



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



R.W. Muir  
Registrar-General  
of Land

**Identifier** **465836**  
**Land Registration District** **Wellington**  
**Date Issued** 14 May 2012

**Prior References**  
400899

**Supplementary Record Sheet**  
478484

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**Estate** Stratum in Freehold  
**Legal Description** Unit 901 Deposited Plan 417115  
**Registered Owners**  
Iain Lovat Fraser and Kaye Elizabeth Fraser

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**Estate** Stratum in Freehold - 1/57 share  
**Legal Description** Accessory Unit L Deposited Plan 417115  
**Registered Owners**  
Iain Lovat Fraser and Kaye Elizabeth Fraser

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**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**

Land Covenant in Easement Instrument 9065562.3 - 14.5.2012 at 5:16 pm

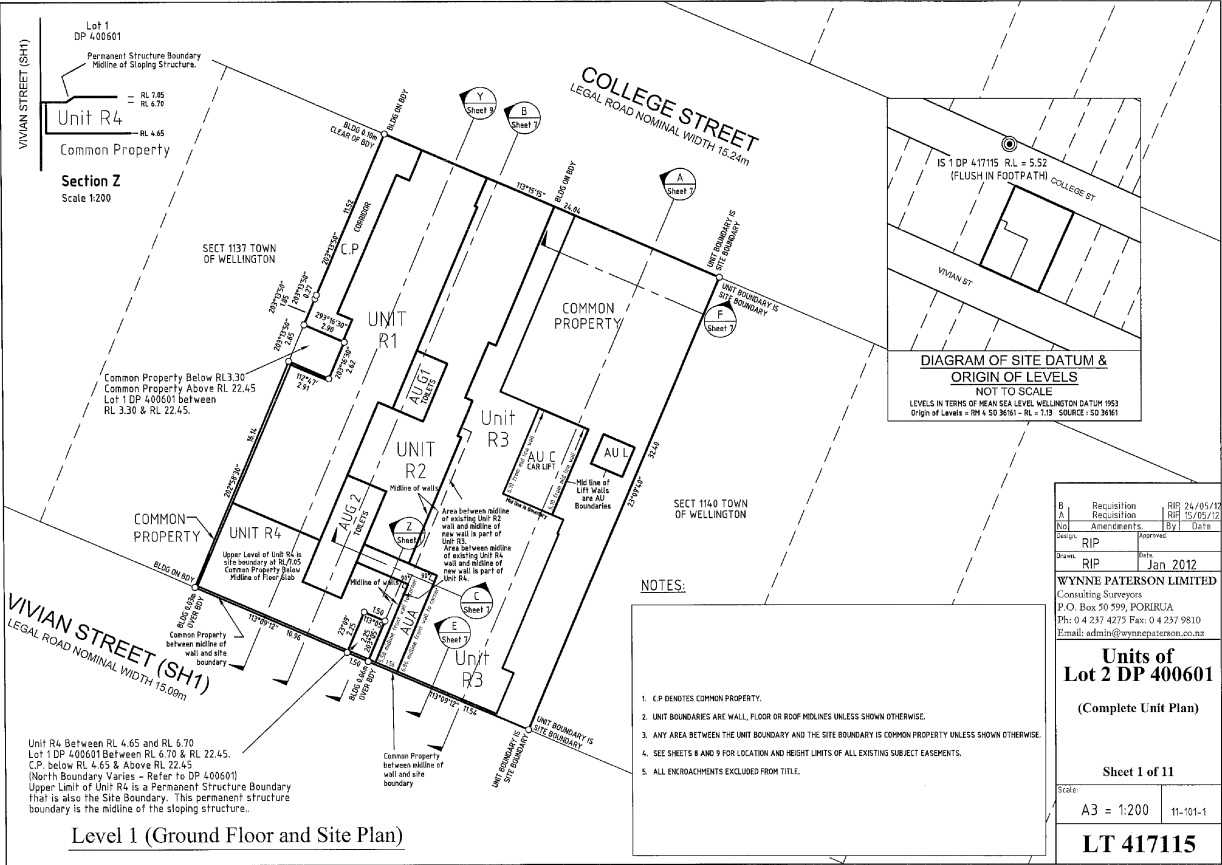
9111045.7 Mortgage to Westpac New Zealand Limited - 5.7.2012 at 12:00 pm

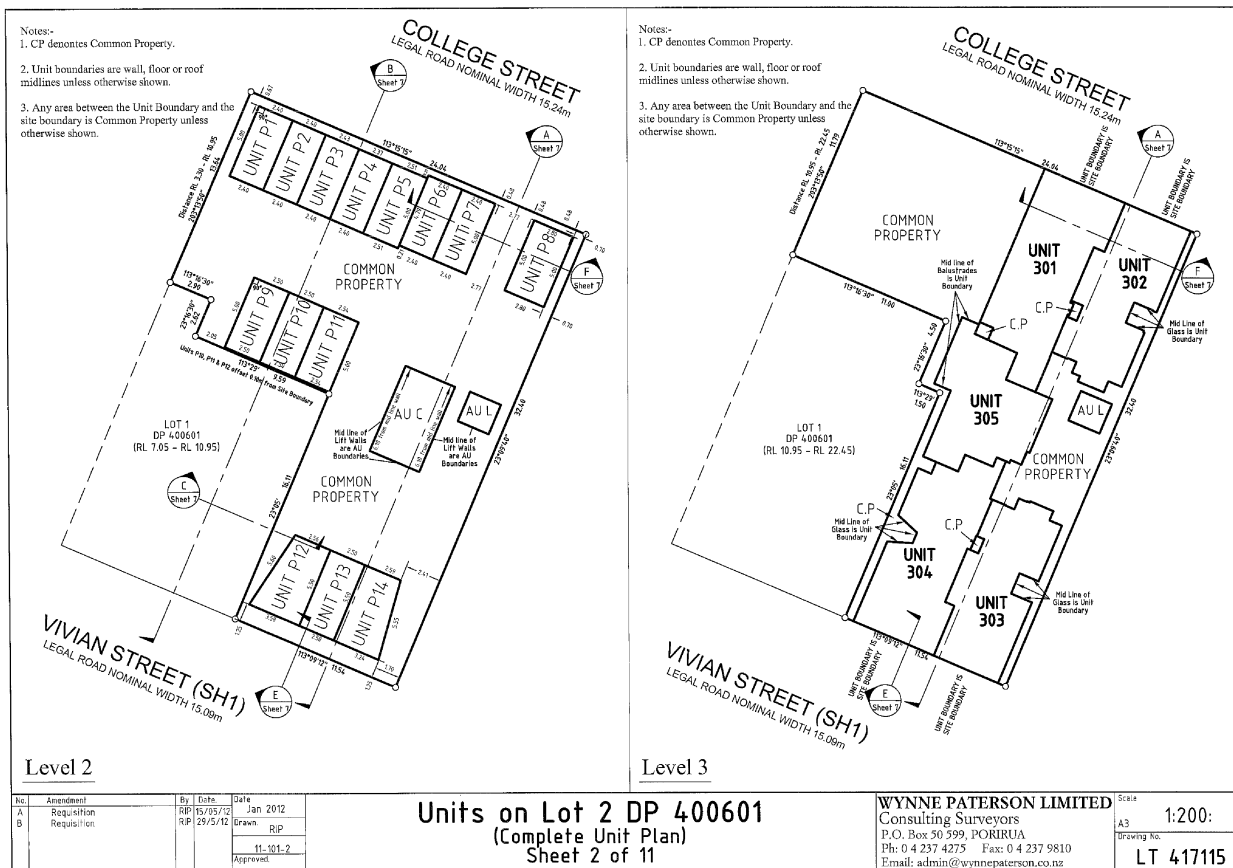
## To Purchasers/Interested Parties:

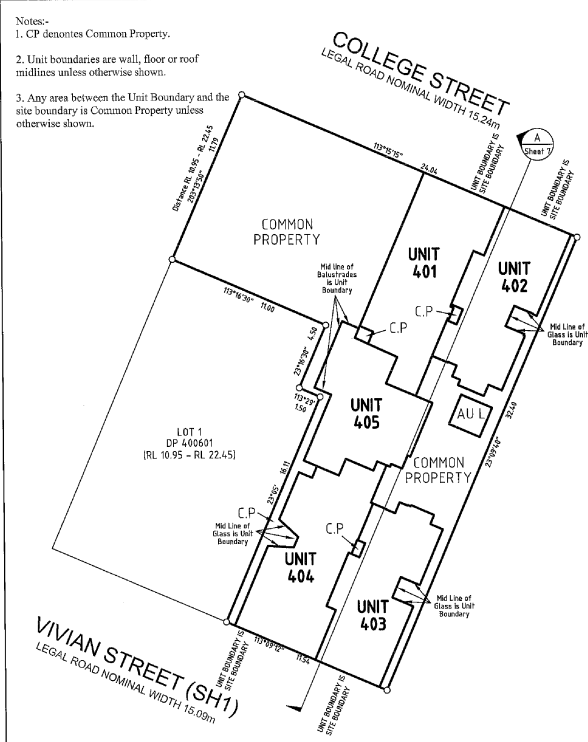
A title shows evidence of events relating to a piece of real estate. A solicitor is the most appropriate person to examine a title. In accepting this title copy from Professionals, Redcoats Limited, you agree that this agency or any of its agents take no responsibility for interpreting it or for providing legal advice on anything out of the ordinary such as, but not limited to:

Caveat, Charging Order, Easement, Encumbrance, Instruments, Restrictive Covenant,  
Covenant, Cross Lease, Joint Tenancy, Tenancy in Common, Company Share

