



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




R.W. Muir
Registrar-General
of Land

Identifier **NA125A/189**
Land Registration District **North Auckland**
Date Issued 02 July 1999

Prior References
NA123D/524

Supplementary Record Sheet
NA125A/480

Estate Stratum in Freehold
Legal Description Unit 7T16 and Accessory Unit 6A22 and
6A23 Deposited Plan 196030
Registered Owners
Jing Zhao

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

Approvals

LEY HOLDINGS (No 3) LTD
Director
28 JUL 1999

Director
LIN JIN CHAI

Registered Proprietors

Address of Body Corporate:
RAVENS PROPERTY SERVICES LIMITED
135 ALBERT STREET AUCKLAND

Pursuant to Section 5(1)(g) of the Unit Titles Act 1972, I, **Ross Craigmiles**, Principal Administration Officer of the Auckland City Council hereby certify that every building shown on this plan has been erected and all other development work has been carried out to the extent necessary to enable all the boundaries of every unit and the common property shown on the plan to be physically measured.

Dated this 23rd day of June, 1999.

PRINCIPAL ADMINISTRATIVE OFFICER

I hereby certify that this plan was approved pursuant to Section 223 of the Resource Management Act 1991 on the 18th day of June, 1999.

AUTHORISED OFFICER

ACC PLAN 52513/5

Origin of Levels is SSM 177 50 50653
RL 54.845 in terms of L4's Datum (MSL) 1946

Total Area 664.5m

Comprised in CT 1230/524 (ALI)

ALAN JAMES KINNEAR
Registered Surveyor and holder of an annual practising certificate for who may act as a registered surveyor pursuant to section 25 of the Survey Act 1972. I have surveyed the boundaries of the units and common property shown on this plan and the survey is correct and has been made in accordance with the Survey Regulations 1972 or any regulations made in substitution thereof.

Dated at Auckland this 18th day of June, 1999.

Field Book
Reference Plans
Examined
Approved as to Survey 24th day of July, 1999.

Deposited 24th day of July, 1999.

Received 28 MAY 1999
The BCHF ref. 106554725
Dated 28 MAY 1999

**PLAN AT RL 53.05
LEVEL 1 - GROUND FLOOR
RL 52.50 - RL 55.50**

**PLAN OF UNITS
ON LOT 1 DP194571**

**STAGE 1 BROADWAY MALL
SHEET 1 OF 16**

TERRITORIAL AUTHORITY AUCKLAND CITY

Surveyed by BECA CARTER HOLLINGS & FERNER LTD
Scale 1:400 Date APRIL 1999

**LAND DISTRICT NORTH AUCKLAND
SURVEY BLK. & DIST. RANGITOTO VIII**

NZMS 261 SHT R11 RECORD MAP No

Pursuant to Section 224(4) of the Resource Management Act 1991, I hereby certify that the Auckland City Council is satisfied on reasonable grounds that every building or part of a building shown on this plan complies with the provisions of the Building Code specified in Section 46(4) of the Building Act 1991.

Dated this 23rd day of June, 1999.

AUTHORISED OFFICER

EXISTING APPURTENANT EASEMENTS	
PURPOSE	CREATED BY
Right Of Way	Transfer

For details of existing subject easements see Sheet 2 of 16.

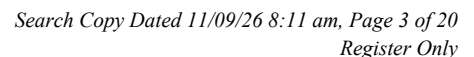
For details of building occupation survey ties see field notes.

All annotated unit boundary positions are aluminium pins flush in sealed surface of carpark, surveyed as shown on DP 195862.

