



**RECORD OF TITLE
UNDER LAND TRANSFER ACT 2017
UNIT TITLE
Search Copy**




R. W. Muir
Registrar-General
of Land

STATEMENT OF PASSING OVER INFORMATION:
This information has been supplied to us by a third party. Accordingly, the Vendor and Austar Realty Limited are merely passing over this information as supplied to us by others. While we have passed on this information supplied by a third party, we have not checked, audited, or reviewed the records or documents and therefore to the maximum extent permitted by law neither the Vendor nor Austar Realty Limited or any of its' salespersons or employees accept any responsibility for the accuracy of the materials. Intending purchasers are advised to conduct their own investigation.

Identifier 817942
Land Registration District North Auckland
Date Issued 19 July 2018

Prior References
797370

Supplementary Record Sheet
843537

Estate Stratum in Freehold
Legal Description Principal Unit 4 and Accessory Unit 10
Deposited Plan 519741

Registered Owners
Donna Simone Graham

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

10470534.3 Encumbrance to Auckland Council - 16.8.2016 at 4:08 pm (affects part)

11195638.4 Mortgage to ANZ Bank New Zealand Limited - 10.8.2018 at 4:15 pm

Identifier

817942



**SUPPLEMENTARY RECORD SHEET
UNDER UNIT TITLES ACT 2010**

Search Copy

Identifier

843537

Land Registration District

North Auckland

Date Issued

19 July 2018

Plan Number

DP 519741

Subdivision of

Lot 2 Deposited Plan 514208

Prior References

797370

Unit Titles Issued

| | | | |
|--------|--------|--------|--------|
| 817940 | 817941 | 817942 | 817943 |
| 817944 | 817945 | 843535 | 843536 |

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.

For area and dimensions see DP 514208

Land Covenant in Easement Instrument 9032632.3 - 15.5.2012 at 10:16 am (Affects part formerly Section 274 and Section 474 SO 434446)

Land Covenant in Easement Instrument 9090676.10 - 19.7.2012 at 2:36 pm (Affects part formerly Section 267 and Section 276 SO 434446)

11085507.6 Consent Notice pursuant to Section 221 Resource Management Act 1991 - 27.4.2018 at 3:51 pm

Appurtenant hereto is a right to drain water created by Easement Instrument 11085507.7 - 27.4.2018 at 3:51 pm

The easements created by Easement Instrument 11085507.7 are subject to Section 243 (a) Resource Management Act 1991

Subject to a right to drain sewage over part marked B and right to drain water over part marked C and I all on DP 514208

created by Easement Instrument 11085507.8 - 27.4.2018 at 3:51 pm

Appurtenant hereto is a right of way, right to convey telecommunications, computer media, electricity, gas and water created by Easement Instrument 11085507.8 - 27.4.2018 at 3:51 pm

