



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

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R. W. Muir  
Registrar-General  
of Land

**Identifier** **48815**  
**Land Registration District** **North Auckland**  
**Date Issued** 19 May 2003

**Prior References** **Supplementary Record Sheet**  
 48766 96199

**Estate** Stratum in Freehold  
**Legal Description** Unit 46 Deposited Plan 312431 and  
 Accessory Unit 46 Deposited Plan 312431

**Registered Owners**  
 Oscar Pan

**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**

5630482.1 Certificate that a building consent has been issued in respect of a building on the land that is described in Section 36(2) Building Act 1991 - 20.6.2003 at 9:00 am

9583880.44 Compensation Certificate pursuant to Section 19 Public Works Act 1981 by Auckland Council - 26.11.2013 at 5:32 pm

10595202.2 Mortgage to Kiwibank Limited - 18.10.2016 at 11:16 am

Identifier

48815



**SUPPLEMENTARY RECORD SHEET  
UNDER UNIT TITLES ACT 1972**

Search Copy

Identifier

96199

Land Registration District

North Auckland

Date Issued

19 May 2003

Plan Number

DP 312431

Subdivision of

Lot 1 Deposited Plan 312430

Prior References

48766

Unit Titles Issued

48770	48771	48772	48773
48774	48775	48776	48777
48778	48779	48780	48781
48782	48783	48784	48785
48786	48787	48788	48789
48790	48791	48792	48793
48794	48795	48796	48797
48798	48799	48800	48801
48802	48803	48804	48805
48806	48807	48808	48809
48810	48811	48812	48813
48814	48815	48816	48817

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 Section 59 Land Act 1948 (affects part)

Subject to an easement in gross for electricity cables and access purposes part marked E on DP 312431 to Vector Limited created by Transfer 5316608.1 - 15.8.2002 at 3:11 pm

5591151.9 Consent Notice pursuant to Section 221 Resource Management Act 1991 - 19.5.2003 at 9:00 am

5591151.10 Consent Notice pursuant to Section 221 Resource Management Act 1991 - 19.5.2003 at 9:00 am

Subject to a right of way (in gross) over part marked A, C & G and maintenance over part marked G on DP 312431 in favour of the Auckland City Council created by Easement Instrument 5591151.18 - 19.5.2003 at 9:00 am

The easement right of way created by Easement Instrument 5591151.18 is subject to Section 243 (a) Resource Management Act 1991

Appurtenant hereto is a right to drain stormwater created by Easement Instrument 5591151.19 - 19.5.2003 at 9:00 am

Subject to a right of way, electricity, gas, water, telephone supply and drain stormwater over parts marked A, B, C & G and maintenance over parts marked G & F on DP 312431 and a right to drain sewage over parts marked C & I on DP 312430 created by Easement Instrument 5591151.19 - 19.5.2003 at 9:00 am

**Identifier****48815**

The easements created by Easement Instrument 5591151.19 are subject to Section 243 (a) Resource Management Act 1991  
Appurtenant hereto is a support easement created by Easement Instrument 5591151.20 - 19.5.2003 at 9:00 am  
Subject to a right to drain sewage over part marked C, G, H and I on DP 312431 created by Easement Instrument  
5591151.21 - 19.5.2003 at 9:00 am

The easement created by Easement Instrument 5591151.21 is subject to Section 243 (a) Resource Management Act 1991

Appurtenant hereto is a support easement created by Easement Instrument 5591151.22 - 19.5.2003 at 9:00 am

5591151.28 Change of rules of the Body Corporate - 19.5.2003 at 9:00 am

5591151.29 Change of address of the Body Corporate - 19.5.2003 at 9:00 am

Land Covenant in Deed 5645368.4 - 3.7.2003 at 9:03 am

6764152.1 Change of address of the Body Corporate - 23.2.2006 at 9:00 am

9106004.1 Notice of change of body corporate operational rules pursuant to Section 106 Unit Titles Act 2010 - 25.6.2012 at  
8:46 am

**REGISTERED PROPRIETORS**

DIRECTOR - REDWOOD GROUP W/LTD

PLANNING APPROVATION EASEMENTS

PURPOSE	SHOWN	CREATED BY
RIGHT TO DRAIN STORMWATER	(D)	55975119
RIGHT OF SUPPORT	(A)	55975170
EXISTING EASEMENTS	(A)	55975172