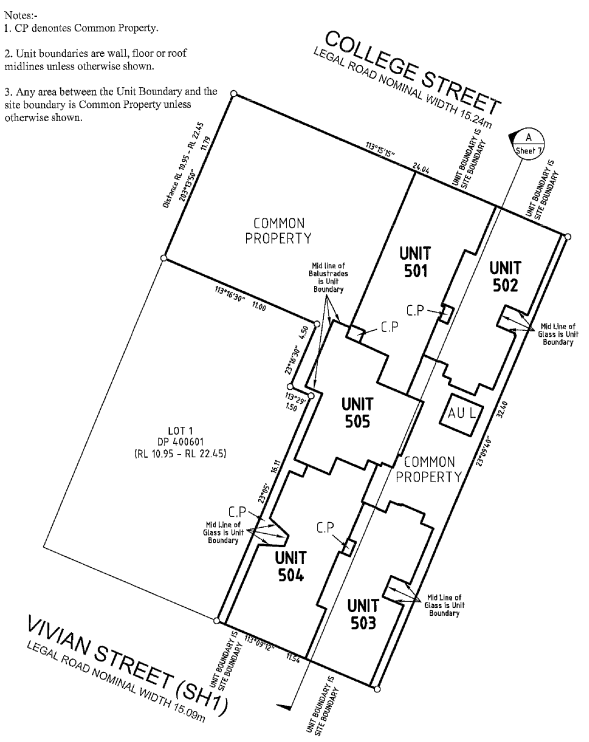
**Often more than just the title needs to be searched. Cross Lease, Consent Notices, Easements, Instruments and other documents may place restrictions on use. You should take guidance from a solicitor.**







Level 4



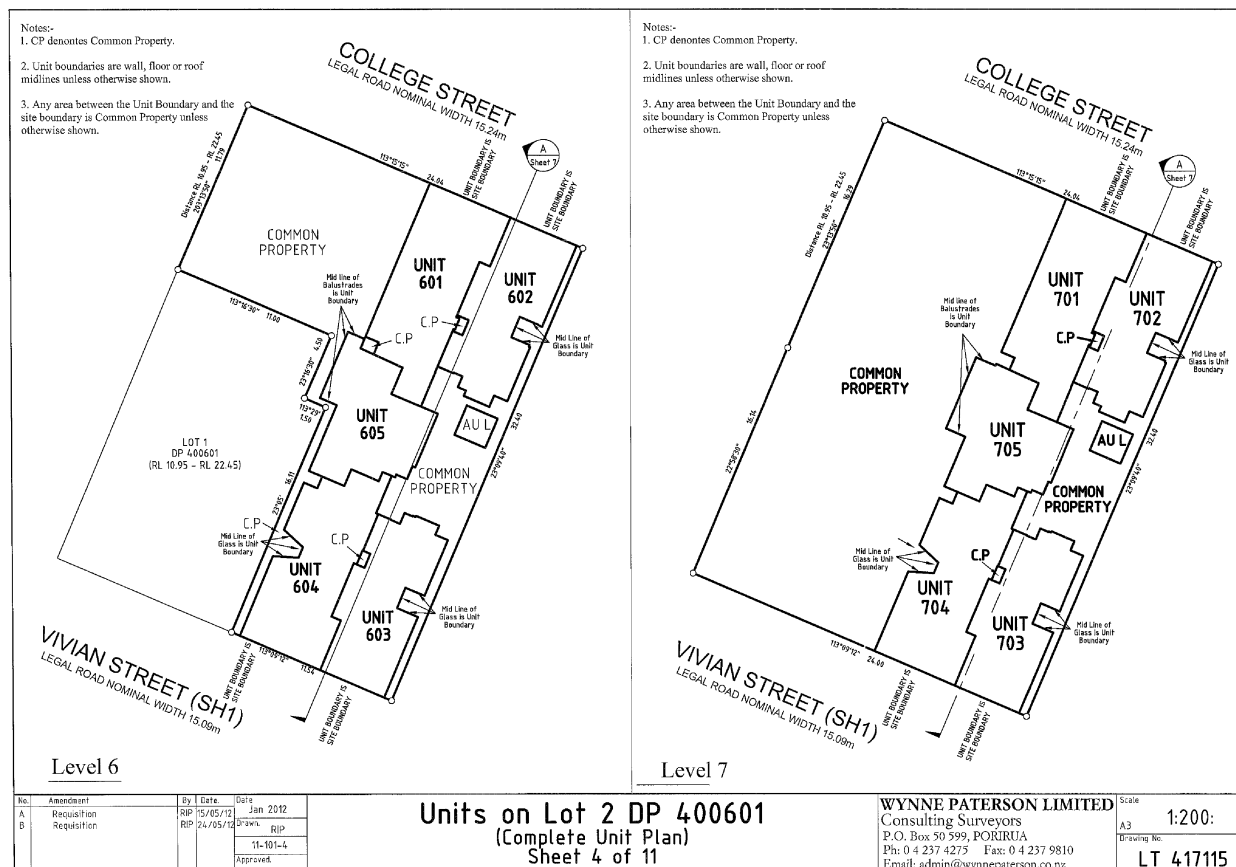
Level 5

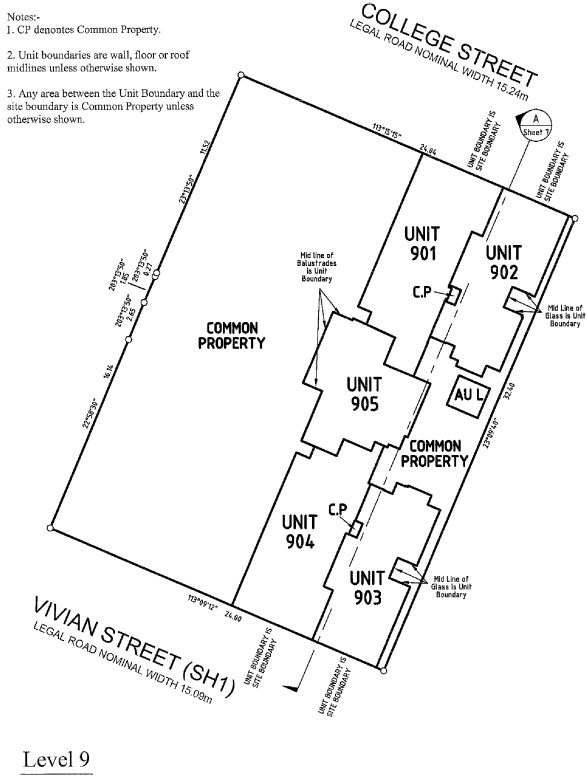
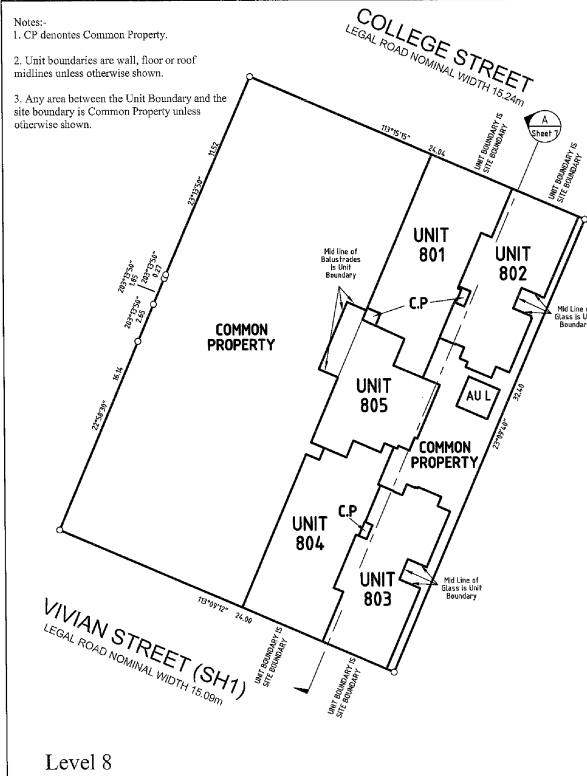
No.	Amendment	By	Date	Date
A	Requisition	RJP	15/05/12	Jan 2012
B	Requisition	RJP	24/05/12	Unwn. RJP
			11-101-3	Approved:

Units on Lot 2 DP 400601  
(Complete Unit Plan)  
Sheet 3 of 11

WYNNE PATERSON LIMITED  
Consulting Surveyors  
P.O. Box 90 599, POKIRUA  
Ph: 0 4 237 4275 Fax: 0 4 237 9810  
Email: admin@wynnepaterson.co.nz

Scale  
A3  
Drawing No.  
LT 417115



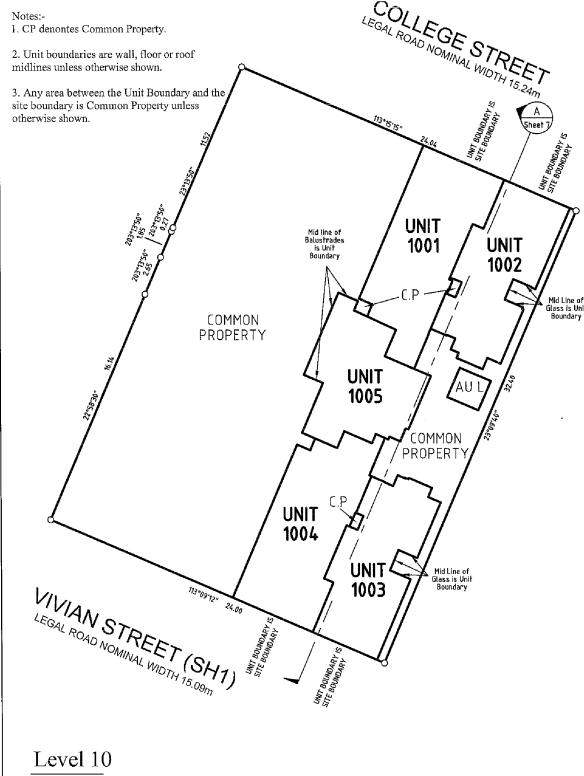


No.	Assessment	By	Date	Date
B C	Requisition Requisition	RIP	24/05/12	Drawn RIP
		RIP	29/05/12	11-101-5
		Approved		

