



**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 **886840**
Land Registration District **Canterbury**
Date Issued 29 May 2019

Prior References
787306

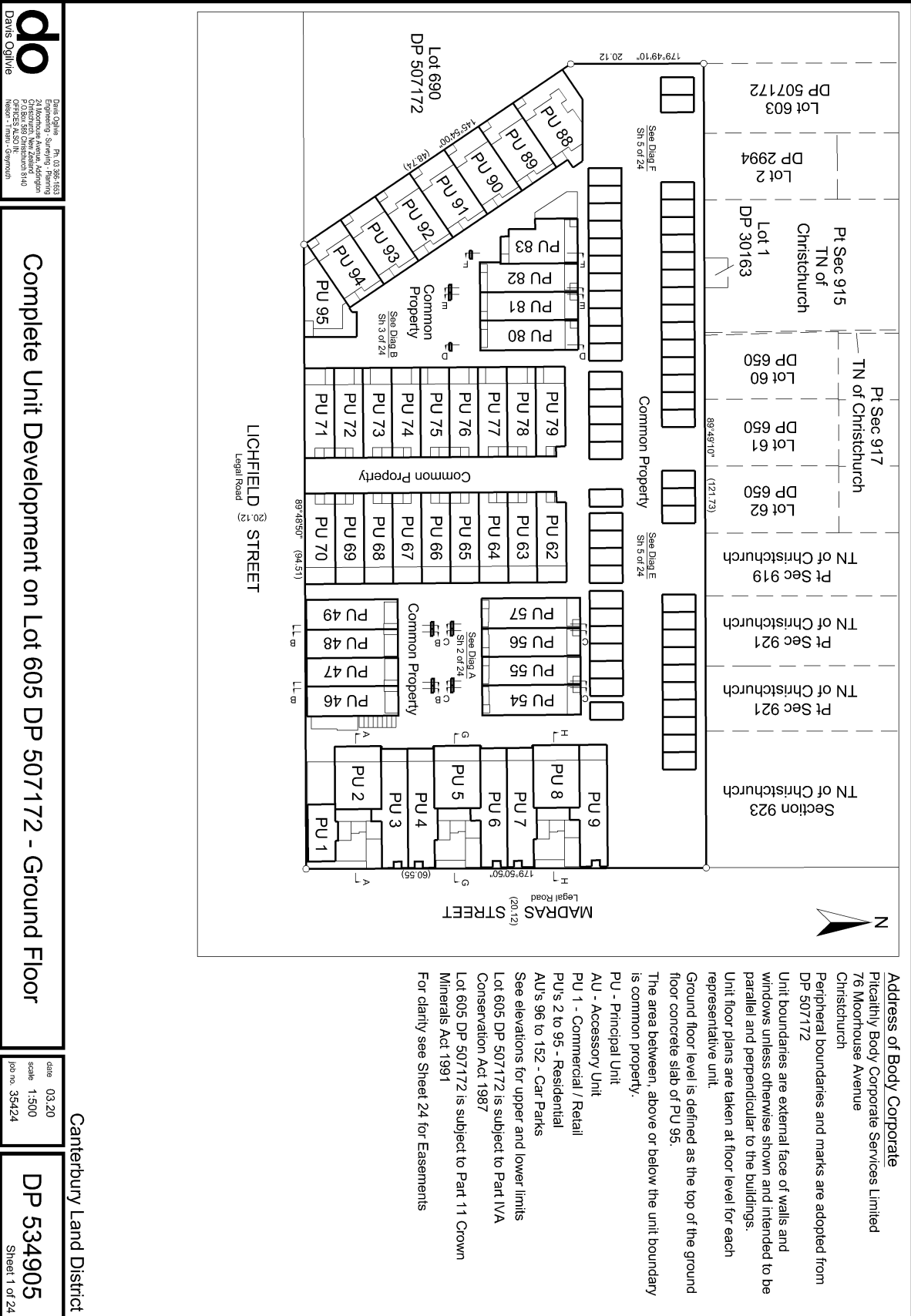
Supplementary Record Sheet
888437

Estate Stratum in Freehold
Legal Description Principal Unit 73 and Accessory Unit 146
Deposited Plan 534905

Registered Owners
Lank Investments Limited

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

10887169.21 Encumbrance to Christchurch City Council - 21.3.2018 at 3:21 pm
11423765.8 Consent Notice pursuant to Section 221 Resource Management Act 1991 - 29.5.2019 at 11:48 am
13226519.11 Mortgage to Bank of New Zealand - 27.2.2025 at 4:15 pm



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Complete Unit Development on Lot 605 DP 507172 - Ground Floor

date 03.20
 scale 1:500
 job no. 35424

DP 534905
 Sheet 1 of 24

Canterbury Land District

Address of Body Corporate
 Pitcaithly Body Corporate Services Limited
 76 Moorhouse Avenue
 Christchurch

Peripheral boundaries and marks are adopted from DP 507172

Unit boundaries are external face of walls and windows unless otherwise shown and intended to be parallel and perpendicular to the buildings.

Unit floor plans are taken at floor level for each representative unit.

Ground floor level is defined as the top of the ground floor concrete slab of PU 95.

The area between, above or below the unit boundary is common property.

PU - Principal Unit
 AU - Accessory Unit

PU 1 - Commercial / Retail
 PU's 2 to 95 - Residential

AU's 96 to 152 - Car Parks

See elevations for upper and lower limits

Lot 605 DP 507172 is subject to Part IVA Conservation Act 1987

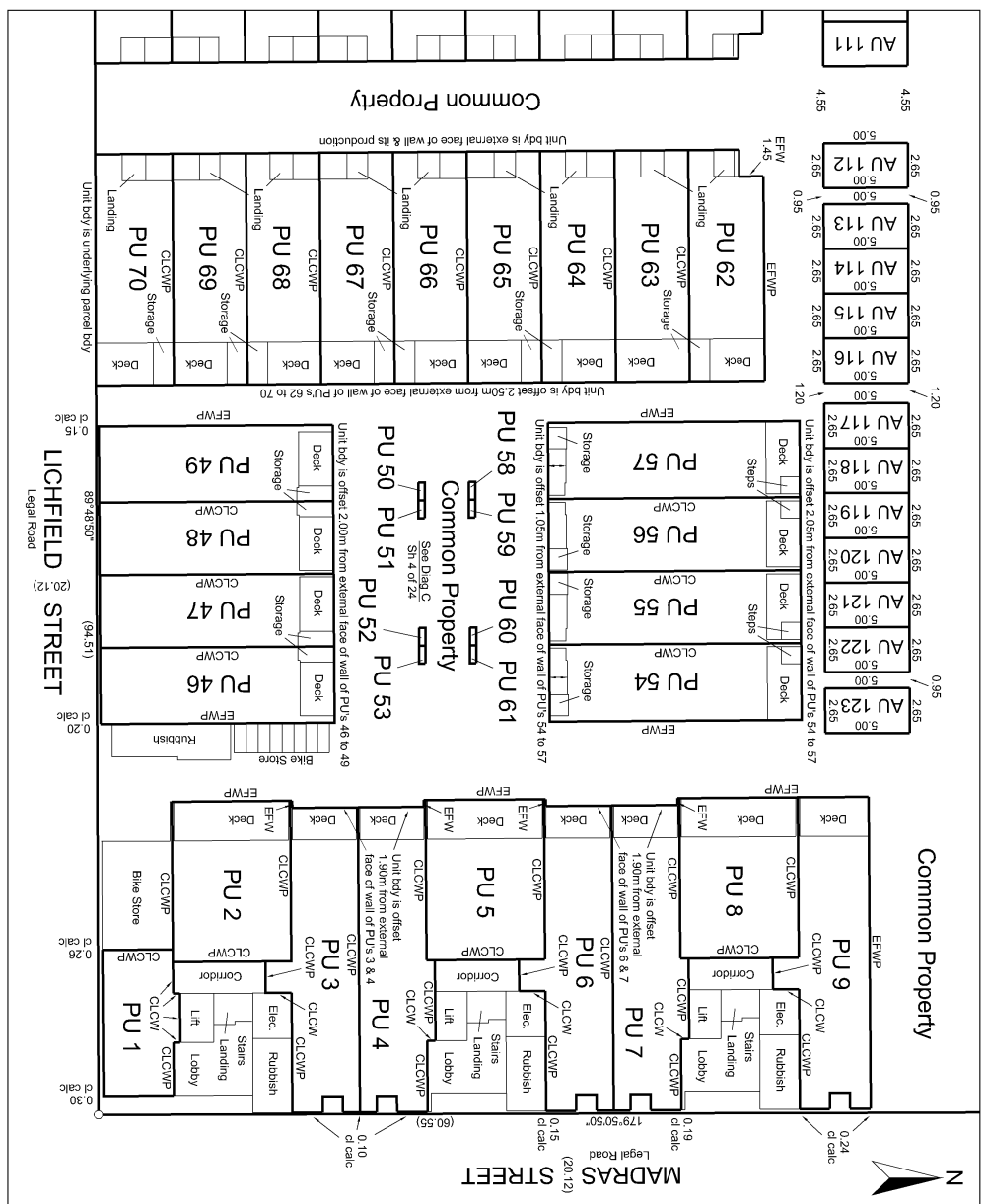
Lot 605 DP 507172 is subject to Part 11 Crown Minerals Act 1991

For clarity see Sheet 24 for Easements



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Diagram A



Unit boundaries are external face of walls and windows unless otherwise shown and intended to be parallel and perpendicular to the buildings. Unit floor plans are taken at floor level for each representative unit. Ground floor level is defined as the top of the ground floor concrete slab of PU 95. The area between, above or below the unit boundary is common property. PU - Principal Unit AU - Accessory Unit PU 1 - Commercial / Retail PUs 2 to 95 - Residential AUs 96 to 152 - Car Parks See elevations for upper and lower limits

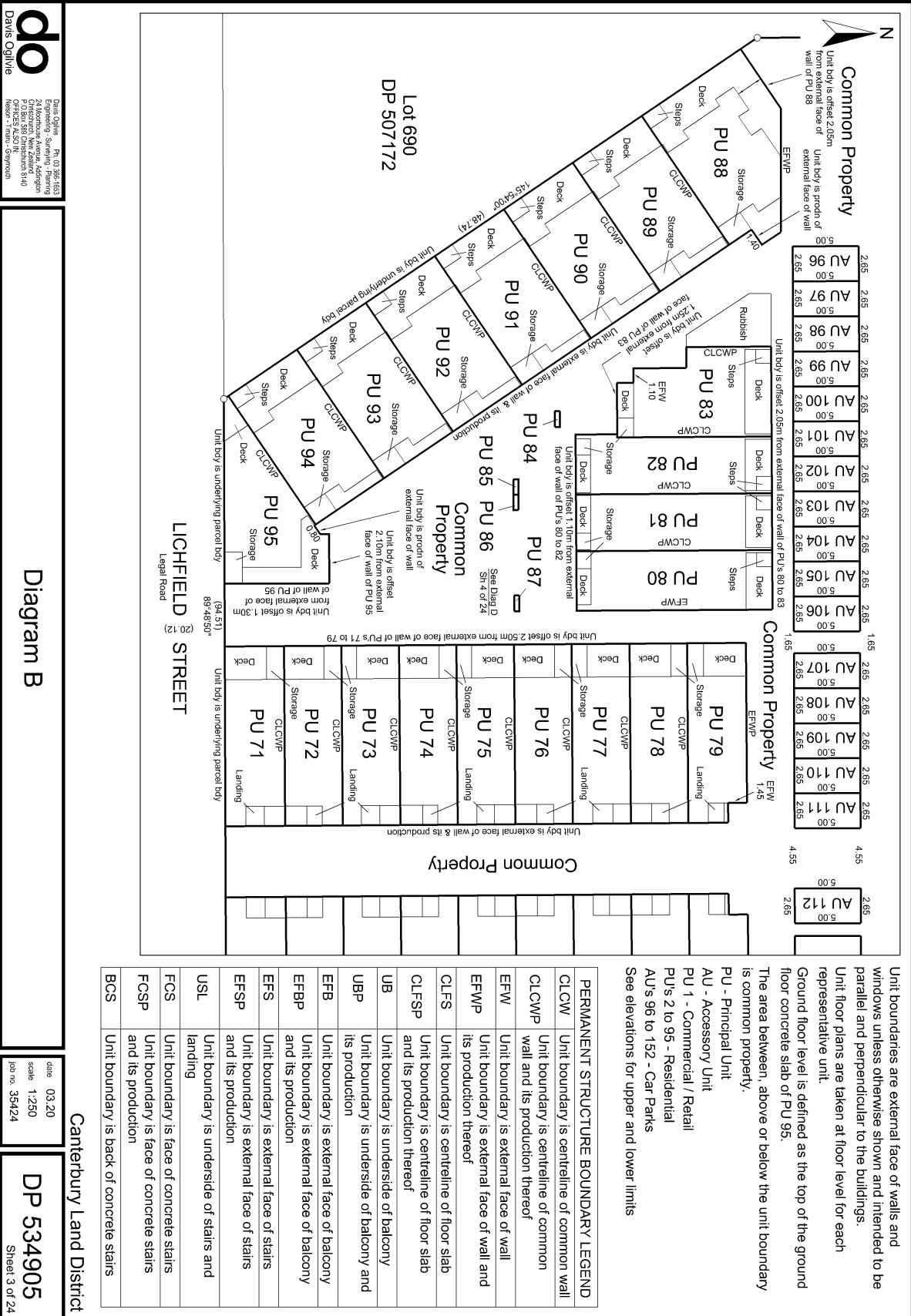
PERMANENT STRUCTURE BOUNDARY LEGEND

CLCW	Unit boundary is centrelines of common wall
CLCWP	Unit boundary is centrelines of common wall and its production thereof
EFW	Unit boundary is external face of wall
EFWP	Unit boundary is external face of wall and its production thereof
CLFS	Unit boundary is centrelines of floor slab
CLFSP	Unit boundary is centrelines of floor slab and its production thereof
UB	Unit boundary is underside of balcony
UBP	Unit boundary is underside of balcony and its production
EFB	Unit boundary is external face of balcony
EFBP	Unit boundary is external face of balcony and its production
EFS	Unit boundary is external face of stairs
EFSP	Unit boundary is external face of stairs and its production
USL	Unit boundary is underside of stairs and landing
FCS	Unit boundary is face of concrete stairs
FCSP	Unit boundary is face of concrete stairs and its production
BCS	Unit boundary is back of concrete stairs