Subject to Part IV of the Resource Management Act 1987

LINE FORM 55-MAY 1990 000207

20 JUL 1999





20 JUL 1953

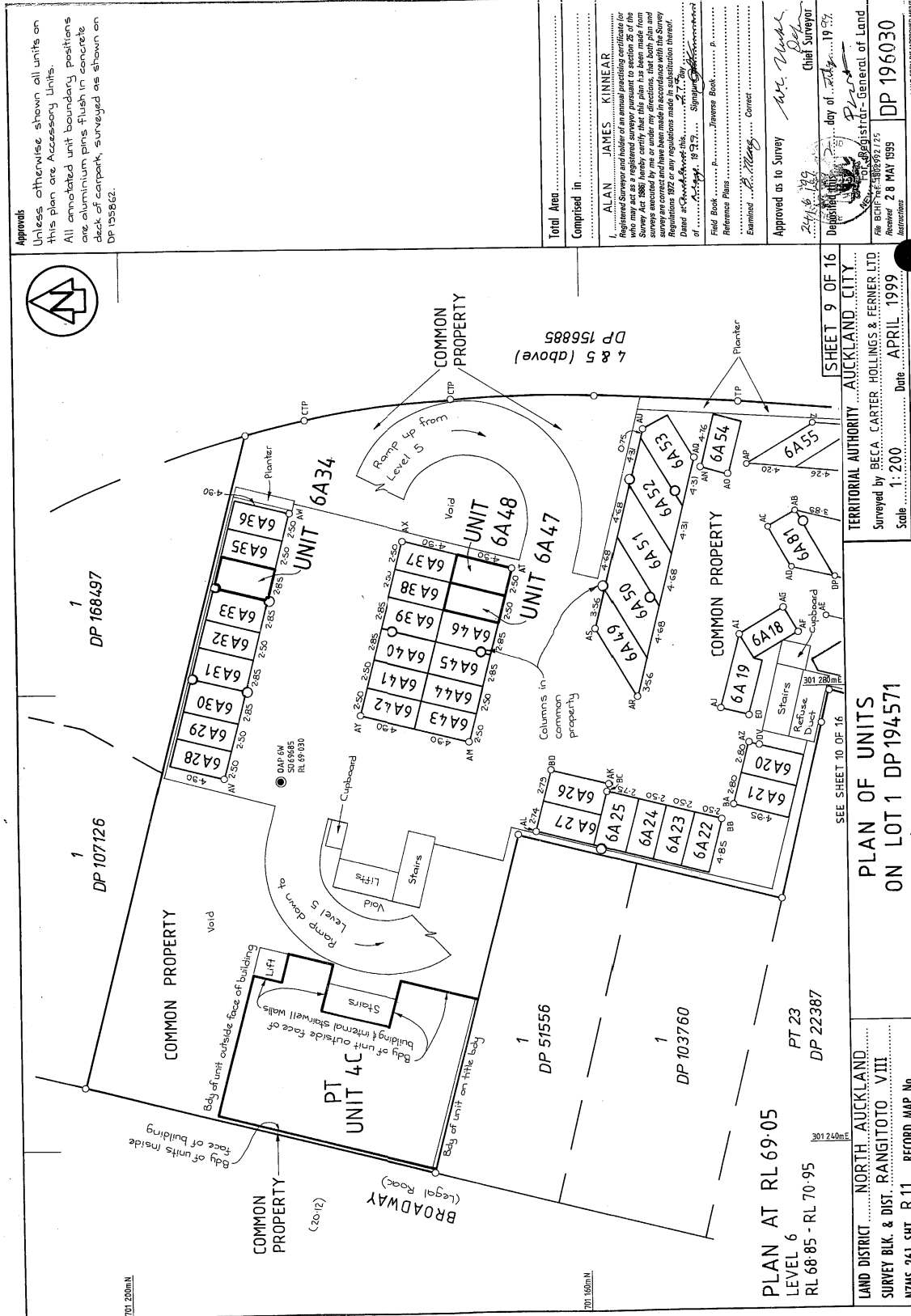


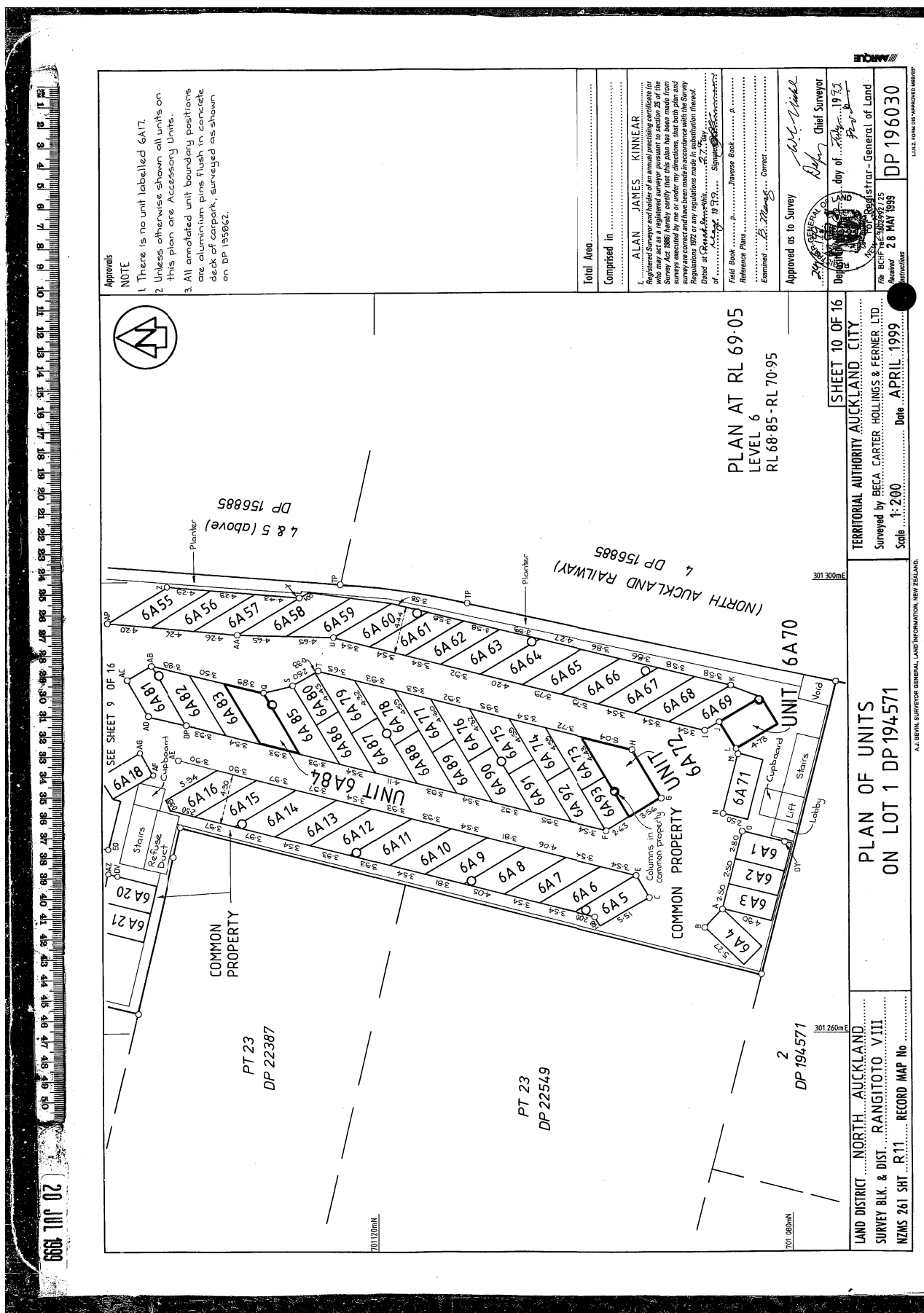
20 JUL 1953



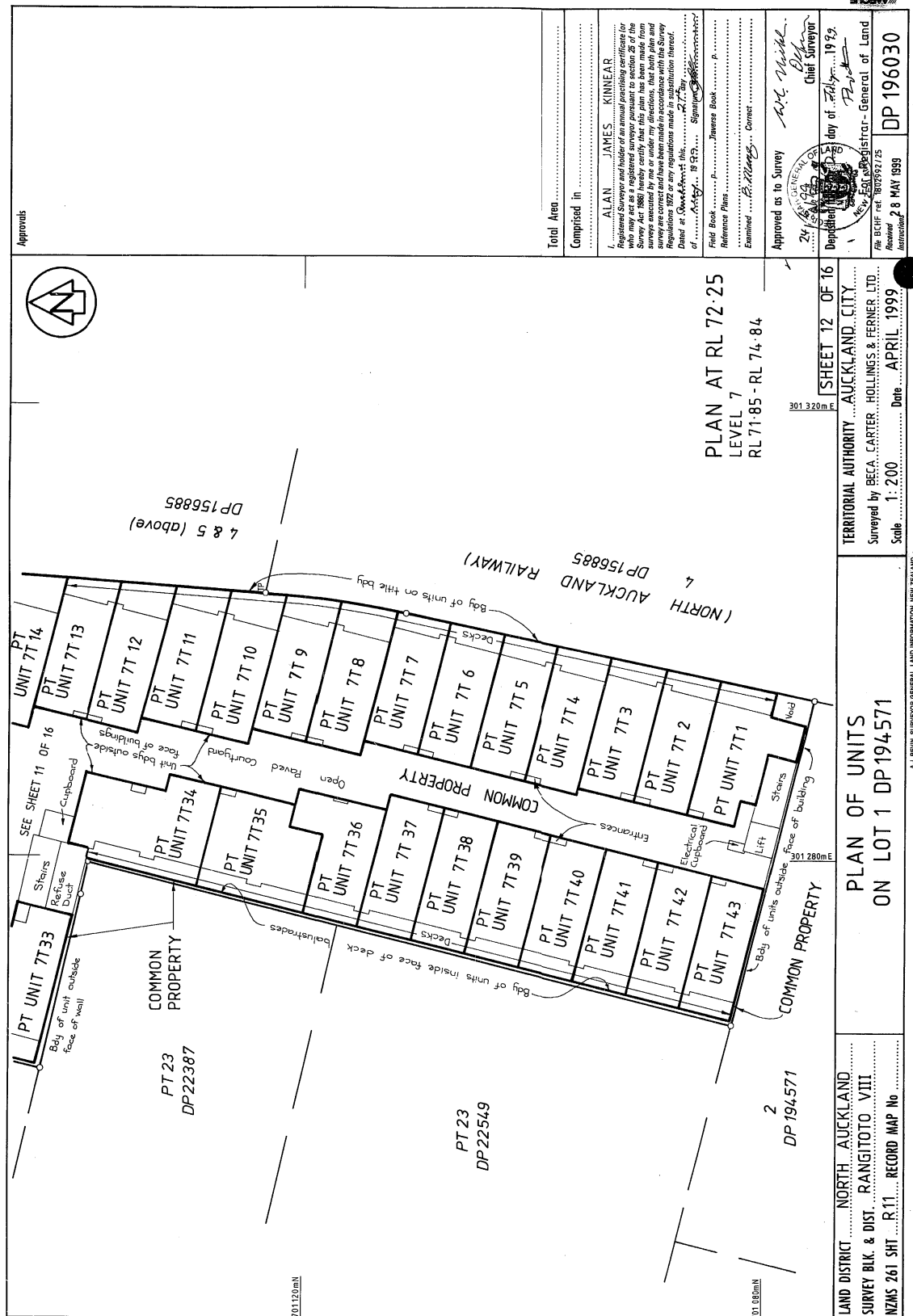