PURPOSE	SHOWN	CREATED BY
RIGHT OF WAY	(A)	55975119
MAINTENANCE	(E)	55975119
RIGHT OF WAY	(A)	55975170
ELECTRICITY, GAS TELEPHONE, WATER	(C)	
RIGHT TO DRAIN STORMWATER	(C)	
RIGHT TO DRAIN SEWAGE	(C)	55975121

PURPOSE	SHOWN	CREATED BY
CLEARING OF THE ROAD AND ACCESS	(E)	55975118
RIGHT OF WAY	(A)	55975118

**APPROVALS**

PURSUANT TO SECTION 224(1) OF THE RESOURCE MANAGEMENT ACT 1991 HEREBY CERTIFY THAT THIS PLAN HAS APPROVED BY THE AUCKLAND CITY COUNCIL PURSUANT TO SECTION 223 OF THE RESOURCE MANAGEMENT ACT 1991 ON THE 05th DAY OF April 2003.

PURSUANT TO SECTION 224(1) OF THE RESOURCE MANAGEMENT ACT 1991 HEREBY CERTIFY THAT THE AUCKLAND CITY COUNCIL SATISFIED ON REASONABLE GROUNDS THAT EVERY EXISTING BUILDING OR PART OF AN EXISTING BUILDING INCLUDING ANY BUILDING OR PART THEREOF UNDER CONSTRUCTION SHOWN ON THIS PLAN COMPLIES WITH OR WILL COMPLY WITH THE PROVISIONS OF THE BUILDING CODE SPECIFIED IN SECTION 444(4) OF THE BUILDING ACT 1991. DATED THIS 05th DAY OF April 2003.

PURSUANT TO SECTION 224(1) OF THE RESOURCE MANAGEMENT ACT 1991 OF THE AUCKLAND CITY COUNCIL HEREBY CERTIFY THAT EVERY BUILDING SHOWN ON THIS PLAN HAS BEEN ERECTED AND ALL OTHER DEVELOPMENT WORK HAS BEEN CARRIED OUT TO THE EXTENT NECESSARY TO ENABLE ALL THE BOUNDARIES OF EVERY UNIT AND THE COMMON PROPERTY SHOWN ON THE PLAN TO BE PHYSICALLY MEASURED.

DATED THIS 05th DAY OF April 2003

*Koss Groomie Miller*  
Principal Administrative Officer  
Resource Management Ltd  
P.O. Box 67083 Mt Eden  
Auckland

**Total Area**  
Comprised in CT 48765

FIELD BOOKS: Faversham  
STATIONERY BOOKS: Faversham  
EASEMENTS: Faversham

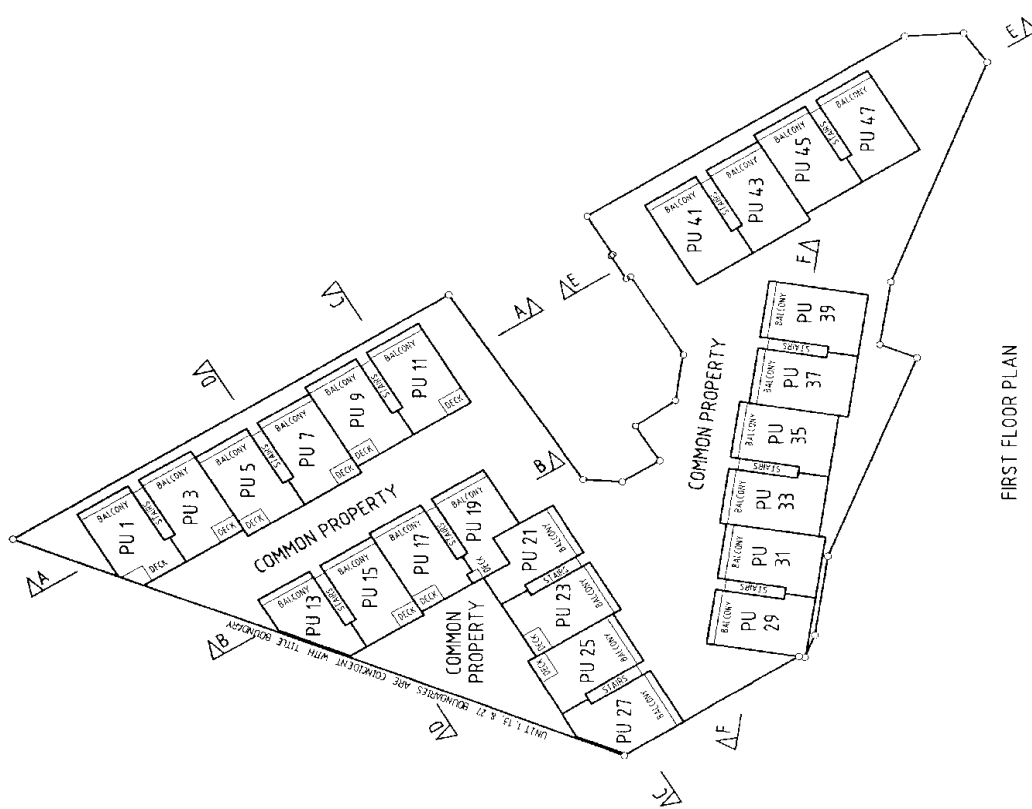
APPROVED AS TO SURVEY BY LAND INFORMATION NZ ON 13 / 06 / 2003  
DEPOSITED BY LAND INFORMATION NZ ON 19 / 07 / 2003

