



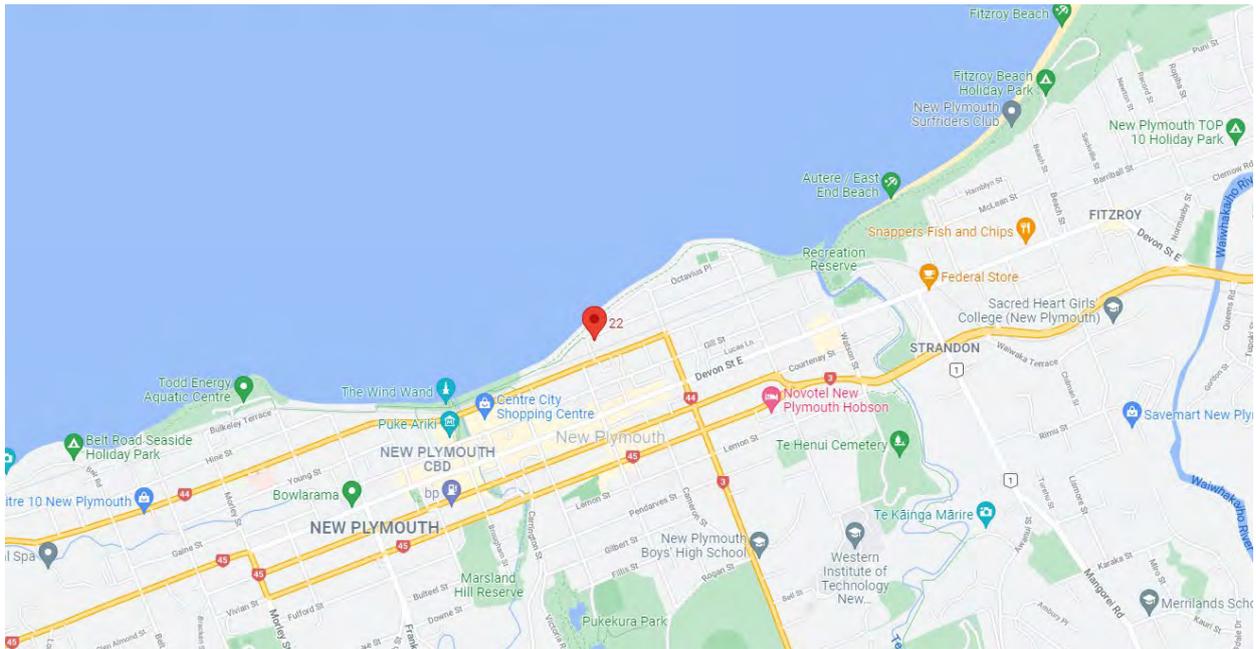
INFORMATION MEMORANDUM

22/4 BULLER STREET
QUARTERDECK
NEW PLYMOUTH

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Location



22/4 Buller Street, New Plymouth

Plumb in the East End waterfront catchment adjacent to the Coastal Walkway and an easy stroll to a range of city beaches, including Boulder's Bay at the end of the street. The CBD is 5 minutes, the New Plymouth Airport (and the world) 20 minutes. All schooling, city amenities, local cafes are near affording an easy lifestyle.

New Plymouth is located on the west coast of the North Island and is Taranaki's largest residential and commercial centre, having a population of approximately 74,000 people. The city is well known for its beautiful parks, surf beaches and the coastal walkway. The region is becoming established as a cultural hub, particularly due to WOMAD, the integrated library and museum, and the Govett Brewster Art Gallery and Len Lye Centre. New Plymouth has won several awards for sustainability, and in 2009 won an international award for the world's most liveable community for a population under 75,000 people.





PHOTO GALLERY

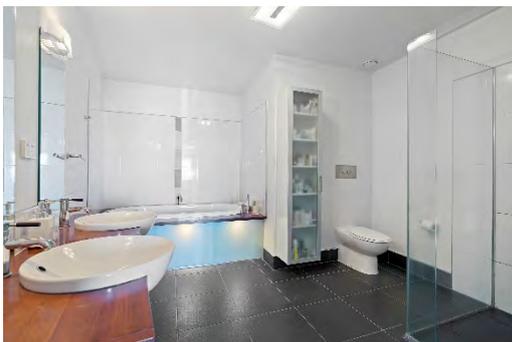
WEB REFERENCE

robertangus.co.nz/76573

open2viewID522178

Prospective Purchasers should not be confined to the material herein and should make their own enquires to satisfy themselves on the accuracy of all aspects





22/4 Buller Street New Plymouth

PROPERTY INFORMATION

Certificate of Title: 237082
196663

Legal Description: Unit41 & 22
DP 347931

Tenure: Freehold

Floor Area: 183 sqm (approx)

Bedrooms: Three

Bathrooms: Two

Garage: Double

Land Value: \$540,000

Improvements: \$730,000

Capital Value: \$1,270,000

Rates: \$4,362.01

Bodycorp: \$13,216–1 Nov 2021 to
31 Oct 2022

Chattels: Cooktop/Oven x2,
Fixed Floor Coverings, Curtains,
Blinds, Light Fittings, Dishwasher,
Rangehood, Waste Disposal Unit,
Heated Towel Rails x 2, TV Aerial,
Garage Door Opener x1,
Heatpumps, Built In Furniture,
Cupboard, Refrigerator, Coffee
Machine.

FOR SALE BY NEGOTIATION

Level 1, White Hart
47 Queen Street
New Plymouth

PENTHOUSE LIVING—”QUARTERDECK”

A birds-eye 270 degrees cityscape, sea and mountain views to celebrate penthouse living. Sunrises, sunsets and the moon on the ocean to live for. Not to forget magnificent views of Mount Taranaki, the city, Port Taranaki and the Sugar Loaf Islands. Designed by Arden Peters Architects to a floor plan of three bedrooms, two bathrooms, open plan living, the total area being 183sqm. The expansive living incorporates several zones from dining, living and sun lounge. Separate laundry and office recess. It certainly feels “at home”. Security, safety and off street double garaging. Certainly inner city living at its best with all amenities close to hand. The quality and standard of the apartment is first rate with neutral décor. Entertaining views night and day. A stroll to the CBD and adjacent to the famed New Plymouth Coastal Walkway. Prime living. (GV \$1,270,000) Potentially the best Apartment buy in New Plymouth. Inspection by appointment.

robertangus.co.nz/76573



Contact Details

Robert Angus AREINZ

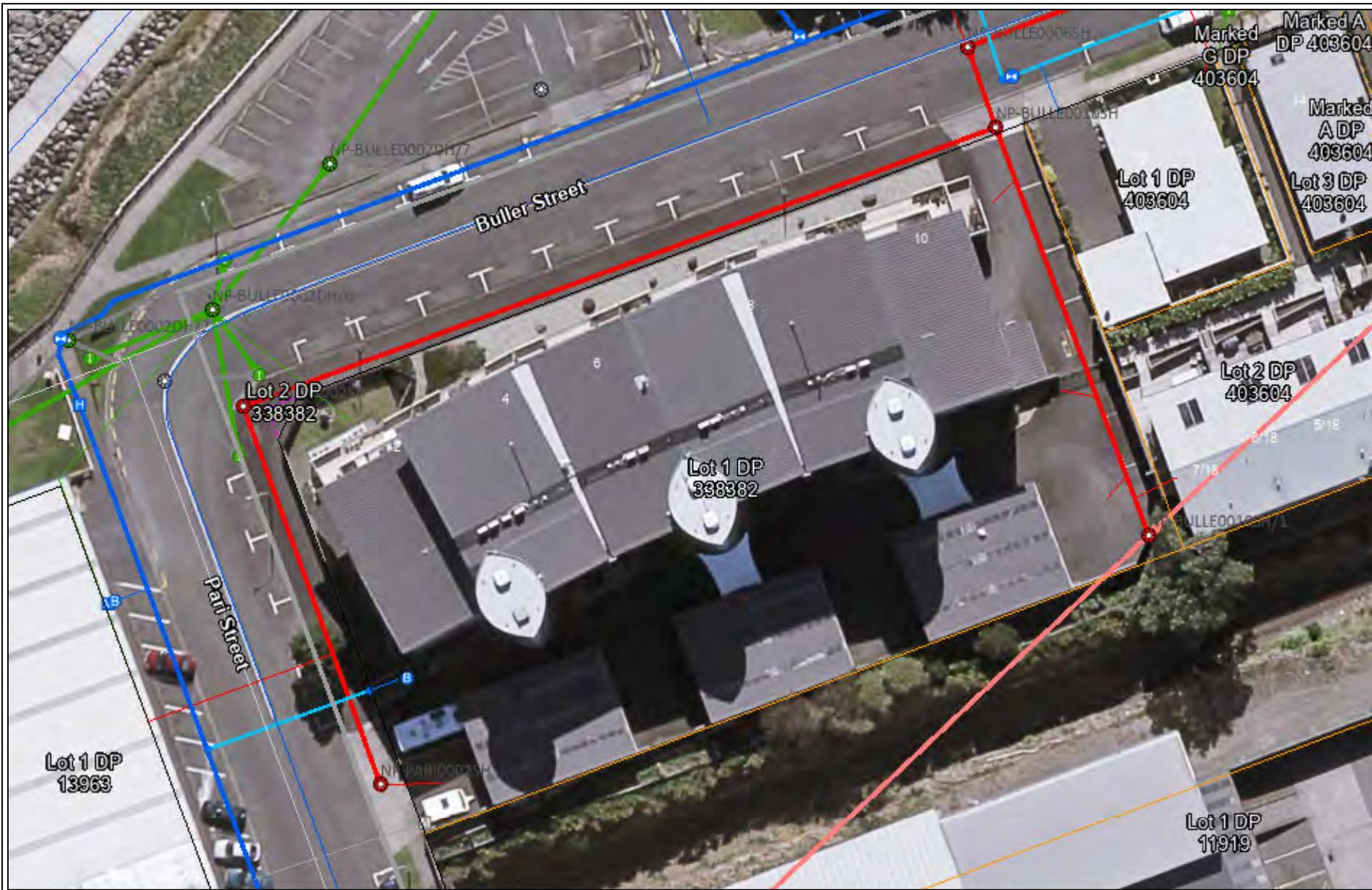
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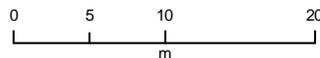
E robert@robertangus.co.nz



Any interest in this property should be registered with the Vendor's Agency. Contents of the proposal do not form part of a contract. While care has been taken in their preparation, no responsibility is accepted for the accuracy of the whole or any part and interested persons are advised to make their own enquires and satisfy themselves in all respects.