ALL BEVIN SURVEYOR GENERAL, LAND INFORMATION, NEW ZEALAND,



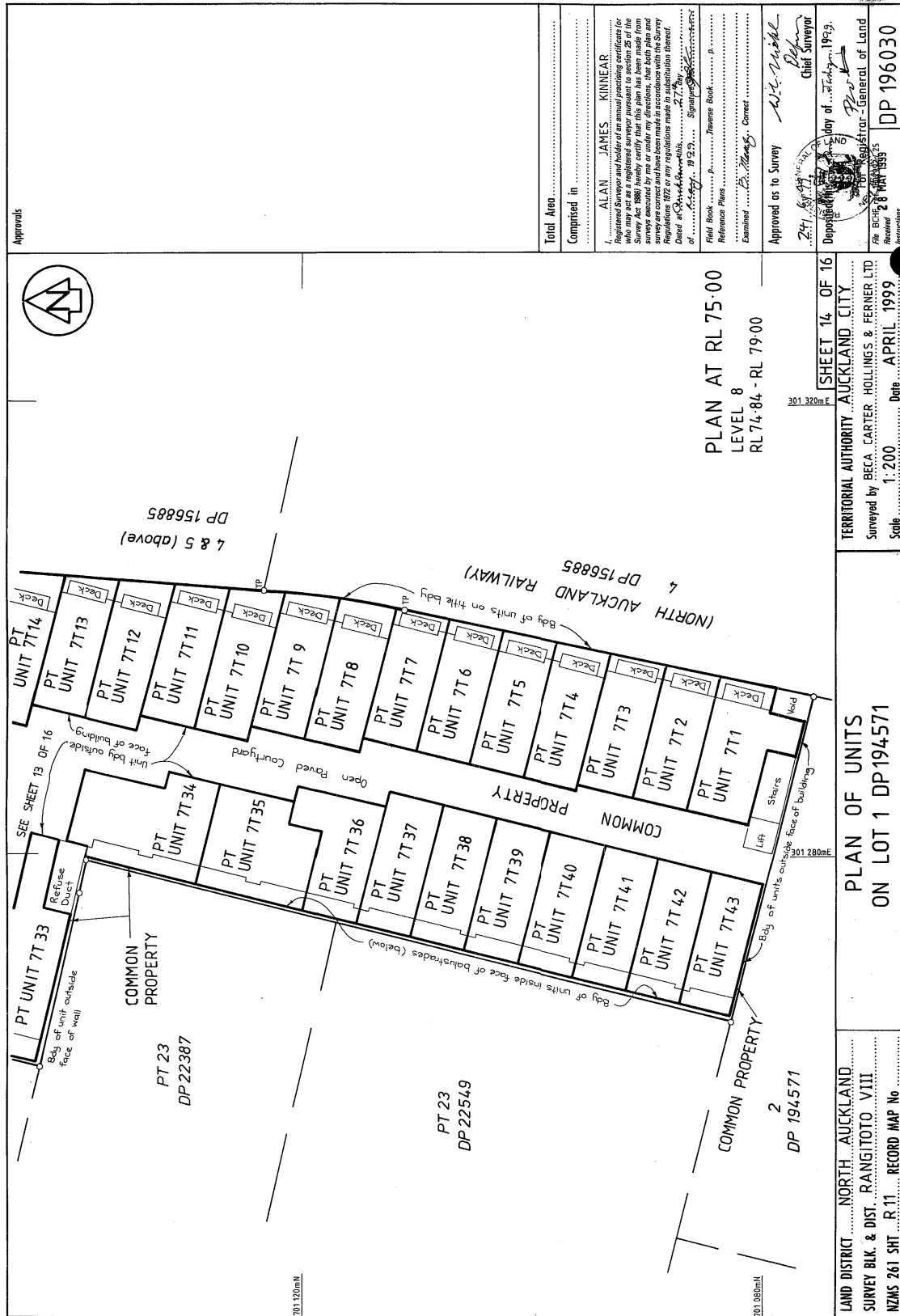




20 JUL 1998



20 JUL 1959



Approvals

Total Area	Comprising in	ALAN JAMES KINNEAR
I, ALAN JAMES KINNEAR, Registered Surveyor and holder of an annual practicing certificate for the year 1999, hereby certify that this plan has been made from a survey conducted by me or under my directions, that both plan and survey are correct and have been made in accordance with the Survey Regulations 1977 and any regulations made in substitution thereof.		
Drawn at	Scale	1:200
Field Book	Reference Plans	Examined
Approved as to Survey	Approved as to Plan	Approved as to Title
Deposited	Day of	Month of
File	Received	DP 196030
For Registrar - General of Land		