Canterbury Land District

date 03.20
 scale 1:250
 job no. 35424

DP 534905
 Sheet 2 of 24



do
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 Architects - Quantity Surveyors
 Offices: Auckland, Christchurch, Dunedin, Hamilton, Melbourne, Sydney

Diagram B

Canterbury Land District

date 03.20
 scale 1:250
 job no. 35424

DP 534905
 Sheet 3 of 24

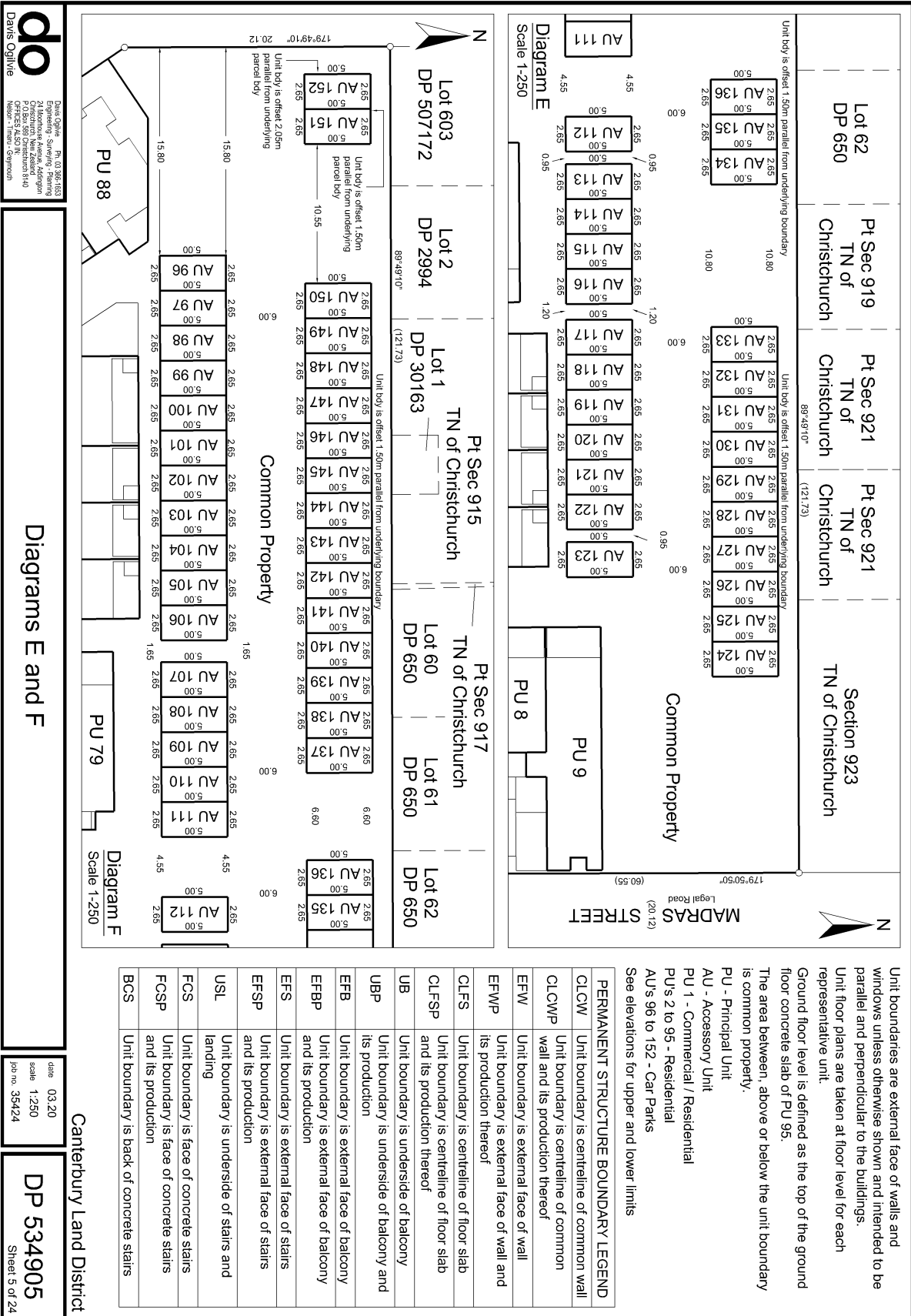
Unit boundaries are external face of walls and windows unless otherwise shown and intended to be parallel and perpendicular to the buildings. Unit floor plans are taken at floor level for each representative unit. Ground floor level is defined as the top of the ground floor concrete slab of PU 95.

The area between, above or below the unit boundary is common property.

PU - Principal Unit
 AU - Accessory Unit
 PU 1 - Commercial / Retail
 PUs 2 to 95 - Residential
 AUs 96 to 152 - Car Parks
 See elevations for upper and lower limits

PERMANENT STRUCTURE BOUNDARY LEGEND

CLCW	Unit boundary is centrelines of common wall
CLCWP	Unit boundary is centrelines of common wall and its production thereof
EFW	Unit boundary is external face of wall
EFWP	Unit boundary is external face of wall and its production thereof
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FFS	Unit boundary is external face of stairs
FFSP	Unit boundary is external face of stairs and its production
USL	Unit boundary is underside of stairs and landing
FCS	Unit boundary is face of concrete stairs
FCSP	Unit boundary is face of concrete stairs and its production
BCS	Unit boundary is back of concrete stairs



Unit boundaries are external face of walls and windows unless otherwise shown and intended to be parallel and perpendicular to the buildings. Unit floor plans are taken at floor level for each representative unit.

Ground floor level is defined as the top of the ground floor concrete slab of PU 95.

The area between, above or below the unit boundary is common property.

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 AU - Accessory Unit

PU 1 - Commercial / Residential
 PUs 2 to 95 - Residential
 AU's 96 to 152 - Car Parks

See elevations for upper and lower limits

PERMANENT STRUCTURE BOUNDARY LEGEND	
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EFW	Unit boundary is external face of wall
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EFSP	Unit boundary is external face of stairs and its production
USL	Unit boundary is underside of stairs and landing
FCS	Unit boundary is face of concrete stairs
FCSP	Unit boundary is face of concrete stairs and its production
BCS	Unit boundary is back of concrete stairs

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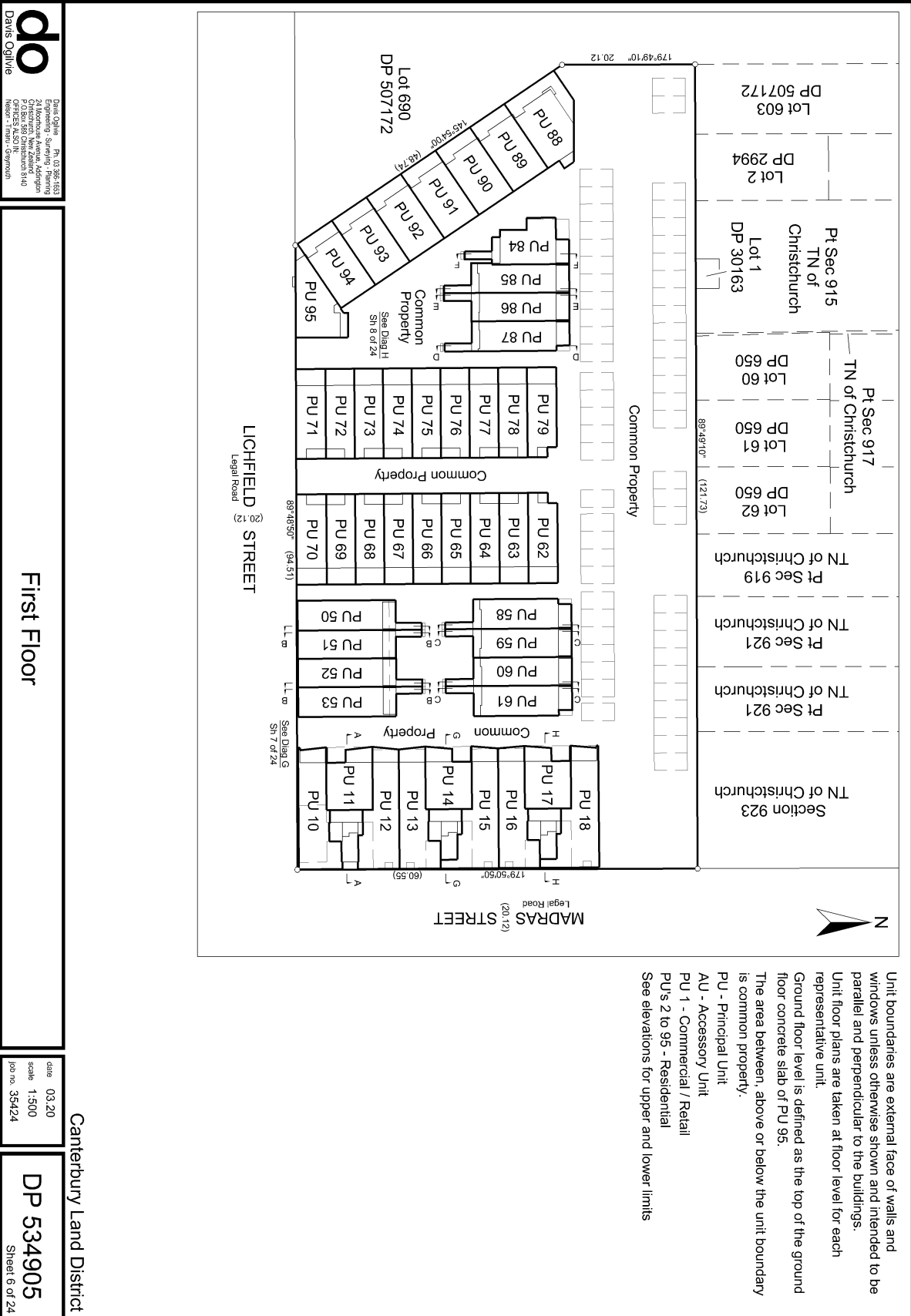
Diagrams E and F

Diagram F
 Scale 1:250

date 03.20
 scale 1:250
 job no. 35424

DP 534905
 Sheet 5 of 24

Canterbury Land District



Unit boundaries are external face of walls and windows unless otherwise shown and intended to be parallel and perpendicular to the buildings. Unit floor plans are taken at floor level for each representative unit. Ground floor level is defined as the top of the ground floor concrete slab of PU 95. The area between, above or below the unit boundary is common property. PU - Principal Unit AU - Accessory Unit PU 1 - Commercial / Retail PU's 2 to 95 - Residential See elevations for upper and lower limits