- Natural Source
 - Treatment Plant
 - Pumpstation
 - Storage Unit
 - Hydrant
 - Manhole
 - Alert Valve
 - Air Valve
 - Non-Return Valve
 - Standard Valve
 - Manifold Valve
 - Backflow
 - Meter
 - Restricted Flow
 - Wellup
 - Inlet
 - Outlet
 - Soakhole
 - End Point
 - Node
 - Misc Point
 - Trunk
 - Rise
 - Main
 - Lateral
 - Open Drain
 - Stream
 - Overland Flow Path
 - Misc Polygon
 - Proposed Bund and Ponding Areas
 - Storm Water Mgmt Plan
- Yellow = Privately Owned**
- Grey = Out of Service/Closed
- Storm water**
- Water Supply**
- Waste Water**



MILES Print Map

Date: 10/13/2021



1:500



PITCAITHLY BODY CORPORATE SERVICES LTD

76 Moorhouse Ave. Addington
PO Box 41 076
Ferrymead
Christchurch 8247
Telephone 64 3 9822 818
Email info@pbcs.co.nz
Website www.pbcs.co.nz

2 November 2021

Jane Margaret Young
The Couper Trust
22/4 Buller Street
New Plymouth 4301
Emailed to: janeyoungnp@gmail.com
Cc: dale@ycs.co.nz

To Jane

BODY CORPORATE NO. 347931 (TARANAKI LAND REGISTRY) - UNIT PU22, PU41

In connection with your forthcoming sale of the above-mentioned unit/s, we enclose herewith:

- (a) a Pre-Contract Disclosure Statement in conformity with Regulation 33 of the Unit Titles Regulations 2011.
- (b) an account for our fee for the preparation of the foregoing statement.

AFTER THE UNIT IS SOLD PLEASE ADVISE YOUR SOLICITOR THAT WE MUST RECEIVE A COPY OF THE NOTICE OF SALE SO THAT WE MAY QUICKLY BE ABLE TO REGISTER THE NEW OWNER INTO THE REGISTER OF UNIT OWNERS

Until this is done, you will continue to receive Body Corporate Levy Contribution Accounts and you may be held liable for payment of them.

Thank you for your instructions in this matter.

Yours faithfully

A handwritten signature in blue ink, appearing to read 'Lisa Armstrong', is written over the typed name. The signature is fluid and cursive, with the first letters of the first and last names being capitalized and prominent.

Lisa Armstrong

BODY CORPORATE NO. 347931

Unit Titles Regulations 2011 (Schedule 2 - Forms)

Form 18 (Pre-contract Disclosure Statement) - Section 146(1), Unit Titles Act 2010

Unit Plan: DP347931
Body Corporate Number: 347931
Unit Number: PU22, PU41

Pre-contract Disclosure Statement

- 1 This pre-contract disclosure statement is provided to prospective buyers of the property in accordance with section 146(1) of the Unit Titles Act 2010.

General Information

- 2 *The following section contains a brief explanation of important matters relevant to the purchase of a unit in a unit title development. You should read and understand the information contained in this section and this statement before signing a contract to buy a unit in a unit title development. Further information on buying, selling a unit and living in a unit title development can be obtained by:*

- *reading the publication "A quick guide to unit title developments", which is available on the Department of Building and Housing's website: www.dbh.govt.nz/unit-titles*
- *contacting the Department of Building and Housing contact centre can answer questions on unit titles: 0800 UNIT TITLES*

You are strongly advised to obtain independent legal advice regarding any questions or concerns you have about purchasing a unit or your prospective rights and obligations as a member of a body corporate.

Unit title property ownership. Unit titles are a common form of multi-unit property ownership. They allow owners to privately own an area of land or part of a building and share common property with other unit owners. Unit title developments may also be structured in varied ways including staged unit title developments and layered unit title developments.

This combination of individual and shared ownership of land and buildings, often in an intensive built environment, means owning a unit title involves a different set of rights and responsibilities than traditional house and land ownership.

Unit title developments have a body corporate management structure to ensure decisions affecting the development can be made jointly by the unit owners. The creation and management of unit title developments is governed by the Unit Titles Act 2010 and supporting regulations.

Unit plan. Every unit title development has a unit plan, which shows the location of the principal units as well as any accessory units and common property in the development. The unit plan is the formal record of all of the boundaries of the units, and the common property.

Ownership and utility interests. Each unit is allocated an ownership interest and a utility interest and such interests are relevant to the determination of many of the unit owner's rights and responsibilities under the Unit Titles Act 2010.

Ownership interest is a number that reflects the relative value of each unit to the other units in the development, and is used to determine a range of matters including the unit owners' beneficial share in the common property, and share in the underlying land if the unit plan is cancelled.

By default, the utility interest of a unit is the same as the ownership interest (unless it is otherwise specified on the deposit of the unit plan or subsequently changed), and is used to calculate how much each owner contributes to the operational costs of the body corporate.

Body corporate operational rules. The body corporate for a unit title development can make its own operational rules on the use of the development, and governance of the body corporate. These operational rules are subject to the provisions of the Unit Titles Act 2010 and regulations made under that Act.

All unit owners, occupiers, tenants and the body corporate must follow the body corporate operational rules that apply to their unit title development.

Transitional provisions for unit title developments created before the Unit Titles Act 2010 came into effect on 20 June 2011 apply to the body corporate rules in place at that time.

Pre-settlement disclosure statement. Before settlement of the sale of a unit, the seller must provide a pre-settlement disclosure statement to the purchaser, which includes information on:

- the unit number and body corporate number
- the amount of the contribution levied by the body corporate for that unit
- the period covered by the contribution
- how the levy is to be paid
- the date on or before which the levy must be paid
- whether any amount of the levy is currently unpaid and, if so, how much
- whether legal proceedings have commenced in respect of any unpaid levy
- whether any metered charges (e.g. for water) are unpaid and, if so, how much
- whether any costs relating to repairs to building elements or infrastructure contained in the unit are unpaid and, if so, how much
- the rate of interest accruing on any unpaid amounts
- whether there are any legal proceedings pending against the body corporate
- whether there have been any changes to the body corporate rules.

There are legal consequences on the seller for failing to provide the pre-settlement disclosure in the timeframes required by the Unit Titles Act 2010 including delay of settlement and cancellation of the contract.

Additional disclosure statement. The buyer of a unit can request an additional disclosure statement at any time before whichever of these dates occurs first:

- the close of the fifth working day after they enter into the sale and purchase agreement
- the close of the tenth working day before settlement of the unit.

The seller has five working days to provide the additional disclosure statement.

The additional disclosure statement contains more information about the unit title development and the operation of the body corporate. It must include:

- contact details of the body corporate and committee (if there is one)
- the balance of every fund or bank account held by the body corporate at the date of the last financial statement
- amounts due to be paid by the body corporate
- details of regular expenses that are incurred once a year
- amounts owed to the body corporate

- details of every current insurance policy held by the body corporate

- details of every current contract entered into by the body corporate
- information about any lease of the underlying land (if the development is leasehold)

- the text of motions voted on at the last general meeting, and whether those motions were passed
- any changes to the default body corporate operational rules
- a summary of the long-term maintenance plan.

The seller may require the buyer to meet the reasonable cost of providing the additional disclosure statement. An estimate of that cost is set out in paragraph 9 below.

There are legal consequences on the seller for failing to provide the additional disclosure in the timeframes required by the Unit Titles Act 2010 including delay of settlement and cancellation of the contract.

Computer register. Previously known as a certificate of title, for a unit title development this document records the ownership of a unit, contains a legal description of the unit boundaries and records any legal interest which is registered against the title to the unit (for example a mortgage or easement). A copy of the computer register for a unit should come with:

- the unit plan attached. Unit title plans were discussed earlier in this section.
- a supplementary record sheet attached. A supplementary record sheet records the ownership of the common property, any legal interests registered against the common property or base land, and other information such as the address for service of the body corporate and the body corporate operational rules.

The common property in a unit title development does not have a computer register.

Land Information Memorandum. A land information memorandum (LIM) is a report which provides information held by the local council about a particular property. You must order and pay for a LIM from the applicable local council. Delivery times vary between councils. The information contained in a LIM will vary between councils, but is likely to include details on:

- rates information
- information on private and public stormwater and sewerage drains
- any consents, notices, orders or requisitions affecting the land or buildings
- District Plan classifications that relate to the land or buildings
- any special feature of the land the local council knows about including the downhill movement, gradual sinking or wearing away of any land, the falling of rock or earth, flooding of any type and possible contamination or hazardous substances
- any other information the local council deems relevant

Full details of what a local council is obliged to provide in a LIM is contained in section 44A of the Local Government Official Information and Meetings Act 1987.

Easements and covenants. An easement is a right given to a landowner over another person's property (for example, a right of way, or right to drain water). A land covenant is an obligation contained in a deed between two parties, usually relating to the use of one or both properties (for example a covenant to restrict one party using their property in a certain way).

Easements or covenants may apply to:

- a unit and are usually recorded on the computer register for that unit.
- common property and will be recorded on the supplementary record sheet for the unit title development.