TERRITORIAL AUTHORITY AUCKLAND CITY
 Surveyed by BECA CARTER HOLLINGS & FERNER LTD
 Scale 1:200 Date APRIL 1999

PLAN OF UNITS
 ON LOT 1 DP194571

LAND DISTRICT NORTH AUCKLAND
 SURVEY BLK & DIST. RANGITOTO VIII
 NZMS 261 SHT R.11 RECORD MAP No

[illegible]

SCHEDULE										SCHEDULE										SCHEDULE									
DESCRIPTION	APPROX. AREA (M ²)	UNIT ENTITLEMENTS	HEIGHT LIMITS UPPER LOWER	NEW C & T ALLOCATED	DESCRIPTION	APPROX. AREA (M ²)	UNIT ENTITLEMENTS	HEIGHT LIMITS UPPER LOWER	NEW C & T ALLOCATED	DESCRIPTION	APPROX. AREA (M ²)	UNIT ENTITLEMENTS	HEIGHT LIMITS UPPER LOWER	NEW C & T ALLOCATED	DESCRIPTION	APPROX. AREA (M ²)	UNIT ENTITLEMENTS	HEIGHT LIMITS UPPER LOWER	NEW C & T ALLOCATED										
UNIT 3533	14	72	41.95/52.85	125A/417	AU 6A.5	1	72	70.95/68.85	AU 6A.15	1	72	70.95/68.85	AU 6A.15	1	72	70.95/68.85	70.95/68.85	70.95/68.85	70.95/68.85										
UNIT 3534	14	72	41.95/52.85	125A/417	AU 6A.7	1	78	70.95/68.85	AU 6A.17	1	78	70.95/68.85	AU 6A.17	1	78	70.95/68.85	70.95/68.85	70.95/68.85	70.95/68.85										
UNIT 3535	12	72	41.95/52.85	125A/420	AU 6A.8	1	78	70.95/68.85	AU 6A.18	1	78	70.95/68.85	AU 6A.18	1	78	70.95/68.85	70.95/68.85	70.95/68.85	70.95/68.85										
UNIT 3536	12	72	41.95/52.85	125A/421	AU 6A.9	1	78	70.95/68.85	AU 6A.19	1	78	70.95/68.85	AU 6A.19	1	78	70.95/68.85	70.95/68.85	70.95/68.85	70.95/68.85										
UNIT 3537	12	72	41.95/52.85	125A/422	AU 6A.10	1	78	70.95/68.85	AU 6A.20	1	78	70.95/68.85	AU 6A.20	1	78	70.95/68.85	70.95/68.85	70.95/68.85	70.95/68.85										
UNIT 3538	14	72	41.95/52.85	125A/423	AU 6A.11	1	78	70.95/68.85	AU 6A.21	1	78	70.95/68.85	AU 6A.21	1	78	70.95/68.85	70.95/68.85	70.95/68.85	70.95/68.85										
UNIT 3539	14	72	41.95/52.85	125A/424	AU 6A.12	1	78	70.95/68.85	AU 6A.22	1	78	70.95/68.85	AU 6A.22	1	78	70.95/68.85	70.95/68.85	70.95/68.85	70.95/68.85										
UNIT 3540	12	72	41.95/52.85	125A/425	AU 6A.13	1	78	70.95/68.85	AU 6A.23	1	78	70.95/68.85	AU 6A.23	1	78	70.95/68.85	70.95/68.85	70.95/68.85	70.95/68.85										
UNIT 3541	12	72	41.95/52.85	125A/426	AU 6A.14	1	78	70.95/68.85	AU 6A.24	1	78	70.95/68.85	AU 6A.24	1	78	70.95/68.85	70.95/68.85	70.95/68.85	70.95/68.85										
UNIT 3542	12	72	41.95/52.85	125A/427	AU 6A.15	1	78	70.95/68.85	AU 6A.25	1	78	70.95/68.85	AU 6A.25	1	78	70.95/68.85	70.95/68.85	70.95/68.85	70.95/68.85										
UNIT 3543	12	72	41.95/52.85	125A/428	AU 6A.16	1	78	70.95/68.85	AU 6A.26	1	78	70.95/68.85	AU 6A.26	1	78	70.95/68.85	70.95/68.85	70.95/68.85	70.95/68.85										
UNIT 3544	12	72	41.95/52.85	125A/429	AU 6A.17	1	78	70.95/68.85	AU 6A.27	1	78	70.95/68.85	AU 6A.27	1	78	70.95/68.85	70.95/68.85	70.95/68.85	70.95/68.85										
UNIT 3545	14	72	41.95/52.85	125A/430	AU 6A.18	1	78	70.95/68.85	AU 6A.28	1	78	70.95/68.85	AU 6A.28	1	78	70.95/68.85	70.95/68.85	70.95/68.85	70.95/68.85										
UNIT 3546	12	72	41.95/52.85	125A/431	AU 6A.19	1	78	70.95/68.85	AU 6A.29	1	78	70.95/68.85	AU 6A.29	1	78	70.95/68.85	70.95/68.85	70.95/68.85	70.95/68.85										
UNIT 3547	12	72	41.95/52.85	125A/432	AU 6A.20	1	78	70.95/68.85	AU 6A.30	1	78	70.95/68.85	AU 6A.30	1	78	70.95/68.85	70.95/68.85	70.95/68.85	70.95/68.85										
UNIT 3548	12	72	41.95/52.85	125A/433	AU 6A.21	1	78	70.95/6																					