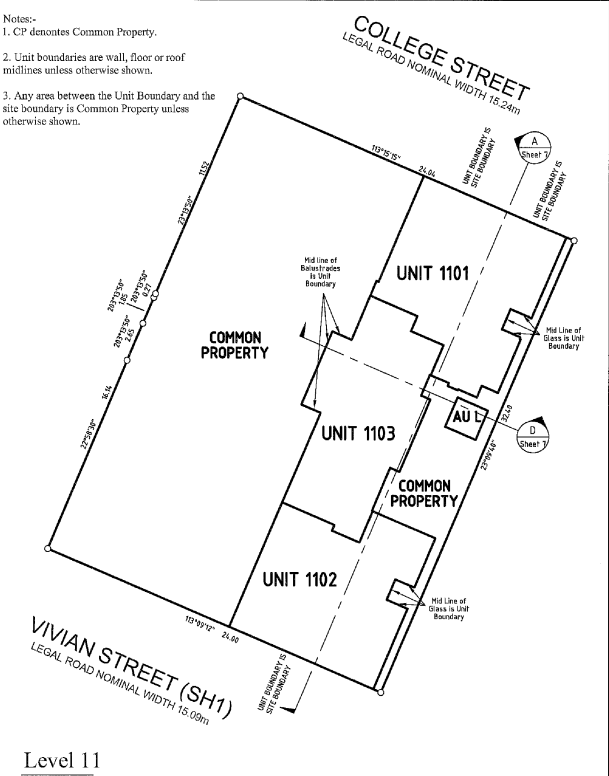
Units on Lot 3 DP 400601  
(Complete Unit Plan)  
Sheet 5 of 11

WYNNE PATERSON LIMITED  
Consulting Surveyors  
P.O. Box 30 399, POKIRUA  
Ph: 0 4 237 4275 Fax: 0 4 237 9810  
Email: admin@wynnepaterson.co.nz

Scale	1:200:
A3	Drawing No.
LT	417115



Level 10

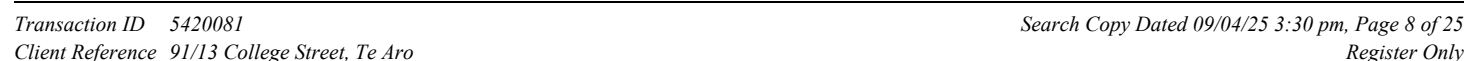


Level 11

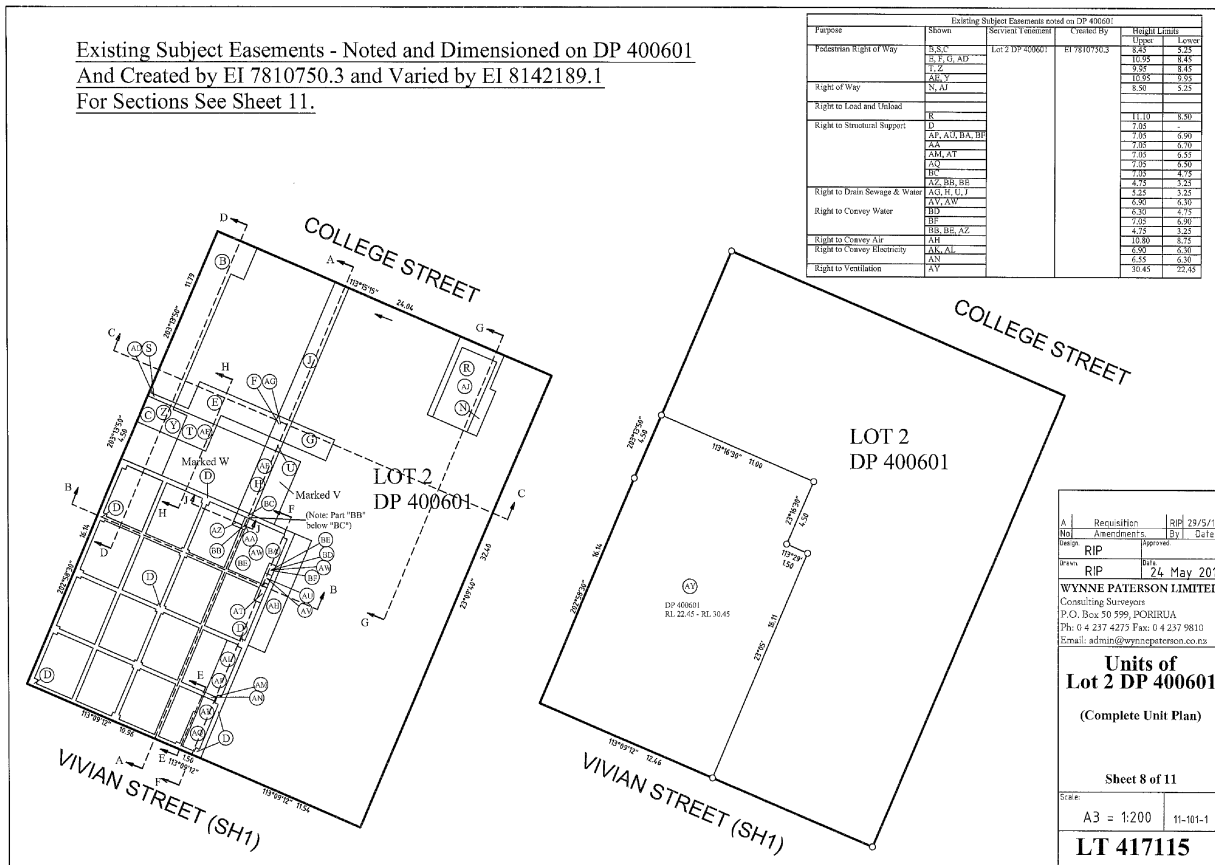
No.	Amendment	By	Est.	Date
A	Registration	RIP	15/05/12	Jan 2012
B	Registration	RIP	24/05/12	Drawn: RIP
C	Registration	RIP	25/05/12	11-101-6
				Approved:

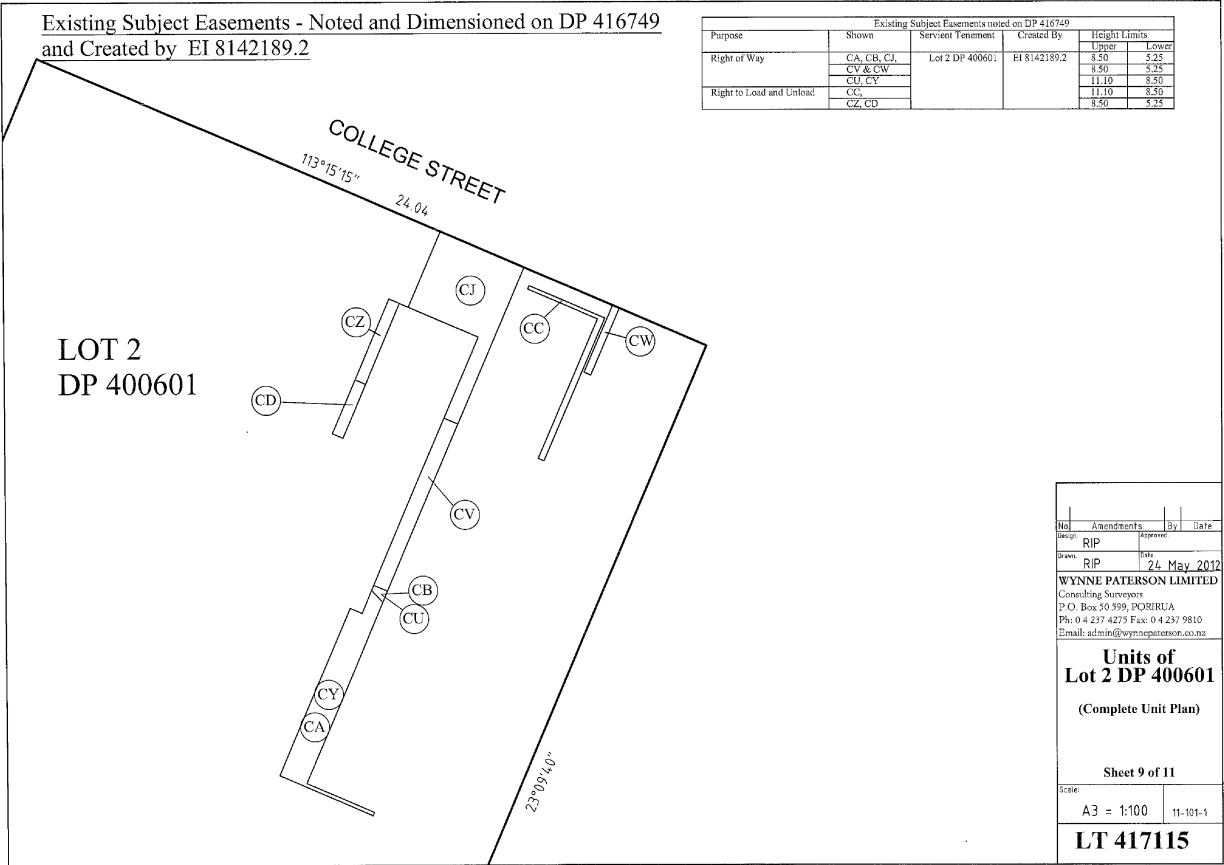
Units on Lot 2 DP 400601  
(Complete Unit Plan)  
Sheet 6 of 11

