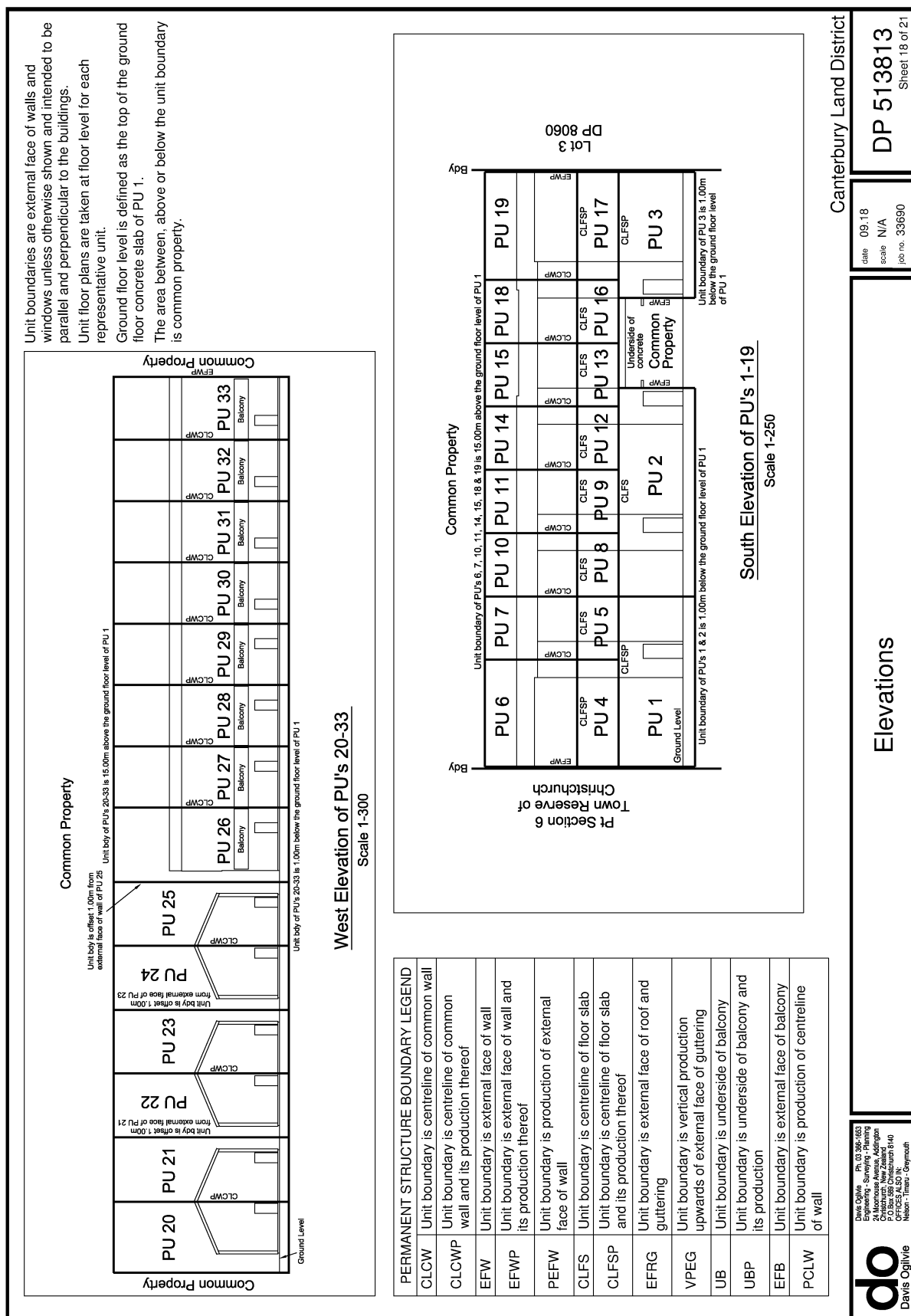
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