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First Floor

date 03.20
 scale 1:500
 job no. 35424

DP 534905
 Sheet 6 of 24

Canterbury Land District

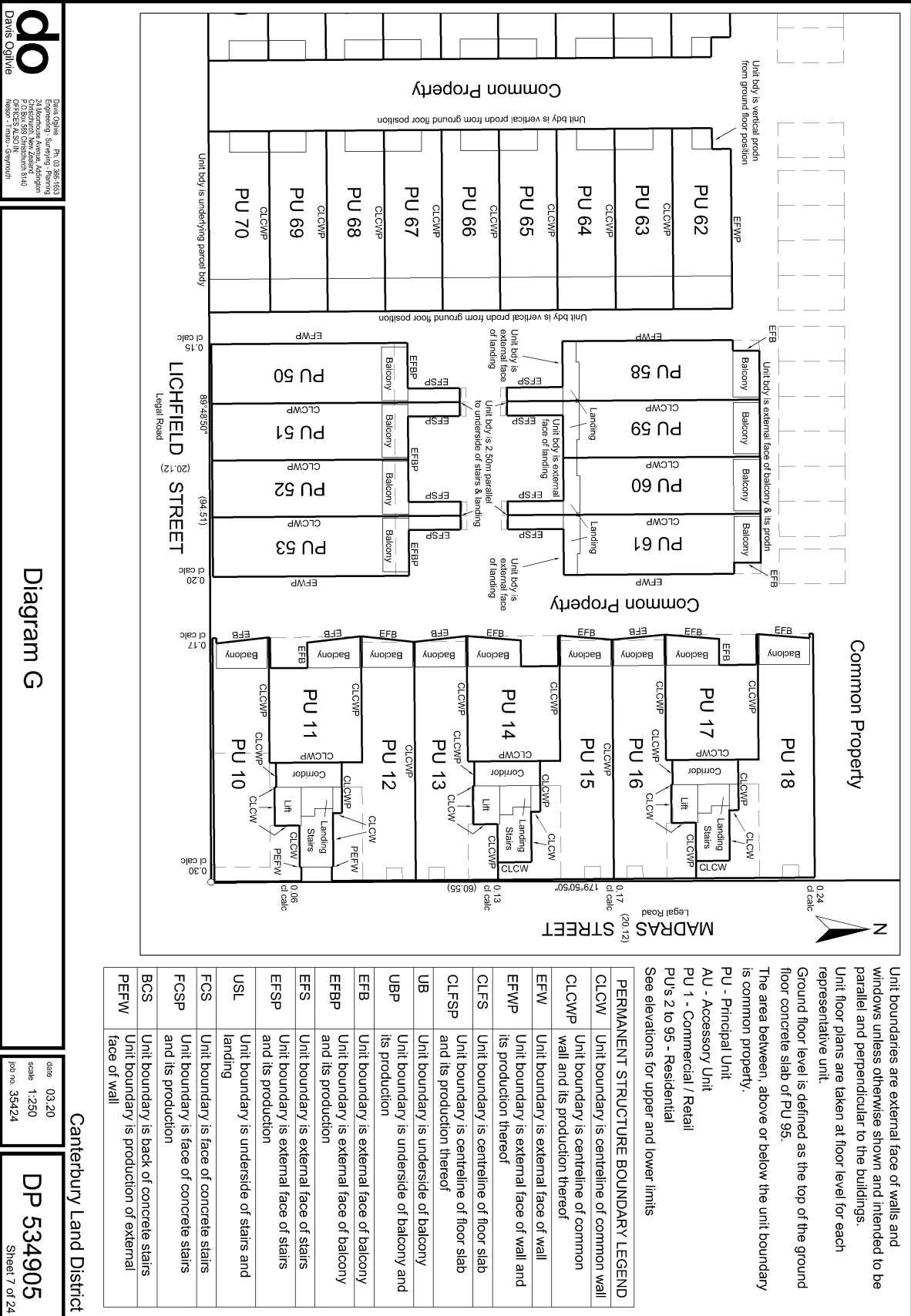


Diagram G

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CLFSP	Unit boundary is centreline of floor slab and its production thereof
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EFB	Unit boundary is external face of balcony
EFBP	Unit boundary is external face of balcony and its production
EFSS	Unit boundary is external face of stairs
EFSP	Unit boundary is external face of stairs and its production
USL	Unit boundary is underside of stairs and landing
FCS	Unit boundary is face of concrete stairs
FCSP	Unit boundary is face of concrete stairs and its production
BCS	Unit boundary is back of concrete stairs
PEFW	Unit boundary is production of external face of wall

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Canterbury Land District
 DP 534905
 Sheet 7 of 24

date 03.20
 scale 1:250
 job no. 35424

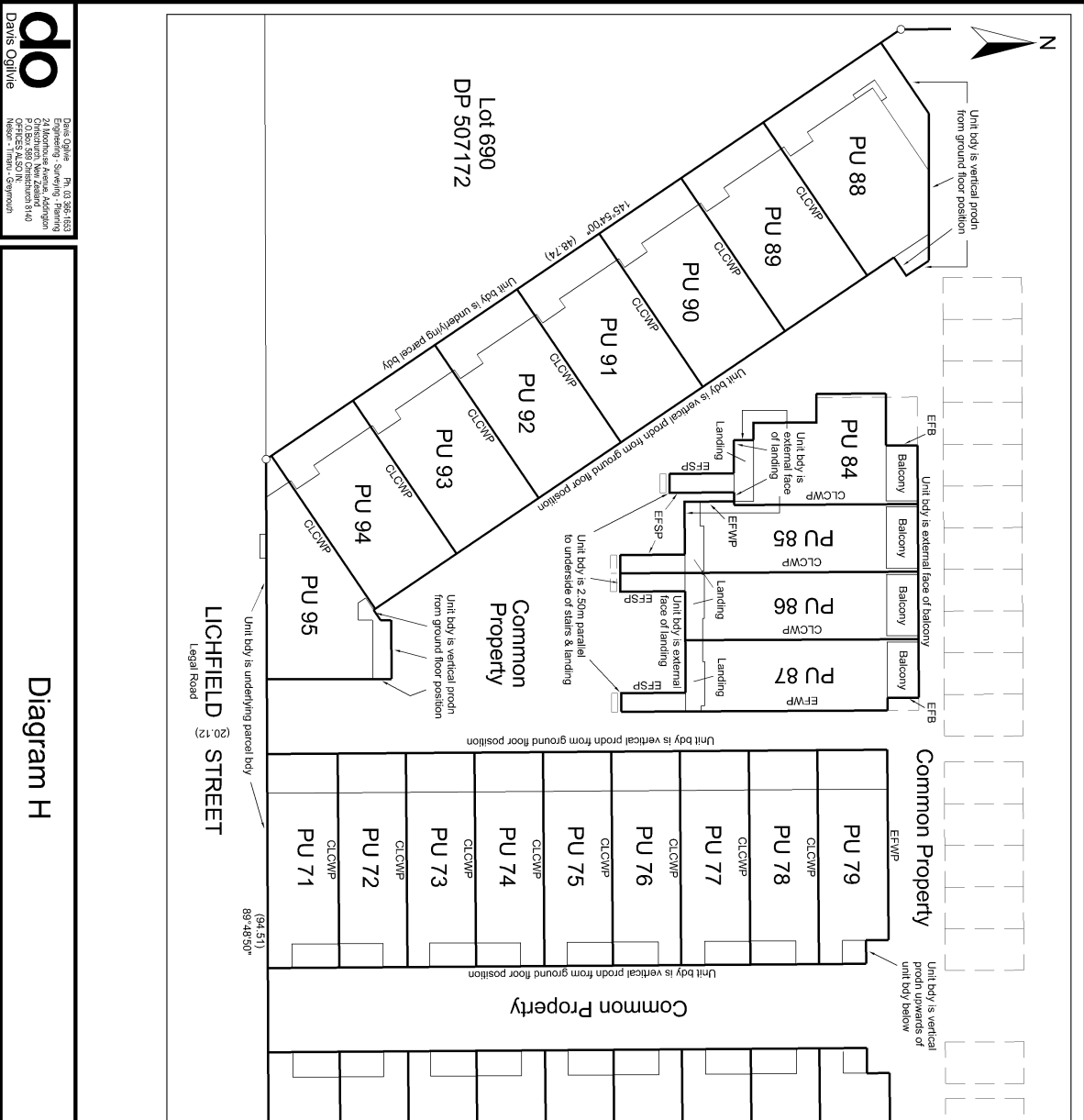


Diagram H

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 AU - Accessory Unit
 PU 1 - Commercial / Retail
 PUs 2 to 95 - Residential
 See elevations for upper and lower limits

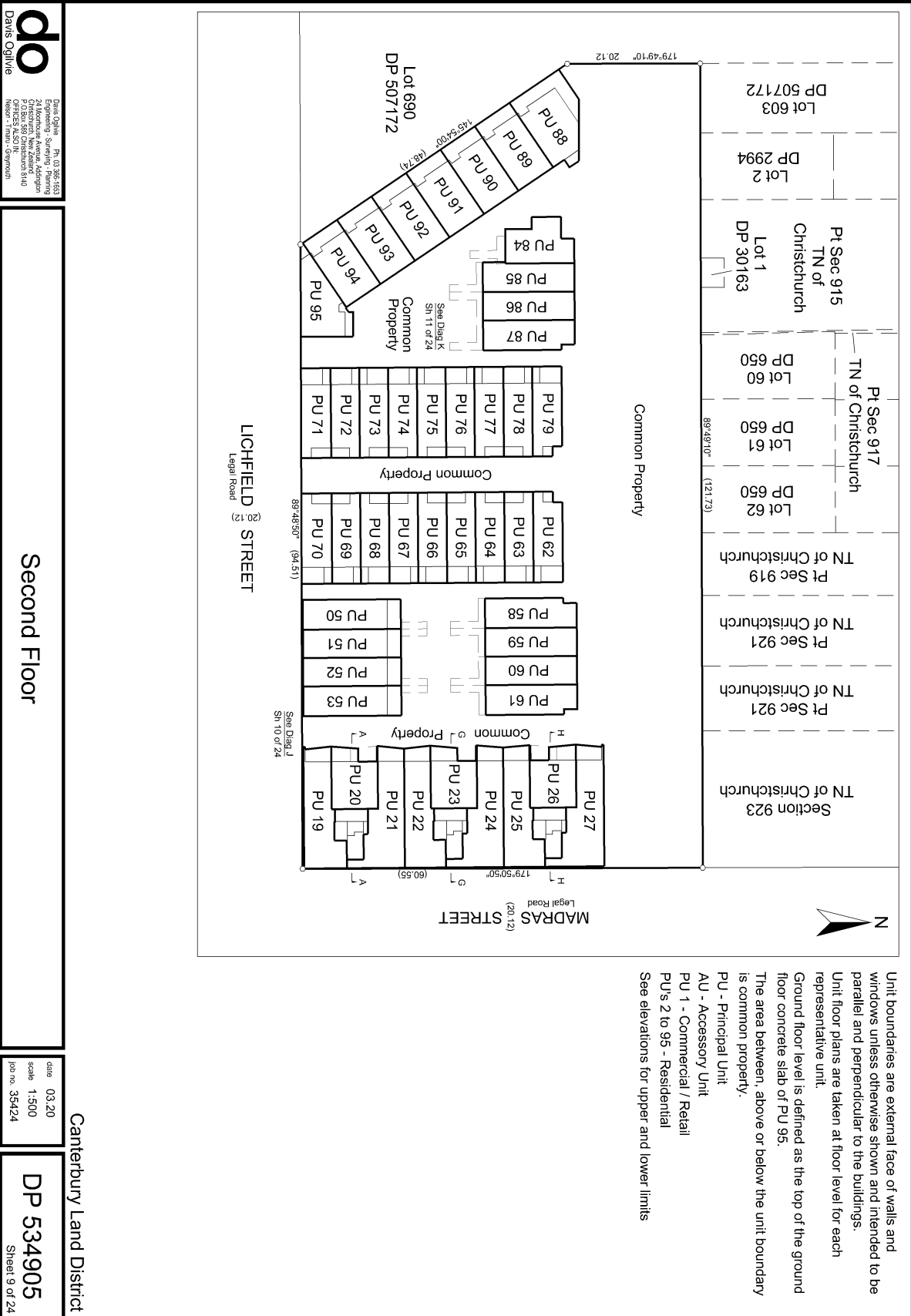
PERMANENT STRUCTURE BOUNDARY LEGEND

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CLCWP	Unit boundary is centrelime of common wall and its production thereof
EFW	Unit boundary is external face of wall
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EFSP	Unit boundary is external face of stairs and its production
USL	Unit boundary is underside of stairs and landing
FCS	Unit boundary is face of concrete stairs
FCSP	Unit boundary is face of concrete stairs and its production
BCS	Unit boundary is back of concrete stairs

Canterbury Land District

date 03.20
 scale 1:250
 job no. 35424

DP 534905
 Sheet 8 of 24



Unit boundaries are external face of walls and windows unless otherwise shown and intended to be parallel and perpendicular to the buildings. Unit floor plans are taken at floor level for each representative unit. Ground floor level is defined as the top of the ground floor concrete slab of PU 95. The area between, above or below the unit boundary is common property. PU - Principal Unit AU - Accessory Unit PU 1 - Commercial / Retail PU's 2 to 95 - Residential See elevations for upper and lower limits