CLASS OF SURVEY: 1  
SHEET 1 OF 5 SHEETS

TERRITORIAL AUTHORITY: AUCKLAND CITY  
Surveyed by: DIMENSION SURVEYORS LTD. 6073  
Scale: 1:300 Date: JULY 2002

LAND DISTRICT: NORTH AUCKLAND  
UNITS ON LOT 1 DP 312430

CT	ALLOCATION	SCHEDULE		HEIGHT LIMITS
		APPELLATION	UNIT ENTITLEMENT	
48770	UNIT 1	82	75.38	
48771	UNIT 2	82	75.38	
48772	UNIT 3	82	75.38	
48773	UNIT 4	82	75.38	
48774	UNIT 5	82	75.38	
48775	UNIT 6	82	75.38	
48776	UNIT 7	82	75.38	
48777	UNIT 8	82	75.38	
48778	UNIT 9	82	75.38	
48779	UNIT 10	82	75.38	
48780	UNIT 11	82	75.38	
48781	UNIT 12	82	75.38	
48782	UNIT 13	82	75.38	
48783	UNIT 14	82	75.38	
48784	UNIT 15	82	75.38	
48785	UNIT 16	82	75.38	
48786	UNIT 17	82	75.38	
48787	UNIT 18	82	75.38	
48788	UNIT 19	82	75.38	
48789	UNIT 20	82	75.38	
48790	UNIT 21	82	75.38	
48791	UNIT 22	82	75.38	
48792	UNIT 23	82	75.38	
48793	UNIT 24	82	75.38	
48794	UNIT 25	82	75.38	
48795	UNIT 26	82	75.38	
48796	UNIT 27	82	75.38	
48797	UNIT 28	82	75.38	
48798	UNIT 29	82	75.38	
48799	UNIT 30	82	75.38	
48800	UNIT 31	82	75.38	
48801	UNIT 32	82	75.38	
48802	UNIT 33	82	75.38	
48803	UNIT 34	82	75.38	
48804	UNIT 35	82	75.38	
48805	UNIT 36	82	75.38	
48806	UNIT 37	82	75.38	
48807	UNIT 38	82	75.38	
48808	UNIT 39	82	75.38	
48809	UNIT 40	82	75.38	
48810	UNIT 41	82	75.38	
48811	UNIT 42	82	75.38	
48812	UNIT 43	82	75.38	
48813	UNIT 44	82	75.38	
48814	UNIT 45	82	75.38	
48815	UNIT 46	82	75.38	
48816	UNIT 47	82	75.38	
48817	UNIT 48	82	75.38	
48818	UNIT 49	82	75.38	
48819	UNIT 50	82	75.38	
48820	UNIT 51	82	75.38	
48821	UNIT 52	82	75.38	
48822	UNIT 53	82	75.38	
48823	UNIT 54	82	75.38	
48824	UNIT 55	82	75.38	
48825	UNIT 56	82	75.38	
48826	UNIT 57	82	75.38	
48827	UNIT 58	82	75.38	
48828	UNIT 59	82	75.38	
48829	UNIT 60	82	75.38	
48830	UNIT 61	82	75.38	
48831	UNIT 62	82	75.38	
48832	UNIT 63	82	75.38	
48833	UNIT 64	82	75.38	
48834	UNIT 65	82	75.38	
48835	UNIT 66	82	75.38	
48836	UNIT 67	82	75.38	
48837	UNIT 68	82	75.38	
48838	UNIT 69	82	75.38	
48839	UNIT 70	82	75.38	
48840	UNIT 71	82	75.38	
48841	UNIT 72	82	75.38	
48842	UNIT 73	82	75.38	
48843	UNIT 74	82	75.38	
48844	UNIT 75	82	75.38	
48845	UNIT 76	82	75.38	
48846	UNIT 77	82	75.38	
48847	UNIT 78	82	75.38	
48848	UNIT 79	82	75.38	
48849	UNIT 80	82	75.38	
48850	UNIT 81	82	75.38	
48851	UNIT 82	82	75.38	
48852	UNIT 83	82	75.38	
48853	UNIT 84	82	75.38	
48854	UNIT 85	82	75.38	
48855	UNIT 86	82	75.38	
48856	UNIT 87	82	75.38	
48857	UNIT 88	82	75.38	
48858	UNIT 89	82	75.38	
48859	UNIT 90	82	75.38	
48860	UNIT 91	82	75.38	
48861	UNIT 92	82	75.38	
48862	UNIT 93	82	75.38	
48863	UNIT 94	82	75.38	
48864	UNIT 95	82	75.38	
48865	UNIT 96	82	75.38	
48866	UNIT 97	82	75.38	
48867	UNIT 98	82	75.38	
48868	UNIT 99	82	75.38	
48869	UNIT 100	82	75.38	



