



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




R. W. Muir
Registrar-General
of Land

Identifier 927242
Land Registration District North Auckland
Date Issued 28 August 2020
Prior References
NA57D/1393

Statement of Passing over Information:

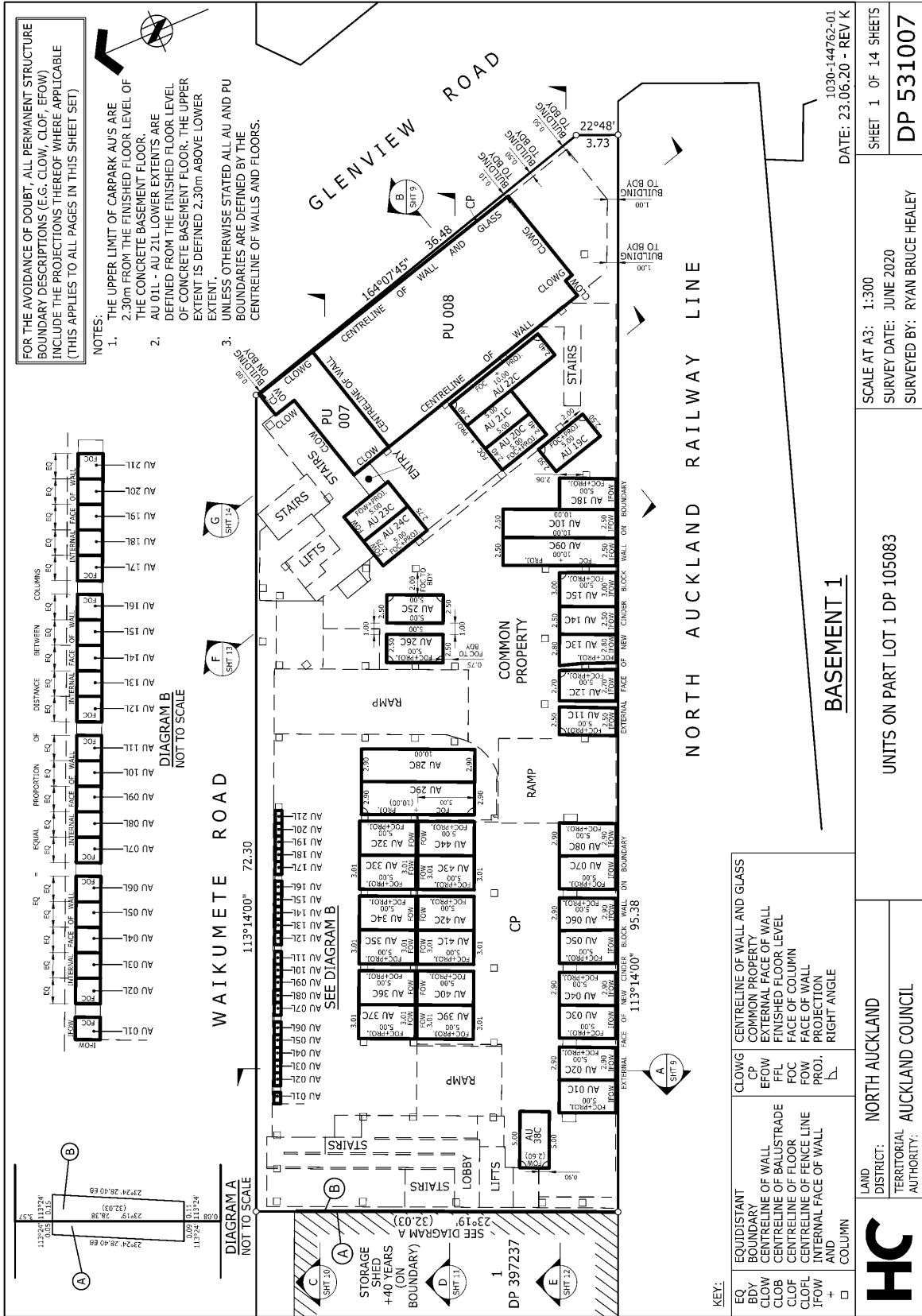
This information has been supplied by a third party. Accordingly, the Vendor and Austar Realty Limited are merely passing over this information as supplied to us by others. While we have passed on this information supplied by a third party, we have not checked, audited or reviewed the records or documents 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.

Supplementary Record Sheet
950900

Estate Stratum in Freehold
Legal Description Principal Unit 719 and Accessory Unit
719A Deposited Plan 531007
Registered Owners
Anna Louise Ross

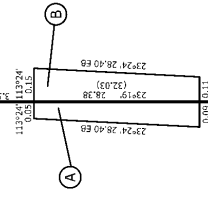
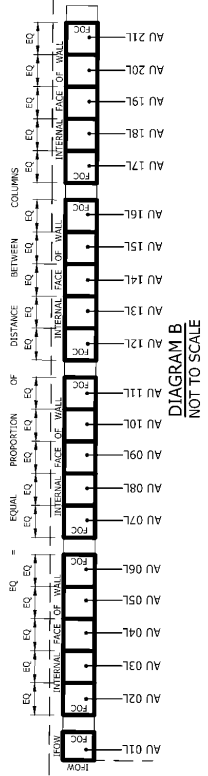
The above estates are subject to the reservations, restrictions, encumbrances, liens and interests noted below and on the relevant unit plan and supplementary record sheet

11783569.1 Encumbrance to Auckland Transport - 28.8.2020 at 6:34 pm
11783569.2 Encumbrance to Auckland Transport - 28.8.2020 at 6:34 pm
11783569.3 Mortgage Priority Instrument making Encumbrance 11783569.1 first priority, Encumbrance 11783569.2 second priority and Mortgage 11472388.1 third priority - 28.8.2020 at 6:34 pm
11916660.3 Mortgage to ANZ Bank New Zealand Limited - 13.11.2020 at 10:44 am



FOR THE AVOIDANCE OF DOUBT, ALL PERMANENT STRUCTURE BOUNDARY DESCRIPTIONS (E.G. CLOW, CLOF, EFOW) INCLUDE THE PROJECTIONS THEREOF WHERE APPLICABLE (THIS APPLIES TO ALL PAGES IN THIS SHEET SET)

- NOTES:
1. THE UPPER LIMIT OF CARPARK AU'S ARE 2.30m FROM THE FINISHED FLOOR LEVEL OF THE CONCRETE BASEMENT FLOOR.
 2. AU 01L - AU 21L LOWER EXTENTS ARE DEFINED FROM THE FINISHED FLOOR LEVEL OF CONCRETE BASEMENT FLOOR. THE UPPER EXTENT IS DEFINED 2.30m ABOVE LOWER EXTENT.
 3. UNLESS OTHERWISE STATED ALL AU AND PU BOUNDARIES ARE DEFINED BY THE CENTRELINE OF WALLS AND FLOORS.