**SUPPLEMENTARY RECORD SHEET
UNDER UNIT TITLES ACT 1972****Search Copy****Identifier****NA125A/480****Land Registration District** **North Auckland****Date Issued** 02 July 1999**Plan Number** DP 196030**Subdivision of**

Lot 1 Deposited Plan 194571

Prior References

NA123D/524

Unit Titles Issued

645930	NA124C/960	NA124C/961	NA124C/962
NA124C/963	NA124C/964	NA124C/965	NA124C/966
NA124C/967	NA124C/968	NA124C/969	NA124C/970
NA124C/971	NA125A/174	NA125A/175	NA125A/176
NA125A/177	NA125A/178	NA125A/179	NA125A/180
NA125A/181	NA125A/182	NA125A/183	NA125A/184
NA125A/185	NA125A/186	NA125A/187	NA125A/188
NA125A/189	NA125A/190	NA125A/191	NA125A/192
NA125A/193	NA125A/194	NA125A/196	NA125A/197
NA125A/198	NA125A/199	NA125A/200	NA125A/201
NA125A/202	NA125A/203	NA125A/204	NA125A/205
NA125A/206	NA125A/207	NA125A/208	NA125A/209
NA125A/210	NA125A/211	NA125A/212	NA125A/213
NA125A/214	NA125A/215	NA125A/216	NA125A/217
NA125A/219	NA125A/220	NA125A/221	NA125A/222
NA125A/223	NA125A/224	NA125A/225	NA125A/226
NA125A/227	NA125A/228	NA125A/229	NA125A/230
NA125A/231	NA125A/232	NA125A/233	NA125A/234
NA125A/235	NA125A/236	NA125A/237	NA125A/238
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NA125A/263	NA125A/264	NA125A/265	NA125A/266
NA125A/267	NA125A/268	NA125A/269	NA125A/270
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NA125A/275	NA125A/276	NA125A/277	NA125A/278
NA125A/279	NA125A/280	NA125A/281	NA125A/282
NA125A/283	NA125A/284	NA125A/285	NA125A/286

Unit Titles Issued

NA125A/287	NA125A/288	NA125A/289	NA125A/290
NA125A/291	NA125A/292	NA125A/293	NA125A/294
NA125A/295	NA125A/296	NA125A/297	NA125A/298
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NA125A/323	NA125A/324	NA125A/325	NA125A/326
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NA125A/331	NA125A/332	NA125A/333	NA125A/334
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NA125A/439	NA125A/440	NA125A/441	NA125A/442
NA125A/443	NA125A/444	NA125A/445	NA125A/446
NA125A/447	NA125A/448	NA125A/449	NA125A/450
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NA125A/455	NA125A/456	NA125A/457	NA125A/458
NA125A/459	NA125A/460	NA125A/461	NA125A/462
NA125A/463	NA125A/464	NA125A/465	NA125A/466
NA125A/467	NA125A/468	NA125A/469	NA125A/470
NA125A/471	NA125A/472	NA125A/473	NA125A/474
NA125A/475	NA125A/476	NA125A/477	NA125A/478

Unit Titles Issued

NA125A/479

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.