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Second Floor

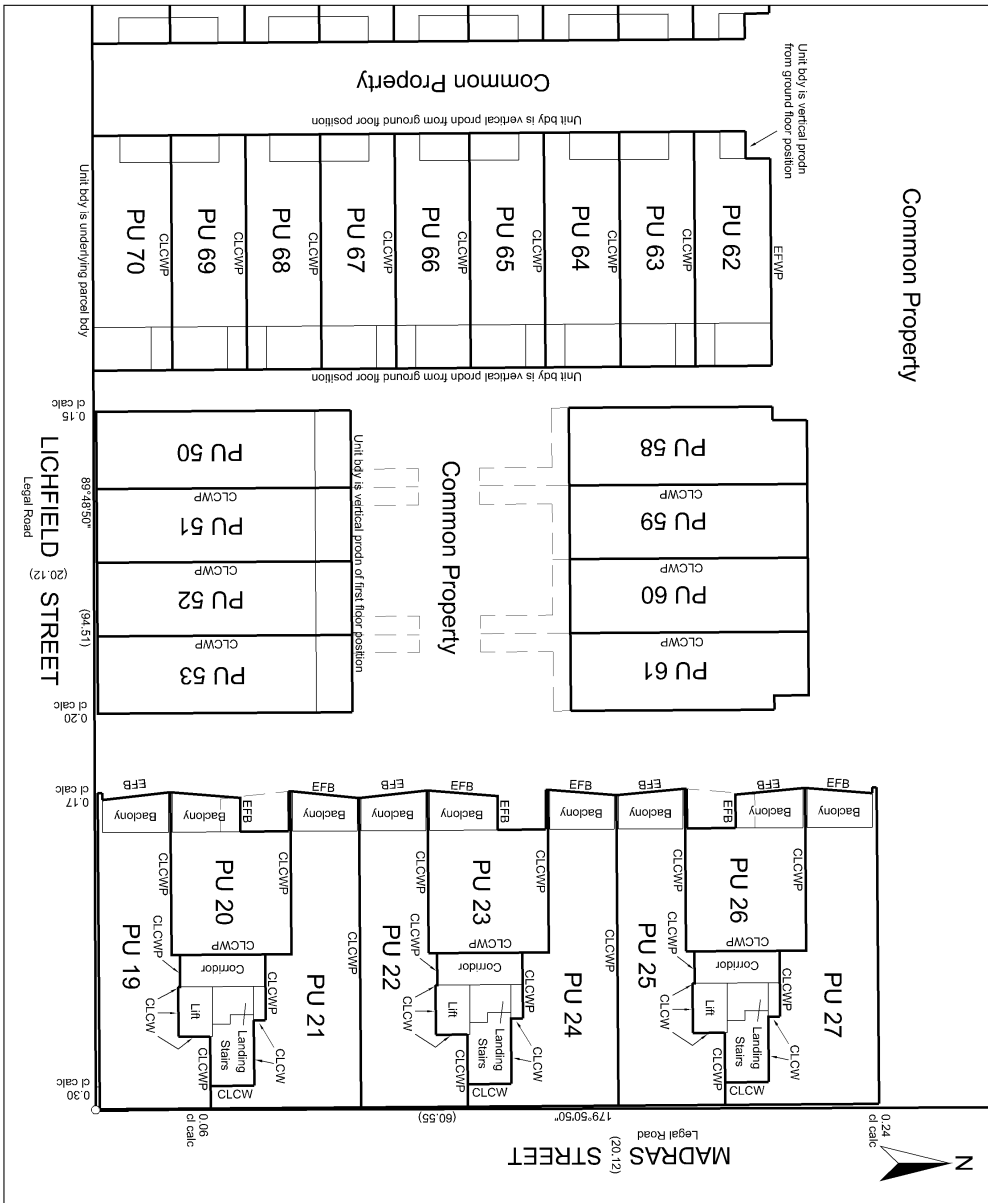
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 job no. 35424

Canterbury Land District
 DP 534905
 Sheet 9 of 24



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Diagram J



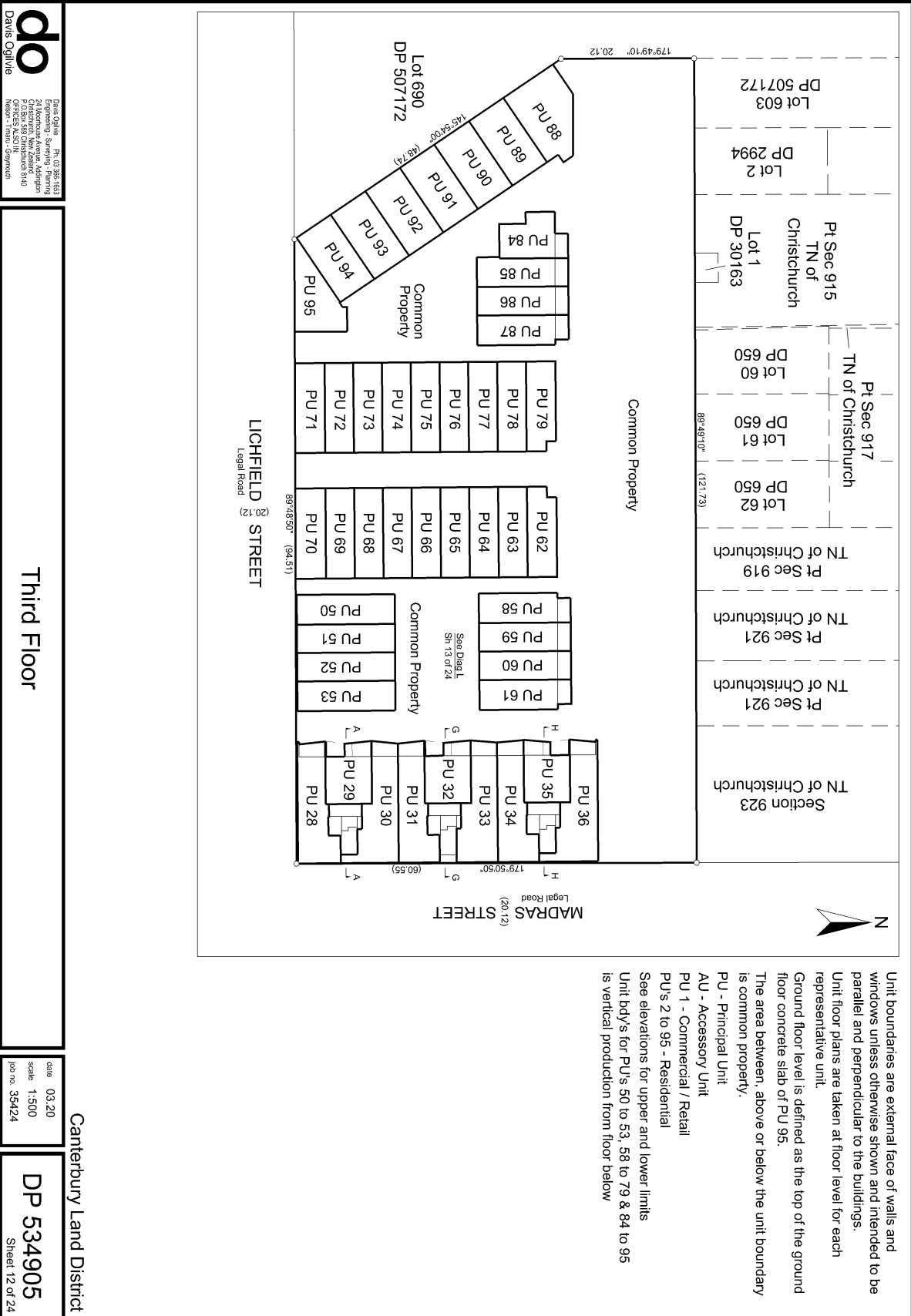
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BCS	Unit boundary is back of concrete stairs

Canterbury Land District

date 03.20
 scale 1:250
 job no. 35424

DP 534905
 Sheet 10 of 24

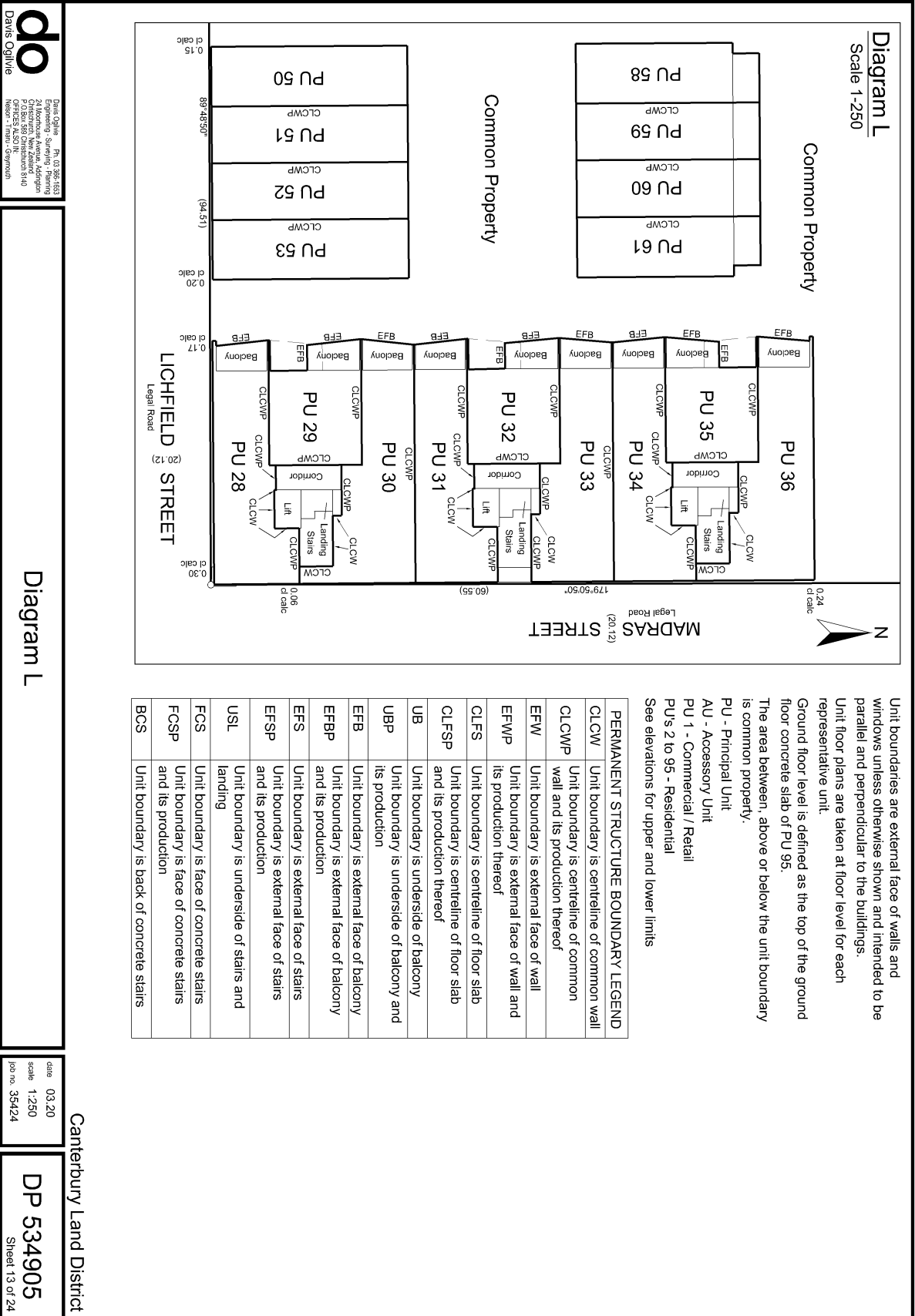


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 Quantity Surveying - Environmental
 Engineering - Mechanical Engineering

Third Floor

date 03.20
 scale 1:500
 job no. 35424

Canterbury Land District
 DP 534905
 Sheet 12 of 24

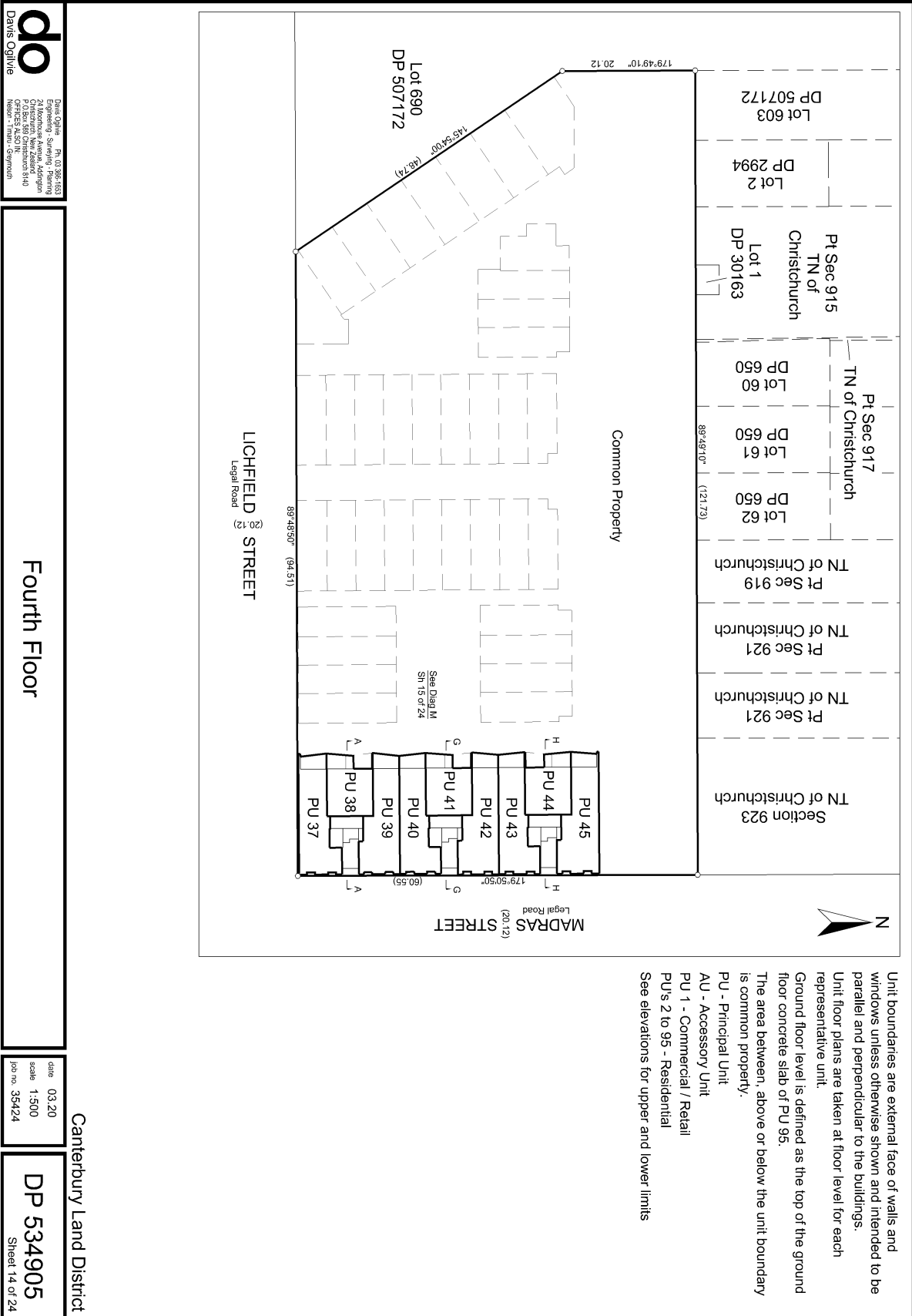


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Diagram L

date 03.20
 scale 1:250
 job no. 35424

Canterbury Land District
DP 534905
 Sheet 13 of 24



do
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 Engineering - Surveying - Planning
 Architects - Landscape Architects
 Quantity Surveyors - Environmental Engineers