KEY:

EQ	EQUIDISTANT BOUNDARY	CLOW	CENTRELINE OF WALL AND GLASS
BDY	BOUNDARY	CP	COMMON PROPERTY
CLOW	CENTRELINE OF WALL	EFOW	EXTERNAL FACE OF WALL
CLOB	CENTRELINE OF BALUSTRADE	FFL	FINISHED FLOOR LEVEL
CLOF	CENTRELINE OF FLOOR	FOC	FACE OF COLUMN
IFOW	CENTRELINE OF FENCE LINE AND PROJ.	PROJ.	FACE OF WALL PROJECTION
+	COLUMN	RIGHT ANGLE	RIGHT ANGLE
□			

HC

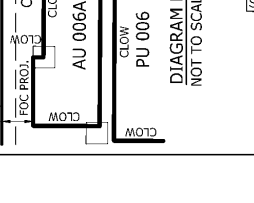
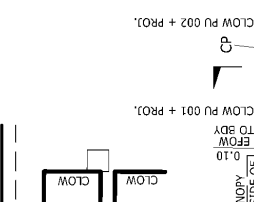
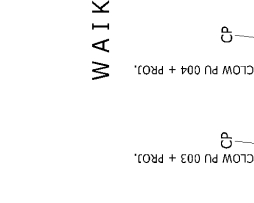
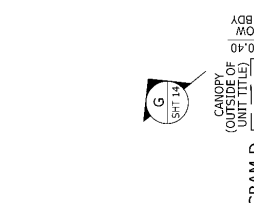
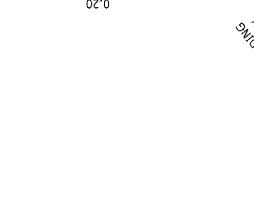
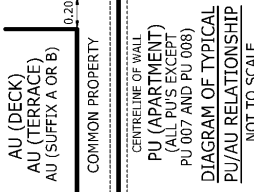
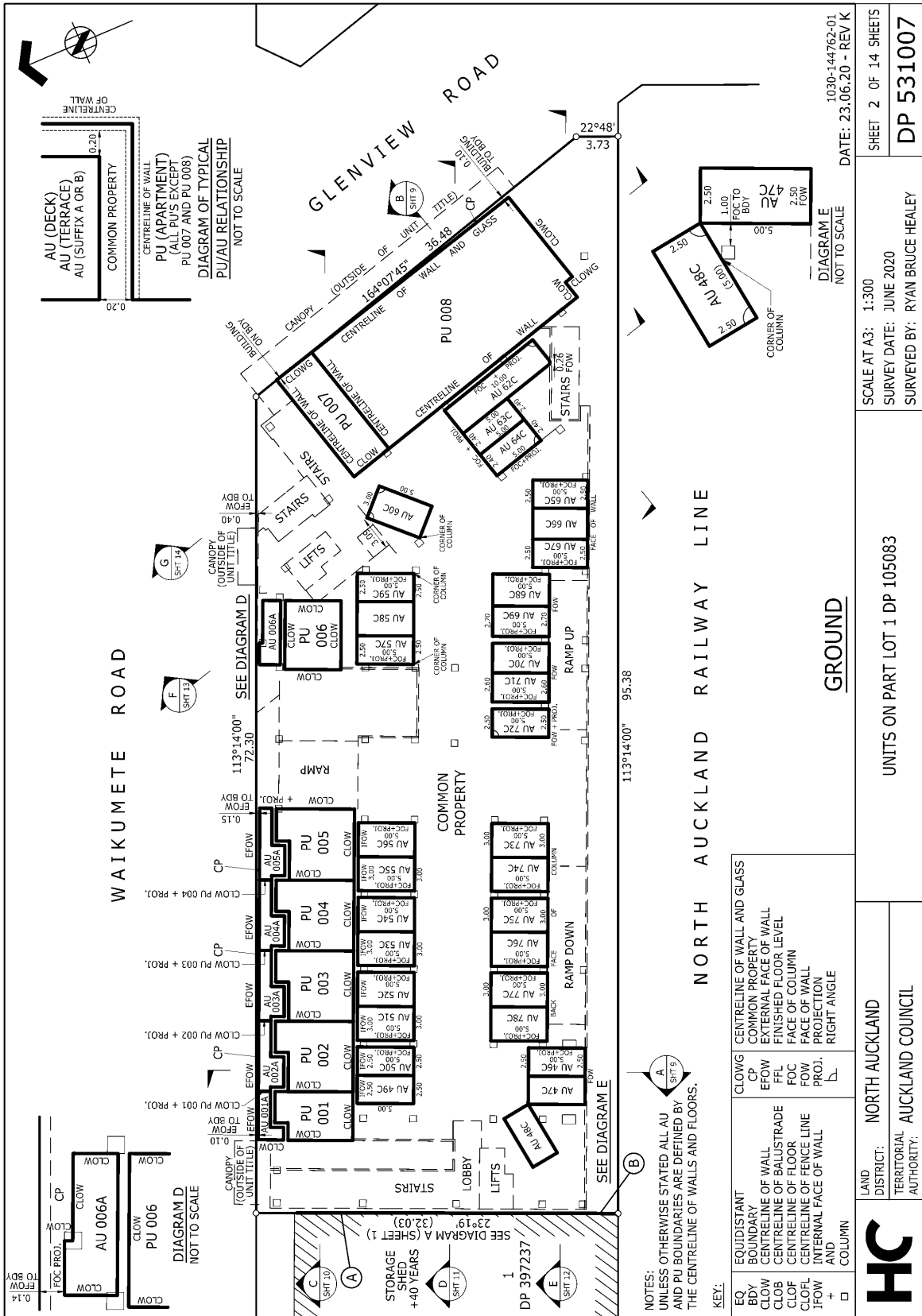
LAND DISTRICT: NORTH AUCKLAND
 TERRITORIAL AUTHORITY: AUCKLAND COUNCIL

UNITS ON PART LOT 1 DP 105083

SCALE AT A3: 1:300
 SURVEY DATE: JUNE 2020
 SURVEYED BY: RYAN BRUCE HEALEY

DATE: 23.06.20 - REV K
 SHEET 1 OF 14 SHEETS
 DP 531007

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NOTES:
UNLESS OTHERWISE STATED ALL AU AND PU BOUNDARIES ARE DEFINED BY THE CENTRELINE OF WALLS AND FLOORS.

KEY:

EQ	EQUIDISTANT BOUNDARY	CLOW	CENTRELINE OF WALL AND GLASS
BDY	BOUNDARY	CP	COMMON PROPERTY
CLOW	CENTRELINE OF WALL	EFOW	EXTERNAL FACE OF WALL
CLOB	CENTRELINE OF BALUSTRADE	FFL	FINISHED FLOOR LEVEL
CLOF	CENTRELINE OF FLOOR	FOC	FACE OF COLUMN
CLOL	CENTRELINE OF FENCE LINE	FW	FACE OF WALL
IFOW	INTERNAL FACE OF WALL AND PROJ.	PROJ.	PROJECTION
+	RIGHT ANGLE		
□	COLUMN		