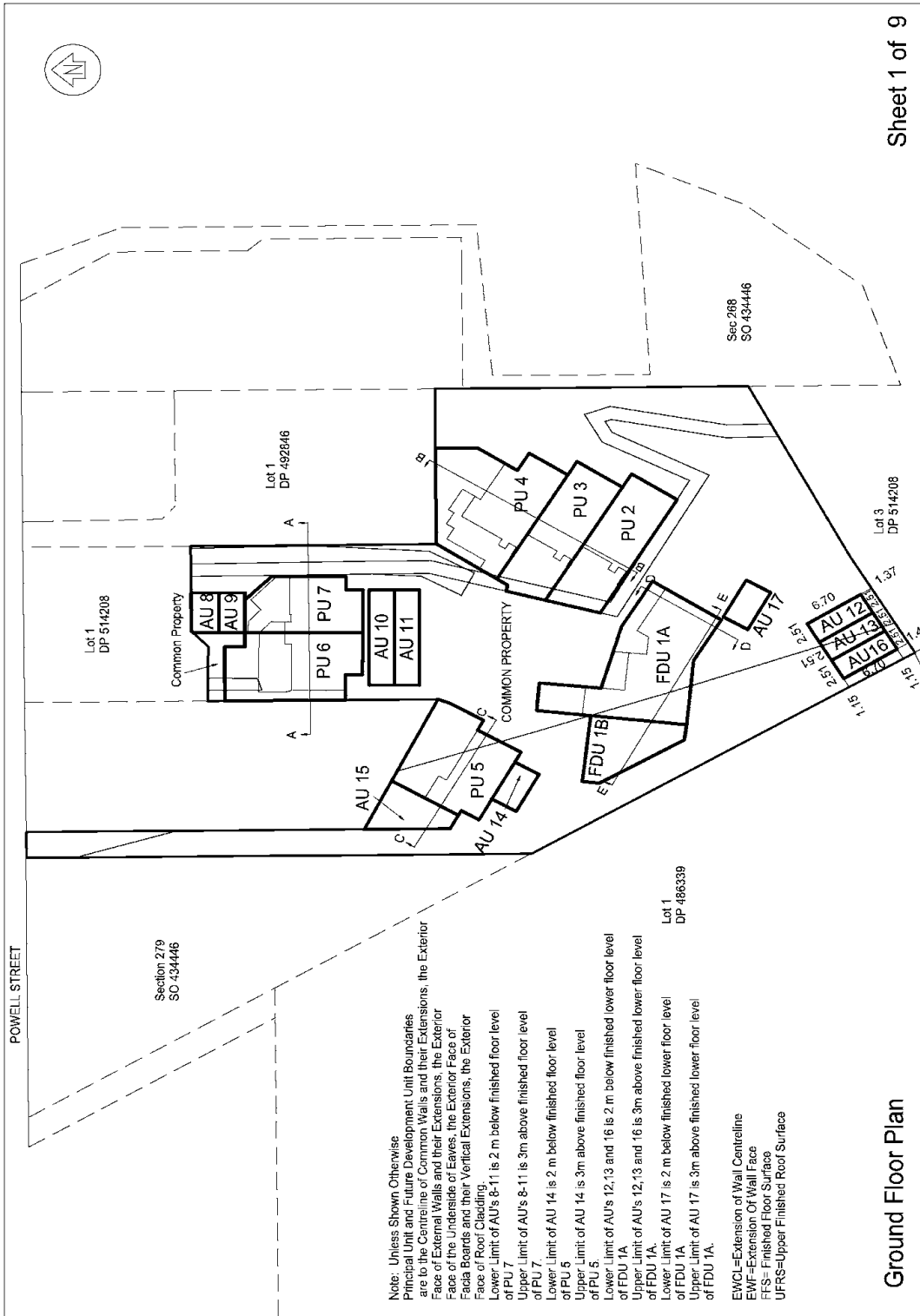
The easements created by Easement Instrument 11085507.8 are subject to Section 243 (a) Resource Management Act 1991

Subject to a right (in gross) to convey gas over parts marked C, J and K on DP 514208 in favour of Vector Limited created by Easement Instrument 11085507.10 - 27.4.2018 at 3:51 pm

11170091.1 Notice of body corporate operational rules pursuant to Section 105 Unit Titles Act 2010 - 19.7.2018 at 11:32 am

11170091.2 Certificate of assessment of ownership interest pursuant to Section 32 Unit Titles Act 2010 - 19.7.2018 at 11:32 am

11170091.3 Certificate of assessment of ownership interest pursuant to Section 32 Unit Titles Act 2010 - 19.7.2018 at 11:32 am



Sheet 1 of 9

| | | | |
|--|----------------|------------------|-----------|
| <p>First Stage Unit Plan on Lot 2 DP 514208</p> | T. Authority: | Auckland Council | |
| | Scale: | @A3 1:400 | |
| | Land District: | North Auckland | |
| | ASL JOB N°: | 20161590 | |
| <p>ASCENSION SURVEYORS LIMITED</p> | | PLAN N°: | DP 519741 |

