Land Information New Zealand
Toitū te whenua

15 June 2018

John Pitcaithly
Pitcaithly Body Corporate Services Limited (Christchurch)
PO Box 41 076
Christchurch 8247

Client Ref: BC 359630

Land Transfer Act 1952: Registration Confirmation Statement

The dealing 11133983, lodged on 01/06/2018 has been registered.

The Computer Register(s) affected by the dealing are:

267236

Any plans deposited as a result of the registration of this dealing are listed below:

Operations Manager

Christchurch Survey & Title Operations
112 Tuam St
Private Bag 4721
Christchurch Mail Centre
Christchurch 8140
New Zealand
Tel 0800 ONLINE (665463)
Fax 64-3-366 6422
Internet http://www.linz.govt.nz

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16:09:19

UNIT TITLES REGULATIONS 2011

FORM 15

Notice of change to body corporate operational rules

Section 106, Unit titles Act 2010

CRUL 11133983.1 Unit T
Cpy – 01/03, Pgs – 004, 31/05/18, 09:45
DocID: 215161764

Unit plan: 359630
Body Corporate Number: 359630
Supplementary record sheet: 267236

Notice

The body corporate gives notice that the body corporate operational rules are changed as specified in the schedule of amendments.
The changes have been made in accordance with an ordinary resolution at the resumption of the body corporate annual general meeting held on 26 June 2012.

Schedule of amendments

Rules 1 and 2 as contained in Schedule 1 of the Unit Titles Regulations 2011 are deleted.

The following new operational rules are added:

1. A Unit Owner or occupier of any unit shall not-

(a) Use or permit his unit to be used for any purpose which is illegal or may be injurious to the reputation of the building:

(b) Create any noise likely to interfere with the peaceful enjoyment of the Unit Owner or occupier of any other unit or of any person lawfully using the common property:

(c) Keep any animal on his unit or the common property without the consent of the body corporate:
Provided that such consent may be withdrawn at any time by the secretary upon his receiving like written complaints in the matter from the Unit Owners of 2 or more units:

(d) Use the common property in such a manner as unreasonably to interfere with the use and enjoyment thereof by any occupier of any unit (whether a Unit Owner or not) or by the family or any visitor of any such occupier:

(e) Use his unit or permit it to be used in such manner or for such purpose as to cause damage or a nuisance or annoyance or disturbance to any occupier of any unit (whether a Unit Owner or not) or to the family or any visitor of any such occupier:

(f) Use nor permit the use of his unit for any purpose other than residential use or such other use as may upon application to the relevant territorial authority be permitted in accordance with the local district plan:

(g) Allow trees or plants or roots or foliage to encroach under, upon or over any other unit or the common property:

(h) Hang or place any washing, towels, bedding, clothing or other article on any outside part of his unit or inside his unit in such a way as to be visible from any other unit or from any part of the common property or from beyond the boundary of the land of the body corporate:

(i) Except with the consent of the body corporate which consent may be withdrawn at any time, use or store upon his unit or the common property any flammable chemical, liquid or gas or other flammable material, other than that in the fuel tank of a motor vehicle or, in the case of liquid gas only, in a properly approved gas cylinder:

(j) Park or allow any member of his family or any visitor to his unit to park or cause to be parked, other than temporarily for periods not exceeding 3 minutes, any motor vehicle or boat or trailer except on his basement car parking accessory unit or on that part of the common property specifically designated for such purpose:
Provided that use of the visitor's car parks shall be on a first come first served basis and shall be limited to genuine visitors for periods not exceeding 4 hours on any one day during the hours of 8.00am to 11.00pm or for periods not exceeding 9 hours on any one

overnight visit and provided further that use of a visitor's car park during an overnight visit as aforesaid may not be followed by any further use by the said visitor or his vehicle until a period of 48 hours has elapsed:

(k) Use or permit the lights of any motor vehicle to be used on high beam while on his unit or the common property:

(l) Use those of his accessory units that are designated for parking to be used for storage of any items or for any purpose other than the parking of a motor vehicle or boat or trailer:

Provided that these restrictions shall not apply to storage within a storage cage or cupboard, installed in his accessory unit by the developer or subsequently by a Unit Owner or occupier with the prior written consent of the body corporate and at the said Unit Owner's or occupier's expense and provided further that items stored in such cages or cupboards shall consist of normal household items only with such items to entirely exclude any and all items consisting of or containing foam or dangerous chemicals, gases or other like hazardous substances or products:

(m) With respect to his unit and the common property, waste water or use any part of the plumbing systems including toilets, waste pipes and drains, for any purposes except for those for which they were constructed or designed or deposit any sweepings or rubbish or other unsuitable substances therein and as conditions to the foregoing-