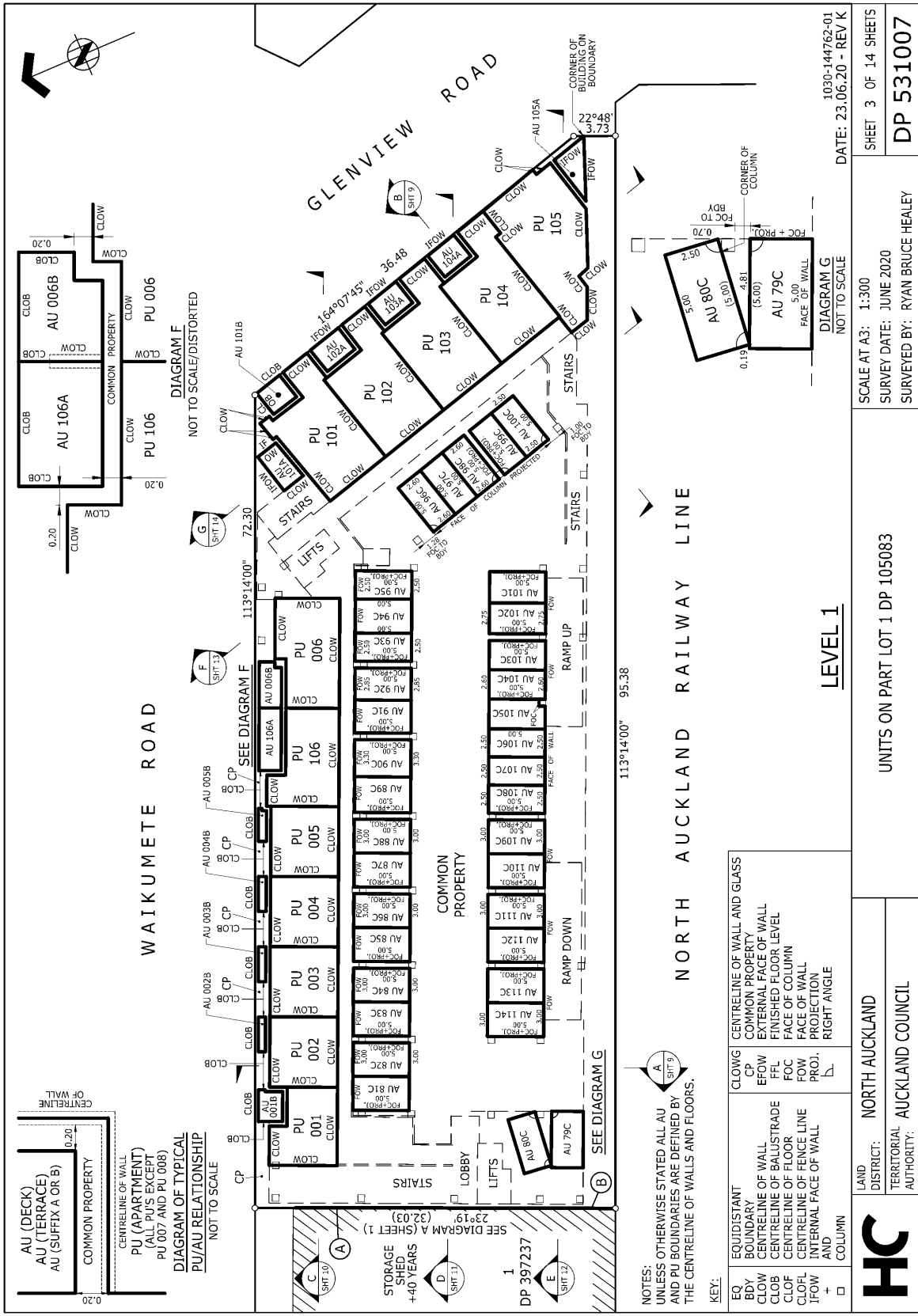
LAND DISTRICT: NORTH AUCKLAND
TERRITORIAL AUTHORITY: AUCKLAND COUNCIL

UNITS ON PART LOT 1 DP 105083

SCALE AT A3: 1:300
SURVEY DATE: JUNE 2020
SURVEYED BY: RYAN BRUCE HEALEY

1030-144762-01
DATE: 23.06.20 - REV K
SHEET 2 OF 14 SHEETS
DP 531007

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1030-144762-01
DATE: 23.06.20 - REV K
SHEET 3 OF 14 SHEETS
DP 531007

SCALE AT A3: 1:300
SURVEY DATE: JUNE 2020
SURVEYED BY: RYAN BRUCE HEALEY

UNITS ON PART LOT 1 DP 105083

LAND DISTRICT: NORTH AUCKLAND
TERRITORIAL AUTHORITY: AUCKLAND COUNCIL

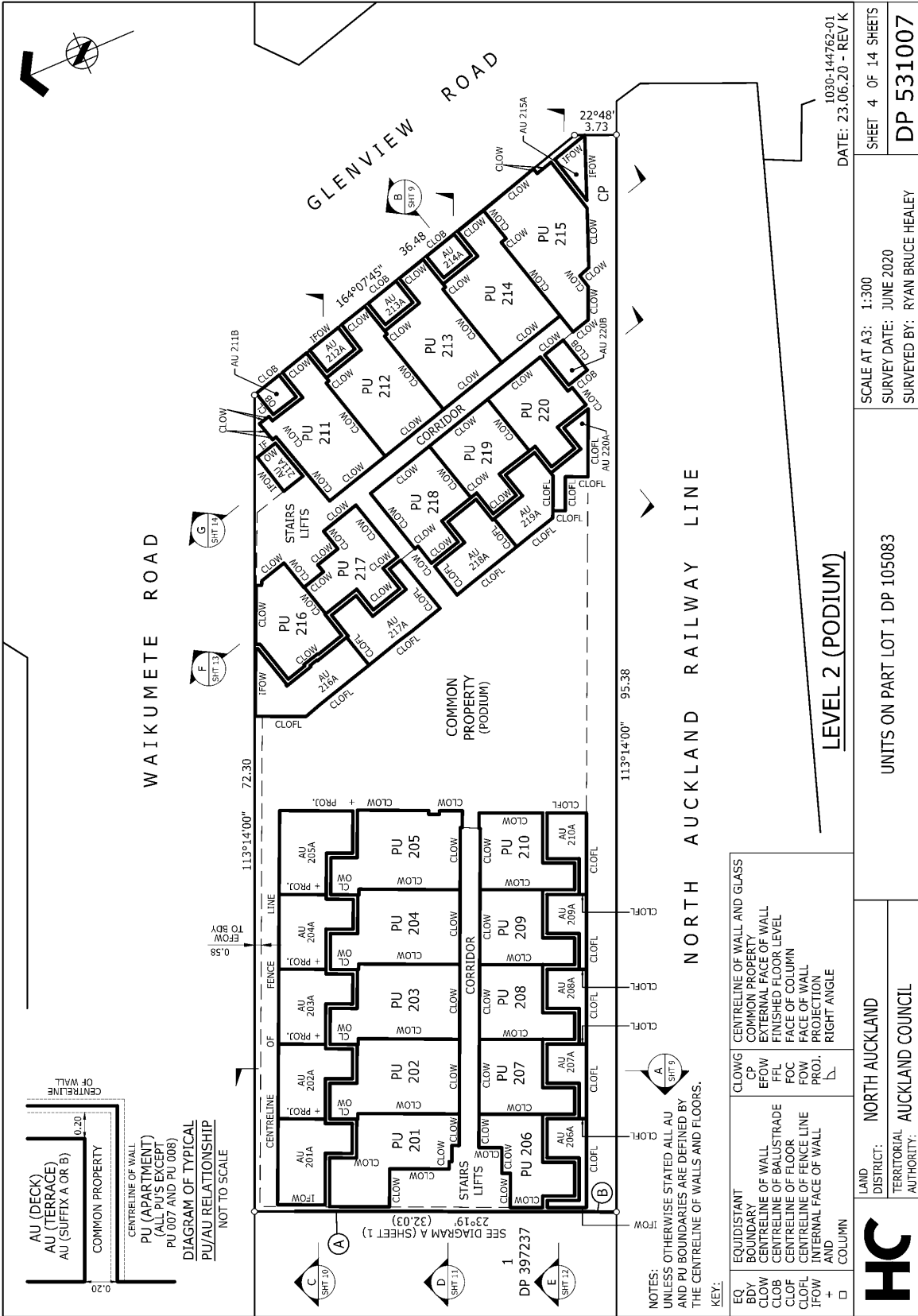
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NOTES:
UNLESS OTHERWISE STATED ALL AU AND PU BOUNDARIES ARE DEFINED BY THE CENTRELINE OF WALLS AND FLOORS.