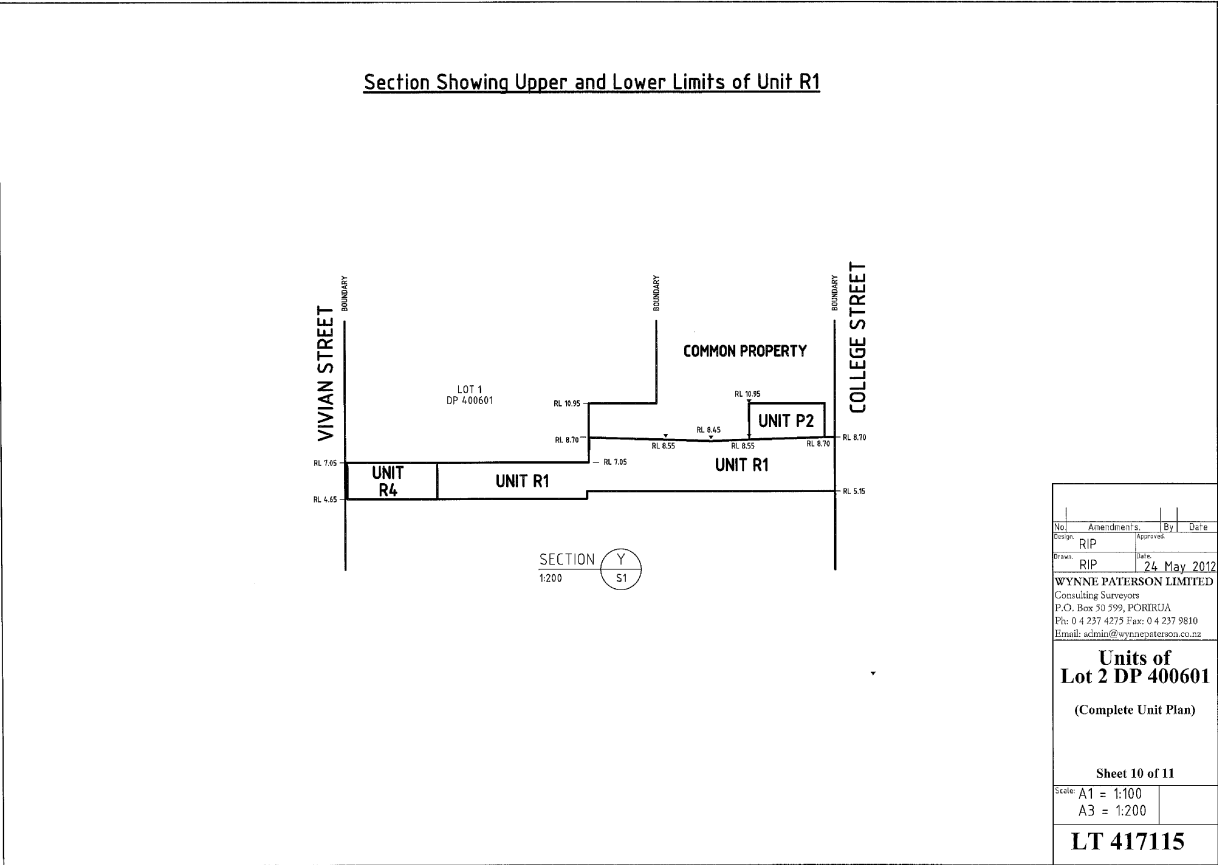
WYNNE PATERSON LIMITED Consulting Surveyors P.O. Box 50 599, PORIRUA Ph: 0 4 237 4275 Fax: 0 4 237 9810 Email: admin@wynnepaterson.co.nz	Scale A3 1:200: Drawing No. LT 417115
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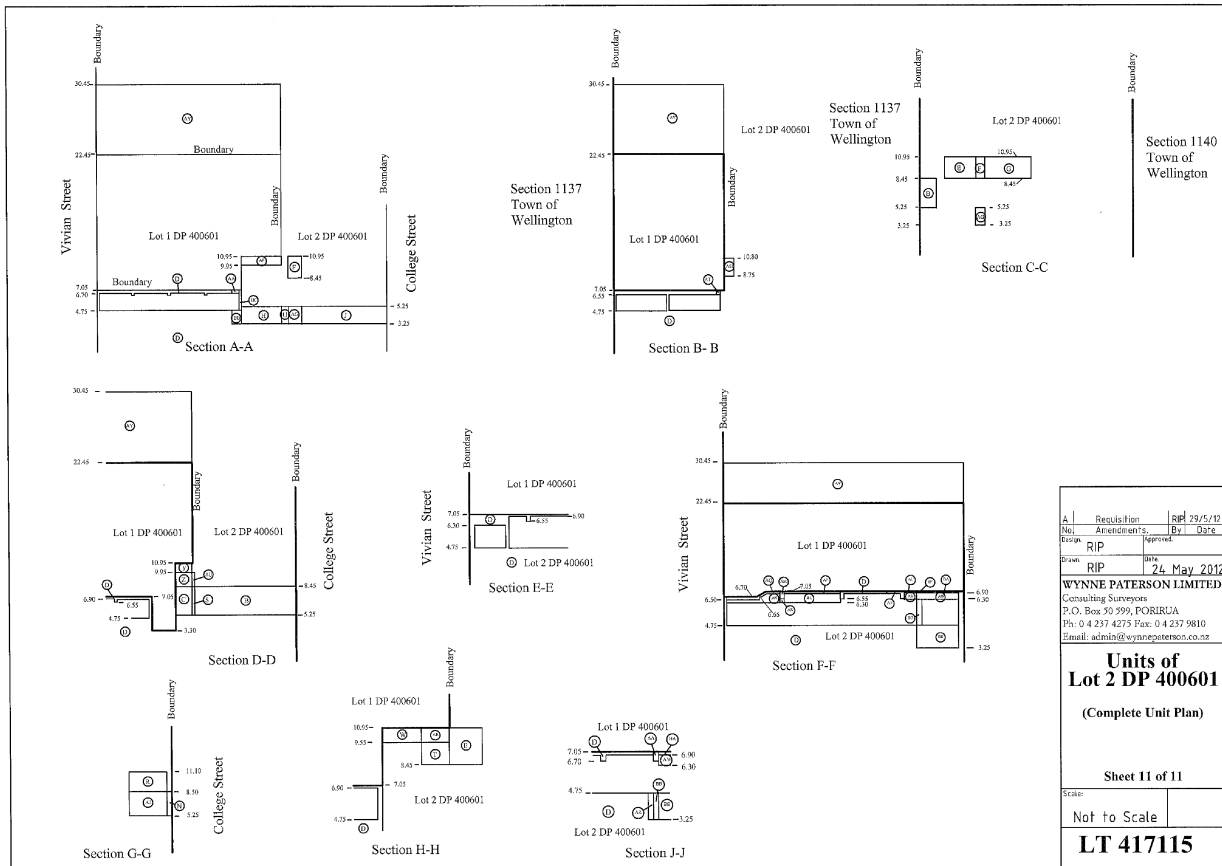












## Schedule / Memorandum

Schedule / Memorandum  
LT 417115 (Complete Unit Plan)

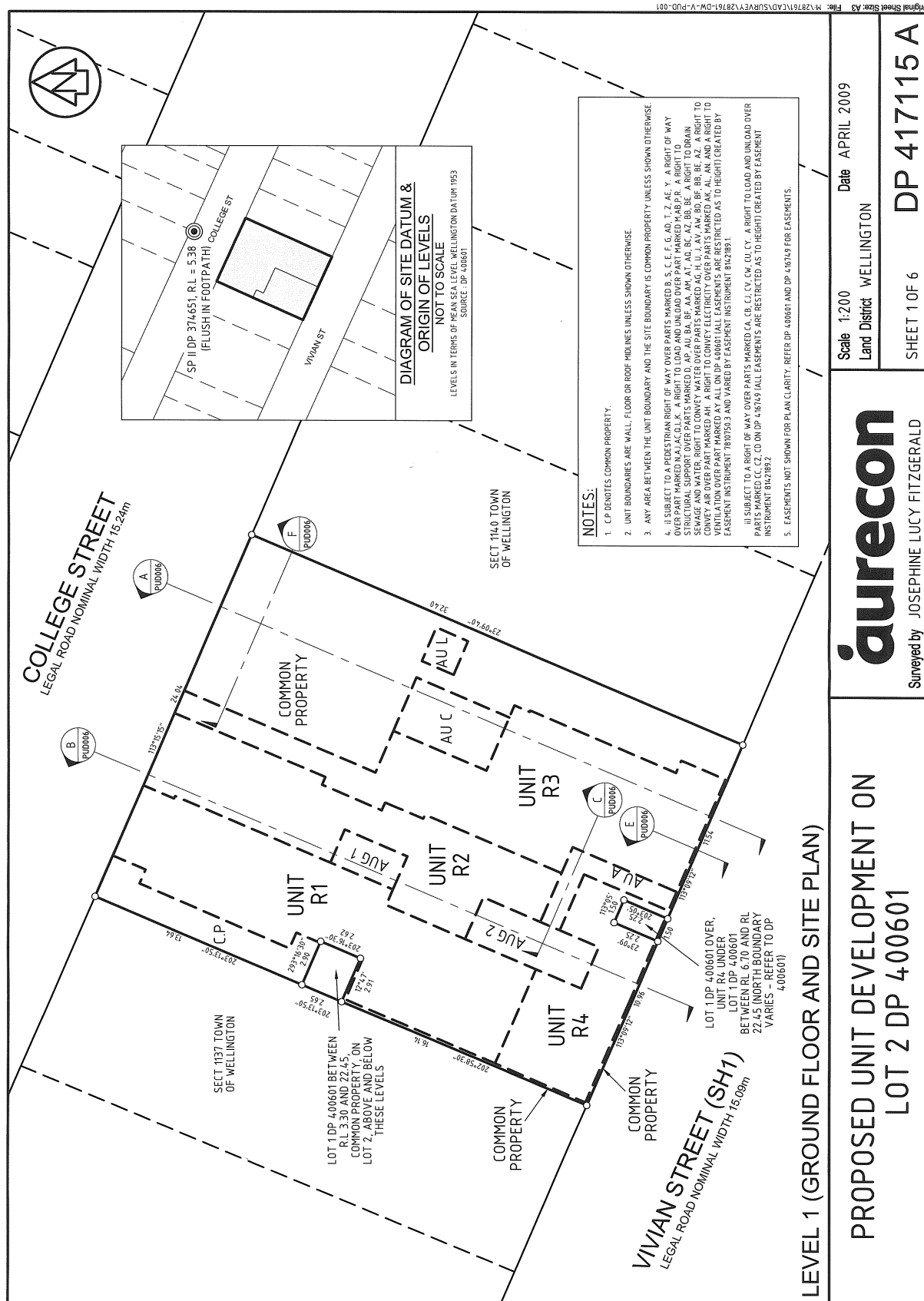
Schedule of Existing Easements		
Purpose	Shown	Created By
Right of Way	CA,CB,CJ,CV,CW,CU,CY (as shown on DP 416749)	E.I.8142189.2
	N,AJ, (as shown on DP 400601)	E.I.78107850.3
Right to Load and Unload	CC,CZ,CD (as shown on DP 416749)	E.I.8142189.2
	R (as shown on DP 400601)	E.I.78107850.3
Pedestrian Right of Way	B,S,C,E,F,G,AD,T,Z,AE,Y (as shown on DP 400601)	E.I.78107850.3
Right to Structural Support	D,AP,AU,BA,BF,AA,AM,AT,AQ,BC,AZ,BB,BE (as shown on DP 400601)	
Right to Convey Air	AH (as shown on DP 400601)	
Right to Convey Electricity	AK,AL,AN (as shown on DP 400601)	
Right to Ventilation	AY (as shown on DP 400601)	
Right to Drain Sewage and Water Right to Convey Water	AG,H,U,J,AV,AW,BD,BF,BB,BE,AZ (as shown on DP 400601)	