Fourth Floor

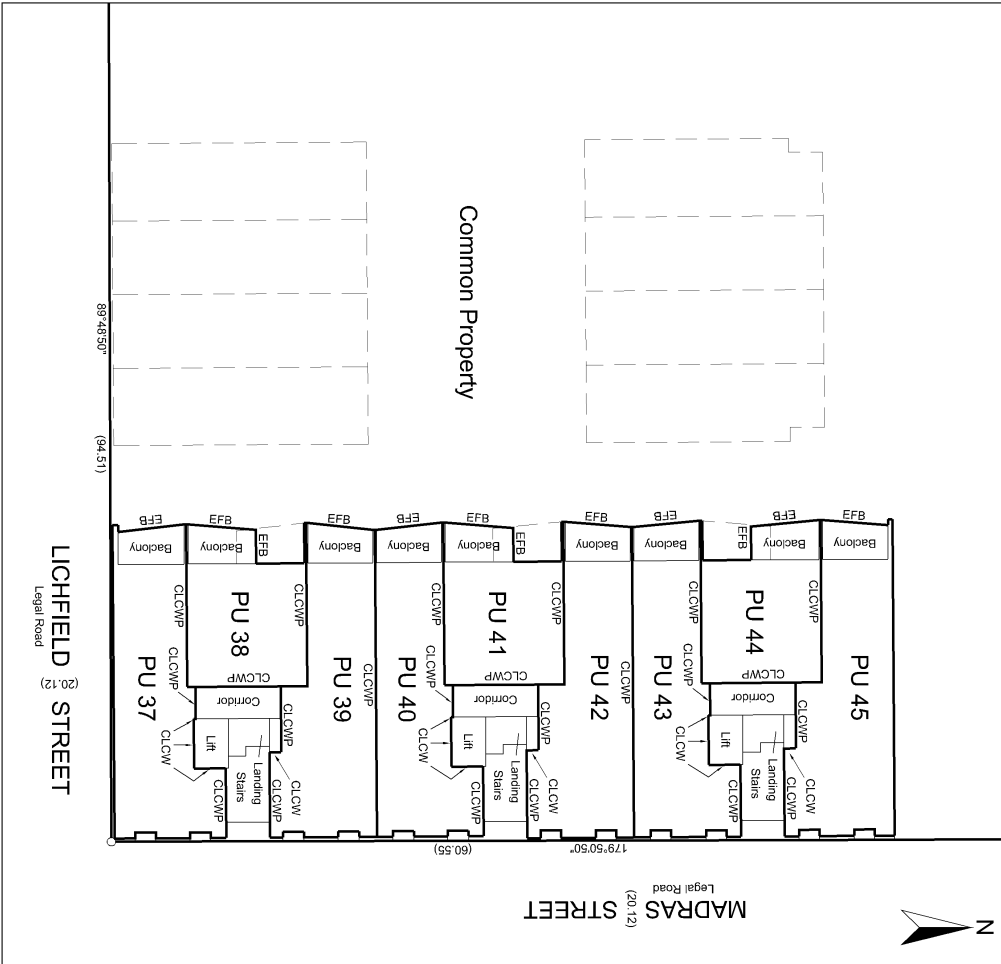
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DP 534905
 Sheet 14 of 24

Canterbury Land District

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Diagram M



Unit boundaries are external face of walls and windows unless otherwise shown and intended to be parallel and perpendicular to the buildings.
 Unit floor plans are taken at floor level for each representative unit.
 Ground floor level is defined as the top of the ground floor concrete slab of PU 95.
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 PUs 2 to 95 - Residential
 See elevations for upper and lower limits

PERMANENT STRUCTURE BOUNDARY LEGEND	
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EFSS	Unit boundary is external face of stairs
EFSP	Unit boundary is external face of stairs and its production
USL	Unit boundary is underside of stairs and landing
FCS	Unit boundary is face of concrete stairs
FCSP	Unit boundary is face of concrete stairs and its production
BCS	Unit boundary is back of concrete stairs

Canterbury Land District

date 03.20
 scale 1:250
 job no. 35424

DP 534905
 Sheet 15 of 24



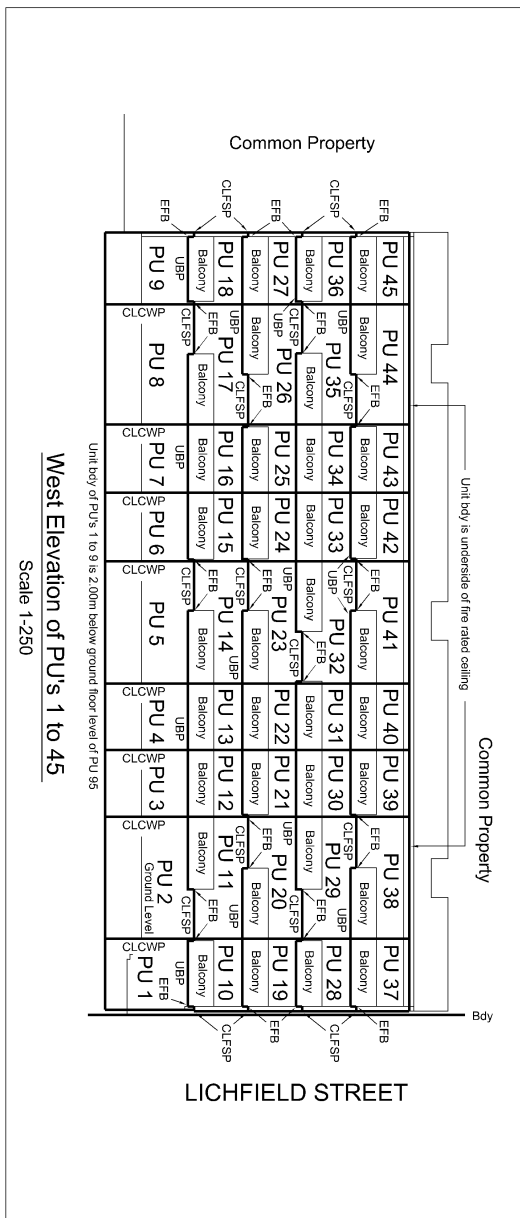
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Elevations

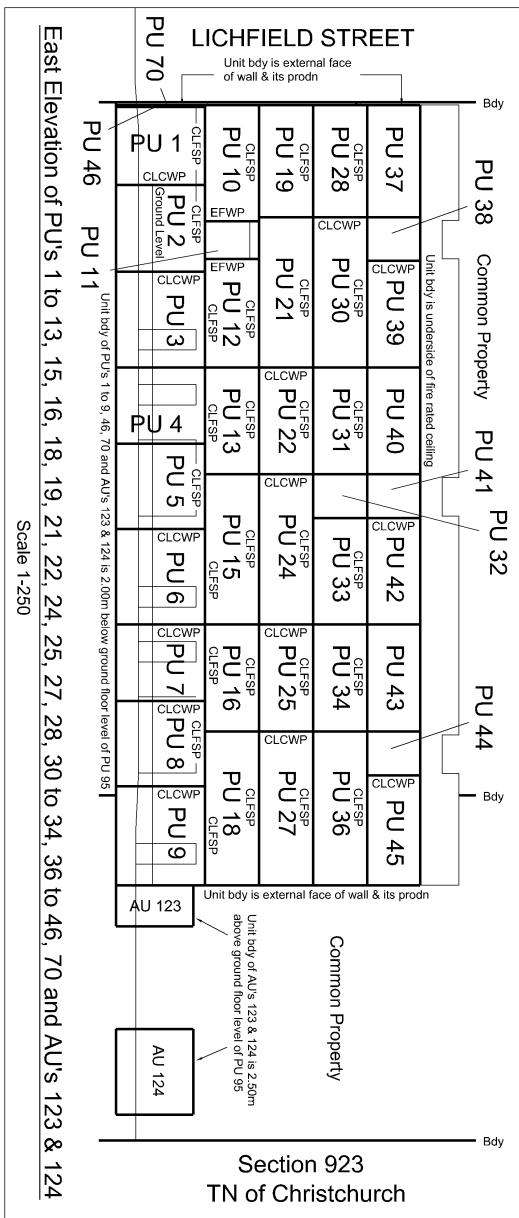
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DP 534905
 Sheet 16 of 24

Canterbury Land District



West Elevation of PUs 1 to 45
 Scale 1:250



East Elevation of PUs 1 to 13, 15, 16, 18, 19, 21, 22, 24, 25, 27, 28, 30 to 34, 36 to 46, 70 and AUs 123 & 124
 Scale 1:250

PERMANENT STRUCTURE BOUNDARY LEGEND	
CLCW	Unit boundary is centrelime of common wall
CLCW	Unit boundary is centrelime of common wall and its production thereof
EFW	Unit boundary is external face of wall
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Engineering - Surveying - Planning
 Architecture - Urban Design
 Quantity Surveying - Construction Management

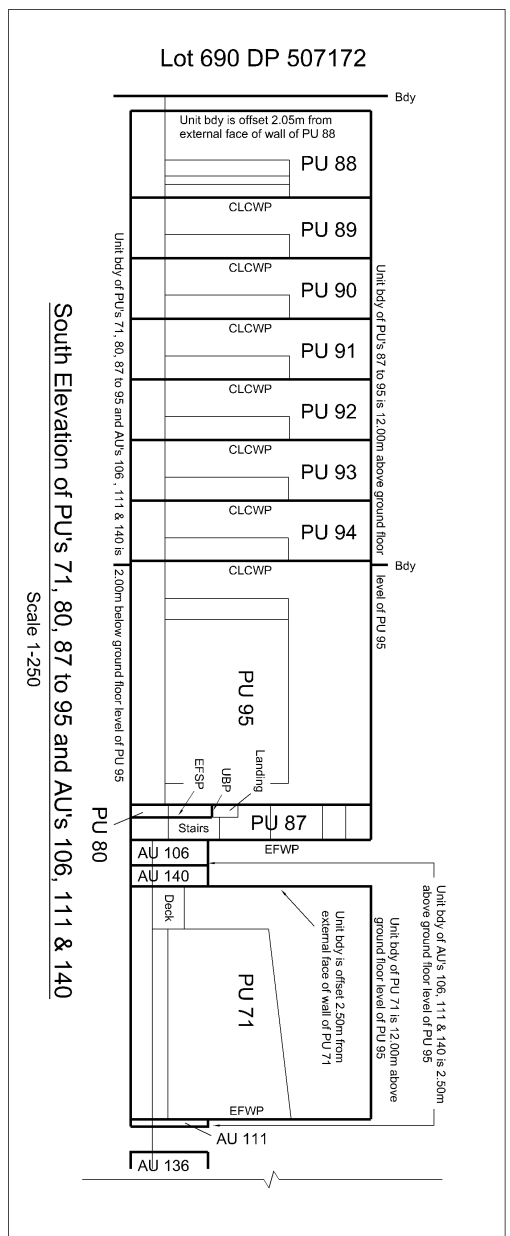
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Elevations

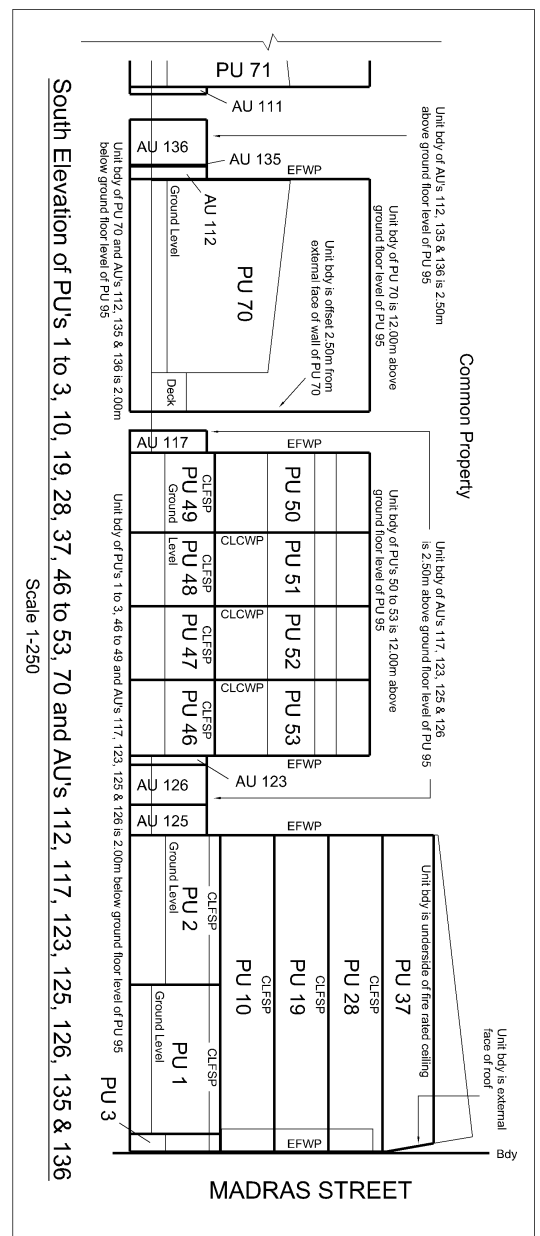
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 job no. 35424