FIRST FLOOR PLAN

CLASS OF SURVEY: I  
SHEET 2 OF 5 SHEETS

TERRITORIAL AUTHORITY: AUCKLAND CITY  
Surveyed by: DIMENSION SURVEYORS LTD  
Scale: 1:300 Date: JULY 2002

UNITS ON LOT 1 DP 312430

LAND DISTRICT: NORTH AUCKLAND

Approved as to Survey by Land Information NZ on  
13 / 6 / 2003

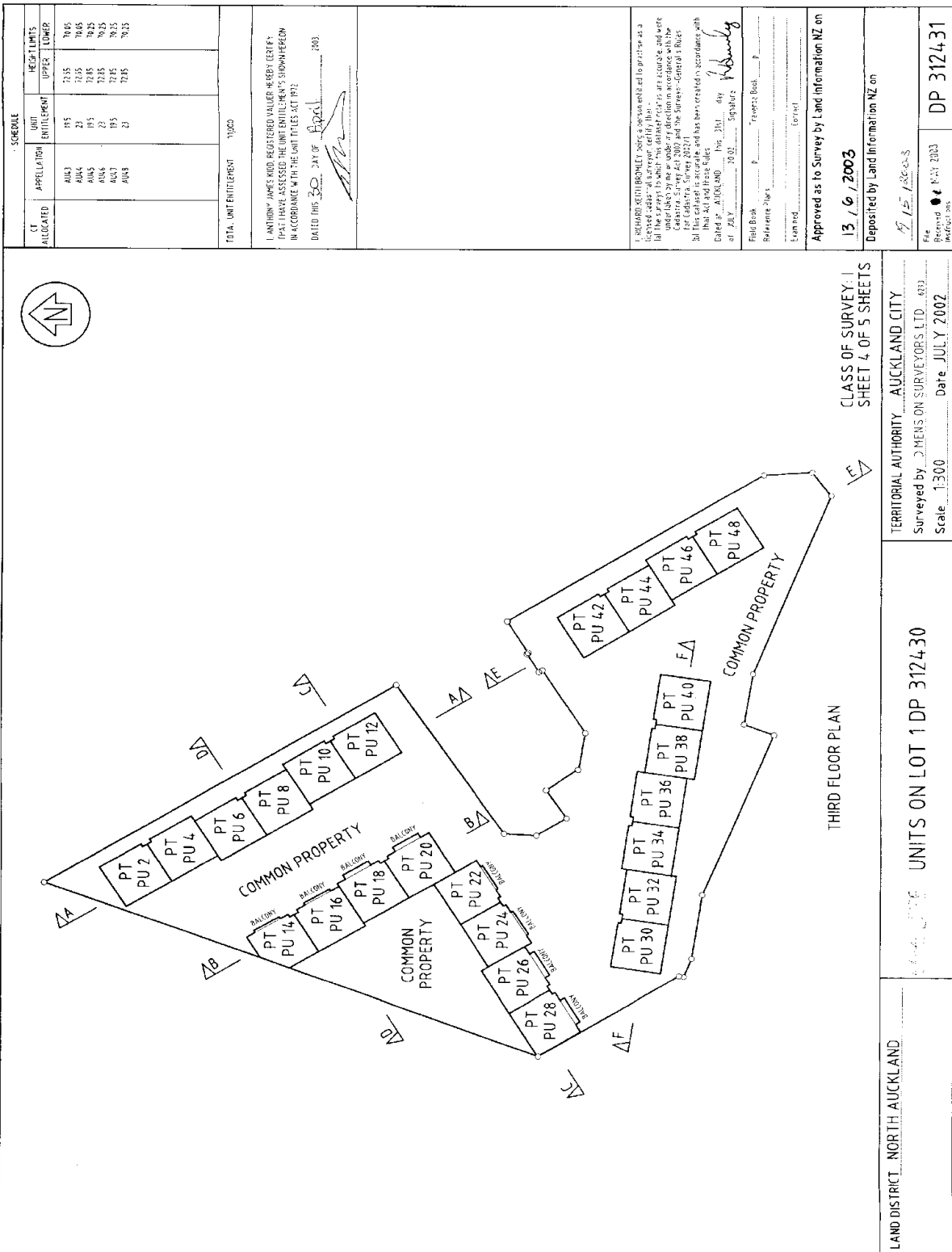
Deposited by Land Information NZ on  
19 / 5 / 2003

File Reference: DP 312431  
Date: 11 MAY 2003

I, **SHARON HERRIDGE**, being a person entitled to practice as a registered cadastral surveyor, do hereby certify that the above is a true and correct copy of the original plan as shown to me by the surveyor in charge of the survey, or in accordance with the instructions of the Surveyor-General, and that the Surveyor-General's rules for cadastral surveys have been observed in the preparation of this plan. This document is accurate, and has been created in accordance with the Act and these Rules.  
Dated at Auckland, this 31<sup>st</sup> day of July, 2003.  