3 Further information about the matters set out above can be obtained from:

Unit title property ownership

Department of Building and Housing
www.dbh.govt.nz/unit-titles
 0800 UNIT TITLES (0800 864 884)

Unit plan / Ownership and utility interests /
Computer register / Easements and covenants

Land Information New Zealand
www.linz.govt.nz
0800 ONLINE (0800 665 463)

Body corporate operational rules /
Pre-settlement disclosure statement /
Additional disclosure statement

Body Corporate No. 347931
C/o Pitcaithly Body Corporate Services
P O Box 41-076, Christchurch 8247
info@pbcs.co.nz

Land Information Memorandum

Your local council

For detailed information on any of the above matters relating to your specific circumstances, the Department of Building and Housing recommends you obtain independent legal advice from your lawyer.

Information about the Unit

- 4 The amounts of the contributions levied by the body corporate under section 121 of the Unit Titles Act 2010 in respect of the unit are as follows
- Amount of Operating Account Levy Contribution: \$4,838.00
 - Amount of Long Term Maintenance Fund Levy Contribution: \$1,770.00
 - One-off Lift Levy for the Period 01/05/22 to 31/10/22: \$10,211.15
- to be subject to interest of ten per cent (10%) per annum (calculated on a daily basis) if not paid by the stated last date for payment

- 5 The period covered by the Operating and Long-Term Maintenance Fund Levy is from 01/11/21 to 30/04/22.

- 6 The amount that the body corporate proposes to levy under section 121 of the Act for the 12 months commencing 1 November 2021 will be an annual total of \$13,216.00 (made up of 2 x 6 monthly levies covering the period 1/11/21 to 30/04/22 for \$6,608.00.00 due 30/11/21 and the second levy covering the period 1/5/22 to 31/10/22 due 31/05/22 for \$6,608.00) subject to interest of ten per cent (10%) per annum (calculated on a daily basis) in each and every case if not paid by the stated last date for payment.

- 7 Details of maintenance that the Body Corporate proposes to carry out on this unit title development in the next year are, in general terms, to maintain, control, upkeep and repair as required or pursuant to any preventative maintenance arrangements in place, all common property systems for which there is currently an annual budget in the amount of \$85,895.00. The Body Corporate proposes to meet the cost of that maintenance from its Operating Account.

In addition, Long Term Maintenance projects are planned to be carried out in the current financial year for which the budget amounts to \$157,055.00. The Body Corporate proposes to meet the cost of those projects from its Long Term Maintenance Fund.

- 8 The body corporate has the following accounts:
- Always, an account to hold its day to day operating monies kept separately and specifically for it within the Pitcaithly Body Corporate Services Limited Trust Account held at Westpac Banking Corporation's Canterbury Centre Sub-Branch, Christchurch. The balance of this account as appearing in the Body Corporate's most recently produced Financial Statements was \$95,417.51.

- When there are surplus monies not thought to be required to be spent within the following 12 months, Term Deposit Accounts are established and held in the name of the Body Corporate through the Multiple Deposit Scheme for Pitcaithly Body Corporate Services Limited's Body Corporate Clients held at Westpac Banking Corporation's Canterbury Centre Sub-Branch, Christchurch. The total deposits as appearing in the Body Corporate's most recently produced Financial Statements was nil.

The Unit Owners' Funds as appearing in the Body Corporate's most recently produced Financial Statements were:

- Operating Account Fund: \$3,414.12
- Long Term Maintenance Fund \$51,748.29

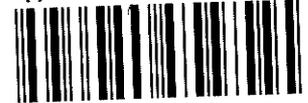
- 9 Under section 148 of the Unit Titles Act 2010, a buyer may request an additional disclosure statement before the settlement of an agreement for sale and purchase of a unit. The buyer must pay to the seller all reasonable costs incurred by the seller in providing the additional disclosure statement. The estimated cost of providing an additional disclosure statement is \$400.00 (plus GST)
- 10 The unit or the common property is not currently, and has never been, the subject of a claim under the Weathertight Homes Resolution Services Act 2006 or any other civil proceedings relating to water penetration of the buildings in the unit title development.

Dated this 2nd November 2021

Signed for and on behalf of the seller and certified correct by Pitcaithly Body Corporate Services Limited on behalf of Body Corporate No. 347931.


_____ Signature

Lisa Armstrong
_____ Print Name

**UNIT TITLES REGULATIONS 2011****FORM 15****Notice of change to body corporate operational rules**

Section 106, Unit titles Act 2010

Unit plan: 347931
Body Corporate Number: 347931
Supplementary record sheet: 196664

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 body corporate general meeting held on 29 May 2012.

Schedule of amendments

The Rules contained in Schedule 1 of the Unit Titles Regulations 2011 are deleted.

The following new operational rules are added:

Use

1. A Unit Owner or occupier of any unit (which term shall for the purposes of these Third Schedule rules also include any associated accessory unit) shall not:
 - (a) Use or permit the unit to be used for any purpose other than those uses permitted under the current District Plan.
 - (b) Use any unit or the common property in such a manner as unreasonably to interfere with the use and enjoyment thereof by other Unit Owners, lessees, licensees or occupiers and in particular shall not drive, operate or use or permit to be driven, operated or used on the common property, any vehicle or machinery of a weight or nature which is likely to cause damage to the common property, and each Unit Owner shall be responsible for any loss, damage or injury to such common property caused, or contributed to, by the use by such Unit Owner or any lessee, licensee, occupier, agent, contractor or invitee of any vehicle or machinery and shall forthwith after any such damage as aforesaid takes place, repair or cause such damage to be repaired at that Unit Owner's own cost:
 - (c) Use or permit a unit to be used for any purpose which is illegal or may be injurious to the reputation of the building:
 - (d) Allow any fire or incinerator to be ignited in or upon the unit, the common property or any part thereof, unless in accordance with such directions as may be given by the body corporate from time to time:
 - (e) Use the unit or the common property or permit it to be used in such a manner or for such purpose as to cause a nuisance or disturbance to any occupier of any unit (whether a Unit Owner or not) or the family of any such Unit Owner.

- (f) Allow any rubbish or litter to accumulate on or in any unit or on the common property, nor dispose of refuse or waste anywhere except into bins or receptacles for removal either on the usual days by the territorial authority or by independent contractors when required to do so by the body corporate.
- (g) Hang or place any washing, towels, bedding, clothing or other article on any outside part of the Unit Owner's unit or inside the Unit Owner's 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:
- (h) Except with the consent of the body corporate which consent may be withdrawn at any time, use or store upon the Unit Owner's 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:
- (i) Park or allow any member of the Unit Owner's family or any visitor to the unit to park or cause to be parked, other than temporarily, any motor vehicle or boat or trailer except on the unit or on that part of the common property specifically designated for such purpose:
- (j) Use or permit the lights of any motor vehicle to be used on high beam while on the unit or the common property:

Car Parking

2. Car parking areas within the body corporate shall be kept tidy and free of all litter and shall not be used for storage of any kind. Storage is permitted in the outside garages. No maintenance or repair work other than minor maintenance work shall be carried out on any motor vehicle located thereon.

Relation to Management

- 3. All requests for consideration of any particular matter that is to be referred to the committee or to the body corporate shall be directed to the secretary and not to the chairman or any members of the committee. Unit Owners or occupiers of units shall not directly instruct any contractors or workmen employed by the body corporate unless so authorised.
- 4. The secretary of the body corporate is deemed to be the agent of the body corporate for the purposes of the management and administration of the rules, duties, powers and property of the body corporate.

Obstruction

- 5. The drives, paths and other accessways on the land (including without limitation lifts, stairways, corridors), and any easement giving access to the land, shall not be obstructed by any of the Unit Owners or occupiers of units, or used by them for any purpose other than for the reasonable ingress, and egress, to and from their respective units and no Unit Owner or occupier of a unit shall park, or stand, or permit to be parked, or stood upon common property, any vehicle except with the consent in writing of the secretary of the body corporate. A Unit Owner or occupier of a unit shall not obstruct, nor deposit, nor throw anything on any drive or path or common accessway nor damage or dirty any part thereof.

Windows

- 6. A Unit Owner shall keep clean all interior windows and replace any window, shutter, awning or door which is broken, cracked or otherwise damaged with new glass or materials of the same pattern and quality.

Cleanliness

- 7. A Unit Owner or occupier of any unit shall not throw, or allow to fall, or permit or suffer to be thrown or fall, any paper, rubbish, refuse, cigarette butts or other substances or liquids whatsoever out of the windows or doors. Any damage or costs for cleaning or repairs caused by breach thereof shall be borne by the Unit Owner of the unit concerned.

8. A Unit Owner or occupier of any unit shall not hang washing or an advertisement or place a billboard or sign outside those premises unless prior written permission has been obtained from the body corporate.
9. The body corporate and the secretary shall use their best endeavours to cause all external surfaces (including windows) and the common property to be cleaned in a proper and workmanlike manner.
10. If any Unit Owner or occupier requires cleaning of external windows of a unit in excess of the frequency in each year to be determined by the committee, the cost of such additional cleaning shall be paid for by the Unit Owner or occupier requesting such additional cleaning or if more than one Unit Owner or occupier is involved then proportionally by each Unit Owner or occupier.

Rubbish Disposal

11. An occupier shall -
 - (a) Maintain within the principal units in clean and dry condition adequate covered receptacles and containers for garbage:
 - (b) Ensure that before refuse is placed in the said receptacles and containers it is securely wrapped or in the case of tins and other containers, completely drained:
 - (c) Temporarily store such filled receptacles and containers within the Unit Owner's principal unit:
 - (d) Ensure that garbage bags and containers are placed in the area provided in good time for collection on the next available collection date:
 - (e) Ensure that household goods and material of any kind other than authorised garbage bags and containers of a kind acceptable to the refuse collectors:
 - (f) Promptly remove anything which the refuse collector may have declined to uplift or spilled from the said receptacles and containers and take such action as may be necessary to clear the area within which any spillage may have occurred:

Animals

12. No animals or fish shall be kept in any unit without the consent of the committee, which consent may be at any time withdrawn. This prohibition shall not apply to seeing eye dogs which are required by partially sighted Unit Owners or occupiers.