Note: Unless Shown Otherwise Principal Unit and Future Development Unit Boundaries are to the Centreline of Common Walls and their Extensions, the Exterior Face of External Walls and their Extensions, the Exterior Face of the Underside of Eaves, the Exterior Face of Façade Boards and their Vertical Extensions, the Exterior Face of Roof Cladding.
 Lower Limit of AU's 8-11 is 2 m below finished floor level of PU 7
 Upper Limit of AU's 8-11 is 3m above finished floor level of PU 7.
 Lower Limit of AU 14 is 2 m below finished floor level of PU 5
 Upper Limit of AU 14 is 3m above finished floor level of PU 5
 Lower Limit of AU's 12, 13 and 16 is 2 m below finished lower floor level of FDU 1A
 Upper Limit of AU's 12, 13 and 16 is 3m above finished lower floor level of FDU 1A
 Lower Limit of AU 17 is 2 m below finished lower floor level of FDU 1A
 Upper Limit of AU 17 is 3m above finished lower floor level of FDU 1A

EWCL=Extension of Wall Centreline
 EWF=Extension of Wall Face
 FFS= Finished Floor Surface
 UFRS=Upper Finished Roof Surface

Ground Floor Plan

L:\Clients\2016\20161590\2247 and 53 Powell St Avonhead\47 and 53 Powell St Avonhead



Sheet 2 of 9

Lower Floor Plan

| | |
|--|---------------------------------------|
| <p>First Stage Unit Plan On Lot 2 DP 514208</p> | <p>T. Authority: Auckland Council</p> |
| | <p>Scale: @A3 1:400</p> |
| | <p>Land District: North Auckland</p> |
| | <p>ASL JOB N°: 20161590</p> |
| <p>ASCENSION SURVEYORS LIMITED</p> | <p>PLAN N°: DP 519741</p> |