DP 534905
 Sheet 17 of 24

Canterbury Land District



South Elevation of PUs 71, 80, 87 to 95 and AUs 106, 111 & 140
 Scale 1-250

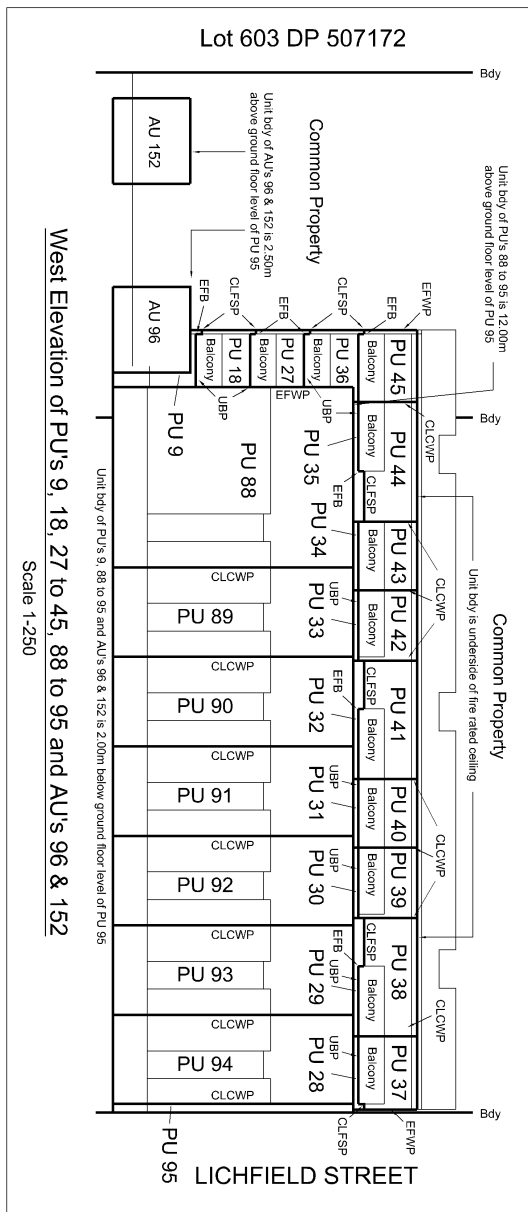
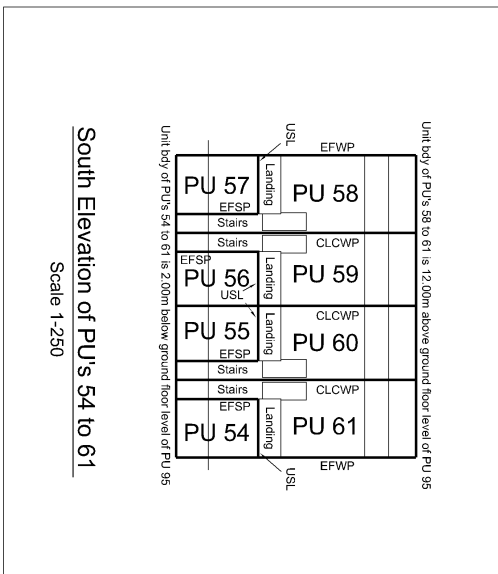
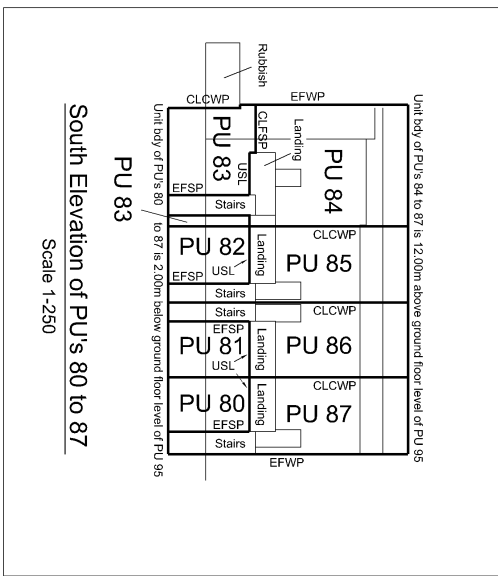


South Elevation of PUs 1 to 3, 10, 19, 28, 37, 46 to 53, 70 and AU's 112, 117, 123, 125, 126, 135 & 136
 Scale 1-250

PERMANENT STRUCTURE BOUNDARY LEGEND	
CLCW	Unit boundary is centrelines of common wall
CLCWP	Unit boundary is centrelines of common wall and its production thereof
EFW	Unit boundary is external face of wall
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FCS	Unit boundary is face of concrete stairs
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BCS	Unit boundary is back of concrete stairs

Elevations

Canterbury Land District

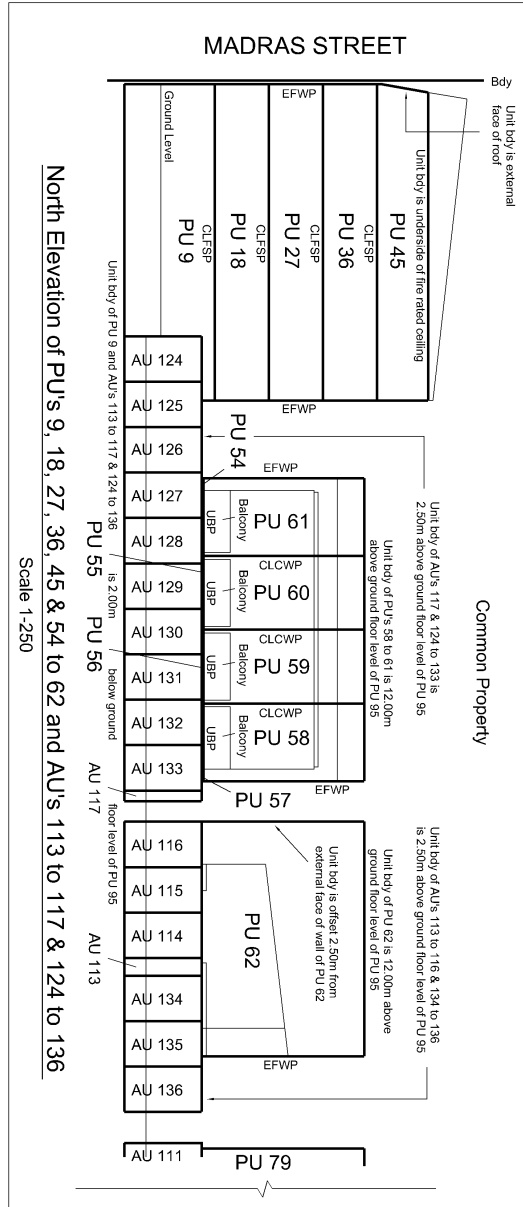
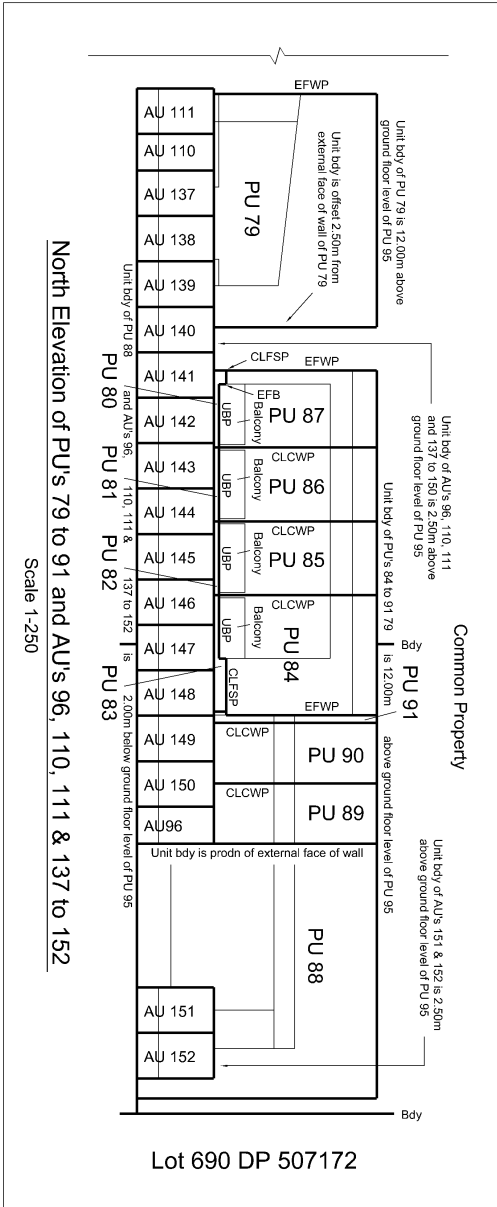
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DP 534905
 Sheet 18 of 24



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Elevations



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DP 534905
 Sheet 19 of 24

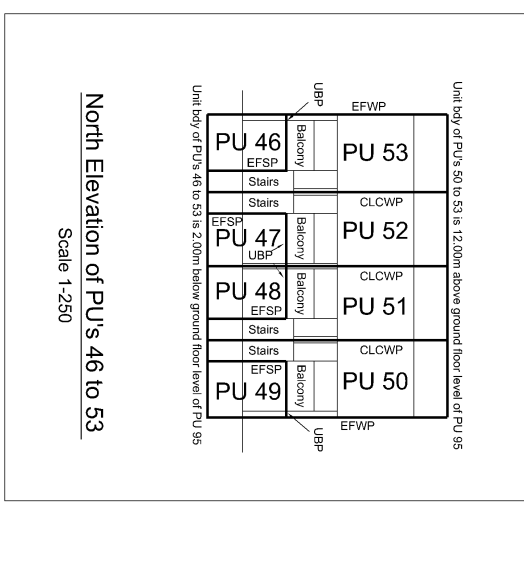
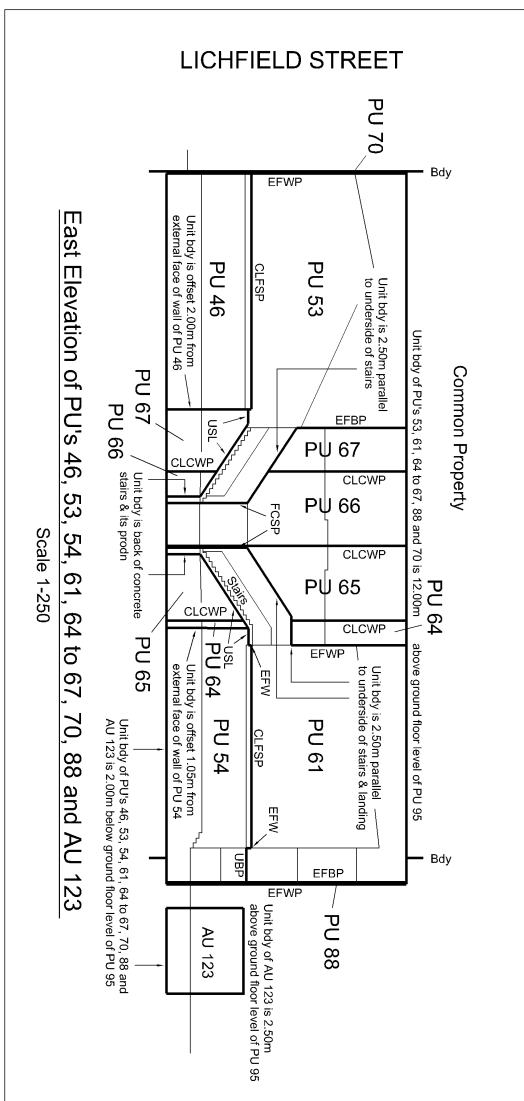
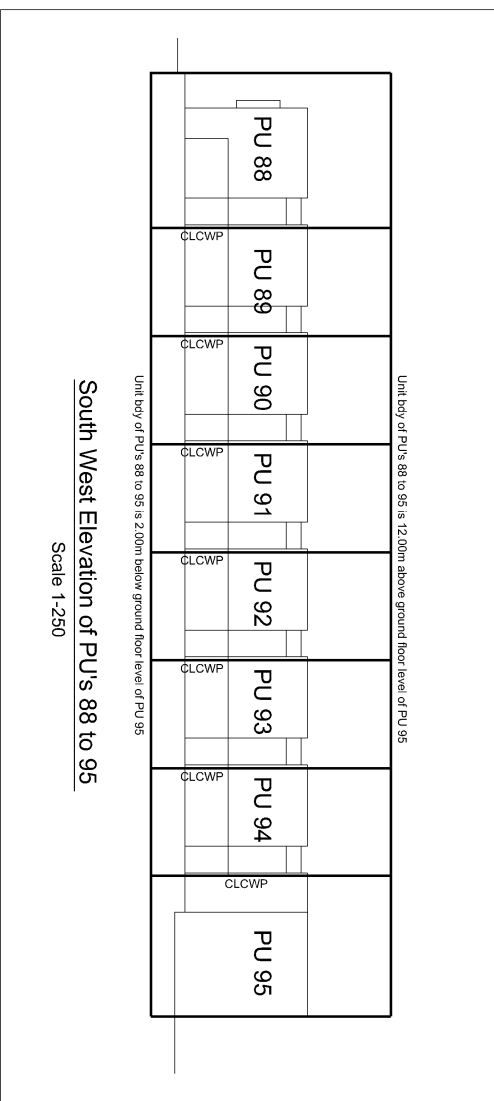