KEY:

EQ	EQUIDISTANT	CLOW	CENTRELINE OF WALL AND GLASS
BDY	BOUNDARY	CP	COMMON PROPERTY
CLOW	CENTRELINE OF WALL	EFOW	EXTERNAL FACE OF WALL
CLOB	CENTRELINE OF BALUSTRADE	FFL	FINISHED FLOOR LEVEL
CLOF	CENTRELINE OF FLOOR	FOC	FACE OF COLUMN
CLOL	CENTRELINE OF FENCE LINE	FOW	FACE OF WALL
IFOW	INTERNAL FACE OF WALL AND	PROJ.	PROJECTION
+		RIGHT ANGLE	
□	COLUMN		





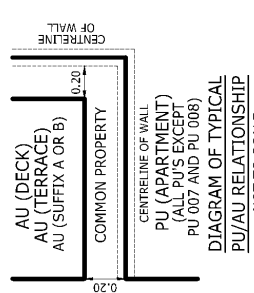
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DATE: 23.06.20 - REV K

SCALE AT A3: 1:300
SURVEY DATE: JUNE 2020
SURVEYED BY: RYAN BRUCE HEALEY

SHEET 4 OF 14 SHEETS
DP 531007

UNITS ON PART LOT 1 DP 105083
NORTH AUCKLAND
AUCKLAND COUNCIL

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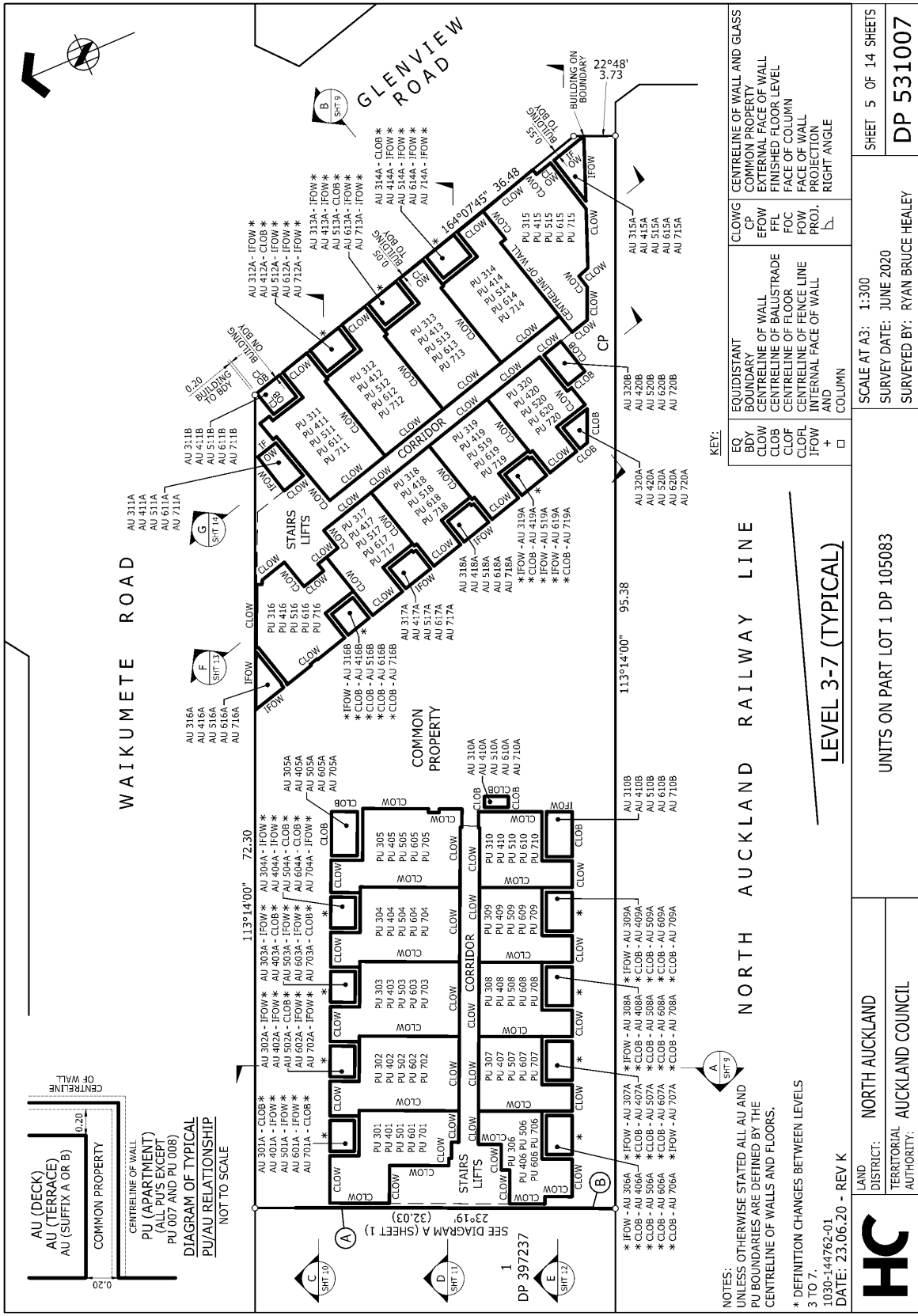


NOTES:
UNLESS OTHERWISE STATED ALL AU AND PU BOUNDARIES ARE DEFINED BY THE CENTRELINE OF WALLS AND FLOORS.