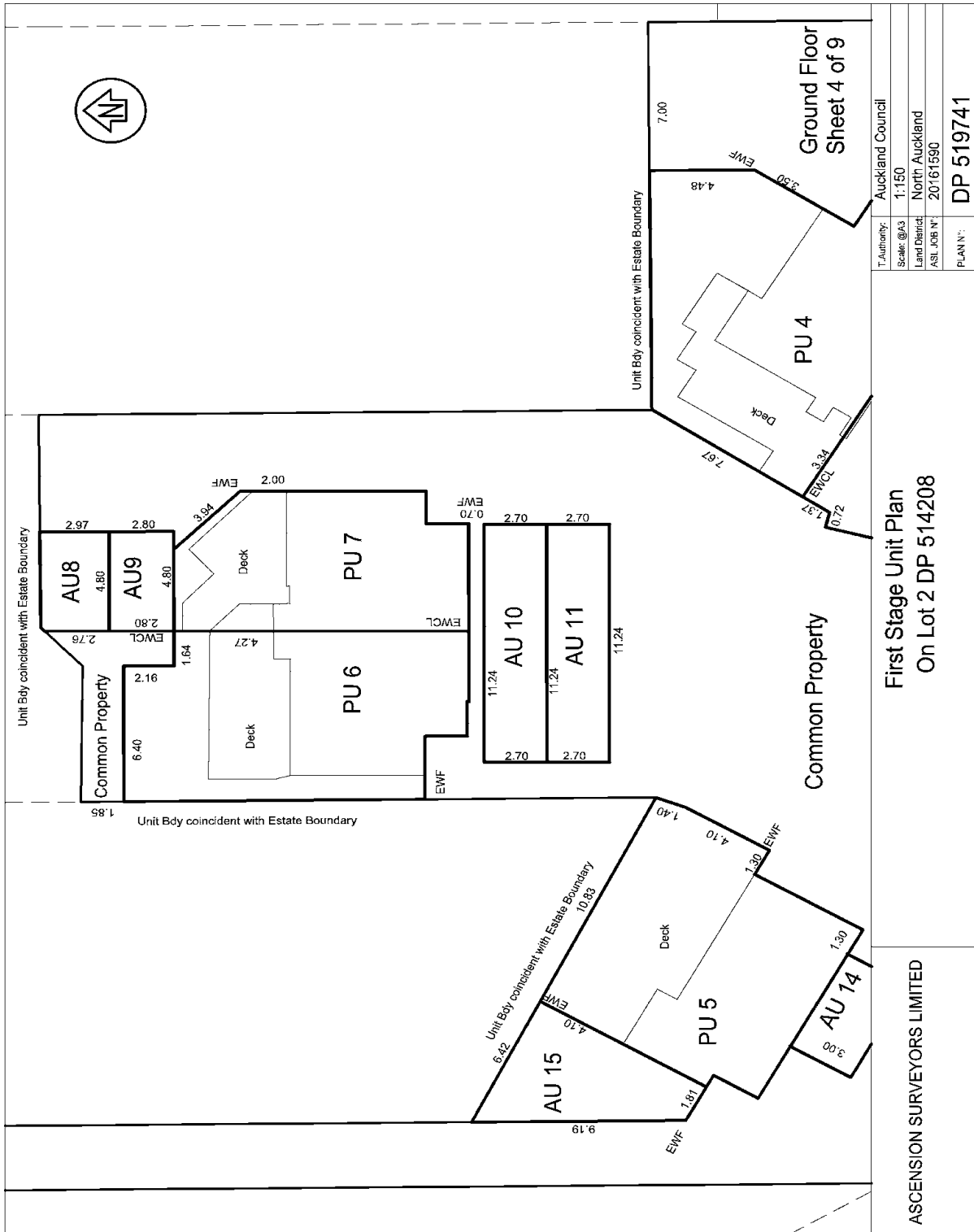
L:\Clients\2016\20161590\22647 and 53 Powell St\Avonhead\647 and 53 Powell St Avonhead