Heavy Items

13. Before any furniture, piano, safe or heavy object or article is moved into or out of the building or any unit due notice must be given to the manager (if any) or otherwise to the secretary and the moving of the same must be done in a manner including the placement of protective screens and at the time directed by the committee. The Unit Owner or occupier will not without consent of the committee bring into or install in or permit or suffer to be brought in or installed in his, her or their unit anything whatsoever of such weight, nature or description as will impose or cause any stress or strain or weight likely to damage, weaken or cause movement or structural defect to the building or any part thereof.

Special Rules for Common Property

14. The committee may make rules relating to the common property and in particular in relation to lifts and car parks not inconsistent with these rules and the same shall be observed by the Unit

Owners or occupiers of units unless and until they are disallowed or revoked by a majority resolution passed at a general meeting of the body corporate.

Blinds, Curtains etc

15. A Unit Owner or occupier of a unit shall not erect external blinds or hang curtains and/or blinds visible from outside the unit unless those curtains have a backing of an acceptable neutral colour.

No Dangerous Substances

16. A Unit Owner or occupier of any unit shall not bring to, do or keep anything in a unit which shall increase the rate of fire insurance on the building or any property on the land.

Fire Drills and Evacuation Procedures

17. The body corporate shall have the right to require the Unit Owner or occupier of any unit to perform, from time to time, fire or disaster drills and observe all necessary and proper emergency evacuation procedures and the Unit Owner or occupier and persons under the control of the Unit Owner or occupier shall co-operate with the body corporate in observing and performing such rules and procedures.

Notice of Accidents, Defects etc

18. A Unit Owner or occupier of any unit on becoming aware of any defect, damage or defilement to the building or any part thereof, including security or any of the building's supply services, shall immediately notify the secretary who shall have authority by its agents or servants in the circumstances, having regard to the urgency involved, to examine or make such repairs or renovations as may be deemed necessary for the safety and preservation of the building(s) as often as may be necessary.

Ventilation and Security

19. A Unit Owner or occupier of any unit shall comply at all times with the operating instructions in respect of any ventilation or security equipment installed in the unit or on the common property.

Noise

20. A Unit Owner or occupier of any unit shall not make any undue noise in or about the unit or the common property and shall not play any musical instrument or operate any machine at any time of the day or night in such a manner as to disturb, irritate, or annoy any occupant in any other unit.

Date: 26 July 2013

Signature of body corporate: Body Corporate No. 347931 by its Chairperson

WGV (signature)

Before me as witness:

Elaine May Hutchison (full name)

28B Tiverton Cres (address)

New Plymouth (address)

E Hutchison (signature)

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



**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

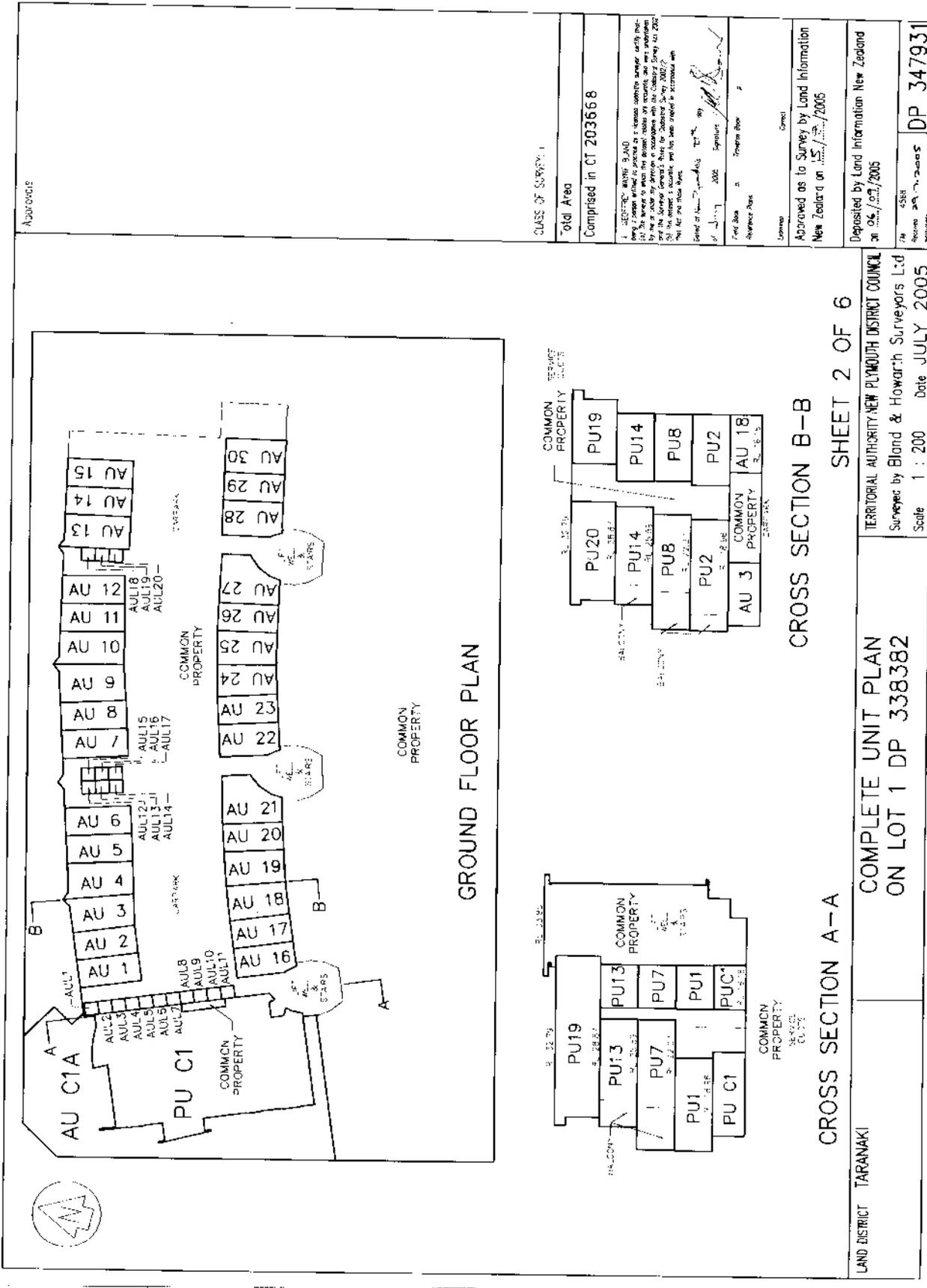
Identifier **196663**
Land Registration District **Taranaki**
Date Issued 16 February 2005

Prior References
157877

Supplementary Record Sheet
196664

Estate Stratum in Freehold
Legal Description Unit 22 Deposited Plan 347931
Registered Owners
Jane Margaret Young

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



Aspirestate

CLASS OF SURVEY: 1

Total Area

Comprised in CT 203668

I. I. SURVEYOR: MARTIN B. AND
 J. J. SURVEYOR: JAMES W. H. SURVEYORS LTD.
 20. The survey is made in accordance with the Survey Act 2002
 by me or under my direction in accordance with the Survey Act 2002.
 21. The survey is made in accordance with the Survey Act 2002.
 22. The survey is made in accordance with the Survey Act 2002.

Date of Survey: 2002
 Signature: [Signature]
 Title: Surveyor

Field Book Reference: [Reference]
 Plan Reference: [Reference]

Approved as to Survey by Land Information
 New Zealand on 15/07/2005

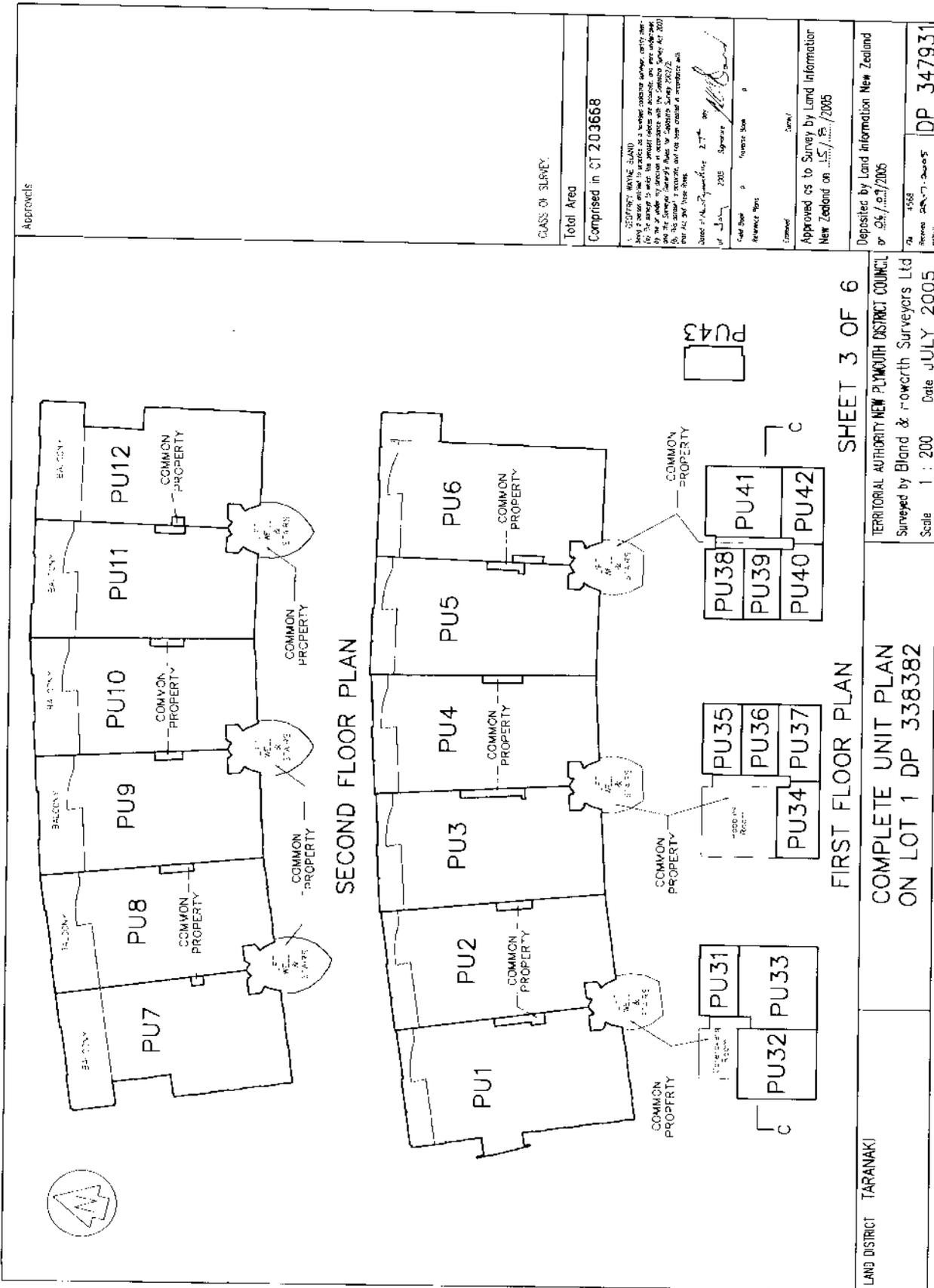
Deposited by Land Information New Zealand
 on 06/07/2005