(i) The cost of rectification of any damage or blockage resulting to such plumbing systems from misuse or negligence shall be borne by the Unit Owner responsible whether caused by the actions of that Unit Owner or those of his lessees, tenants, visitors, agents or servants:

(ii) A Unit Owner or occupier of a unit shall give the body corporate prompt notice of any accident to or defect in any plumbing or electrical systems which shall come to the knowledge of the Unit Owner or occupier and the body corporate or its agent may, having regard to the urgency involved, examine such accident or defect and organise such repairs or renovations as it deems necessary:

(n) Cause or permit any loss or damage to the common property including interior and exterior walls, fittings, lawn, garden, trees and plants situated thereon by reason of the use of such Unit Owner or occupier or of any tenant, servant, agent, agent, contractor, guest or invitee thereof:

(o) Allow any fire or incinerator to be ignited in or on his unit or accessory unit or the common property:

Provided that this restriction shall not apply to any safe and serviceable gas fired barbecue equipment or, where the prior written consent of the body corporate to install such has been obtained, to any solid fuel or gas fired heating equipment:

(p) Directly instruct any contractor or workmen employed by the body corporate unless authorised by the body corporate:

(q) Exhibit, place or attach on any part of his unit or the common property in such a way as to be visible from outside his unit any trade, business or professional services sign board or sign or any other sign board or notice board or sign of any description whatsoever except with the consent of the body corporate which consent may at any time be withdrawn:

(r) Mark, paint, drive nails or screws or the like into, or otherwise damage or deface, any structure that forms part of the common property except with the consent of the body corporate which consent may at any time be withdrawn:

(s) Deposit or throw upon the common property or another unit any rubbish, dirt, dust or other material likely to interfere with the peaceful enjoyment of the Unit Owner or occupier of another unit or of any person lawfully using the common property:

(t) Use the bicycle park situated in the basement area for the storage of or the placement therein of any item whatsoever except his bicycle.

(u) Alter or install any letter box, window, door, rectified gas installation or equipment, water delivery system or feature, external electrical wiring or component, television or radio aerial or receiving system or air conditioning plant or equipment including a heat pump, nor do anything to vary the external appearance of their unit or common property, except with the prior consent of the body corporate that approval/consent from the body corporate shall be required at an AGM.

2. A Unit Owner or occupier of any unit shall-

(a) If required by the secretary upon his receiving a written complaint from the Unit Owner or occupier of any other unit concerning unreasonable noise levels emanating from uncovered floors within his unit, ensure that all floor space within his unit is covered by floor coverings to such an extent sufficient to prevent the transmission of noise likely to disturb the peaceful enjoyment of the Unit Owner or occupier of any other unit:

(b) Take all reasonable steps to ensure that his invitees do not behave in a manner likely to interfere with the peaceful enjoyment of the Unit Owner or occupier of any other unit or of any person lawfully using the common property:

(c) Immediately clean down any of the common property which has mud, oil or other residue thereon as a result of his washing down or using or parking a motor vehicle or boat or trailer thereon or as a result of any other activity undertaken by him:

(d) With respect to his unit or accessory unit, keep all windows clean and if any are broken or cracked promptly replace same with fresh glass of the same colour, quality and weight:

(e) With respect to his unit or accessory unit, provide blinds or curtains conforming to an acceptable standard to all external windows at his cost:

(f) (i) Maintain within his principal unit in clean and dry condition adequate covered receptacles and containers for garbage:

(ii) Ensure that before refuse is placed in the said receptacles and containers it is securely wrapped and tied tightly or in the case of tins and other containers, completely drained:

(iii) Temporarily store such filled receptacles and containers within his principal unit until they are placed inside one of the wheelie bins located in the rubbish area in the basement carpark:

(iv) Ensure that his unwanted household goods, packaging material or material of any kind other than genuine kitchen refuse only are removed from the complex by him at his cost and are not put anywhere whatsoever in contemplation of removal by the body corporate on the common property or in the rubbish area in the basement carpark including inside one of the wheelie bins located in the basement carpark:

(v) Promptly remove anything of his that the refuse collector may have declined to uplift or spilled from the said wheelie bins and take such action as may be necessary to clear and clean the area within which any spillage may have occurred whether or not of his making:

(g) Be responsible for the cost of any special call out or other similar charge levied by any security or alarm or other service provider in respect of any incident caused by him or his occupier or affecting his unit:

(h) Arrange directly with the relevant provider at his own cost for the replacement of any lost or damaged access passes or automatic door or gate opening devices which give access to the common property or for such additional passes or devices to be issued to him as he may require. The replacement of any lost or damaged keys to his unit shall be arranged by a Unit Owner or occupier directly with a locksmith of his choice at his own cost.

