

PROPERTY DOCUMENTS

Record of title

here

STATEMENT OF PASSING OVER

This information has been supplied by the vendor or the vendor's agents. Here (Powered by Ownly Limited, Licensed REAA 2008) is merely passing over this information as supplied to us.

We cannot guarantee its accuracy as we have not checked, audited, or reviewed the information, and all intending purchasers are advised to seek their own advice as to the information contained in this document.

To the maximum extent permitted by law we do not accept any responsibility to any party for the accuracy or use of the information herein.

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	**886116**
Land Registration District	**South Auckland**
Date Issued	20 May 2019

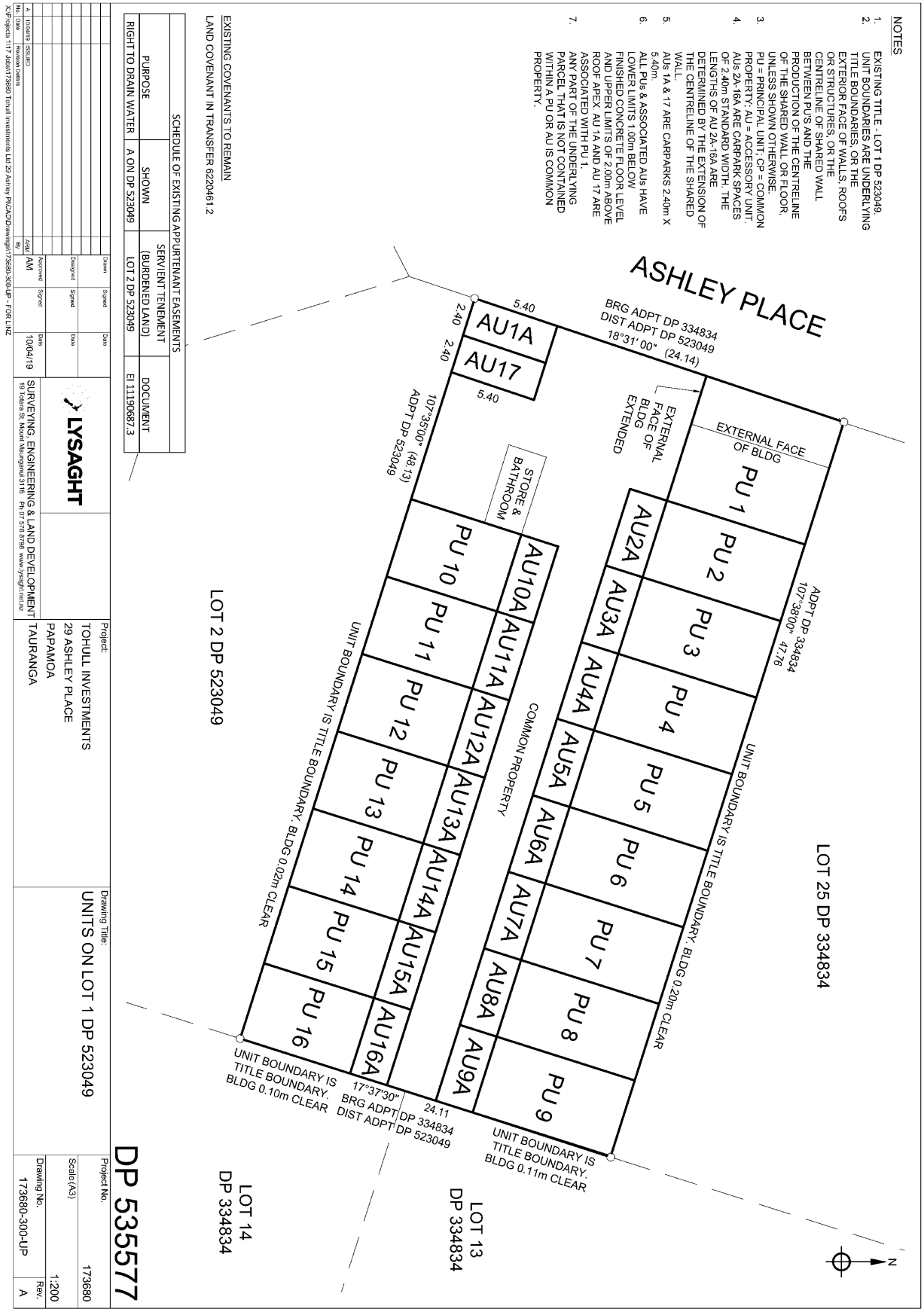
Prior References
831219

Supplementary Record Sheet
886124

Estate	Stratum in Freehold
Legal Description	Principal Unit 9 and Accessory Unit 9A Deposited Plan 535577