Elevations

date 03.20
scale 1:250
job no. 35424

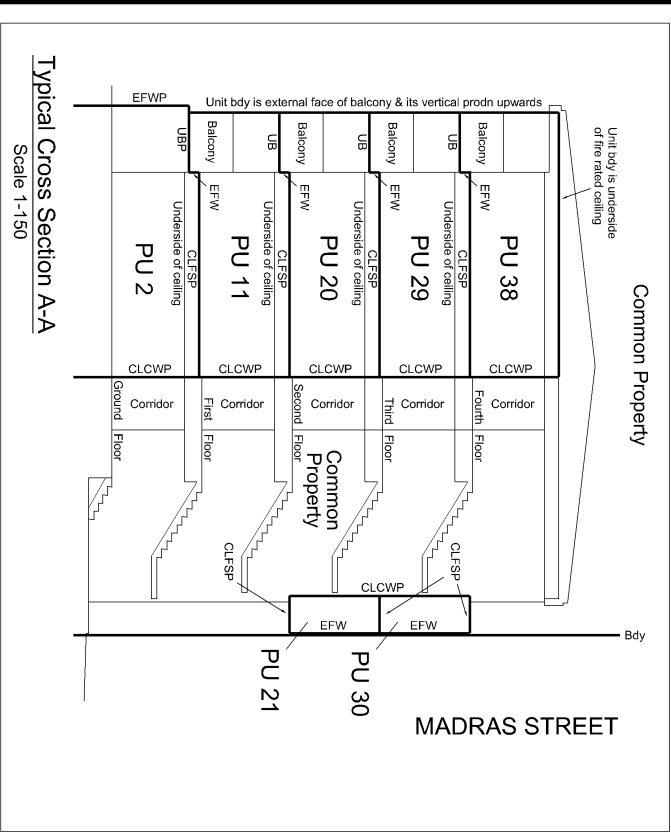
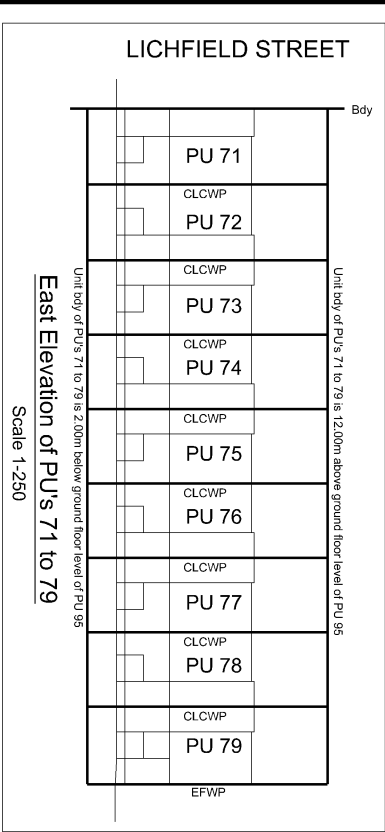
DP 534905
Sheet 20 of 24

Canterbury Land District

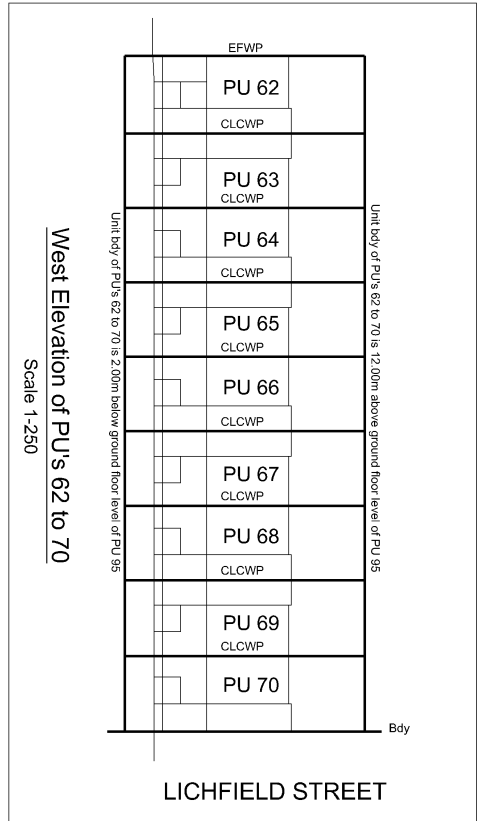
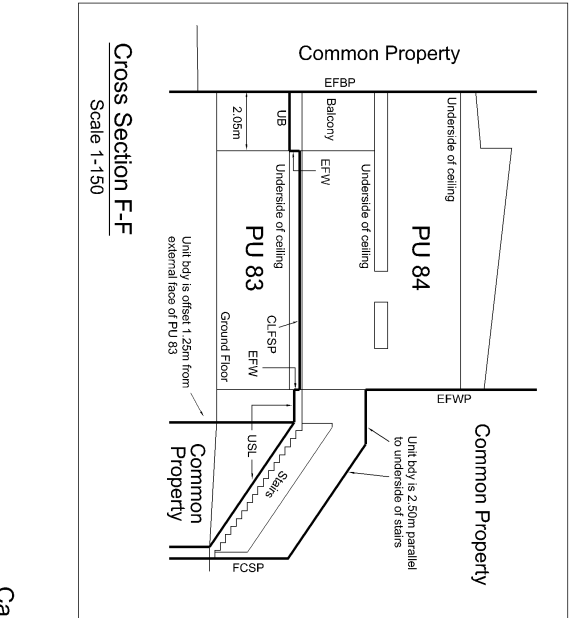




Davis Oglive - P.O. Box 386183
 21 Morningside Avenue, Auckland
 P.O. Box 980, Christchurch 8140
 New Zealand 09 308 9000



Elevations and Cross Sections



Canterbury Land District

date 03.20
 scale N/A
 job no. 35424

DP 534905
 Sheet 21 of 24



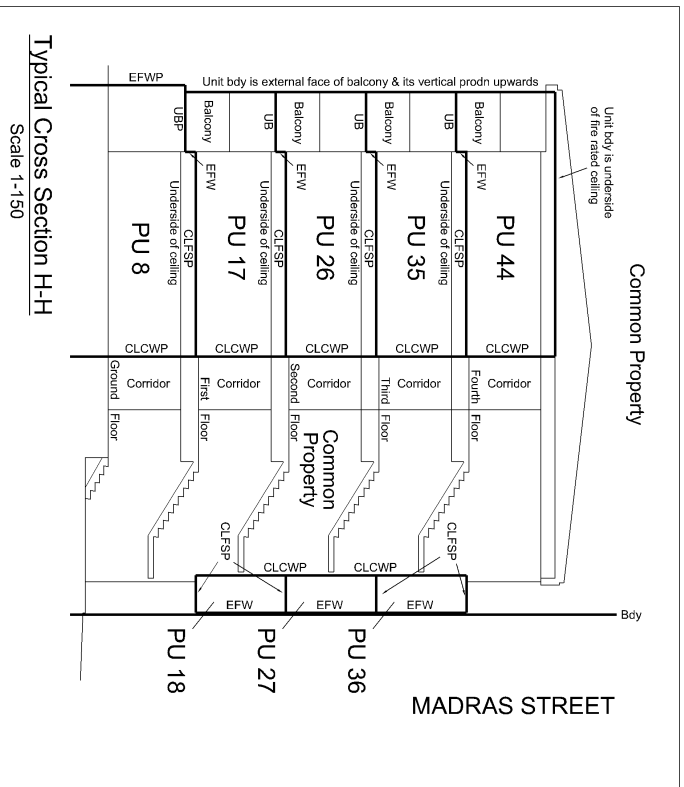
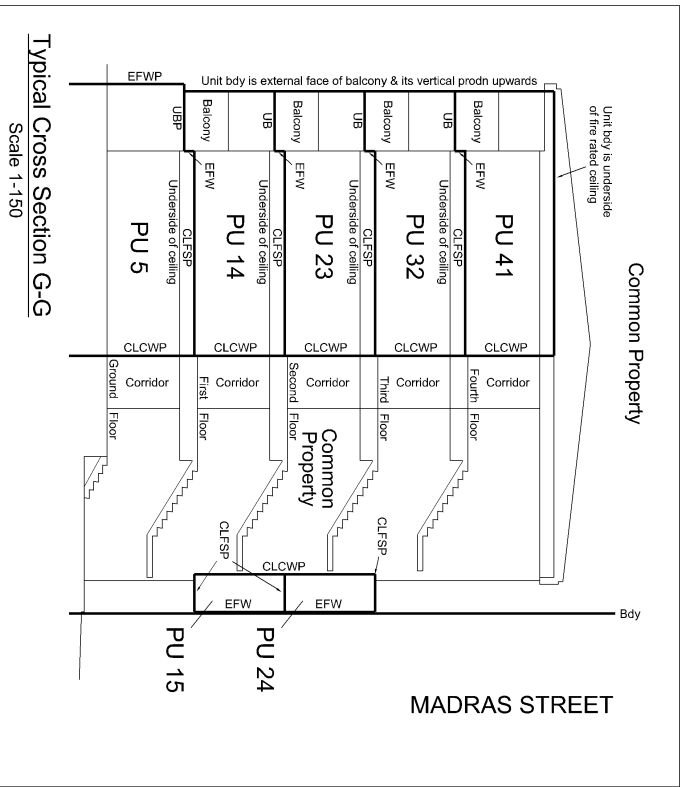
Davis Oglive - P.O. Box 386183
 2410 Woodloch Avenue, Adelphi, VA 22014
 P.O. Box 980, Christchurch 8140
 New Zealand
 Telephone: +64 3 325 1000

PERMANENT STRUCTURE BOUNDARY LEGEND

CLCW	Unit boundary is centrelime of common wall
CLCWP	Unit boundary is centrelime of common wall and its production thereof
EFW	Unit boundary is external face of wall
EFWP	Unit boundary is external face of wall and its production thereof
CLFS	Unit boundary is centrelime of floor slab and its production thereof
UB	Unit boundary is underside of balcony
UBP	Unit boundary is underside of balcony and its production

PERMANENT STRUCTURE BOUNDARY LEGEND

EFB	Unit boundary is external face of balcony
EFBP	Unit boundary is external face of balcony and its production
EFSS	Unit boundary is external face of stairs and its production
EFSP	Unit boundary is external face of stairs and its production
USL	Unit boundary is underside of stairs and landing
FCS	Unit boundary is face of concrete stairs
FCSP	Unit boundary is face of concrete stairs and its production
BCS	Unit boundary is back of concrete stairs