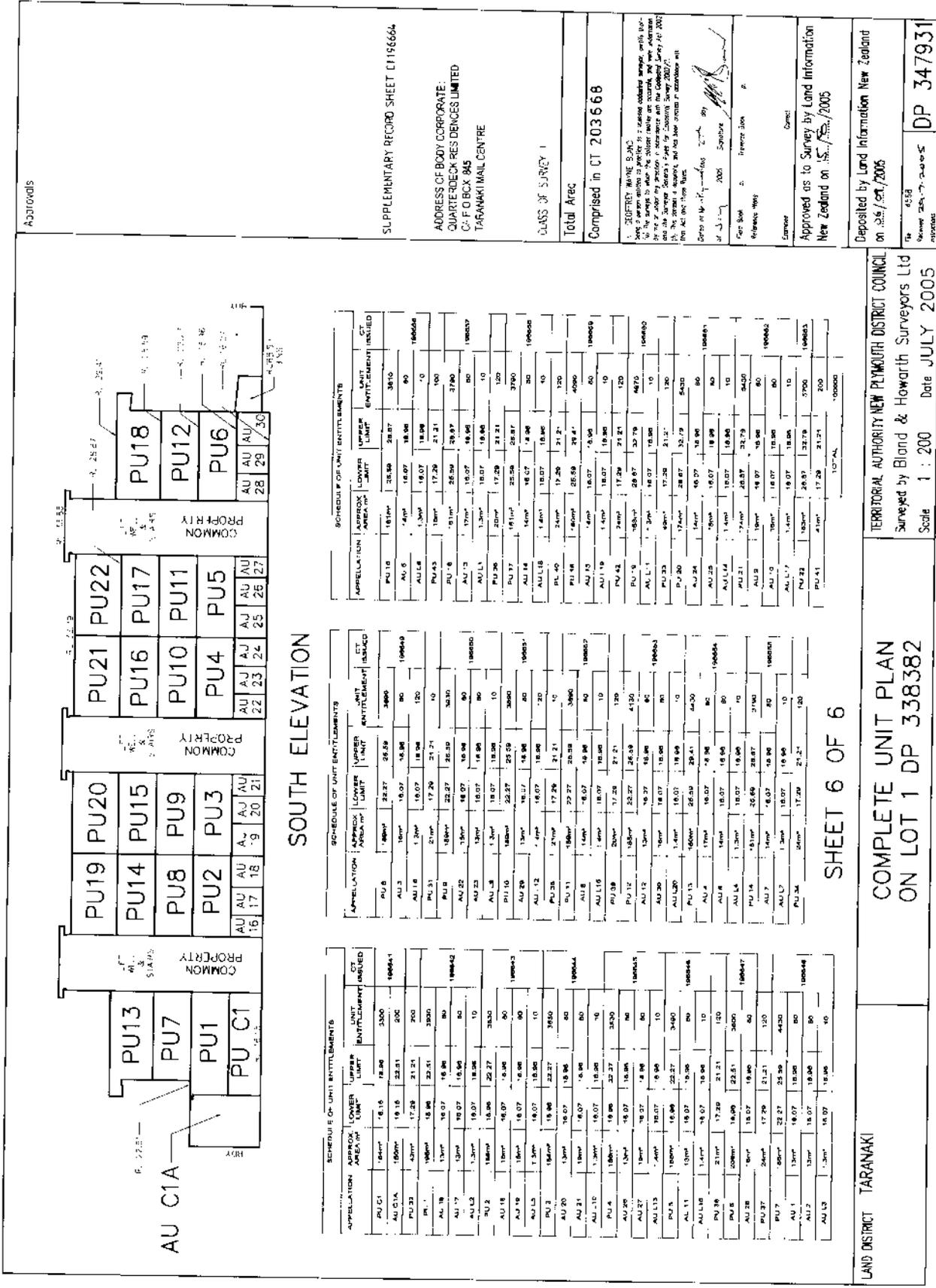
DP 347931

TERRITORIAL AUTHORITY: NEW PLYMOUTH DISTRICT COUNCIL
 Surveyed by Bland & Howarth Surveyors Ltd
 Scale 1 : 200 Date JULY 2005

COMPLETE UNIT PLAN
 ON LOT 1 DP 338382

LAND DISTRICT: TARANAKI





SUPPLEMENTARY RECORD SHEET E1196664

ADDRESS OF BODY CORPORATE:
 QUARTERDECK RESIDENCES LIMITED
 C/ F O BOX 945
 TARANAKI MAIL CENTRE

CLASS OF SURVEY 1

Total Area
 Comprised in CT 203668

1. CERTIFY THAT I HAVE
 been a person entitled to practice as a licensed cadastral surveyor, with full
 authority to do so, at the time when the above information was prepared, and
 that the information contained in this document is true and correct, and that I
 am not aware of any facts or circumstances which would render the
 information contained in this document misleading or deceptive, or in
 breach of any law or regulation.

Done at Wellington this 20th day of July 2005
 Signature
 Name
 Title

Approved as to Survey by Land Information
 New Zealand on 15/7/2005

Deposited by Land Information New Zealand
 on 15/07/2005

4518
 DP 347931

SOUTH ELEVATION

SCHEDULE OF UNIT ENTITLEMENTS				SCHEDULE OF UNIT ENTITLEMENTS				SCHEDULE OF UNIT ENTITLEMENTS									
APPELLATION	APPROX AREA (m ²)	LOWER LIMIT	UPPER LIMIT	UNIT ENTITLEMENT	CT	APPELLATION	APPROX AREA (m ²)	LOWER LIMIT	UPPER LIMIT	UNIT ENTITLEMENT	CT	APPELLATION	APPROX AREA (m ²)	LOWER LIMIT	UPPER LIMIT	UNIT ENTITLEMENT	CT
AU C1A	1500	18.07	22.27	300	1000041	PU 1	1800	18.07	22.27	300	1000041	PU 18	1800	18.07	22.27	300	1000041
PU 1	1800	18.07	22.27	300	1000041	PU 2	1800	18.07	22.27	300	1000041	PU 19	1800	18.07	22.27	300	1000041
PU 2	1800	18.07	22.27	300	1000041	PU 3	1800	18.07	22.27	300	1000041	PU 20	1800	18.07	22.27	300	1000041
PU 3	1800	18.07	22.27	300	1000041	PU 4	1800	18.07	22.27	300	1000041	PU 21	1800	18.07	22.27	300	1000041
PU 4	1800	18.07	22.27	300	1000041	PU 5	1800	18.07	22.27	300	1000041	PU 22	1800	18.07	22.27	300	1000041
PU 5	1800	18.07	22.27	300	1000041	PU 6	1800	18.07	22.27	300	1000041	PU 23	1800	18.07	22.27	300	1000041
PU 6	1800	18.07	22.27	300	1000041	PU 7	1800	18.07	22.27	300	1000041	PU 24	1800	18.07	22.27	300	1000041
PU 7	1800	18.07	22.27	300	1000041	PU 8	1800	18.07	22.27	300	1000041	PU 25	1800	18.07	22.27	300	1000041
PU 8	1800	18.07	22.27	300	1000041	PU 9	1800	18.07	22.27	300	1000041	PU 26	1800	18.07	22.27	300	1000041
PU 9	1800	18.07	22.27	300	1000041	PU 10	1800	18.07	22.27	300	1000041	PU 27	1800	18.07	22.27	300	1000041
PU 10	1800	18.07	22.27	300	1000041	PU 11	1800	18.07	22.27	300	1000041	PU 28	1800	18.07	22.27	300	1000041
PU 11	1800	18.07	22.27	300	1000041	PU 12	1800	18.07	22.27	300	1000041	PU 29	1800	18.07	22.27	300	1000041
PU 12	1800	18.07	22.27	300	1000041	PU 13	1800	18.07	22.27	300	1000041	PU 30	1800	18.07	22.27	300	1000041
PU 13	1800	18.07	22.27	300	1000041	PU 14	1800	18.07	22.27	300	1000041	PU 31	1800	18.07	22.27	300	1000041
PU 14	1800	18.07	22.27	300	1000041	PU 15	1800	18.07	22.27	300	1000041	PU 32	1800	18.07	22.27	300	1000041
PU 15	1800	18.07	22.27	300	1000041	PU 16	1800	18.07	22.27	300	1000041	PU 33	1800	18.07	22.27	300	1000041
PU 16	1800	18.07	22.27	300	1000041	PU 17	1800	18.07	22.27	300	1000041	PU 34	1800	18.07	22.27	300	1000041
PU 17	1800	18.07	22.27	300	1000041	PU 18	1800	18.07	22.27	300	1000041	PU 35	1800	18.07	22.27	300	1000041
PU 18	1800	18.07	22.27	300	1000041	PU 19	1800	18.07	22.27	300	1000041	PU 36	1800	18.07	22.27	300	1000041
PU 19	1800	18.07	22.27	300	1000041	PU 20	1800	18.07	22.27	300	1000041	PU 37	1800	18.07	22.27	300	1000041
PU 20	1800	18.07	22.27	300	1000041	PU 21	1800	18.07	22.27	300	1000041	PU 38	1800	18.07	22.27	300	1000041
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PU 43	1800	18.07	22.27	300	1000041	PU 44	1800	18.07	22.27	300	1000041	PU 61	1800	18.07	22.27	300	1000041
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PU 55	1800	18.07	22.27	300	1000041	PU 56	1800	18.07	22.27	300	1000041	PU 73	1800	18.07	22.27	300	