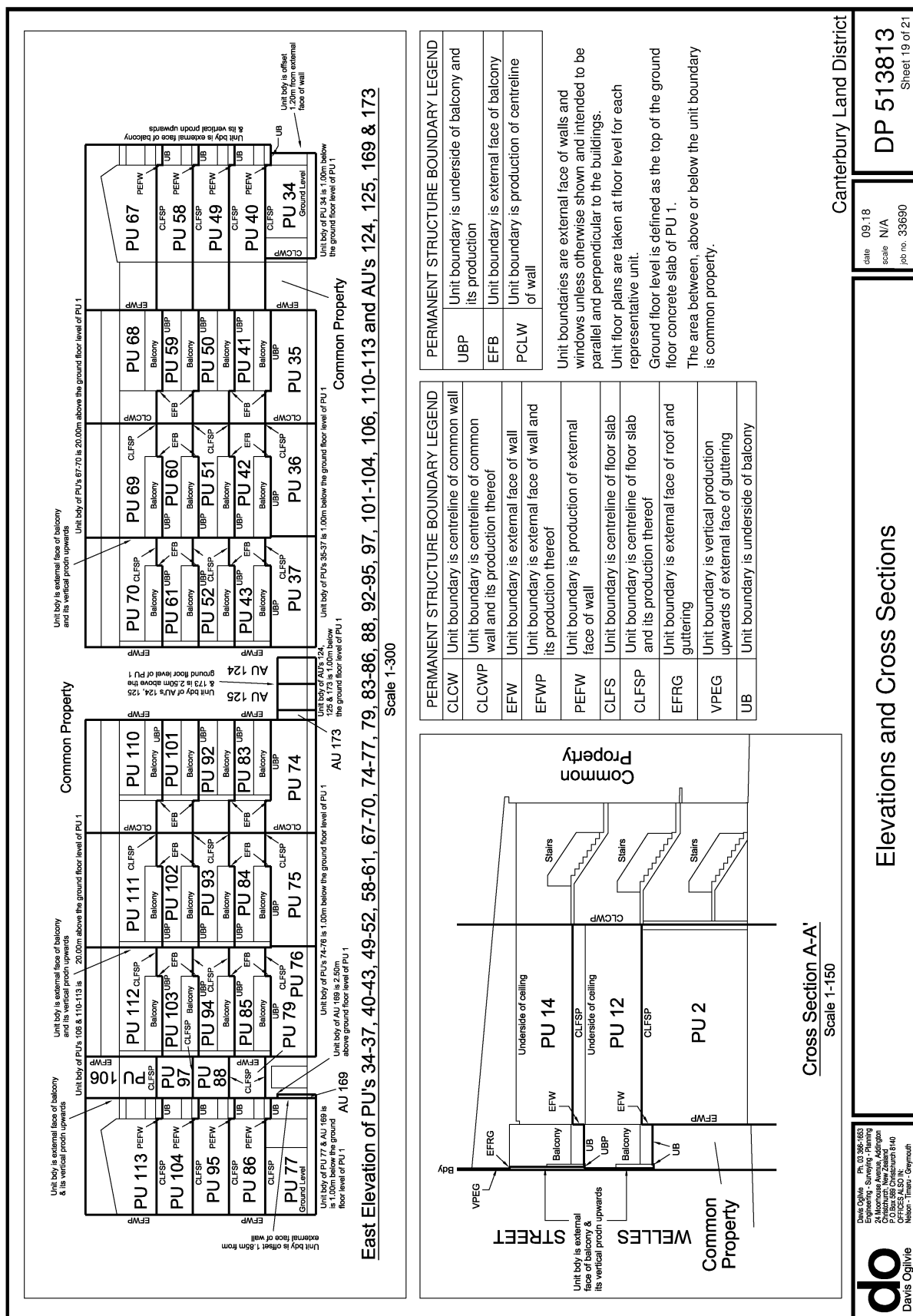
