



**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** **788259**  
**Land Registration District** **South Auckland**  
**Date Issued** 06 September 2017

**Prior References**  
180753

**Supplementary Record Sheet**  
788283

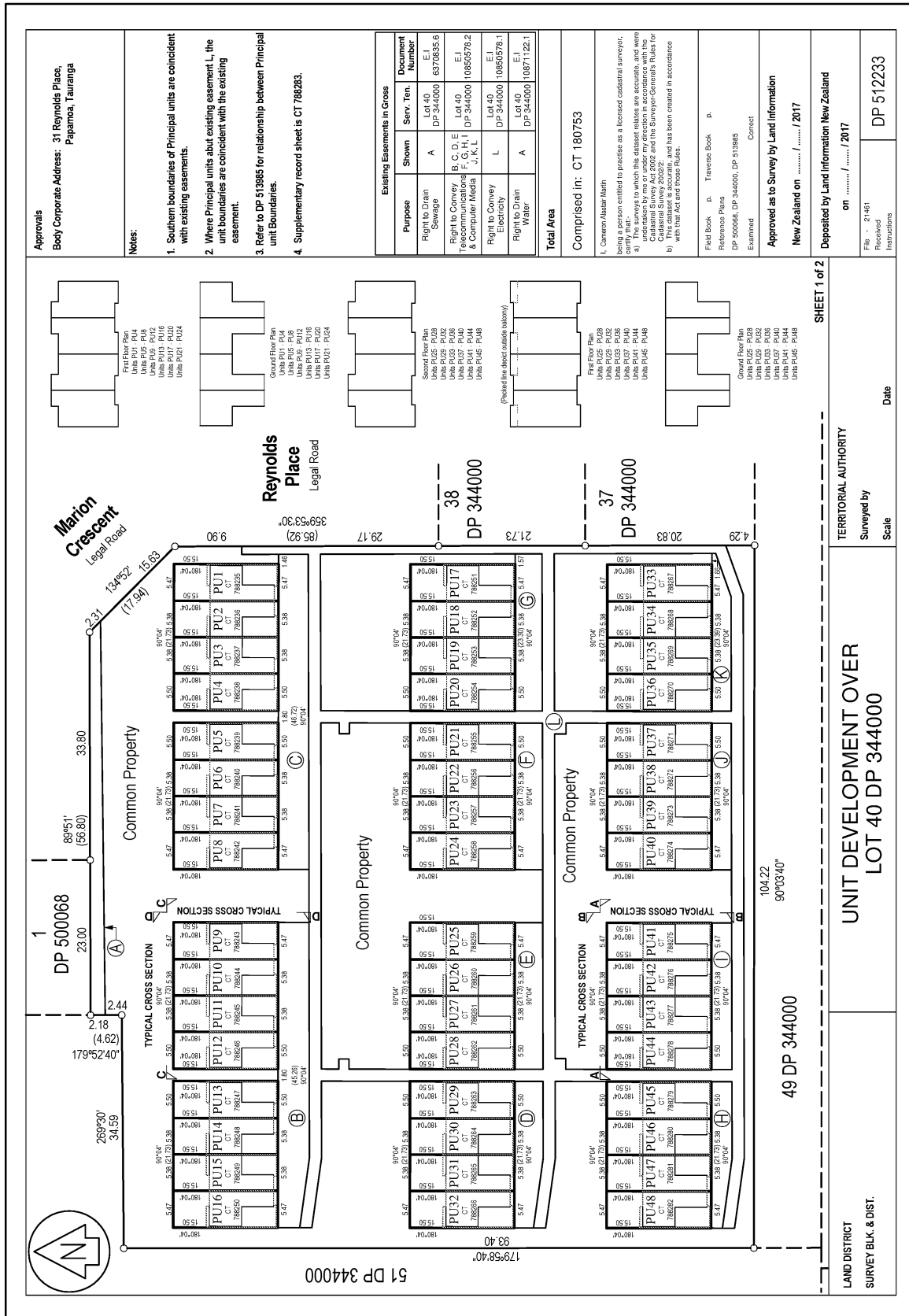
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**Estate** Stratum in Freehold  
**Legal Description** Principal Unit 25 Deposited Plan 512233  
**Registered Owners**  
Clare Louise Parkinson

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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**