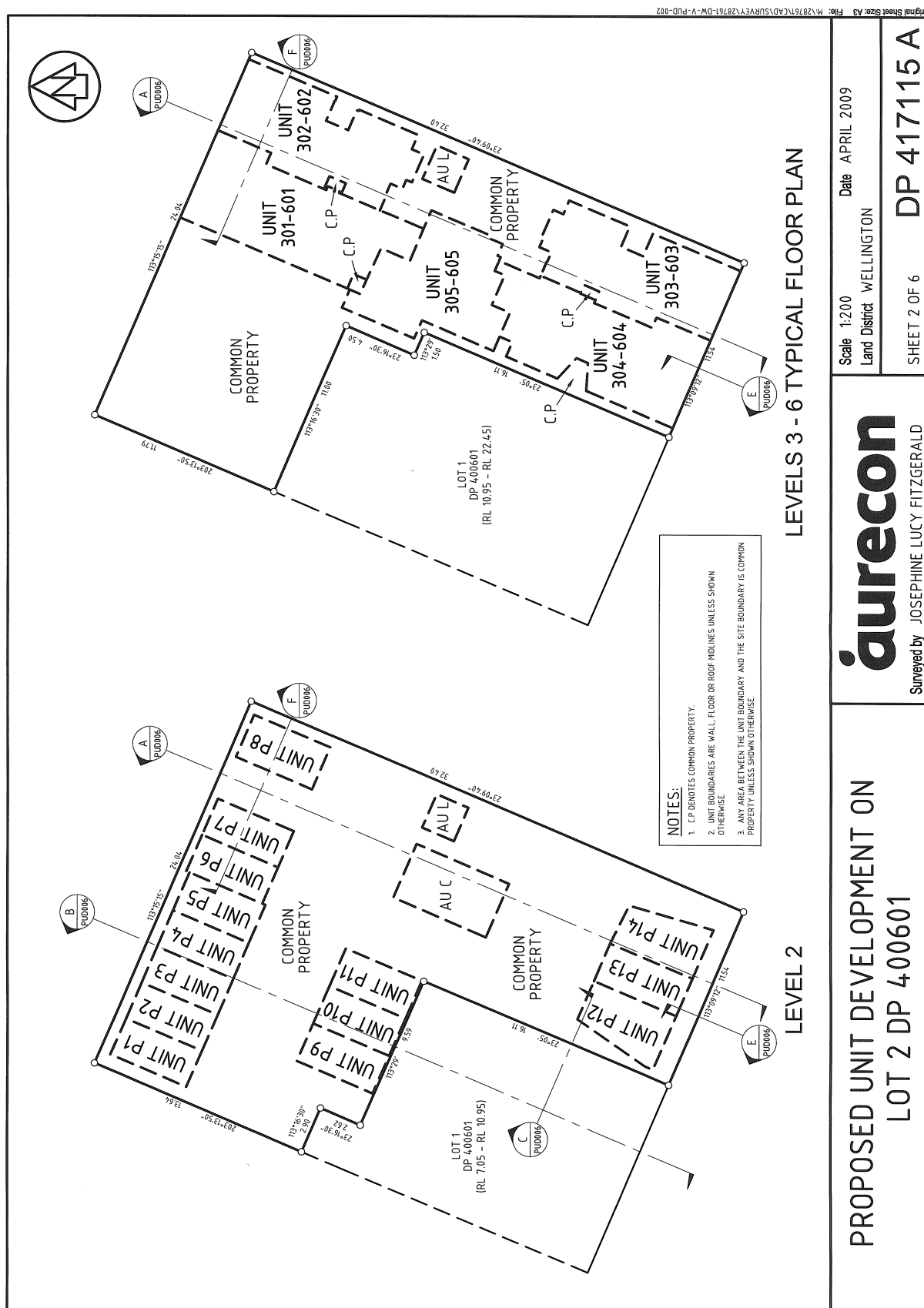
Schedule of Existing Appurtenant Easements	
Purpose	Created by
Party Wall Easement and a Right to Air Supply, Air Extraction and Sewer Venting	E.I.7810750.3

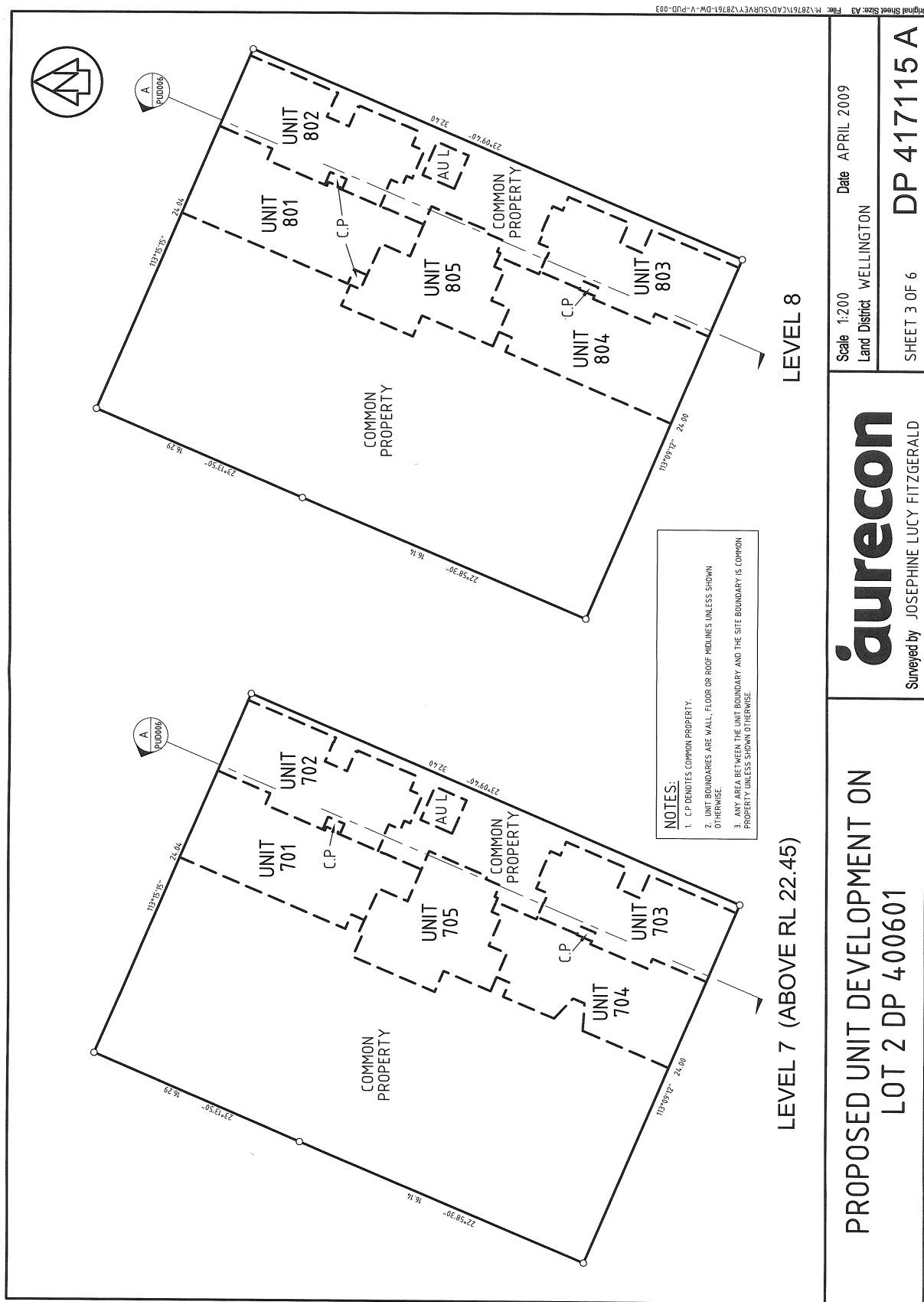
Subject to an existing Consent Notice (7810750.1)