Date: 25th May 2018

Signature of body corporate: Body Corporate No. 359630 by its Chairperson

MURRAY WOODWARD (Name)

(Signature)

Before me as witness: Liz Croxson (Full name)

76 Moorhouse Ave (Address)

Christchurch (Address)

Liz Croxson (Signature)

Pitcaithly Body Corporate Services Limited
P O Box 41-076
CHRISTCHURCH

MANUAL DEALING LODGEMENT FORM

Landonline Firm Code: _____

LODGING FIRM: **Pitcaithly Body Corporate Services Ltd**

Private Individual: _____

Address: PO Box 41-076
Ferrymead
Christchurch 8247

ASSOCIATED FIRM: Body Corporate No. 359630

Client Code / Ref: John Pitcaithly

Tax Statement included ☐

Dealing/SUD Number: (LINZ use only)

Priority Barcode/Date Stamp (LINZ use only)

Plan NumberPre-Allocated or to be Deposited: _____

Rejected Dealing Number: _____

CRUL 11133983.1 Unit T
Cpy – 02/03, Pgs – 004, 31/05/18, 09:45

Copies (inc. original)
DocID: 215161764

Priority Order	CT Ref	Type of Instrument	Names of Parties	Document Fees	Priority Capture*	FEES $ GST INCLUSIVE
1	267236	CRUL	Body Corporate No. 359630	$176.00		176.00
2				$0.00		
3				$0.00		
4				$0.00		

PAID
LAND INFORMATION
NEW ZEALAND
PRIVATE BAG 4721
CHRISTCHURCH

GST # 17-022-895

REG 31-05-2018 09:24
000003

1 LOL SALES $176.00
TOTAL $176.00
CHEQUE $176.00

RECEIVED
1 MAY 2018
LAND INFORMATION
NEW ZEALAND
CHRISTCHURCH

Land Information New Zealand Manual Dealing Lodgement Form

Fees Receipt and Tax Invoice

GST Registered Number 17-022-895

LINZ Form P005
April 2016

Annotations (LINZ use only).
Original signatures present.

Original Signatures? _____

Subtotal	$176.00
Total for this dealing	$176.00
Less fees paid on Dealing # _____	
Debit my Landonline account for (Only available for Landonline customers)	
or Cash / Cheque enclosed for (Only pay in cash if depositing in drop box at a LINZ processing centre)	**$176.00**
or Eft-pos payment due for (Eft-pos only available if lodging the dealing in person at a LINZ processing centre)	

* Making a priority lodgement ensures the lodgement is entered into the LINZ work queue at the time and date it was handed over at the counter. Priority does not provide urgency in processing the dealing. For further details please reference the manual dealing user guide.

CLq # 105263

MANUAL DEALING LODGEMENT FORM

Landonline Firm Code:

LODGING FIRM: **Pitcaithly Body Corporate Services Ltd**

Private Individual:

Address: PO Box 41-076
Ferrymead
Christchurch 8247

ASSOCIATED FIRM: Body Corporate No. 359630

Client Code / Ref: John Pitcaithly

Tax Statement included ☐

Dealing/SUD Number: (LINZ use only)

RECEIVED
05 JUN 2018

Priority Barcode/Date Stamp (LINZ use only)

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PAID
LAND INFORMATION NEW ZEALAND
PRIVATE BAG 4721
CHRISTCHURCH

GST # 17-022-895

DUPLICATE RECEIPT

REG 31-05-2018 09:24
000003
CT 1

1 LOL SALES $176.00
TOTAL $176.00
CHEQUE $176.00

Priority Order	CT Ref	Type of Instrument	Names of Parties	Document Fees	Resubmission	Notices	Priority Capture*	FEES $ GST INCLUSIVE
1	267236	CRUL	Body Corporate No. 359630	$176.00				176.00
2				$0.00				
3				$0.00				
4				$0.00				

RECEIVED
31 MAY 2018
LAND INFORMATION
NEW ZEALAND
CHRISTCHURCH

Land Information New Zealand Manual Dealing Lodgement Form

Fees Receipt and Tax Invoice

GST Registered Number 17-022-895

LINZ Form P005
April 2016

Annotations (LINZ use only).

Original Signatures? _____

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Total for this dealing	$176.00
Less fees paid on Dealing # _____	
Debit my Landonline account for (Only available for Landonline customers)	
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