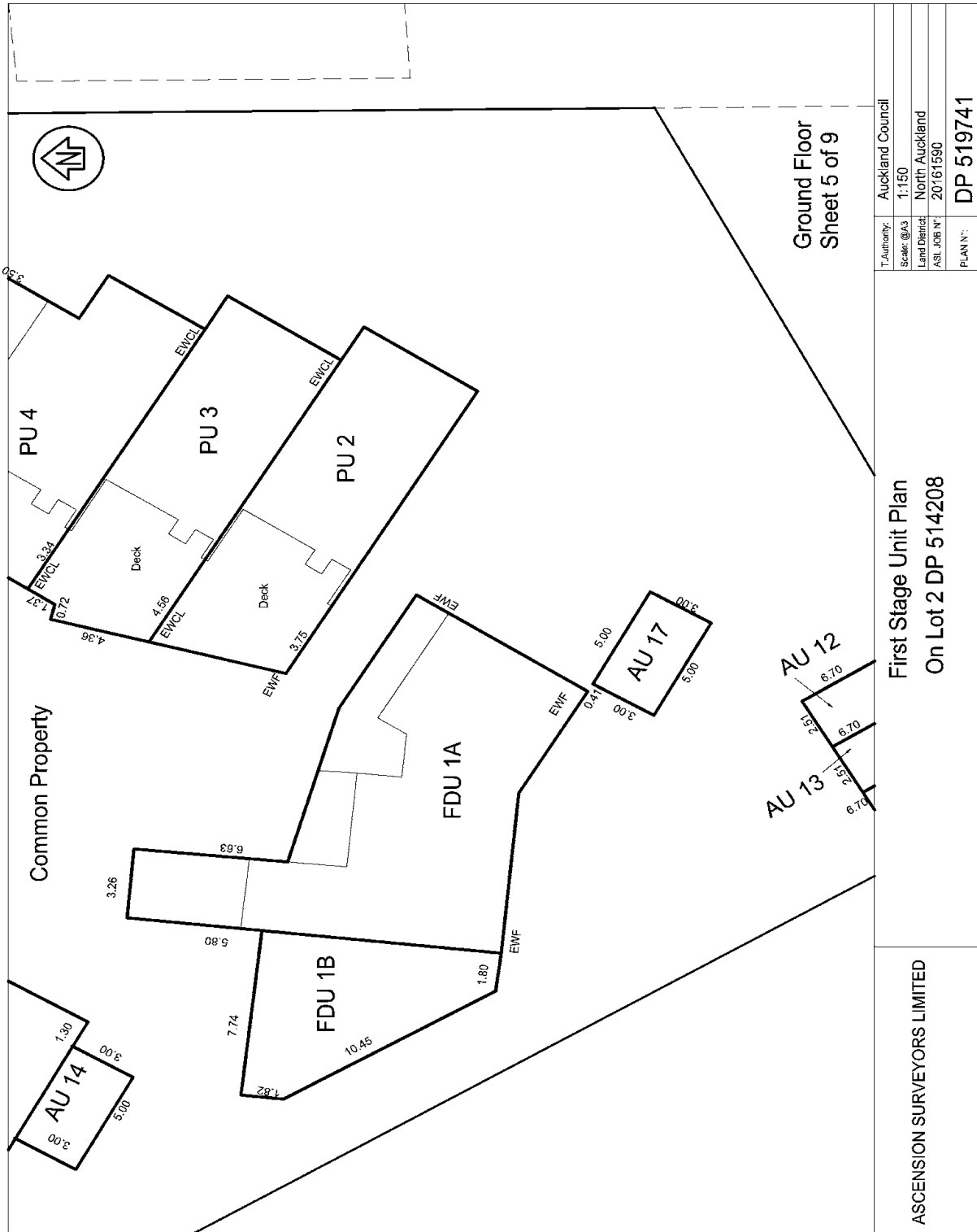
Sheet 3 of 9

First Floor Plan

| | |
|--|---------------------------------------|
| <p>ASCENSION SURVEYORS LIMITED</p> <p>L:\Clients\2016\2016158012247 and 53 Powell St Avonhead\47 and 53 Powell St Avonhead</p> | <p>T. Authority: Auckland Council</p> |
| | <p>Scale: @A3 1:400</p> |
| | <p>Land District: North Auckland</p> |
| | <p>ASL JOB N°: 20161590</p> |
| <p>First Stage Unit Plan On Lot 2 DP 514208</p> | |
| <p>PUAN N°: DP 519741</p> | |