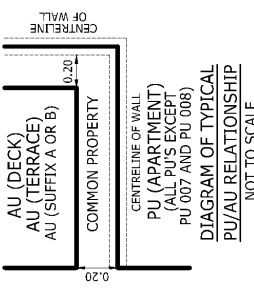
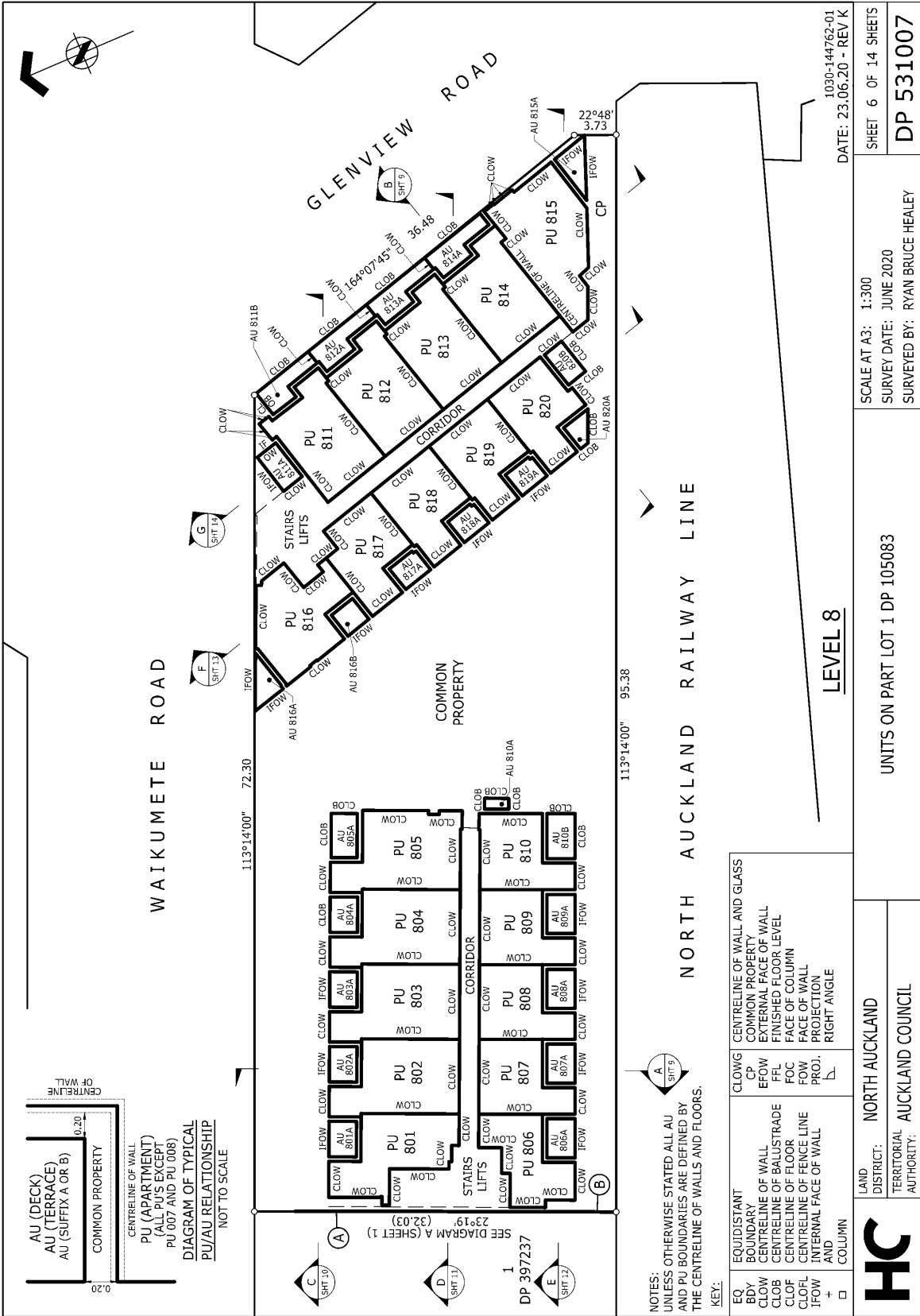
KEY:

EQ	EQUIDISTANT BOUNDARY	CLOWG	CENTRELINE OF WALL AND GLASS
BDY	BOUNDARY	CP	COMMON PROPERTY
CLOW	CENTRELINE OF WALL	EFOW	EXTERNAL FACE OF WALL
CLOB	CENTRELINE OF BALUSTRADE	FFL	FINISHED FLOOR LEVEL
CLOF	CENTRELINE OF FLOOR	FOC	FACE OF COLUMN
CLOFL	CENTRELINE OF FENCE LINE	FW	FACE OF WALL
IFOW	INTERNAL FACE OF WALL AND COLUMN	PROJ.	PROJECTION
+		RIGHT ANGLE	
□			





<p>KEY:</p> <ul style="list-style-type: none"> EQ EQUIDISTANT BOUNDARY BDY BOUNDARY CLOW CENTRELINE OF WALL EFOW EXTERNAL FACE OF WALL FFL FINISHED FLOOR LEVEL FOC FACE OF COLUMN CFOW CENTRELINE OF FENCE LINE CLOFL CENTRELINE OF FENCE LINE AND PROJECTION IFOW INTERNAL FACE OF WALL + AND □ COLUMN 		<p>CLOW CENTRELINE OF WALL AND GLASS</p> <p>CP COMMON PROPERTY</p> <p>EFOW EXTERNAL FACE OF WALL</p> <p>FFL FINISHED FLOOR LEVEL</p> <p>FOC FACE OF COLUMN</p> <p>CFOW CENTRELINE OF FENCE LINE</p> <p>CLOFL CENTRELINE OF FENCE LINE AND PROJECTION</p> <p>IFOW INTERNAL FACE OF WALL</p>	<p>SHEET 5 OF 14 SHEETS</p> <p>DP 531007</p>
<p>SCALE AT A3: 1:300</p> <p>SURVEY DATE: JUNE 2020</p> <p>SURVEYED BY: RYAN BRUCE HEALEY</p>		<p>FILE: NEWMARKET C:\1205\NEW\WORKSPACE\DATA\HCC-S\NAPP01\1030-144762-01_1030-144762-0105-13-17.DWG</p>	
<p>LEVEL 3-7 (TYPICAL)</p> <p>UNITS ON PART LOT 1 DP 105083</p>		<p>LAND: NORTH AUCKLAND</p> <p>DISTRICT: AUCKLAND COUNCIL</p>	
<p>NOTES:</p> <p>UNLESS OTHERWISE STATED ALL AU AND PU BOUNDARIES ARE DEFINED BY THE CENTRELINE OF WALLS AND FLOORS.</p> <p>* DEFINITION CHANGES BETWEEN LEVELS 3 TO 7.</p> <p>1030-144762-01</p> <p>DATE: 23.06.20 - REV K</p>		<p>HC</p>	



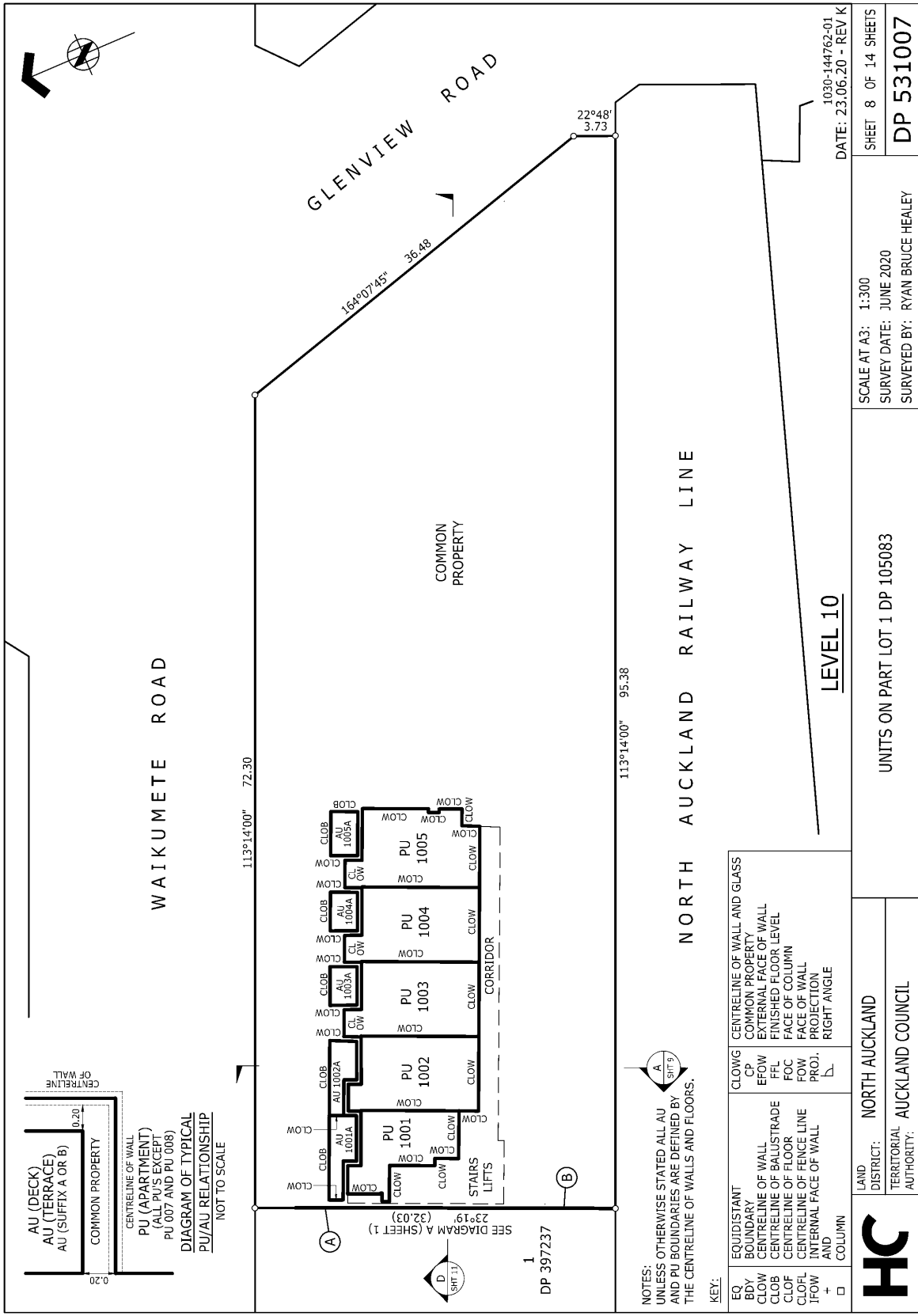
NOTES:
UNLESS OTHERWISE STATED ALL AU AND PU BOUNDARIES ARE DEFINED BY THE CENTRELINE OF WALLS AND FLOORS.