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

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

Identifier 196664
Land Registration District Taranaki
Date Issued 16 February 2005
Plan Number DP 347931

Subdivision of
 Lot 1 Deposited Plan 338382

Prior References
 157877

Unit Titles Issued

196642	196643	196644	196645
196646	196647	196648	196649
196650	196651	196652	196653
196654	196655	196656	196657
196658	196659	196660	196661
196662	196663	237072	237073
237074	237075	237076	237077
237078	237079	237080	237081
237082	237083	237084	241858

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.

Order in Council 13 exempting Buller Street fronting the abovedescribed land from the provisions of (now) Section 128 of the Public Works Act 1928

Subject to drainage easement with incidental rights (in gross) over part marked A on DP 347931 in favour of The New Plymouth City Council created by Transfer 63912

6332280.1 Change of rules of the Body Corporate 347931 - 3.3.2005 at 9:00 am

9477490.1 Notice of change of body corporate operational rules pursuant to Section 106 Unit Titles Act 2010 - 6.8.2013 at 7:00 am

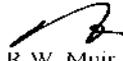
11172749.1 Change of address of the Body Corporate 347931 - 13.7.2018 at 7:00 am



**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

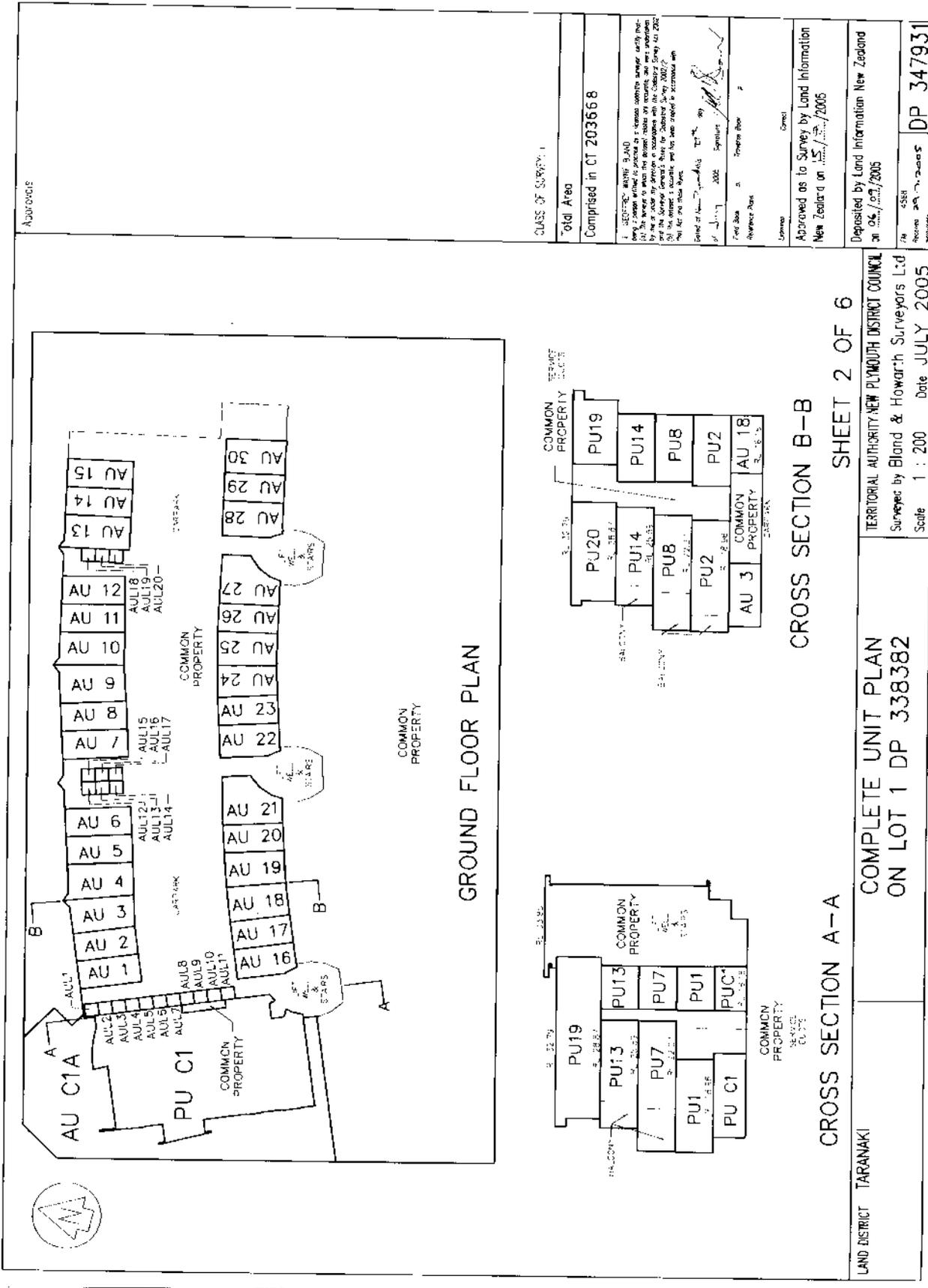
Identifier 237082
Land Registration District Taranaki
Date Issued 06 September 2005

Prior References
203668

Supplementary Record Sheet
196664

Estate Stratum in Freehold
Legal Description Unit 41 Deposited Plan 347931
Registered Owners
Jane Margaret Young

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



Aspirestate

CLASS OF SURVEY: 1

Total Area

Comprised in CT 203668

I. I. SURVEYOR: MARGARET B. AND
 JOHN J. COOPER. WHICH IS SUBJECT TO A LITIGATION NOTICE UNDER PART 4 OF THE
 SURVEY ACT 2012. THE SURVEY WAS CONDUCTED IN ACCORDANCE WITH THE CLASSIFICATION SURVEY ACT 2012
 BY MEANS OF A SURVEY BY REFERENCE TO AN ADJACENT SURVEY. THE SURVEY WAS CONDUCTED
 ON 15/07/2005. THE SURVEY IS SUBJECT TO A LITIGATION NOTICE UNDER PART 4 OF THE
 SURVEY ACT 2012.