Subject to Part IV A Conservation Act 1987

Subject to Section 11 Crown Minerals Act 1991

Subject to a pedestrian right of way over parts marked B on DP 195619 and over parts marked C,D,E,F & G on DP 195622 and over parts marked I,J,K,L,M,O,P,Q and R on DP 195862 and to vehicular rights of way over parts marked I,J,K,L,M and Q on DP 195862 created by Transfer D405864.3 - 2.7.1999 at 3.07 pm

Subject to a right of support over part marked E on DP 195621 created by Transfer D405864.4 - 2.7.1999 at 3.07 pm

Subject to a right of way over part marked A on DP 195619 created by Transfer D405864.13 - 2.7.1999 at 3.07 pm

Subject to a right of way over part marked B on DP 195619 created by Transfer D405864.14 - 2.7.1999 at 3.07 pm

Subject to a right of way over part marked A on DP 195619 created by Transfer D405864.15 - 2.7.1999 at 3.07 pm

Subject to a right of way over part marked B on DP 195619 created by Transfer D405864.16 - 2.7.1999 at 3.07 pm

Subject to a right of way over part marked A on DP 195619 created by Transfer D405864.17 - 2.7.1999 at 3.07 pm

Subject to a right of way over part marked B and to a vehicle parking right over part marked C on DP 195619 created by Transfer D405864.18 - 2.7.1999 at 3.07 pm

Subject to a fire egress right over parts marked A, B and C and to a support right over part marked F on DP 196197 created by Transfer D405864.19 - 2.7.1999 at 3.07 pm

Subject to a right (in gross) to display signs over parts marked D, F & G on DP 195621 and over parts marked H, I, J & K on DP 196199 in favour of L & Y Holdings (No.3) Limited created by Transfer D405864.20 - 2.7.1999 at 3.07 pm

Subject to a signage right (in gross) over part marked B and to a support right (in gross) over part marked C on DP 195621 in favour of Richmond Group Limited created by Transfer D405864.20 - 2.7.1999 at 3.07 pm

Subject to a light and air right over part marked A on DP 195621 created by Transfer D405864.21 - 2.7.1999 at 3.07 pm

D405864.24 Notice of Change of Rules of Body Corporate - 2.7.1999 at 3.07 pm

Subject to storm-water and sanitary sewage drainage rights over part marked C on DP 196198 created by Transfer D416317.1 - 3.8.1999 at 3.13 pm

Subject to storm-water and sewage drainage rights over part marked D on DP 196198 created by Transfer D416317.2 - 3.8.1999 at 3.13 pm

Subject to a signage right over part marked L on DP 196952 created by Transfer D489542.1 - 21.3.2000 at 3.03 pm

Subject to a right of way over part marked A on DP 195619 created by Transfer D489541.2 - 21.3.2000 at 3.03 pm

Subject to a fire egress right over parts marked A & B on DP 195619 and marked D on DP 195620 created by Transfer D489542.2 - 21.3.2000 at 3.03 pm

Subject to a signage right over part marked N on DP 198117 created by Transfer D489541.3 - 21.3.2000 at 3.03 pm

7082231.1 Notice under Section 48(2) Unit Titles Act 1972 - 24.10.2006 at 9:00 am

9197763.1 Notice of change of body corporate operational rules pursuant to Section 106 Unit Titles Act 2010 - 2.10.2012 at 2:16 pm

12579656.2 Notice of reassessment of utility interests pursuant to Section 42 Unit Titles Act 2010 - 10.10.2022 at 12:25 pm

13578112.1 Notice of application to the High Court pursuant to Section 74(5) Unit Titles Act 2010 to Settle Scheme - 9.4.2026 at 7:00 am