13313105.2 Mortgage to ASB Bank Limited - 30.5.2025 at 12:40 pm



<p><b>Approvals</b></p> <p>Body Corporate Address: 31 Reynolds Place, Papamoa, Tauranga</p>				
<p><b>UNIT DEVELOPMENT OVER LOT 40 DP 344000</b></p>				
<p><b>TYPICAL CROSS SECTION C - C</b> (PU 1 - 24)</p>				
<p><b>TYPICAL CROSS SECTION D - D</b> (PU 1 - 24)</p>				
<p><b>TYPICAL CROSS SECTION A - A</b> (PU 25 - 46)</p>				
<p><b>TYPICAL CROSS SECTION B - B</b> (PU 25 - 46)</p>				
<p><b>TOTAL AREA</b></p>				
<p><b>Comprised in:</b> CT 180753</p>				
<p>I. Cameron-Neale Martin</p> <p>being a person entitled to practise as a licensed cadastral surveyor,</p> <p>a) The surveys to which this dataset relates are accurate, and were undertaken by me or under my direction in accordance with the provisions of the Survey Act 2002; and the Surveyor General's Office for Cadastral Survey 2002;</p> <p>b) This dataset is accurate, and has been created in accordance with the relevant standards.</p>				
<p>Fid Book p. Traverse Book p.</p> <p>Reference Plans DPS 74790, DPS 91876</p> <p>Examined Correct</p>				
<p><b>Approved as to Survey by Land Information</b></p> <p>New Zealand on ..... / ..... / 2017</p>				
<p><b>Deposited by Land Information New Zealand</b></p> <p>on ..... / ..... / 2017</p>				
<p>File : 21461</p> <p>Received Instructions</p>				
<p>Date</p>				
<p>Scale</p>				
<p>Surveyed by</p>				
<p>TERRITORIAL AUTHORITY</p>				
<p>DATE</p>				
<p>LAND DISTRICT</p> <p>SURVEY BLK. &amp; DIST.</p>				
<p>DP 512233</p>				



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

**Guaranteed Search Copy issued under Section 60 of the Land  
Transfer Act 2017**

Identifier

**788283**Land Registration District **South Auckland**

Date Issued 06 September 2017

Plan Number DP 512233

Subdivision of

Lot 40 Deposited Plan 344000

Prior References

180753

**Unit Titles Issued**

788235	788236	788237	788238
788239	788240	788241	788242
788243	788244	788245	788246
788247	788248	788249	788250
788251	788252	788253	788254
788255	788256	788257	788258
788259	788260	788261	788262
788263	788264	788265	788266
788267	788268	788269	788270
788271	788272	788273	788274
788275	788276	788277	788278
788279	788280	788281	788282

**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.

Excepting and reserving unto His Majesty the King all minerals, mineral oil, gas, metals, coal and valuable stone under the surface of the land

6370835.2 Consent Notice pursuant to Section 221 Resource Management Act 1991 - 6.4.2005 at 9:00 am

Subject to a right to drain sewage (in gross) over part marked D on DP 344000 in favour of the Tauranga City Council created by Easement Instrument 6370835.6 - 6.4.2005 at 9:00 am

The easements created by Easement Instrument 6370835.6 are subject to Section 243 (a) Resource Management Act 1991

Land Covenant in Transfer 6370835.7 - 6.4.2005 at 9:00 am

Fencing Covenant in Deed 6370835.8 - 6.4.2005 at 9:00 am (Subject to Section 6(2) Fencing Act 1978)

Subject to a right to convey electricity (in gross) over part marked A on DP 513985 in favour of Powerco Limited created by Easement Instrument 10850578.1 - 4.8.2017 at 3:05 pm

Subject to a right to convey telecommunications and computer media (in gross) over parts marked A, B, C, D, E, F, G, H, I, J & K on DP 513985 in favour of (now) Ultrafast Fibre Limited created by Easement Instrument 10850578.2 - 4.8.2017 at 3:05 pm

Subject to a right to drain water (in gross) over part marked A on DP 512233 in favour of the Tauranga City Council created by Easement Instrument 10871122.1 - 6.9.2017 at 2:06 pm

10871122.2 Variation of Consent Notice 6370835.2 by cancelling the second and third conditions contained herein - 6.9.2017 at 2:06 pm

10871122.3 Notice of body corporate operational rules pursuant to Section 105 Unit Titles Act 2010 - 6.9.2017 at 2:06 pm

10871122.4 Certificate of assessment of ownership interest pursuant to Section 32 Unit Titles Act 2010 - 6.9.2017 at 2:06 pm

12545356.1 Notice of reassessment of ownership/utility interests pursuant to Section 42 Unit Titles Act 2010 - 25.8.2022 at 4:46 pm

13000181.1 Notice of change of body corporate operational rules pursuant to Section 106 Unit Titles Act 2010 - 30.4.2024 at 2:29 pm