



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




R.W. Muir
Registrar-General
of Land

Identifier 444347
Land Registration District South Auckland
Date Issued 17 April 2009

Prior References
449219

Supplementary Record Sheet
472059

Estate Stratum in Freehold
Legal Description Unit 306 and 1/4 share of Accessory Unit
63 Deposited Plan 411943

Registered Owners
Lee Sharon Rankin and Shane Michael Rankin

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

- 8102537.5 Encumbrance to Waikato District Council - 16.3.2009 at 9:00 am
- 8115980.1 Encumbrance to (now) HD Land Limited and HD Services NZ Limited - 27.3.2009 at 9:00 am
- 8123802.1 Consent Notice pursuant to Section 221 Resource Management Act 1991 - 17.4.2009 at 1:19 pm
- 8157593.1 Variation of Encumbrance 8115980.1 - 8.5.2009 at 1:17 pm
- 11851642.3 Mortgage to ASB Bank Limited - 11.9.2020 at 11:39 am



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

Search Copy

Identifier **472059**
Land Registration District **South Auckland**
Date Issued 17 April 2009
Plan Number DP 411943

Subdivision of
 Lot 11 Deposited Plan 411257

Prior References
 449219

Unit Titles Issued

444342	444343	444344	444345
444346	444347	444348	444349
444350	444351	444352	444353
444354	444355	444356	444357
444358	444359	444360	444361

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.

Land Covenant in Easement Instrument 8035800.7 - Produced 22.12.2008 at 9:00 am and Entered 15.1.2009 at 9:00 am

8102537.2 Consent Notice pursuant to Section 221 Resource Management Act 1991 - 16.3.2009 at 9:00 am

Subject to a right of way over part marked C on DP 411257 created by Easement Instrument 8102537.4 - 16.3.2009 at 9:00 am

Appurtenant hereto is a right of way created by Easement Instrument 8102537.4 - 16.3.2009 at 9:00 am

The easements created by Easement Instrument 8102537.4 are subject to Section 243 (a) Resource Management Act 1991

Subject to a right (in gross) to convey electricity, sewage, telecommunications and computer media over part marked A on DP 411941 in favour of (now) HD Land Limited and HD Services NZ Limited created by Easement Instrument 8115980.2 - 27.3.2009 at 9:00 am

Subject to a right to convey electricity, sewage, telecommunications and computer media over part marked C on DP 411257 created by Easement Instrument 8115980.2 - 27.3.2009 at 9:00 am

Subject to a right (in gross) to drain water over part marked C on DP 411257 in favour of (now) HD Land Limited and HD Services NZ Limited created by Easement Instrument 8115980.3 - 27.3.2009 at 9:00 am

Subject to a right to drain water over part marked C on DP 411257 created by Easement Instrument 8115980.3 - 27.3.2009 at 9:00 am

Appurtenant hereto is a right to drain water created by Easement Instrument 8115980.3 - 27.3.2009 at 9:00 am

Land Covenant in Easement Instrument 8115980.4 - 27.3.2009 at 9:00 am

Land Covenant in Easement Instrument 8115980.5 - 27.3.2009 at 9:00 am

8156460.1 Change of rules of the Body Corporate - 8.5.2009 at 1:02 pm

8781286.1 Change of address of the Body Corporate - 30.6.2011 at 2:27 pm

9375990.1 Notice of change of body corporate operational rules pursuant to Section 106 Unit Titles Act 2010 - 22.4.2013
at 9:51 am

12362826.3 Notice of change of body corporate operational rules pursuant to Section 106 Unit Titles Act 2010 - 28.1.2022
at 7:00 am