Subject to an existing Land Covenant in E.I.7810750.4

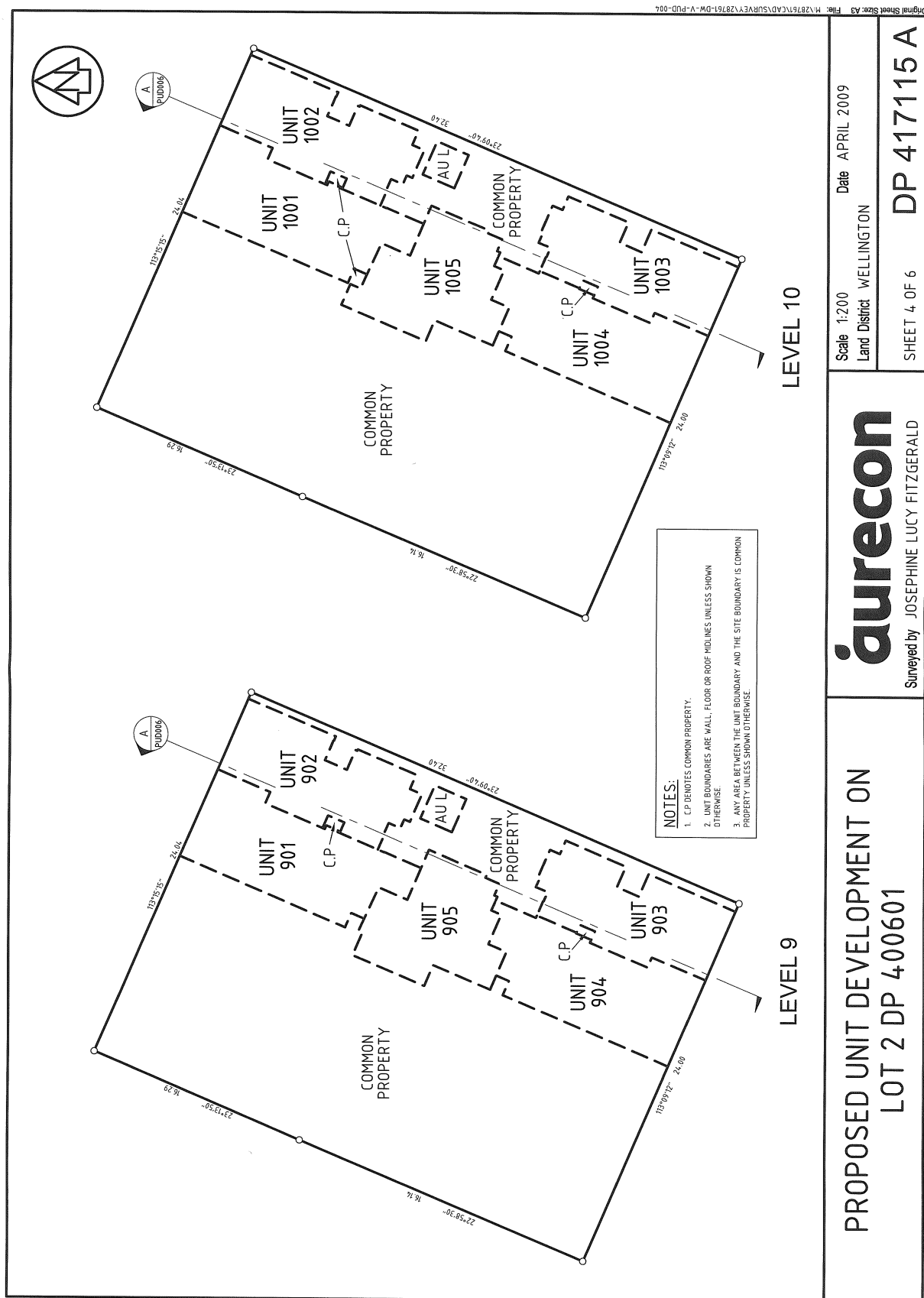
Areas labelled V, W, AE, AF, Y (RL 9.95m to 10.95m) are subject to a Land Covenant restricting Building within these areas.

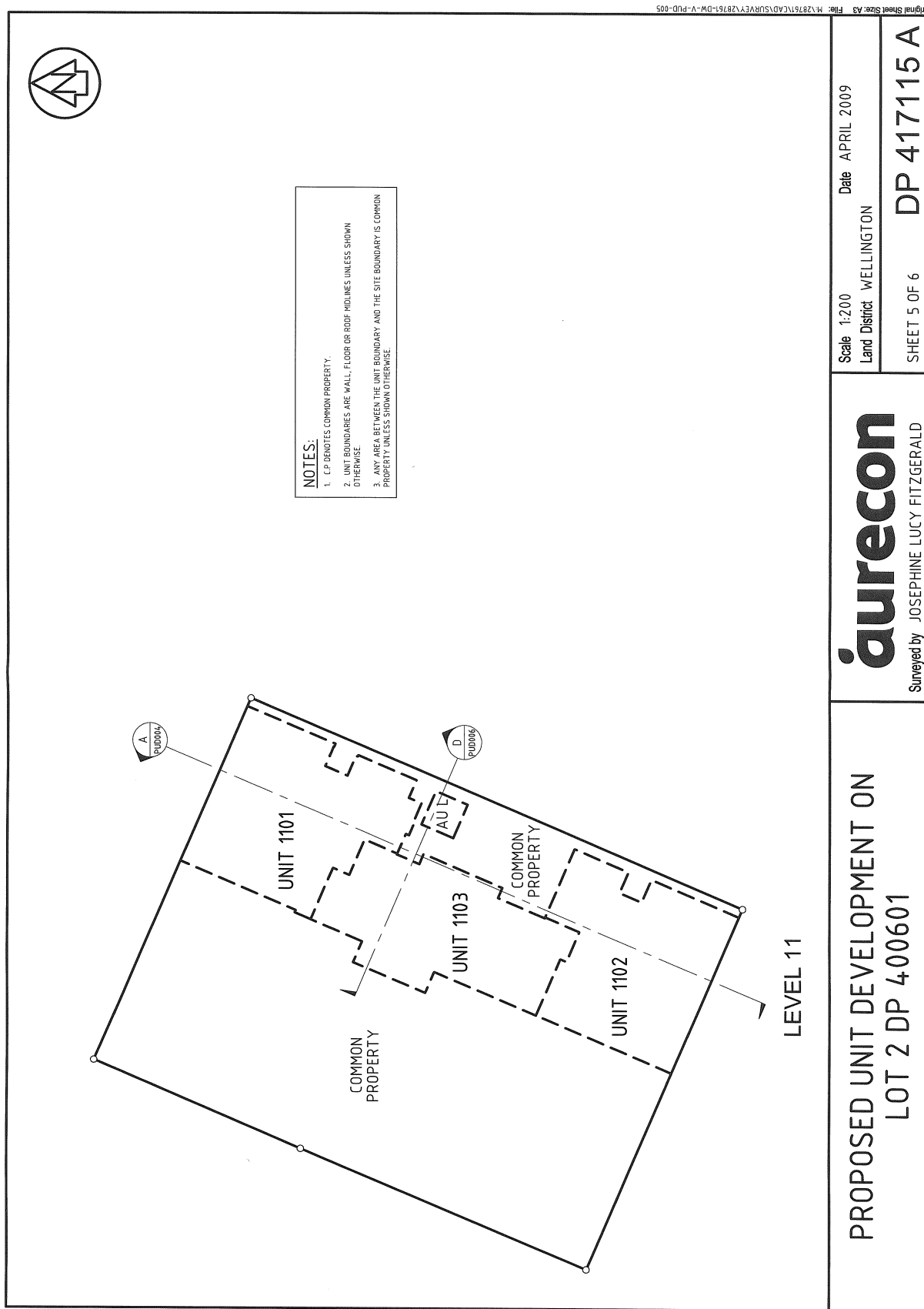






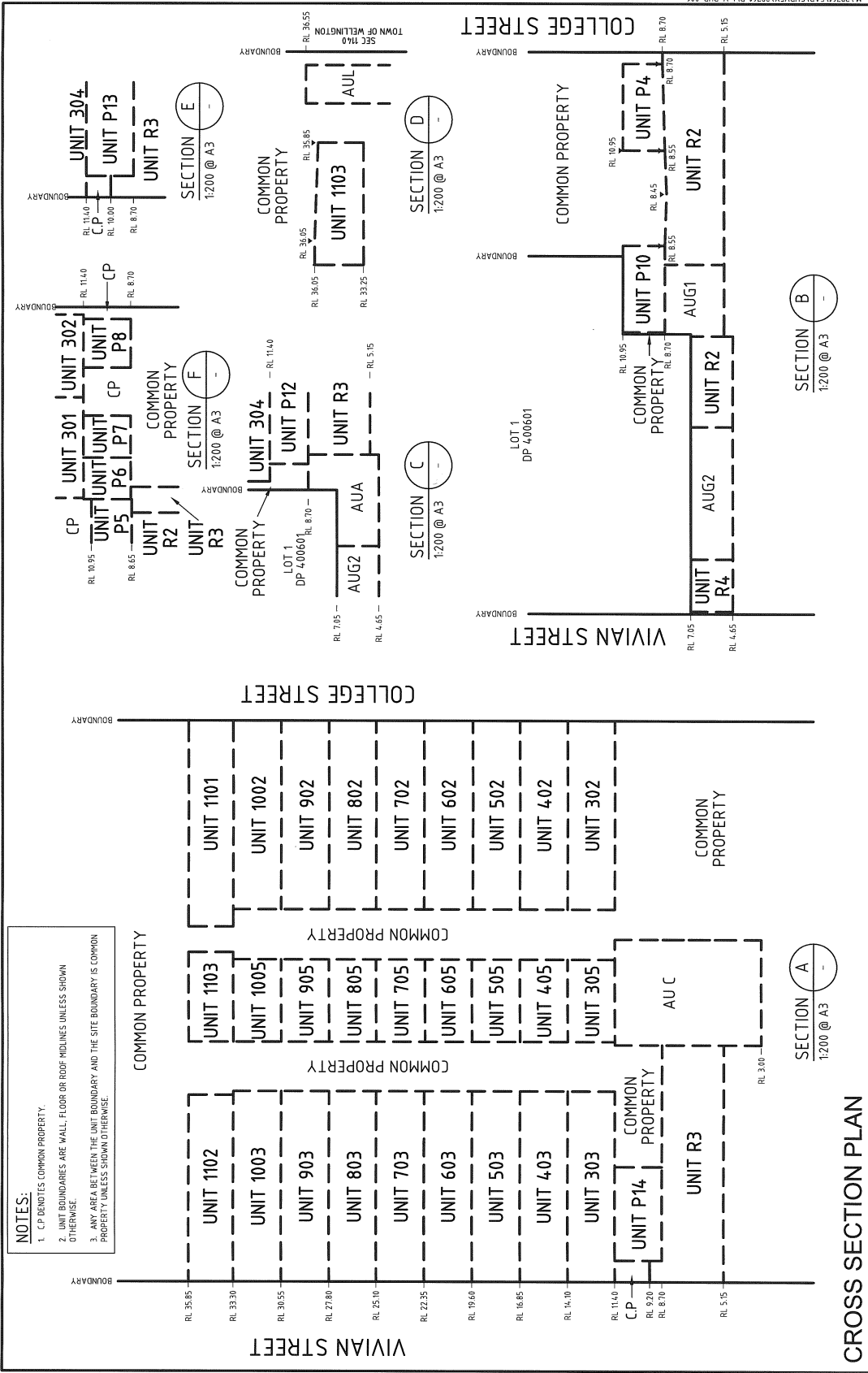






Scale 1:200  
Land District WELLINGTON  
Date APRIL 2009  
SHEET 5 OF 6  
DP 417115 A