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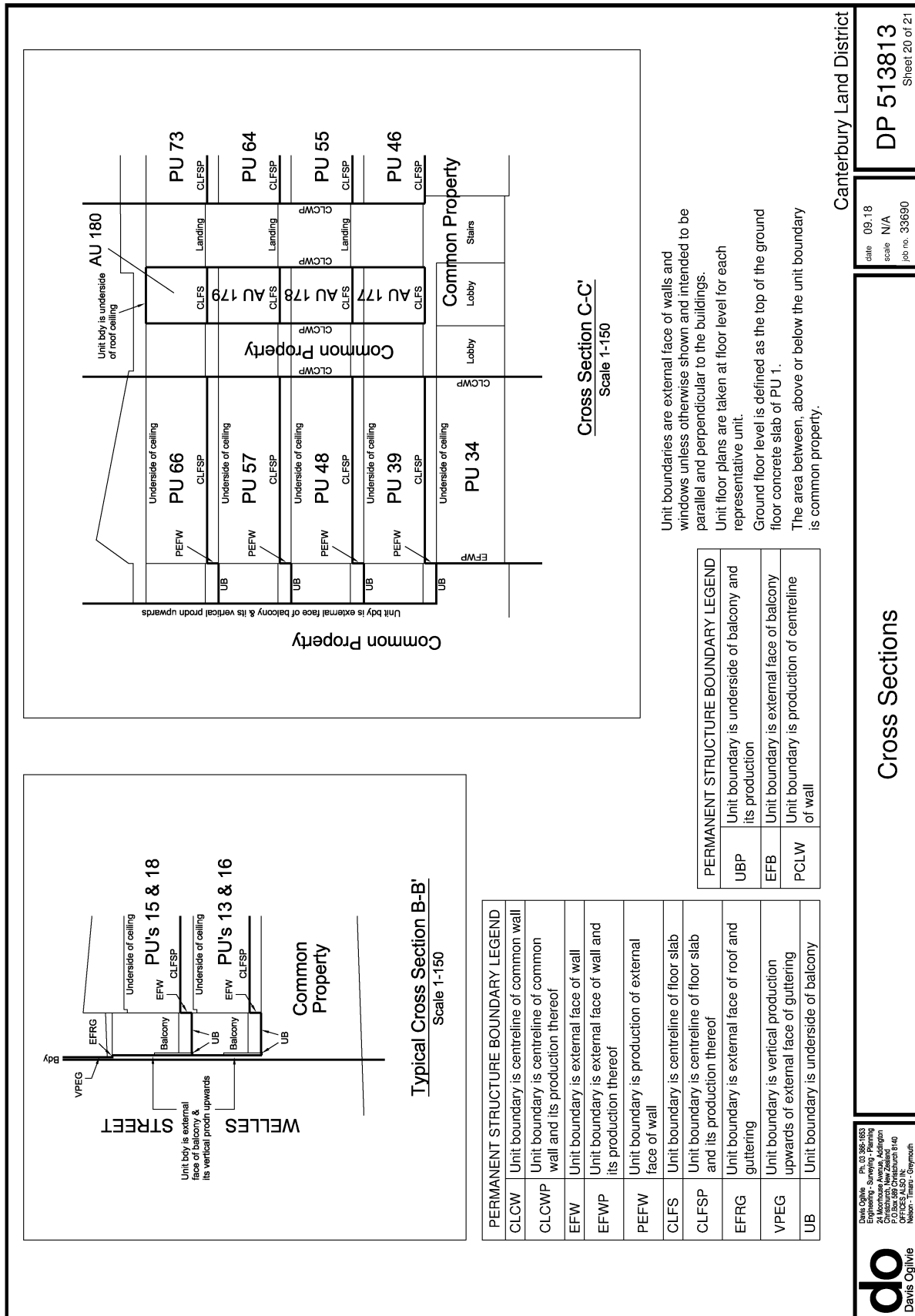
DP 513813