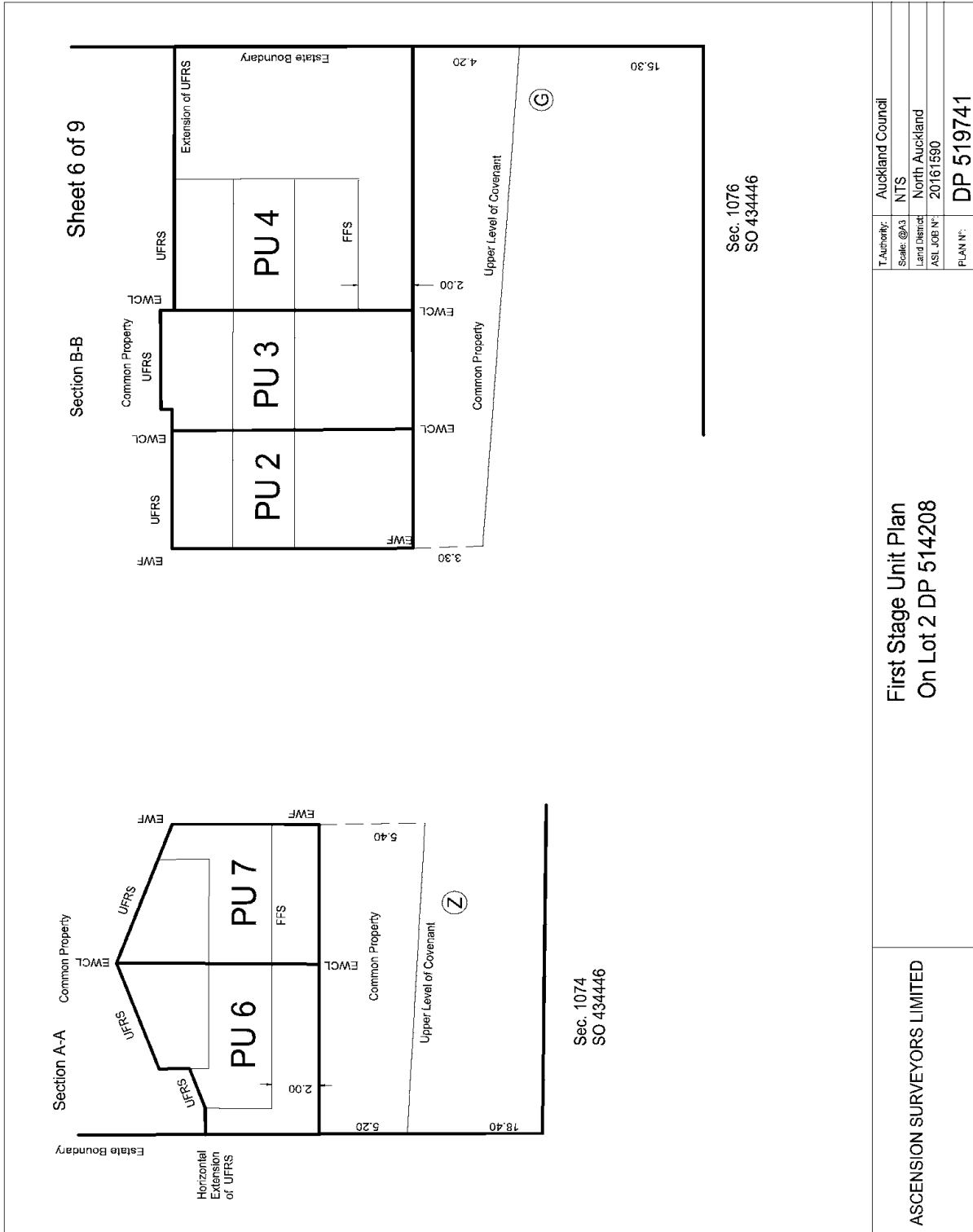


| | | |
|--|--|--|
| <p>First Stage Unit Plan On Lot 2 DP 514208</p> | | <p>T. Authority: Auckland Council</p> |
| | | <p>Scale @A3: 1:150</p> |
| | | <p>Land District: North Auckland</p> |
| | | <p>ASL JOB N°: 20/161590</p> |
| <p>ASCENSION SURVEYORS LIMITED</p> | | <p>PLAN N°: DP 519741</p> |
| | | <p>L:\Climb\2016-2016169\126447 and 53 Powell St Avondale\47 and 53 Powell St Avondale</p> |



ASCENSION SURVEYORS LIMITED

L:\Clients\2016-2021\161590\126447 and 53 Powell St Avondale\47 and 53 Powell St Avondale



| | | |
|--|----------------|------------------|
| ASCENSION SURVEYORS LIMITED First Stage Unit Plan On Lot 2 DP 514208 | T. Authority: | Auckland Council |
| | Scale: @A3 | NTS |
| | Land District: | North Auckland |
| | ASL JOB N°: | 20161590 |
| PLAN N°: | DP 519741 | |

L:\Clients\2016-2018\15901590\47 and 53 Powell St, Avondale\47 and 53 Powell St, Avondale