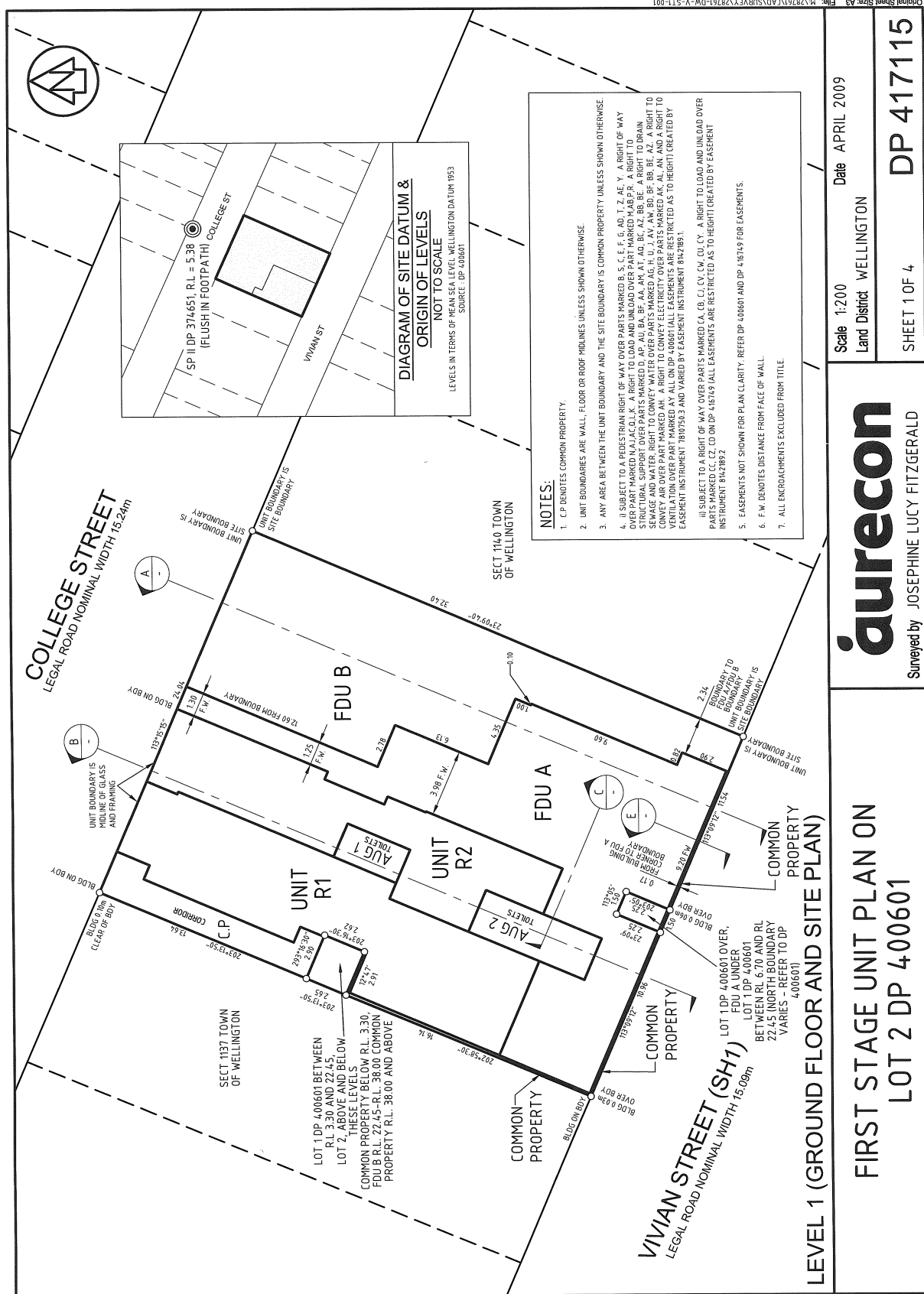
**aurecon**  
Surveyed by JOSEPHINE LUCY FITZGERALD