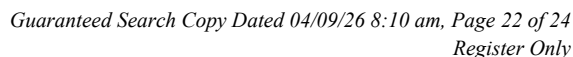
Sheet 16 of 21











**SUPPLEMENTARY RECORD SHEET
UNDER UNIT TITLES ACT 2010****Guaranteed Search Copy issued under Section 60 of the Land
Transfer Act 2017****Identifier****851876****Land Registration District** **Canterbury****Date Issued** 30 August 2018**Plan Number** DP 513813**Subdivision of**

Lot 1 Deposited Plan 492896

Prior References

824204

Unit Titles Issued

1190949	1190950	812046	812047
812048	812049	812050	812051
812052	812053	812054	812055
812056	812057	812058	812059
812060	812061	812062	812063
812064	812065	812066	812067
812068	812069	812070	812071
812072	812073	812074	812075
812077	812078	812079	812080
812081	812082	812083	812084
812085	812086	812088	812089
812090	812091	812093	812094
812095	812096	812097	812098
812099	812100	812101	812102
812103	812104	812105	812106
812107	812108	812109	812110
812111	812112	812113	812114
812115	812116	812117	812118
812119	812120	812121	812124
812125	812126	812127	812128
812129	812130	812131	812132
812133	812134	812136	812137
812138	812139	812140	812141
812142	812143	812144	812145
812146	812147	812148	812149
812150	812151	812152	812153
812154	812155	888538	888539
888540	888541	888542	888543
888544			

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 of way over parts marked E & F on DP 492896 created by Transfer 53597 - 13.4.1901 at 11:50 am

Subject to a right of way over part marked F on DP 492896 created by Transfer 54776 - 5.9.1907 at 2:35 pm

Subject to a right of way over part marked F on DP 492896 created by Transfer 55160 - 23.10.1907 at 11:50 am

Subject to a right of way and a right to convey electric power and telephonic communications and a right to drain water and sewage over parts marked E & F and a right to park cars below R.L. 18.85m marked D on DP 492896 created by Easement Certificate 357303.2 - 27.11.1981 at 11:44 am

Appurtenant to formerly part Lot 1 DP 15601 contained in CT's CB23A/998 & CB23A/999 is a right of way and a right to convey electric power and telephonic communications and a right to drain water and sewage created by Easement Certificate 357303.2 - 27.11.1981 at 11:44 am

The easements specified in Easement Certificate 357303.2 are subject to Section 309 (1) (a) Local Government Act 1974

The right of way created by Easement Certificate 357303.2 is subject to conditions 1, 2 4 & 11 councils consent set out in document 251928.1

Subject to Part IVA Conservation Act 1987

Subject to Section 11 Crown Minerals Act 1991

Subject to a right to convey electricity (in gross) over parts marked A, B, C, D & E on DP 528182 in favour of Orion New Zealand Limited created by Easement Instrument 11204072.2 - 30.8.2018 at 1:07 pm

11204072.3 Notice of body corporate operational rules pursuant to Section 105 Unit Titles Act 2010 - 30.8.2018 at 1:07 pm

11204072.6 Notice of the fixing of utility interests pursuant to Section 39(2) Unit Titles Act 2010 - 30.8.2018 at 1:07 pm

11278394.2 Certificate of assessment of ownership interest pursuant to Section 32 Unit Titles Act 2010 - 8.11.2018 at 5:16 pm

11289397.1 Certificate pursuant to Section 216(1) Unit Titles Act 2010 of a resolution by Body Corporate 513813 - 19.11.2018 at 10:48 am

12565729.1 Notice of change of body corporate operational rules pursuant to Section 106 Unit Titles Act 2010 - 2.2.2023 at 12:03 pm

12843389.1 Notice of change of body corporate operational rules pursuant to Section 106 Unit Titles Act 2010 - 22.2.2024 at 12:15 pm