KEY:

EQ	EQUIDISTANT BOUNDARY	CLOW	CENTRELINE OF WALL AND GLASS
Bdy	BOUNDARY	CP	COMMON PROPERTY
Clob	CENTRELINE OF WALL	EFOW	EXTERNAL FACE OF WALL
Cflow	CENTRELINE OF BALUSTRADE	FFL	FINISHED FLOOR LEVEL
Cfll	CENTRELINE OF FLOOR	FOC	FACE OF COLUMN
Cfow	CENTRELINE OF FENCE LINE	FOW	FACE OF WALL
IFOW	INTERNAL FACE OF WALL AND COLUMN	PROJ.	PROJECTION
+		RIGHT ANGLE	
□			

HC	LAND DISTRICT: NORTH AUCKLAND	SCALE AT A3: 1:300	DATE: 23.06.20 - REV K
	TERRITORIAL AUTHORITY: AUCKLAND COUNCIL	SURVEY DATE: JUNE 2020	SHEET 6 OF 14 SHEETS
		SURVEYED BY: RYAN BRUCE HEALEY	DP 531007
		UNITS ON PART LOT 1 DP 105083	FILE: NEWMARKET C:\125\STMEG\WORKSPACE\DATA\GCS-SYM\PROJ\1030-144762-01_10378\CAD\144762-UT06-L8.DWG

LEVEL 8



AU (DECK)
 AU (TERRACE)
 AU (SUFFIX A OR B)
 COMMON PROPERTY
 CENTRELINE OF WALL
 CENTRELINE OF WALL
 PU (APARTMENT)
 (ALL PUs EXCEPT
 PU 007 AND PU 008)
 DIAGRAM OF TYPICAL
 PU/AU RELATIONSHIP
 NOT TO SCALE

SEE DIAGRAM A (SHEET 1)
 23°19' (32.03)
 1
 DP 397237

NOTES:
 UNLESS OTHERWISE STATED ALL AU
 AND PU BOUNDARIES ARE DEFINED BY
 THE CENTRELINE OF WALLS AND FLOORS.

KEY:

EQ	EQUIDISTANT	CLOW	CENTRELINE OF WALL AND GLASS
BD	BOUNDARY	CP	COMMON PROPERTY
CLOW	CENTRELINE OF WALL	EFOW	EXTERNAL FACE OF WALL
CLOB	CENTRELINE OF BALUSTRADE	FFL	FINISHED FLOOR LEVEL
CLOF	CENTRELINE OF FLOOR	FC	FACE OF COLUMN
IFOW	CENTRELINE OF FENCE LINE	FW	FACE OF WALL
+	INTERNAL FACE OF WALL	PROJ.	PROJECTION
□	COLUMN	RIGHT ANGLE	RIGHT ANGLE