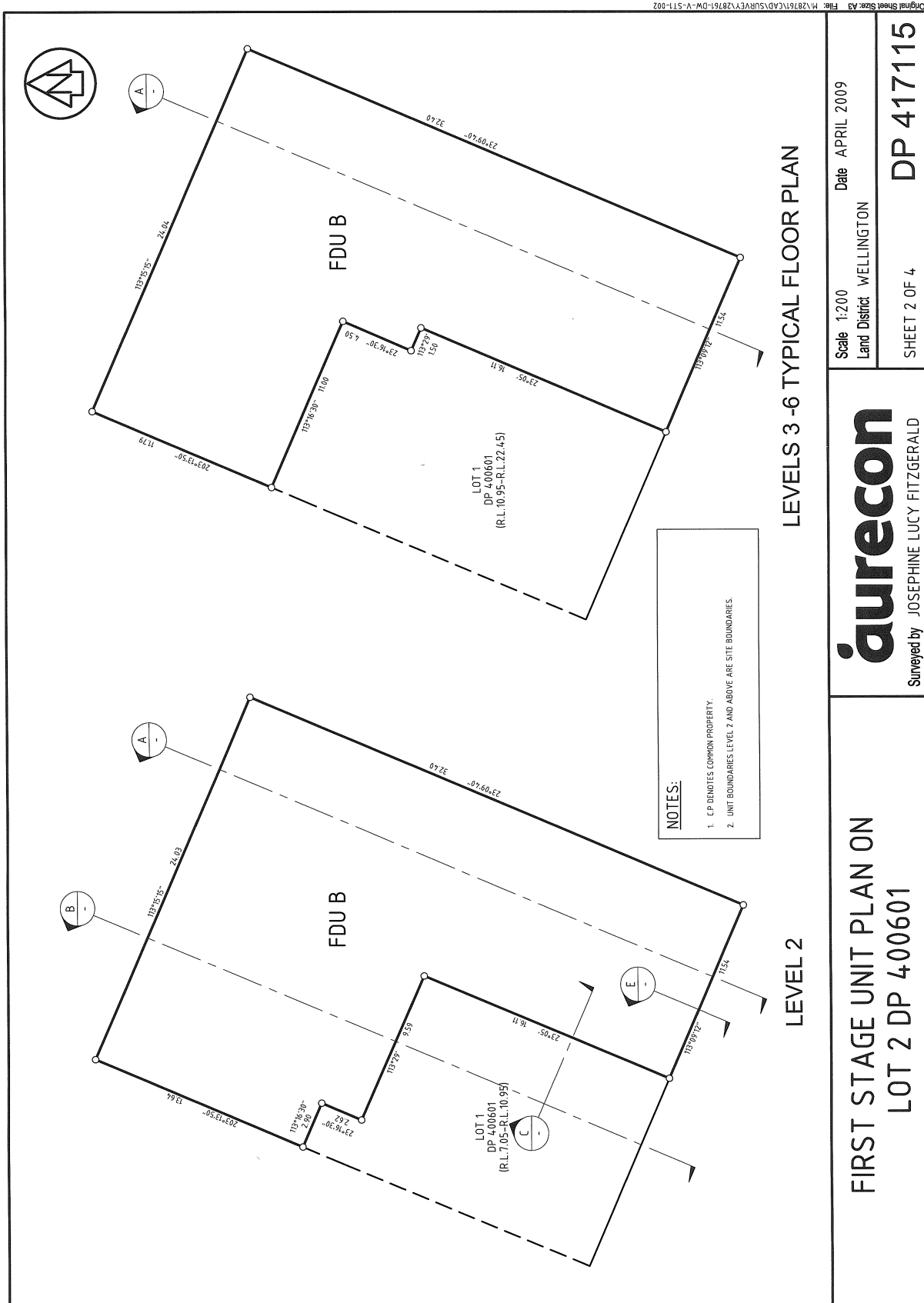


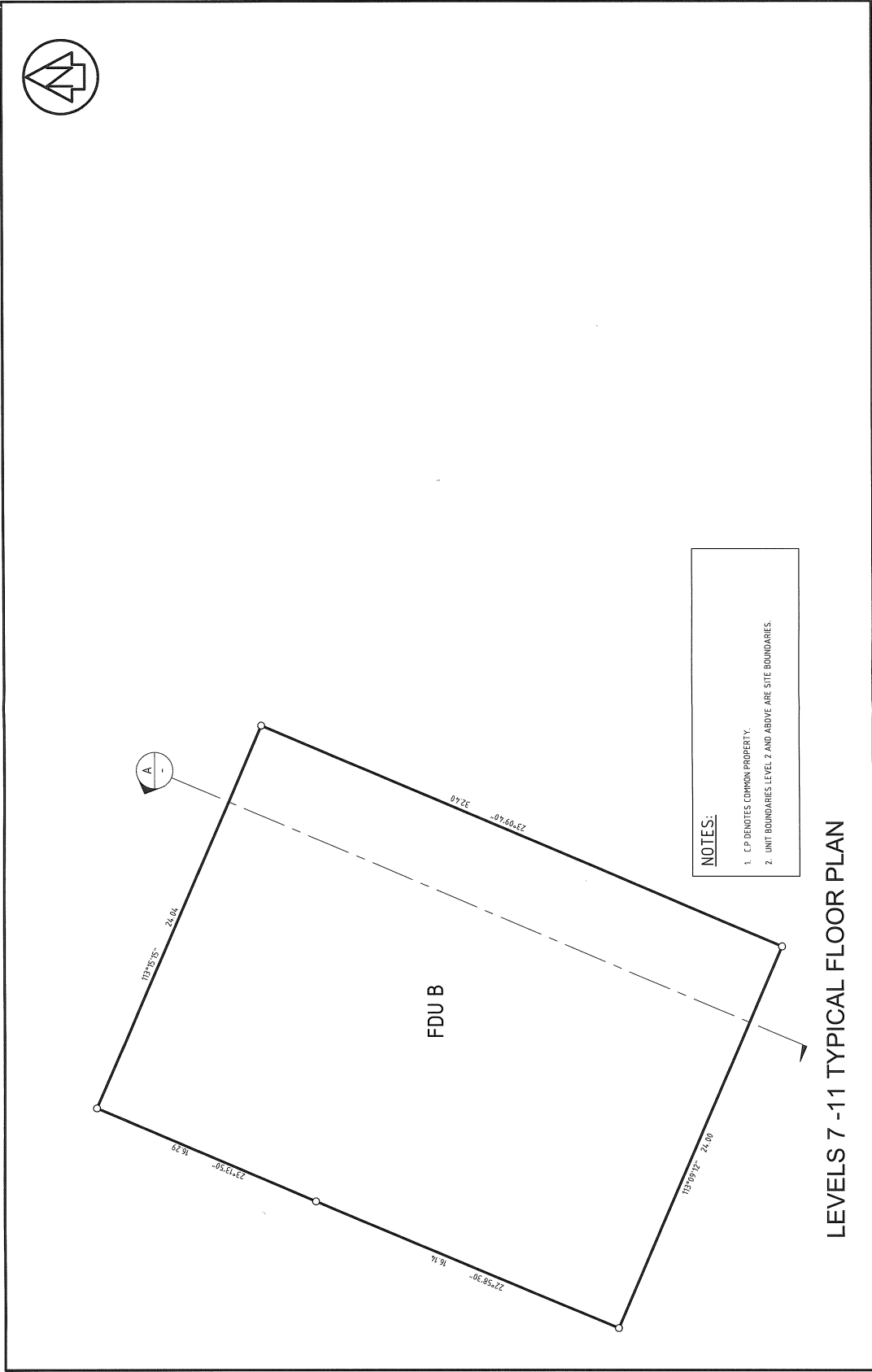
<b>Proposed Unit Development on</b> <b>Lot 2 DP 400601</b>	<b>Scale</b> 1:200 <b>Land District</b> WELLINGTON	<b>Date</b> APRIL 2009
		<b>SHEET</b> 6 OF 6
		<b>DP</b> 417115 A

**Surveyed by** JOSEPHINE LUCY FITZGERALD

**DP** 417115 A







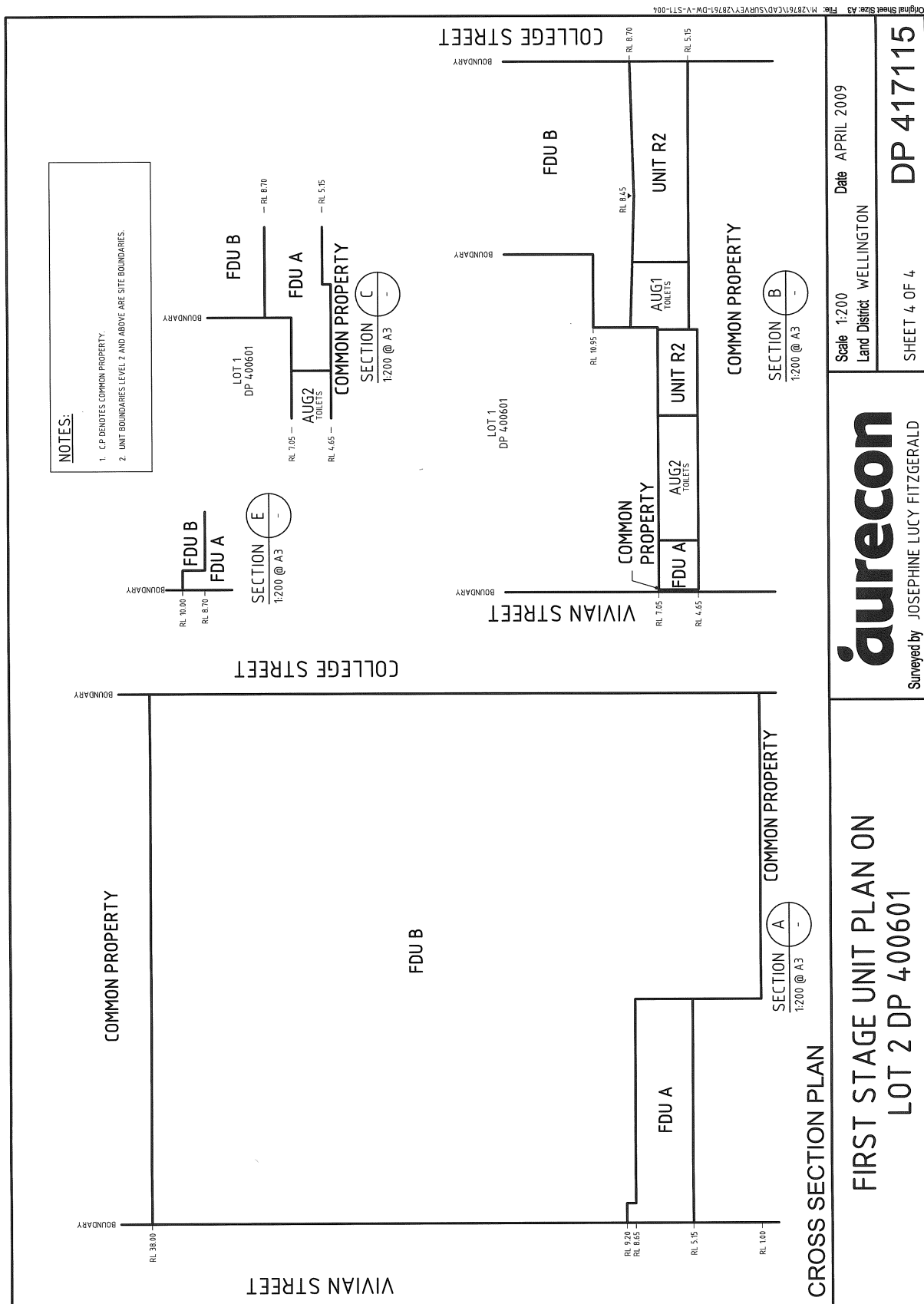
LEVELS 7 -11 TYPICAL FLOOR PLAN

FIRST STAGE UNIT PLAN ON  
LOT 2 DP 400601

**aurecon**  
Surveyed by JOSEPHINE LUCY FITZGERALD

Scale 1:200  
Land District WELLINGTON

Date APRIL 2009  
SHEET 3 OF 4  
DP 417115





# SUPPLEMENTARY RECORD SHEET UNDER UNIT TITLES ACT 1972

Search Copy

**Identifier** 478484  
**Land Registration District** Wellington  
**Date Issued** 01 July 2009  
**Plan Number** DP 417115

**Subdivision of**  
 Lot 2 Deposited Plan 400601

**Prior References**  
 400899

## Unit Titles Issued

465788	465789	465790	465791
465792	465793	465794	465795
465796	465797	465798	465799
465800	465801	465802	465803
465804	465805	465806	465807
465808	465809	465810	465811
465812	465813	465814	465815
465816	465817	465818	465819
465820	465821	465822	465823
465824	465825	465826	465827
465828	465829	465830	465831
465832	465833	465834	465835
465836	465837	465838	465839
465840	465841	465842	465843
465844	465845	465846	465847
465848			

## 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 8 Atomic Energy Act 1945 (affects part formerly Section 1139 Town of Wellington)

Subject to Section 3 Petroleum Act 1937 (affects part formerly Section 1139 Town of Wellington)

Subject to Section 59 Land Act 1948 (affects part formerly Section 1138 Town of Wellington)



Subject to Section 3 Geothermal Energy Act 1953 (affects part formerly Section 1139 Town of Wellington)

Subject to Sections 6 and 8 Mining Act 1971 (affects part formerly Section 1139 Town of Wellington)

Subject to Sections 5 and 261 Coal Mines Act 1979 (affects part formerly Section 1139 Town of Wellington)

7810750.1 Consent Notice pursuant to Section 221 Resource Management Act 1991 - 9.5.2008 at 9:00 am

The within land is Limited as to Height (See DP 400601)

Subject to a pedestrian right of way over parts marked B, S, C, E, F, G, AD, T, Z, AE, Y a right of way over parts marked N, AJ, AC, Q, L, K a right to load and unload over parts marked M, AB, P, R a right to structural support over parts marked D, AP, AU, BA, BF, AA, AM, AT, AQ, BC, AZ, BB, BE a right to drain sewage and water, right to convey water over parts marked AG, H, U, J, AV, AW, BD, BF, BB, BE, AZ a right to convey air over part marked AH a right to convey electricity over parts marked AK, AL, AN and a right to ventilation over part marked AY all on DP 400601 (all easements are restricted as to height) created by Easement Instrument 7810750.3 - 9.5.2008 at 9:00 am

Appurtenant hereto is a party wall easement and a right to air supply, air extraction and sewer venting (all easements are restricted as to height) created by Easement Instrument 7810750.3 - 9.5.2008 at 9:00 am

The easements created by Easement Instrument 7810750.3 are subject to Section 243 (a) Resource Management Act 1991

Land Covenant in Easement Instrument 7810750.4 - 9.5.2008 at 9:00 am

8142189.1 Partial Surrender of the right of way and right to load and unload specified in Easement Instrument 7810750.3 - 24.4.2009 at 2:23 pm

Subject to a right of way over parts marked CA,CB,CJ,CV,CW,CU & CY and right to load and unload over parts marked CC, CZ & CD on DP 416749 created by Easement Instrument 8142189.2 - 24.4.2009 at 2:23 pm

8215662.1 Change of rules of the Body Corporate - 10.7.2009 at 9:22 am

8781331.1 Change of address of the Body Corporate - 30.6.2011 at 2:29 pm

9336324.1 Notice of change of body corporate operational rules pursuant to Section 106 Unit Titles Act 2010 - 11.3.2013 at 10:58 am

11860373.1 Notice of reassessment of ownership/utility interests pursuant to Section 42 Unit Titles Act 2010 - 15.9.2020 at 9:11 am