Date of Survey: 15/07/2005

Scale: 1:200

Foot Area: 11,111.11 sqm

Reference: Plans

Comments

Approved as to Survey by Land Information
 New Zealand on 15/07/2005

Deposited by Land Information New Zealand
 on 06/08/2005

DP 347931

Scale 1:200 Date JULY 2005

Surveyed by Bland & Howarth Surveyors Ltd

TERRITORIAL AUTHORITY: NEW PLYMOUTH DISTRICT COUNCIL

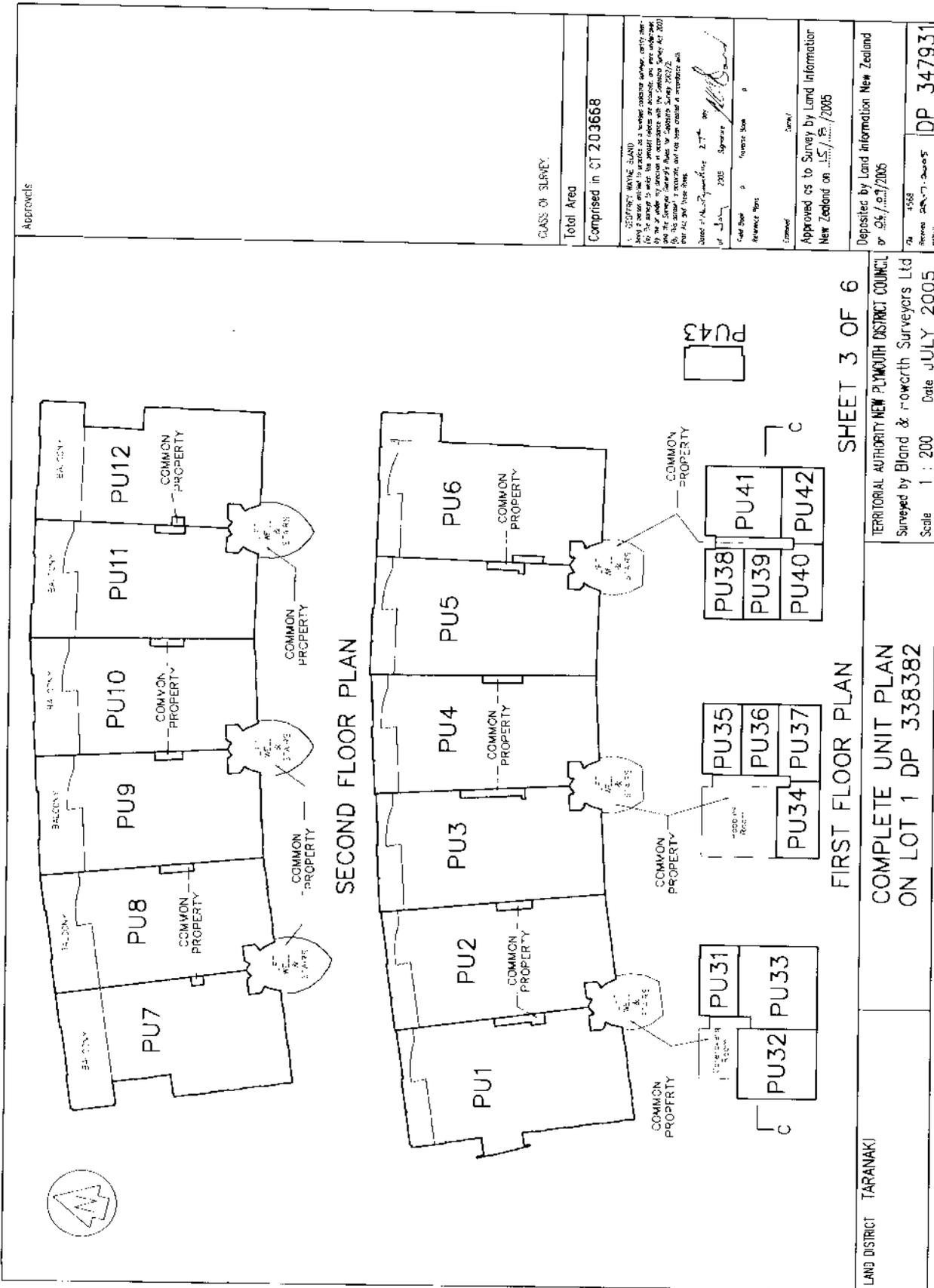
COMPLETE UNIT PLAN
 ON LOT 1 DP 338382

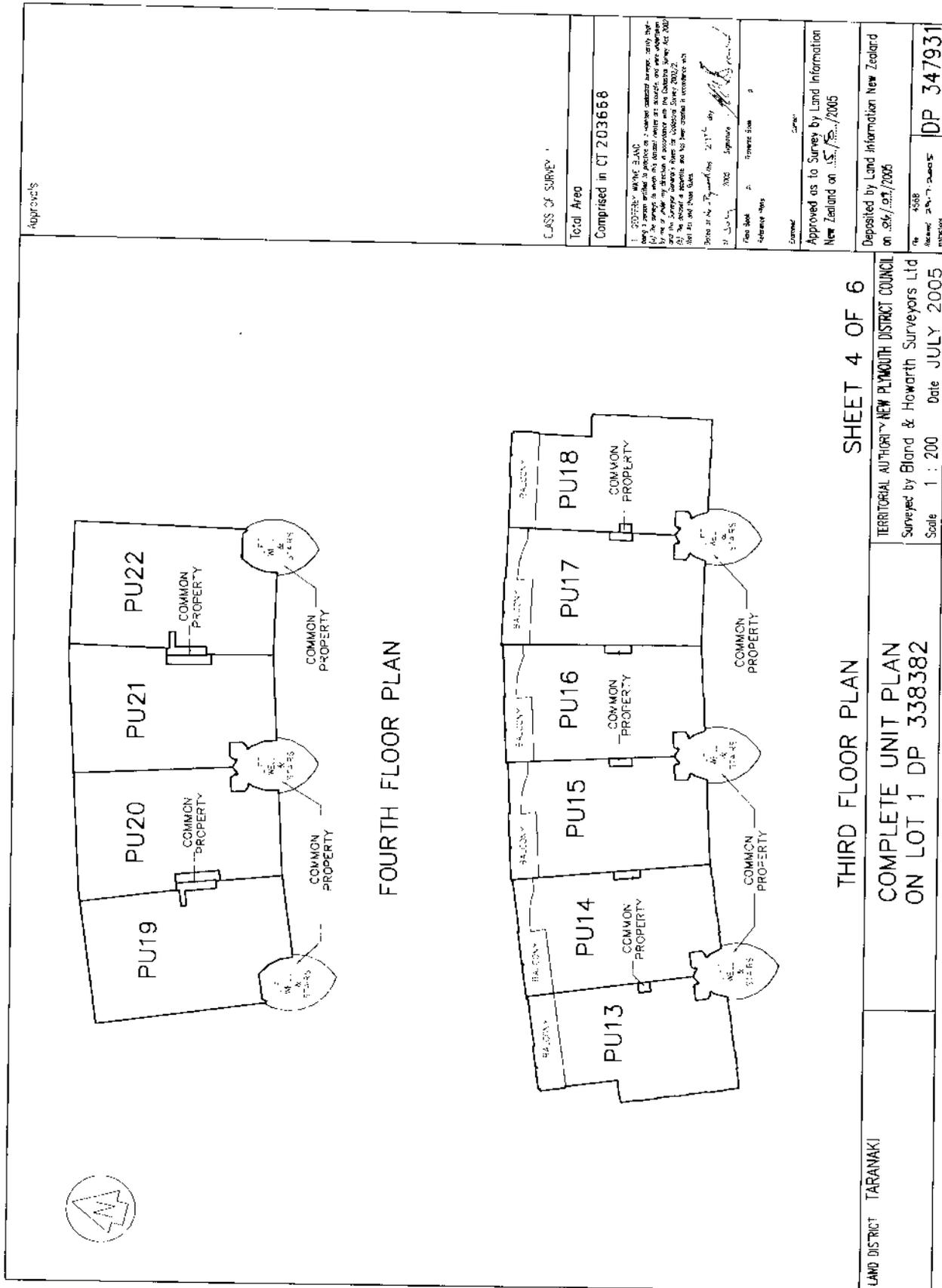
LAND DISTRICT: TARANAKI

Scale 1:200 Date JULY 2005

SURVEYED BY: Bland & Howarth Surveyors Ltd

DP 347931





Approvals

CLASS OF SURVEY

Total Area

Comprised in CT 203668

I. PROPERTY MAPS & L.S.
 Being a plan written in pursuance of a written contract between the parties hereto, the survey is made and defined under the authority and supervision of the Surveyor-General in accordance with the Land Survey Act 2002 and the Survey Regulations 2003, and the Survey is hereby certified to be correct and true.

Date of the Survey 21/12/05
 Signature [Signature]
 Title of the Surveyor 2005

Plan Book A
 Certificate No. 9

Approved as to Survey by Land Information New Zealand on 15/12/2005

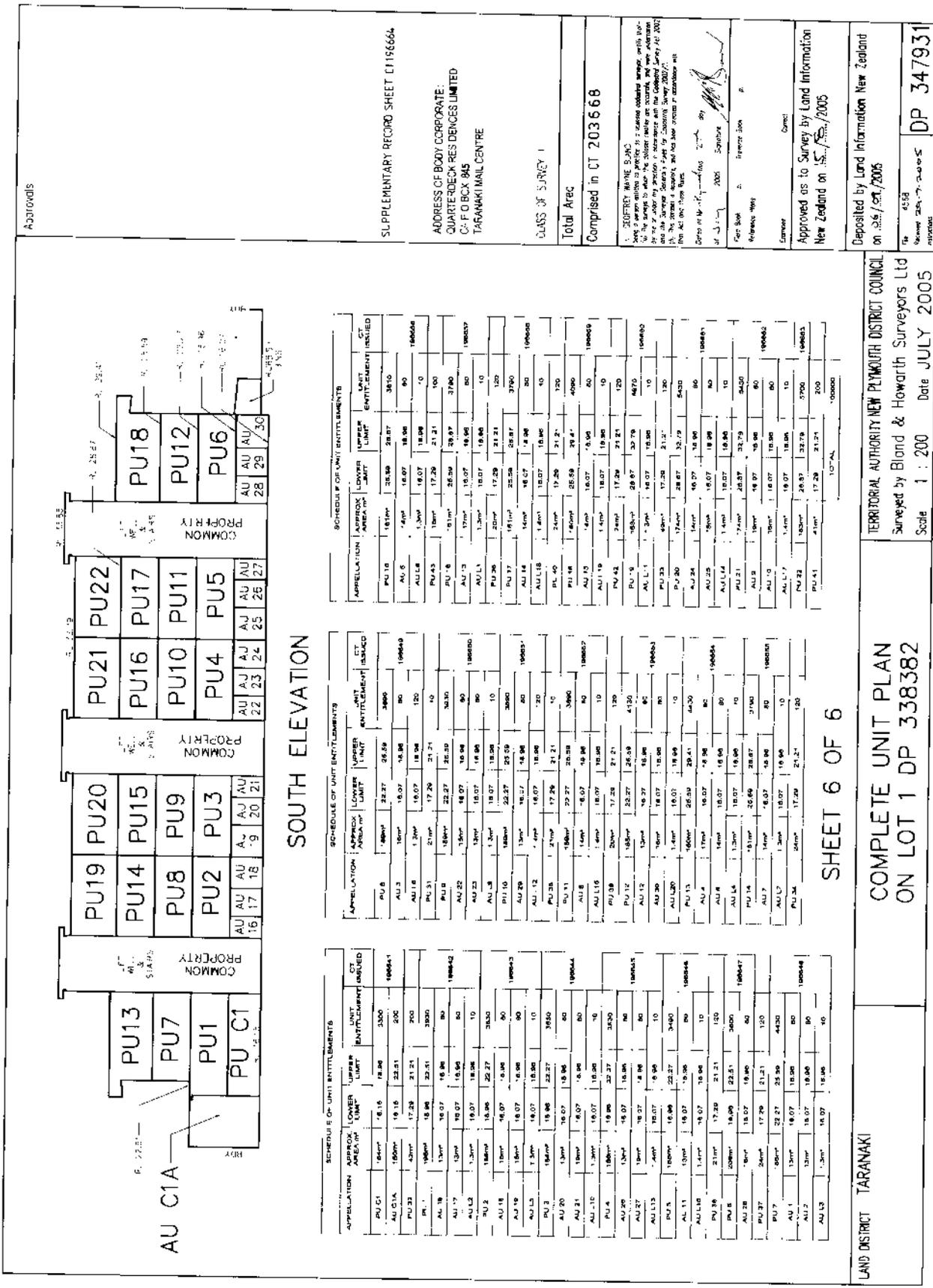
Deposited by Land Information New Zealand on 15/12/2005