HC

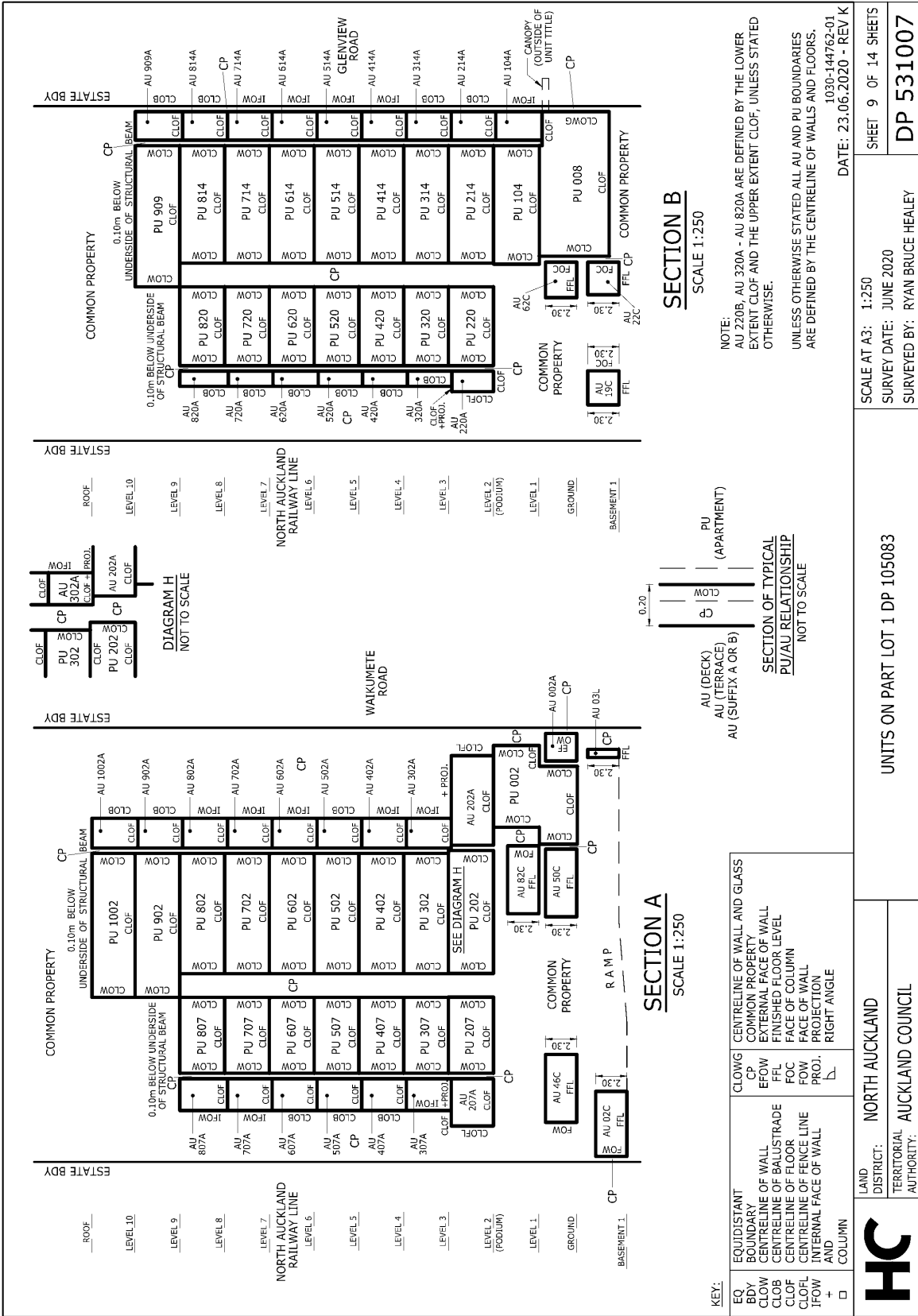
LAND DISTRICT: NORTH AUCKLAND
 TERRITORIAL AUTHORITY: AUCKLAND COUNCIL

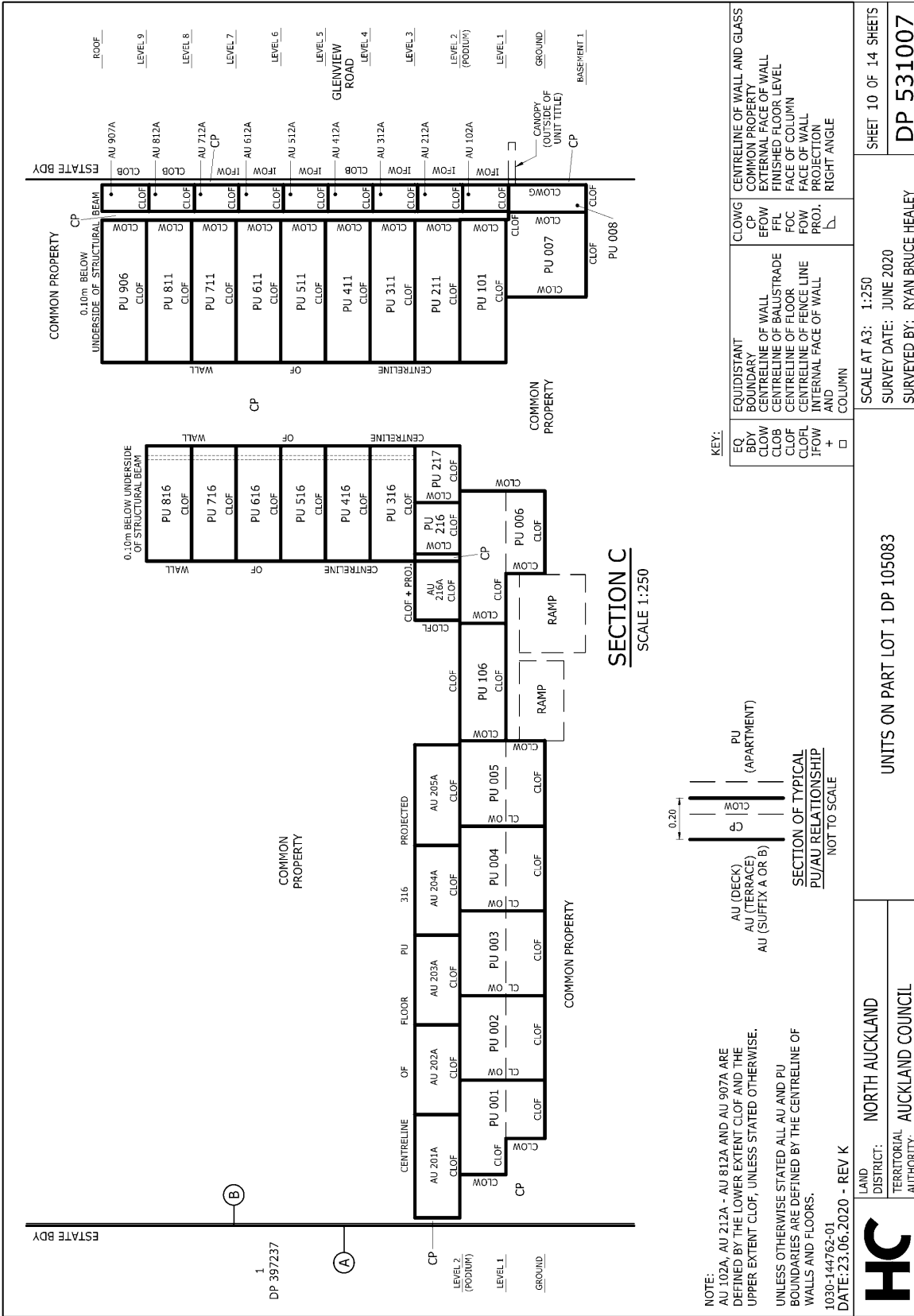
UNITS ON PART LOT 1 DP 105083

SCALE AT A3: 1:300
 SURVEY DATE: JUNE 2020
 SURVEYED BY: RYAN BRUCE HEALEY

DATE: 23.06.20 - REV K
 SHEET 8 OF 14 SHEETS
 DP 531007

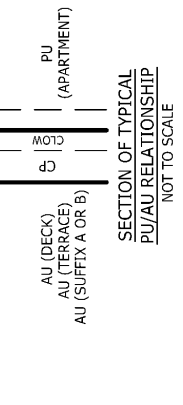
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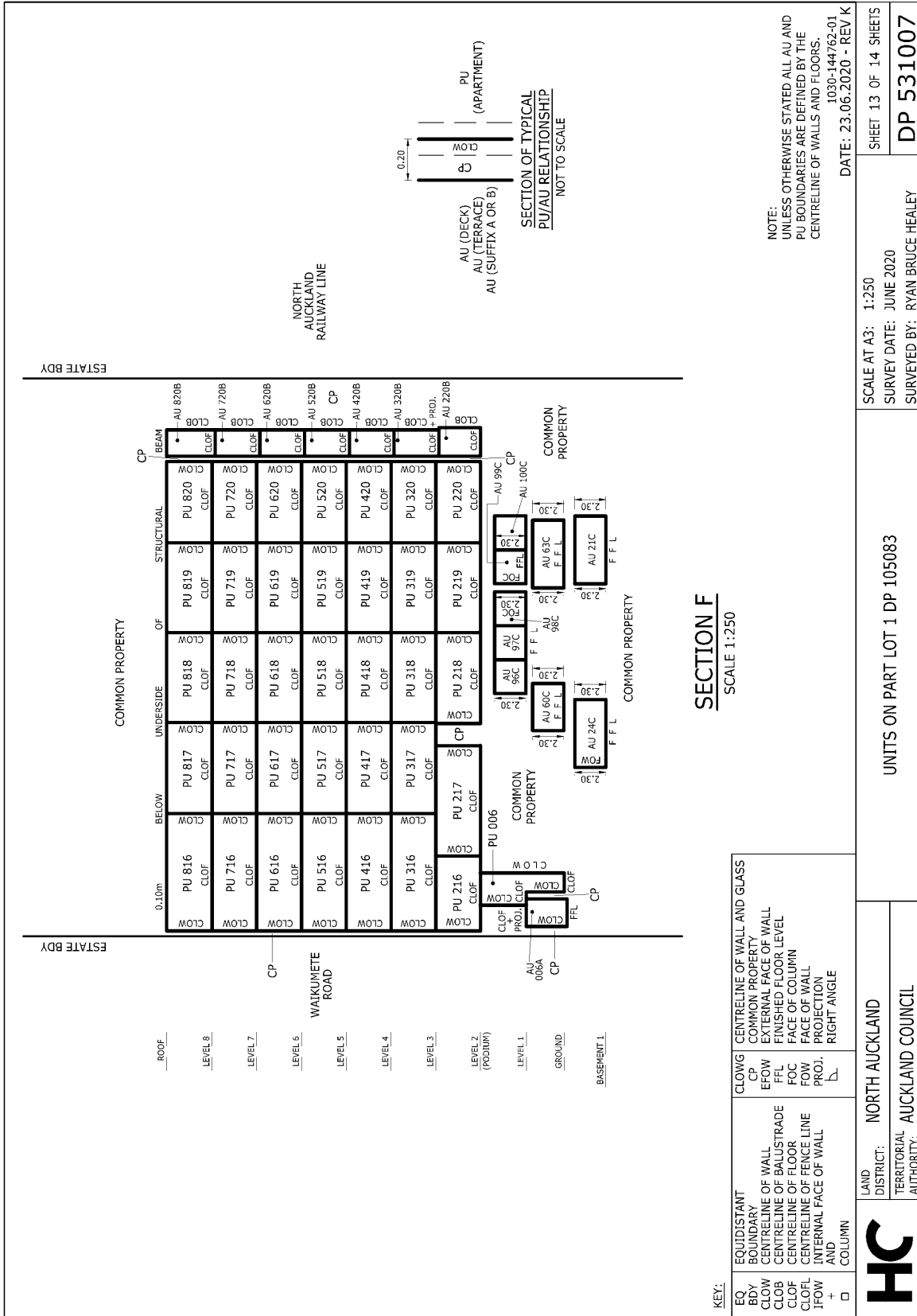
NOTE:
 AU 102A, AU 212A - AU 812A AND AU 907A ARE DEFINED BY THE LOWER EXTENT CLOF AND THE UPPER EXTENT CLOP, UNLESS STATED OTHERWISE.
 UNLESS OTHERWISE STATED ALL AU AND PU BOUNDARIES ARE DEFINED BY THE CENTRELINE OF WALLS AND FLOORS.
 1030-144762-01
 DATE:23.06.2020 - REV K



SECTION C
 SCALE 1:250

KEY:	EQUIDISTANT BOUNDARY OF WALL	CLOWG	CENTRELINE OF WALL AND GLASS COMMON PROPERTY
EQ	CENTRELINE OF BALUSTRADE	CLOWG	CENTRELINE OF WALL AND GLASS COMMON PROPERTY
BDY	CENTRELINE OF FLOOR	EFOW	EXTERNAL FACE OF WALL
CLOW	CENTRELINE OF FENCE LINE AND	FFL	FINISHED FLOOR LEVEL
CLOF	INTERNAL FACE OF WALL	FOC	FACE OF COLUMN
CLOP		FOW	FACE OF WALL
IFOW		PROJ.	PROJECTION
+		AND	RIGHT ANGLE
□		COLUMN	

	LAND: NORTH AUCKLAND	SCALE AT A3: 1:250	SHEET 10 OF 14 SHEETS
	DISTRICT: AUCKLAND COUNCIL	SURVEY DATE: JUNE 2020	DP 531007
UNITS ON PART LOT 1 DP 105083		SURVEYED BY: RYAN BRUCE HEALEY	



NOTE:
UNLESS OTHERWISE STATED ALL AU AND
PU BOUNDARIES ARE DEFINED BY THE
CENTRELINE OF WALLS AND FLOORS.
1030-144762-01
DATE: 23.06.2020 - REV K

SCALE AT A3: 1:250
SURVEY DATE: JUNE 2020
SURVEYED BY: RYAN BRUCE HEALEY
SHEET 13 OF 14 SHEETS
DP 531007

UNITS ON PART LOT 1 DP 105083

LAND DISTRICT: NORTH AUCKLAND
TERRITORIAL AUTHORITY: AUCKLAND COUNCIL

FILE: NEWMARKET C:\1\2\5\1\NEW\WORKSPACE\DATA\HGC\SYM\PROJ\1030-144762-01_10378\CAD\144762-UT09-UT14-SEC A-G.DWG

SECTION F
SCALE 1:250

KEY:	EQUIDISTANT BOUNDARY	CLOWG	CENTRELINE OF WALL AND GLASS
	CLO	CP	COMMON PROPERTY
	CLOB	EFOW	EXTERNAL FACE OF WALL
	CLOF	FFL	FINISHED FLOOR LEVEL
	CLOFL	FOC	FACE OF COLUMN
	PROJ.	PROJ.	FACE OF WALL PROJECTION
	+	RIGHT ANGLE	
	□	COLUMN	



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

Search Copy

Identifier **950900**
Land Registration District **North Auckland**