Cross Sections

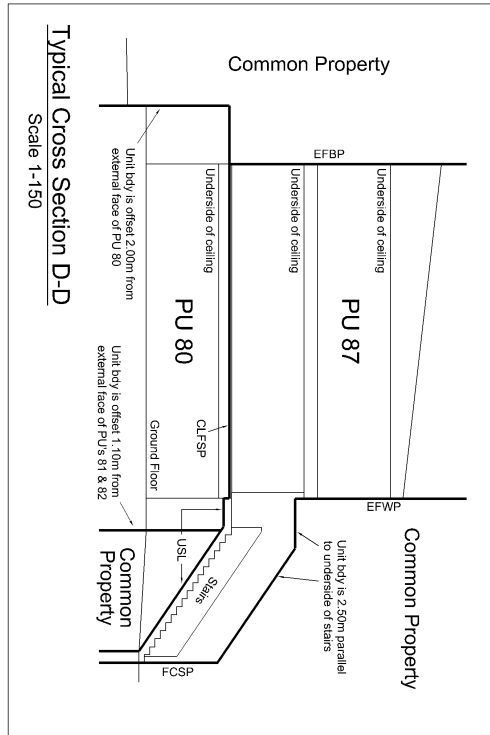
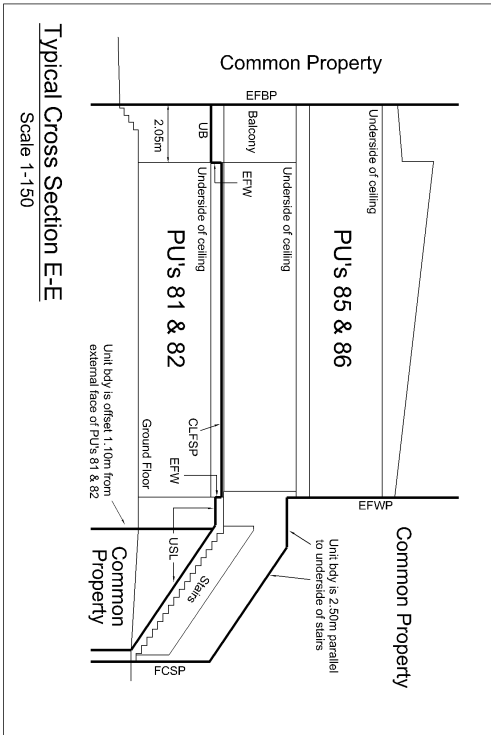
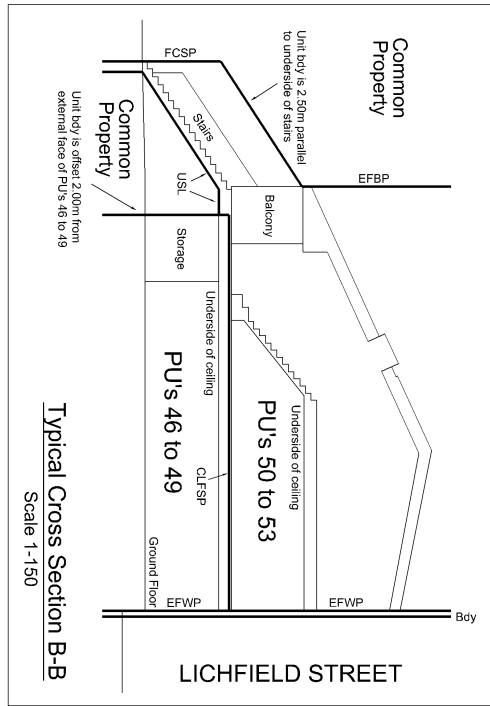
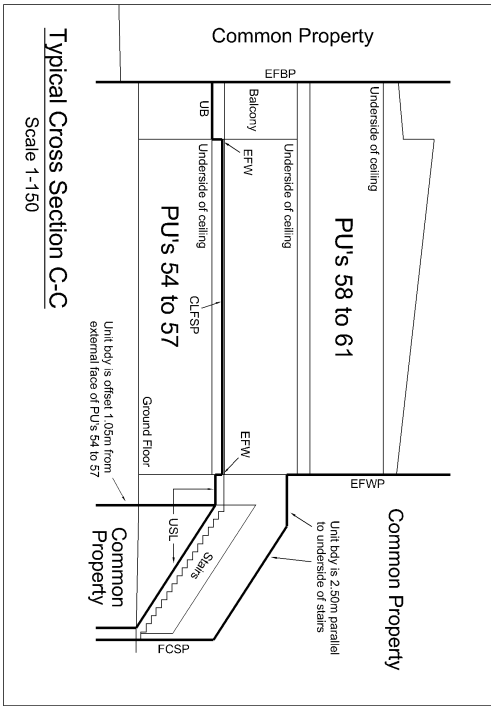
date 03.20
 scale 1-150
 job no. 35424

DP 534905
 Sheet 22 of 24

Canterbury Land District

do
 Davis Oglive
 21 Moorocks Avenue, Adgeham
 P.O. Box 980, Christchurch 8140
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 Phone: +64 3 366 1833
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 Email: info@davisoglive.co.nz

Cross Sections



Canterbury Land District

date 03.20
 scale 1-150
 job no. 35424

DP 534905
 Sheet 23 of 24



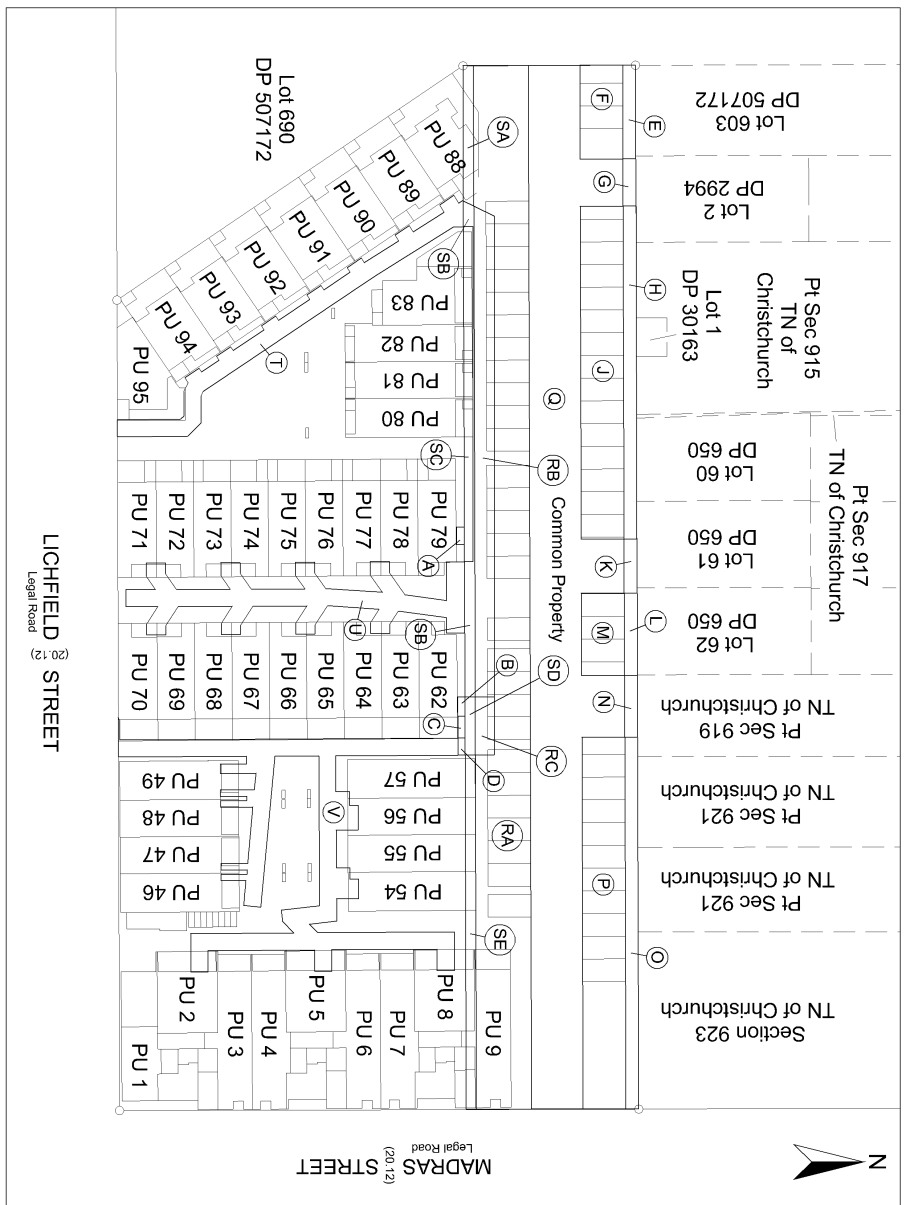
Davis Oglive Pty Ltd 3861 653
 Engineering - Surveying, Planning
 21 Woodcock Avenue, Adelaide
 P O Box 980 Christchurch 8140
 New Zealand
 Telephone: 03 349 1100

Easement Areas Over Lot 605 DP 507172

date 03.20
 scale 1:500
 job no. 35424

DP 534905
 Sheet 24 of 24

Canterbury Land District



SCHEDULE OF EXISTING EASEMENTS				
PURPOSE	SERVIENT TEN (Burdened Land)	LOT NO	SHOWN	DOCUMENT
RIGHT TO CONVEY ELECTRICITY IN GROSS	Lot 605 DP 507172	E, F, G, H, J, K, L, M, N, O, P, Q, RA, RB, RC, SA, SB, SC, SD, SE	EI 1098769.16	
RIGHT TO CONVEY TELECOMMUNICATIONS & COMPUTER MEDIA IN GROSS	Lot 605 DP 507172	RA, RB, RC	EI 1098769.17	
PEDESTRIAN ONLY RIGHT OF WAY IN GROSS	Lot 605 DP 507172	E, G, H, K, L, N, O	EI 1098769.18	
RIGHT TO DRAIN SEWAGE IN GROSS	Lot 605 DP 507172	F, J, M, P, Q	EI 1098769.19	
RIGHT TO CONVEY GAS IN GROSS	Lot 605 DP 507172	F, H, J, M, O, P, Q	EI 1098769.20	
RIGHT TO DRAIN STORMWATER	Lot 605 DP 507172	F, J, M, P, Q, RA, RB, RC	EI 1098769.19	
RIGHT TO CONVEY WATER	Lot 605 DP 507172	E, F, G, H, J, K, L, M, N, O, P, Q, RA, RB, RC, SA, SB, SC, SD, SE	EI 1098769.19	
RIGHT OF WAY	Lot 605 DP 507172	G, K, N, Q	EI 1098769.22	
RIGHT TO CONVEY ELECTRICITY	Lot 605 DP 507172	A, B	EI 11423765.1	
RIGHT TO CONVEY TELECOMMUNICATIONS	Lot 605 DP 507172	C, D, RB, RC, SB, SC, SD, T, U, V	EI 11423765.2	

See DP 534905/A for easement dimensions



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

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

Identifier

888437Land Registration District **Canterbury**

Date Issued 29 May 2019

Plan Number DP 534905

Subdivision of

Lot 605 Deposited Plan 507172

Prior References

787306

Unit Titles Issued

886768	886769	886770	886771
886772	886773	886774	886775
886776	886777	886778	886779
886780	886781	886782	886783
886784	886785	886786	886787
886788	886789	886790	886791
886792	886793	886794	886795
886796	886797	886798	886799
886800	886801	886802	886803
886804	886805	886806	886807
886808	886809	886810	886811
886812	886813	886814	886815
886816	886817	886818	886819
886820	886821	886822	886823
886824	886825	886826	886827
886828	886829	886830	886831
886832	886833	886834	886835
886836	886837	886838	886839
886840	886841	886842	886843
886844	886845	886846	886847
886848	886849	886850	886851
886852	886853	886854	886855
886856	886857	886858	886859
886860	886861	886862	

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.

Subject to Part IVA Conservation Act 1987 (Affects part formerly contained in RT's CB8A/431, CB4B/650, CB22F/372, CB22F/373, CB25A/479, CB25A/478, CB30F/699, CB336/103, CB34A/879, CB366/180, CB20A/1420, CB21F/1203 & CB323/187)

Subject to Section 11 Crown Minerals Act 1991 (Affects part formerly contained in RT's CB8A/431, CB4B/650, CB22F/372, CB22F/373, CB25A/479, CB25A/478, CB30F/699, CB336/103, CB34A/879, CB366/180, CB20A/1420, CB21F/1203 & CB323/187)

10887169.15 Consent Notice pursuant to Section 221 Resource Management Act 1991 - 21.3.2018 at 3:21 pm

Subject to a right to convey electricity (in gross) over parts marked E, F, G, H, J, K, L, M, N, O, P, Q, R & S on DP 507172 in favour of Orion New Zealand Limited created by Easement Instrument 10887169.16 - 21.3.2018 at 3:21 pm

Subject to a right to convey telecommunications and computer media (in gross) over part marked R on DP 507172 in favour of Chorus New Zealand Limited created by Easement Instrument 10887169.17 - 21.3.2018 at 3:21 pm

Subject to a right of way (Pedestrian Only) (in gross) over parts marked E, G, H, K, L, N & O on DP 507172 in favour of the Christchurch City Council created by Easement Instrument 10887169.18 - 21.3.2018 at 3:21 pm

Subject to a right to drain sewage (in gross) over parts marked F, J, M, P & Q and a right to drain stormwater (in gross) over parts marked F, J, M, P, Q & R and a right to convey water (in gross) over parts marked E, F, G, H, J, K, L, M, N, O, P, Q, R & S on DP 507172 in favour of the Christchurch City Council created by Easement Instrument 10887169.19 - 21.3.2018 at 3:21 pm

The easements created by Easement Instrument 10887169.19 are subject to Section 243 (a) Resource Management Act 1991

Subject to a gas easement (in gross) over parts marked F, H, J, M, O, P & Q on DP 507172 in favour of Rockgas Limited created by Easement Instrument 10887169.20 - 21.3.2018 at 3:21 pm

Subject to a right of way over part marked Q, G, K and N on DP 507172 created by Easement Instrument 10887169.22 - 21.3.2018 at 3:21 pm

Subject to a right to convey electricity (in gross) over parts marked A & B on DP 534905 in favour of Orion New Zealand Limited created by Easement Instrument 11423765.1 - 29.5.2019 at 11:48 am

Subject to a right to convey telecommunications (in gross) over parts marked C, D, T, U, V, RB, RC, SB, SC & SD on DP 534905 in favour of Enable Networks Limited created by Easement Instrument 11423765.2 - 29.5.2019 at 11:48 am

11423765.3 Variation of Consent Notice 10887169.15 pursuant to Section 221(5) Resource Management Act 1991 - 29.5.2019 at 11:48 am

11423765.4 Notice of body corporate operational rules pursuant to Section 105 Unit Titles Act 2010 - 29.5.2019 at 11:48 am

11736024.2 Certificate of assessment of ownership interest pursuant to Section 32 Unit Titles Act 2010 - 21.5.2020 at 2:33 pm

Subject to a right of way over part marked Q and right of way (pedestrian only) over part marked E, G, H, K, L, N and O all on DP 507172 created by Easement Instrument 12422389.3 - 21.4.2022 at 11:58 am