4588
 DP 347931

SHEET 4 OF 6
 TERRITORIAL AUTHORITY NEW PLYMOUTH DISTRICT COUNCIL
 Surveyed by Bland & Howarth Surveyors Ltd
 Scale 1 : 200 Date JULY 2005

THIRD FLOOR PLAN
 COMPLETE UNIT PLAN
 ON LOT 1 DP 338382

LAND DISTRICT TARANAKI



SUPPLEMENTARY RECORD SHEET E1195664

ADDRESS OF BODY CORPORATE:
 QUARTERDECK RESIDENCES LIMITED
 C/ F O BOX 945
 TARANAKI MAIL CENTRE

CLASS OF SURVEY 1

Total Area
 Comprised in CT 203668

1. CERTIFY THAT I HAVE
 been a person entitled to practice as a licensed cadastral surveyor, with full
 authority to do so, at the time when the above information was prepared, and
 that the above information is a true and accurate representation of the
 information available to me at the time when the above information was
 prepared, and that I have not been convicted of an offence under
 section 224 of the Resource Management Act 1991.

Done at Wellington this 20th day of July 2005
 [Signature]
 [Name]
 [Title]

Approved as to Survey by Land Information
 New Zealand on 15/7/2005

Deposited by Land Information New Zealand
 on 15/07/2005

4518
 DP 347931

SCHEDULE OF UNIT ENTITLEMENTS

APPELLATION	APPROX AREA (m ²)	LOWER LIMIT	UPPER LIMIT	UNIT ENTITLEMENT	CT
PU 18	181m ²	28.50	28.87	3610	100000
AU 6	4m ²	18.07	18.08	80	100000
AU 18	130m ²	18.07	18.08	10	100000
PU 43	130m ²	17.29	21.21	100	100000
PU 8	81m ²	25.59	29.57	3700	100000
AU 13	17m ²	18.07	18.08	80	100000
AU 15	130m ²	18.07	18.08	10	100000
PU 26	20m ²	17.29	21.21	100	100000
PU 17	161m ²	25.58	29.57	3700	100000
AU 14	14m ²	18.07	18.08	80	100000
AU 16	14m ²	18.07	18.08	80	100000
PU 40	80m ²	17.29	21.21	100	100000
PU 16	180m ²	25.58	29.57	4000	100000
AU 13	4m ²	18.07	18.08	80	100000
AU 15	4m ²	18.07	18.08	80	100000
AU 17	4m ²	18.07	18.08	80	100000
AU 19	4m ²	18.07	18.08	80	100000
PU 42	24m ²	17.29	21.21	100	100000
PU 9	185m ²	29.07	32.79	4670	100000
AU 1	4m ²	18.07	18.08	80	100000
PU 33	40m ²	17.29	21.21	100	100000
PU 20	174m ²	28.87	32.79	5430	100000
AU 24	14m ²	18.07	18.08	80	100000
AU 25	14m ²	18.07	18.08	80	100000
AU 14	14m ²	18.07	18.08	80	100000
AU 14	14m ²	18.07	18.08	80	100000
PU 21	74m ²	25.57	29.29	3420	100000
AU 3	18m ²	18.07	18.08	80	100000
AU 10	18m ²	18.07	18.08	80	100000
AU 17	14m ²	18.07	18.08	80	100000
PU 22	163m ²	26.87	32.79	3700	100000
PU 41	41m ²	17.29	21.21	200	100000
TOTAL					100000

SCHEDULE OF UNIT ENTITLEMENTS

APPELLATION	APPROX AREA (m ²)	LOWER LIMIT	UPPER LIMIT	UNIT ENTITLEMENT	CT
PU 8	180m ²	23.27	28.59	4900	100000
AU 3	18m ²	18.07	18.08	80	100000
AU 16	130m ²	18.07	18.08	10	100000
PU 31	172m ²	21.21	25.19	40	100000
PU 8	180m ²	22.27	26.59	3030	100000
AU 22	130m ²	18.07	18.08	80	100000
AU 23	130m ²	18.07	18.08	80	100000
AU 8	130m ²	18.07	18.08	10	100000
PU 10	180m ²	22.27	26.59	3000	100000
AU 29	130m ²	18.07	18.08	80	100000
AU 12	4m ²	18.07	18.08	80	100000
PU 32	27m ²	17.29	21.21	10	100000
PU 11	180m ²	22.27	26.59	3000	100000
AU 8	14m ²	18.07	18.08	80	100000
AU 11	14m ²	18.07	18.08	80	100000
AU 12	130m ²	18.07	18.08	10	100000
PU 12	180m ²	22.27	26.59	4150	100000
AU 20	14m ²	18.07	18.08	80	100000
AU 20	14m ²	18.07	18.08	80	100000
AU 20	14m ²	18.07	18.08	80	100000
AU 13	140m ²	25.59	29.57	4430	100000
AU 4	17m ²	18.07	18.08	80	100000
AU 8	14m ²	18.07	18.08	80	100000
AU 14	130m ²	18.07	18.08	10	100000
PU 16	130m ²	25.09	28.87	3700	100000
AU 7	14m ²	18.07	18.08	80	100000
AU 7	14m ²	18.07	18.08	80	100000
PU 34	24m ²	17.29	21.21	100	100000

SCHEDULE OF UNIT ENTITLEMENTS

APPELLATION	APPROX AREA (m ²)	LOWER LIMIT	UPPER LIMIT	UNIT ENTITLEMENT	CT
PU C1	184m ²	18.16	18.98	3300	100000
AU C1A	150m ²	19.16	22.51	200	100000
PU 23	42m ²	17.29	21.21	200	100000
PU 1	180m ²	18.98	22.51	3300	100000
AU 19	13m ²	18.07	18.08	80	100000
AU 17	13m ²	18.07	18.08	80	100000
AU 12	130m ²	18.07	18.08	10	100000
AU 2	180m ²	18.98	22.27	3530	100000
AU 18	130m ²	18.07	18.08	80	100000
AU 19	130m ²	18.07	18.08	80	100000
AU 15	130m ²	18.07	18.08	10	100000
PU 2	184m ²	18.98	22.27	3650	100000
AU 20	130m ²	18.07	18.08	80	100000
AU 21	130m ²	18.07	18.08	80	100000
AU 10	130m ²	18.07	18.08	10	100000
PU 4	188m ²	19.98	22.27	3830	100000
AU 29	13m ²	18.07	18.08	80	100000
AU 27	13m ²	18.07	18.08	80	100000
AU 15	40m ²	18.07	18.08	10	100000
PU 5	180m ²	18.98	22.27	3480	100000
AU 11	130m ²	18.07	18.08	80	100000
AU 11	130m ²	18.07	18.08	10	100000
PU 36	21m ²	17.29	21.21	100	100000
PU 8	208m ²	18.09	22.51	2600	100000
AU 28	8m ²	18.07	18.08	80	100000
PU 27	24m ²	17.29	21.21	100	100000
PU 7	180m ²	22.27	26.59	4430	100000
AU 1	130m ²	18.07	18.08	80	100000
AU 2	130m ²	18.07	18.08	80	100000

SHEET 6 OF 6

COMPLETE UNIT PLAN
 ON LOT 1 DP 338382

LAND DISTRICT TARANAKI

TERRITORIAL AUTHORITY NEW PLYMOUTH DISTRICT COUNCIL
 Surveyed by Blond & Howarth Surveyors Ltd
 Scale 1 : 200 Date JULY 2005



SUPPLEMENTARY RECORD SHEET
UNDER UNIT TITLES ACT 1972
Guaranteed Search Copy issued under Section 60 of the Land
Transfer Act 2017

Identifier **196664**
Land Registration District **Taranaki**
Date Issued 16 February 2005
Plan Number DP 347931

Subdivision of
 Lot 1 Deposited Plan 338382

Prior References
 157877

Unit Titles Issued

196642	196643	196644	196645
196646	196647	196648	196649
196650	196651	196652	196653
196654	196655	196656	196657
196658	196659	196660	196661
196662	196663	237072	237073
237074	237075	237076	237077
237078	237079	237080	237081
237082	237083	237084	241858

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.

Order in Council 13 exempting Buller Street fronting the abovedescribed land from the provisions of (now) Section 128 of the Public Works Act 1928

Subject to drainage easement with incidental rights (in gross) over part marked A on DP 347931 in favour of The New Plymouth City Council created by Transfer 63912

6332280.1 Change of rules of the Body Corporate 347931 - 3.3.2005 at 9:00 am

9477490.1 Notice of change of body corporate operational rules pursuant to Section 106 Unit Titles Act 2010 - 6.8.2013 at 7:00 am

11172749.1 Change of address of the Body Corporate 347931 - 13.7.2018 at 7:00 am

Method of Sale

By Negotiation

Disclaimer

Statement of passing over information

This information has been supplied by the vendor or the vendor's agents.

Accordingly, Robert Angus Real Estate Ltd is merely passing over the information as supplied to us by the vendor or the vendor's agents.

We cannot guarantee its accuracy and reliability as we have not checked, audited or reviewed the information and all intending purchasers are advised to conduct their own due diligence investigation into the same.

To the maximum extent permitted by law Robert Angus Real Estate Ltd do not accept any responsibility to any person for the accuracy of the information herein.

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