Date Issued 28 August 2020
Plan Number DP 531007

Subdivision of
 Part Lot 1 Deposited Plan 105083

Prior References
 NA57D/1393

Unit Titles Issued

927110	927111	927115	927116
927118	927120	927121	927122
927123	927124	927125	927126
927127	927128	927129	927130
927131	927132	927134	927135
927136	927137	927138	927139
927140	927141	927142	927143
927144	927145	927146	927147
927148	927149	927150	927151
927152	927153	927154	927155
927156	927157	927158	927159
927160	927161	927162	927163
927164	927165	927166	927167
927168	927169	927170	927171
927172	927173	927174	927175
927176	927177	927178	927179
927180	927181	927182	927183
927184	927185	927186	927187
927188	927189	927190	927191
927192	927193	927194	927195
927196	927197	927198	927199
927200	927201	927202	927203
927204	927205	927206	927207
927208	927209	927210	927211
927212	927213	927214	927215
927216	927217	927218	927219
927220	927221	927222	927223
927224	927225	927226	927227
927228	927229	927230	927231
927232	927233	927234	927235
927236	927237	927238	927239

Unit Titles Issued

927240	927241	927242	927243
927244	927245	927246	927247
927248	927249	927251	927252
927254	927255	927256	927257
927258	927259	927260	927261
927262	927263	927264	927265
927266	927267	927268	927269
927270	927271	927272	927273
927274	927275	927276	927277
927278	965408	974071	974072
974073	974074	978138	978139
979517	987486	987487	

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.

Appurtenant hereto is a party wall easement created by Easement Instrument 5927765.1 - 10.3.2004 at 9:00 am

Subject to a party wall easement over part marked B on DP 162056 created by Easement Instrument 5927765.2 - 10.3.2004 at 9:00 am

11783569.4 Notice of body corporate operational rules pursuant to Section 105 Unit Titles Act 2010 - 28.8.2020 at 6:34 pm

11783569.5 Certificate of assessment of ownership interest pursuant to Section 32 Unit Titles Act 2010 - 28.8.2020 at 6:34 pm

Subject to a right to convey electricity (in gross) over the within land in favour of TMF Waikumete Limited created by Easement Instrument 11783569.6 - 28.8.2020 at 6:34 pm

12679092.1 Notice of change of body corporate operational rules pursuant to Section 106 Unit Titles Act 2010 - 2.3.2023 at 7:00 am