Registered Owners
Russel Derek Cox

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


NOTES
1. EXISTING TITLE - LOT 1 DP 523049.
2. UNIT BOUNDARIES ARE UNDERLYING TITLE BOUNDARIES, OR THE EXTERIOR FACE OF WALLS, ROOFS OR STRUCTURES, OR THE CENTRELINE OF SHARED WALL BETWEEN PU'S AND THE PRODUCTION OF THE CENTRELINE OF THE SHARED WALL OR FLOOR, UNLESS SHOWN OTHERWISE.
3. PU = PRINCIPAL UNIT; CP = COMMON PROPERTY; AU = ACCESSORY UNIT.
4. AUs 2A-16A ARE CARPARK SPACES OF 2.40m STANDARD WIDTH. THE LENGTHS OF AU 2A-16A ARE DETERMINED BY THE EXTENSION OF THE CENTRELINE OF THE SHARED WALL.
5. AUs 1A & 17 ARE CARPARKS 2.40m X 5.40m
6. ALL PUs & ASSOCIATED AUs HAVE LOWER LIMITS 1.00m BELOW FINISHED CONCRETE FLOOR LEVEL AND UPPER LIMITS OF 2.00m ABOVE ROOF APEX. AU 1A AND AU 17 ARE ASSOCIATED WITH PU 1.
7. ANY PART OF THE UNDERLYING PARCEL THAT IS NOT CONTAINED WITHIN A PU OR AU IS COMMON PROPERTY.
ASHLEY PLACE
BRG ADPT DP 334834
DIST ADPT DP 523049
18°31' 00" (24.14)
5.40
2.40
2.40
5.40
AU1A
AU17
EXTERNAL FACE OF BLDG EXTENDED
EXTERNAL FACE OF BLDG
PU 1
PU 2
PU 3
PU 4
PU 5
PU 6
PU 7
PU 8
PU 9
AU2A
AU3A
AU4A
AU5A
AU6A
AU7A
AU8A
AU9A
AU10A
AU11A
AU12A
AU13A
AU14A
AU15A
AU16A
PU 10
PU 11
PU 12
PU 13
PU 14
PU 15
PU 16
STORE & BATHROOM
107°35'00" (48.13)
ADPT DP 523049
ADPT DP 334834
107°38'00" 47.76
UNIT BOUNDARY IS TITLE BOUNDARY. BLDG 0.20m CLEAR
UNIT BOUNDARY IS TITLE BOUNDARY. BLDG 0.02m CLEAR
COMMON PROPERTY
LOT 25 DP 334834
LOT 2 DP 523049
UNIT BOUNDARY IS TITLE BOUNDARY. BLDG 0.10m CLEAR
17°37'30"
BRG ADPT DP 334834
DIST ADPT DP 523049
24.11
UNIT BOUNDARY IS TITLE BOUNDARY. BLDG 0.11m CLEAR
LOT 13 DP 334834
LOT 14 DP 334834
N
SCHEDULE OF EXISTING APPURTENANT EASEMENTS
PURPOSE
SHOWN
SERVIENT TENEMENT (BURDENED LAND)
DOCUMENT
RIGHT TO DRAIN WATER
A ON DP 523049
LOT 2 DP 523049
EI 11190687.3
EXISTING COVENANTS TO REMAIN
LAND COVENANT IN TRANSFER 6220461.2
DP 535577
Drawn Signed Date
Designed Signed Date
Approved Signed Date
AM 10/04/19
LYSAGHT
SURVEYING, ENGINEERING & LAND DEVELOPMENT
19 Tokaroa St, Mount Maunganui 3116 PH 07 578 8798 www.lysaght.net.nz
Project: TOHULL INVESTMENTS 29 ASHLEY PLACE PAPAMOA TAURANGA
Drawing Title: UNITS ON LOT 1 DP 523049
Project No. 173680
Scale (A3) 1:200
Drawing No. 173680-300-UP
Rev. A
No. Date Revision Details By
A 10/04/19 ISSUED AM
XJP Projects 117 Jobs\173680 Tohull Investments Ltd 29 Ashley Pl\CAD\Drawings\173680-300-UP - FOR LINZ

SUPPLEMENTARY RECORD SHEET UNDER UNIT TITLES ACT 2010

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

Identifier **886124**

Land Registration District **South Auckland**

Date Issued 20 May 2019

Plan Number DP 535577

Subdivision of

Lot 1 Deposited Plan 523049

Prior References

831219

Unit Titles Issued

886108	886109	886110	886111
886112	886113	886114	886115
886116	886117	886118	886119
886120	886121	886122	886123

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 Her Majesty the Queen all minerals, mineral oil, gas, metals, coal and valuable stone under the surface of the land

5811691.1 Compensation Certificate pursuant to Section 19 Public Works Act 1981 by Tauranga District Council - 25.11.2003 at 9:00 am

6177686.4 Consent Notice pursuant to Section 221 Resource Management Act 1991 - 11.10.2004 at 9:00 am

Land Covenant in Transfer 6220461.2 - 18.11.2004 at 9:00 am

Appurtenant hereto is a right to drain water created by Easement Instrument 11190687.3 - 6.8.2018 at 12:07 pm

The easements created by Easement Instrument 11190687.3 are subject to Section 243 (a) Resource Management Act 1991

11418418.1 Notice of body corporate operational rules pursuant to Section 105 Unit Titles Act 2010 - 20.5.2019 at 12:36 pm

11418418.2 Certificate of assessment of ownership interest pursuant to Section 32 Unit Titles Act 2010 - 20.5.2019 at 12:36 pm