Signature: *Sharon Herridge*  
Title: Surveyor

Field Book: .....  
Reference Point: .....  
Elevation: .....  
Frame: .....  
Corners: .....





SCHEDULE

CT ALLOCATED	APPELLATION	UNIT ENTITLEMENT	HEIGHT LIMITS	
			UPPER	LOWER
	AU43	U5	72.55	70.65
	AU44	23	72.55	70.65
	AU45	U5	72.55	70.25
	AU46	23	72.55	70.25
	AU47	U5	72.55	70.25
	AU48	23	72.55	70.25

TOTAL UNIT ENTITLEMENT: 13000

I, ANTHONY JAMES KING, REGISTERED VALUER, HEREBY CERTIFY THAT I HAVE ASSESSED THE UNIT ENTITLEMENT'S SHOWN HEREON IN ACCORDANCE WITH THE UNIT TITLES ACT 1972.

DATED THIS 30 DAY OF June 2003.

*(Signature)*

I, SURVEYOR J. MENSON SURVEYORS LTD. HEREBY CERTIFY THAT THIS SURVEY WAS CONDUCTED IN ACCORDANCE WITH THE SURVEY ACT 2002 AND THAT THE SURVEY IS ACCURATE AND HAS BEEN CREATED IN ACCORDANCE WITH THE ACT AND THESE RULES.

DATED AT AUCKLAND this 15th day of July 2003.

*(Signature)*

Field Book: P  
Reference: P  
Examined: P  
Leased: P

UNIT: 015 APPROVED PLAN 02/9

