



**RECORD OF TITLE  
UNDER LAND TRANSFER ACT 2017  
CROSS LEASE**

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



R.W. Muir  
Registrar-General  
of Land

**Identifier** **CB43C/1102**

**Land Registration District** **Canterbury**

**Date Issued** 30 July 1997

**Prior References**

CB40A/620

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**Estate** Fee Simple - 1/2 share  
**Area** 651 square metres more or less  
**Legal Description** Lot 5 Deposited Plan 68654  
**Registered Owners**  
Kate Isabel Rokosuka and Pita Qaqa Biunacagilaba Rokosuka

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<b>Estate</b>	Leasehold	<b>Instrument</b>	L A310112.2
		<b>Term</b>	999 years commencing on 1.7.1997
<b>Legal Description</b>	Flat 1 Deposited Plan 75904		
<b>Registered Owners</b>	Kate Isabel Rokosuka and Pita Qaqa Biunacagilaba Rokosuka		

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**Interests**

A268445.4 Transfer creating the following easement - 12.11.1996 at 1.00 pm (affects fee simple)

Type	Servient Tenement	Easement Area	Dominant Tenement	Statutory Restriction
Drain water	Lot 4 Deposited Plan 30694 - CT CB12F/1427	E DP 68654	Lot 5 Deposited Plan 68654 - herein	

Subject to Section 243 (a) Resource Management Act 1991

A268445.14 Easement Certificate specifying the following easements - 12.11.1996 at 1.00 pm (affects fee simple)

Type	Servient Tenement	Easement Area	Dominant Tenement	Statutory Restriction
Right of way, right to drain water and sewage, right to convey water, electric power and telephonic communications	Lot 3 Deposited Plan 68654 - CT CB40A/618	A DP 68654	Lot 5 Deposited Plan 68654 - herein	

Lot 4 Deposited Plan  
68654 - CT CB40A/619

B DP 68654

Lot 5 Deposited Plan  
68654 - herein

Right of way, right  
to drain water and  
sewage, right to  
convey water,  
electric power and  
telephonic  
communications

Drain water

Lot 3 Deposited Plan  
68654

C DP 68654

Lot 5 Deposited Plan  
68654 - herein

Drain water

Lot 4 Deposited Plan  
68654

H DP 68654

Lot 5 Deposited Plan  
68654 - herein

Subject to Section 243 (a) Resource Management Act 1991

A310112.2 Lease of Flat 1 DP 75904 Term 999 years commencing on 1.7.1997 Composite CT CB43C/1102 issued - 30.7.1997 at 3.12 pm (affects fee simple)

A310112.4 Lease of Flat 2 DP 75904 and CT CB43C/1103 issued - 30.7.1997 at 3.12 pm (affects fee simple)

11751260.2 Mortgage to Southland Building Society - 22.5.2020 at 2:53 pm

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Register Only

Guaranteed Search Copy Dated 18/02/25 12:50 pm, Page 4 of 5  
Register Only

<p>Approvals</p> <p>Registered Proprietors</p> <p><i>[Signature]</i></p>	<p> pursuant to section 223 Resource Management Act 1991 and the Resource Management Act 1991, the Council has approved this plan of subdivision and certifies that this plan is in accordance with the requirements and provisions of the Resource Management Act 1991.</p> <p>IN WITNESS WHEREOF THE COMMON SEAL OF THE CHRISTCHURCH CITY COUNCIL is hereunto set at Christchurch, this 18th day of July 1997.</p> <p><i>[Signature]</i> Mayor/Councillor</p> <p><i>[Signature]</i> Mayor/Councillor</p>	<p>Areas Restricted as to User</p> <p>Area A with Flat 1</p> <p>Area B with Flat 2</p>	<p>I hereby certify that the buildings shown hereon are erected in the positions shown and are situated within the boundaries of CT 40A/620</p> <p>Date 4.6.97</p> <p><i>[Signature]</i> Malcolm G. Smith Registered Surveyor</p>	<p>Total Area 651 m<sup>2</sup></p> <p>Comprised in CT 40A/620</p>	<p>I, Malcolm Grove Smith of Christchurch, Registered Surveyor and holder of an annual practicing certificate for who may act as a registered surveyor pursuant to section 25 of the Survey Act 1980 hereby certify that this plan has been made from surveys conducted by me or by a registered surveyor under my supervision and that the same have been made in accordance with the Survey Regulations 1972 or any regulations made in substitution thereof.</p> <p>Dated at Christchurch, this 4th day of June 1997</p> <p><i>[Signature]</i> Signature</p>	<p>Field Book 661 p. 96 Traverse Book</p> <p>Reference Plans DP 68654, 30 806</p> <p>Examined <i>[Signature]</i> Correct</p>	<p>Approved as to Survey</p> <p>7/7/97</p> <p><i>[Signature]</i> Deputy Chief Surveyor</p>	<p>Deposited this 30th day of July 1997</p> <p><i>[Signature]</i> District Land Registrar</p>	<p>File Received 19.6.97</p> <p>Instructions</p> <p>DP 75904</p>
<p>North Arrow</p>		<p>Completion/Compliance/Condition Certificate No. A 310112.1</p> <p>Separate Approvals/Conditions</p> <p>No. 1</p> <p>New Titles Issued</p> <p>FL 1 CT 43C/1102</p> <p>FL 2 CT 43C/1103</p>							
<p>LAND DISTRICT CANTERBURY</p> <p>Survey Blk. &amp; Dist. XIV CHRISTCHURCH</p> <p>NZMS 261 Sheet</p>	<p>FLATS ERECTED ON LOT 5 DP 68654</p>	<p>TERRITORIAL AUTHORITY CHRISTCHURCH CITY</p> <p>Surveyed by CONNELL WAGNER LIMITED</p> <p>Scale 1:200</p> <p>Date MAY 1997</p> <p>Ref 14451s/</p>							