

RPNZ Document Order

Attention: **Admin**

Thank you for using RPNZ's legal document ordering service.

**Your requested Certificate of Title with diagram has been processed.
Please find your order attached to this email.**

Order Details

Property:	9B Crohane Place, Addington, Christchurch City
Legal Description:	Unit B and Accessory Unit B1, B2 and B3 Deposited Plan 81717
Search Reference:	CB46C/1202
Document Type:	Certificate of Title with diagram
Land District:	Canterbury
Order Date:	24 March 2026
CoreLogic Reference:	3284557/1
Order Number:	154439 (For any enquiries, please quote this number)

If you have any questions regarding this order please contact our Customer Support Team on 0800 355 355 or by emailing clientcare@cotality.com.

RPNZ Customer Support Team

Level 14, 10 Brandon Street, Wellington
PO Box 4072
Wellington 6140, New Zealand

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




R. W. Muir
Registrar-General
of Land

Identifier **CB46C/1202**
Land Registration District **Canterbury**
Date Issued 26 November 1999

Prior References
CB47A/792

Supplementary Record Sheet
CB46D/45

Estate Stratum in Freehold
Legal Description Unit B and Accessory Unit B1, B2 and B3
Deposited Plan 81717

Registered Owners
Keith William Donaldson and Independent Trustees (Canterbury) 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



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

Search Copy

Identifier **CB46D/45**
Land Registration District **Canterbury**
Date Issued 26 November 1999
Plan Number DP 81717

Subdivision of
 Lot 1 Deposited Plan 81217

Prior References
 CB47A/792

Unit Titles Issued

CB46C/1201	CB46C/1202	CB46C/1203	CB46C/1204
CB46C/1205	CB46C/1206	CB46C/1207	CB46C/1208

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.

A435615.6 Change of rules of the Body Corporate - 26.11.1999 at 2.20 pm

9362563.1 Notice of change of body corporate operational rules pursuant to Section 106 Unit Titles Act 2010 - 9.4.2013 at 7:00 am

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Legal Description:	Unit B and Accessory Unit B1, B2 and B3 Deposited Plan 81717
Search Reference:	9362563.1
Document Type:	Document, Interest, Instrument
Land District:	Canterbury
Order Date:	24 March 2026
CoreLogic Reference:	3284572/2
Order Number:	154448 (For any enquiries, please quote this number)

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Form 15
Notice of change to body corporate operational rules
Section 106, Unit Titles Act 2010

Unit plan: DP81717

Body Corporate Number: 81717

Supplementary record sheet: ~~462145~~
CB46D/45



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 27 February 2013.

Schedule of amendments

As attached

Date: 3 Apr 13

Signature of body corporate:

Before me:

Full name of witness:

Stephanie Joanne Byrne

Address of witness:

10 Crosby St
Christchurch

Note

Only amendments or additions to the body corporate operational rules that relate to those matters mentioned in section 106(1)(a) and (b) of the Unit Titles Act 2010 may be made. Any amendment or addition must comply with section 106(2) and (4) of that Act.

**MINUTES OF THE EXTRAORDINARY GENERAL MEETING OF BODY CORPORATE 81717
7-9 CROHANE PLACE, CHRISTCHURCH HELD ON
WEDNESDAY 27 FEBRUARY 2013 AT THE UNIT 5, CROHANE PLACE, CHRISTCHURCH
COMMENCING AT 7:00PM**

1. Introduction and Welcome

Stephanie Byrne welcomed everyone and thanked them for attending the meeting.

2. Present

Julie Don, (1), Austin Cole (5), Glenda Allott (7) and Stephanie Byrne (Body Corporate Manager, Body Corporate Solutions)

Proxies and Apologies

No proxies or apologies were received

3. Minutes of the Previous Annual General Meeting held on 18 December 2012 and Matters Arising from the Minutes (Not included in other Agenda items)

That the minutes of the Annual General Meeting held on 18 December 2012 be accepted as a true and correct record of that meeting.

Moved Julie Don / Seconded Austin Cole
CARRIED

4. Body Corporate Operational Rules

The Body Corporate 81717 adopt the attached draft Body Corporate Rules.

Moved Austin Cole / Seconded Glenda Allott
CARRIED

5. General Business

There was a general discussion about insurance and EQC. Austin and Stephanie had met with EQC and had been advised that we were in the queue. An email was sent to the insurance broker re the fences etc and this is to be followed up again.

There being no further business, the meeting was closed at 7:20 pm.

BODY CORPORATE 81717
7-9 CROHANE PLACE, CHRISTCHURCH
BODY CORPORATE RULES

1. Interpretation of terms and rules binding on owners, occupiers, employees, agents, invitees, licencees and tenants

- a. Terms defined in the Unit Titles Act 2010 (Act) have the same meaning in these rules as they have in the Act, unless the context otherwise requires.
- b. These rules are binding on all owners and occupiers of units in the unit title development as well as the employees, agents, invitees, customers, licencees and tenants of all owners and occupiers of units in the unit title development.
- c. "Owner" has the same meaning in these rules as it has in the Act, and for the purposes of these rules it also includes occupiers of a unit title development and the employees, agents, invitees, licencees and tenants of all owners and occupiers of units in the unit title development, unless the context otherwise requires.

2. Interface and obstruction of common property

An Owner of a unit must not interfere with the reasonable use or enjoyment of the common property by other Owners or obstruct any lawful use of the common property by other Owners.

3. Damage to common property

An Owner of a unit must not damage or deface the common property.

4. Use of facilities, assets and improvements within the common property

- a. An Owner of a unit must not use any facilities contained within the common property or any assets and improvements that form part of the common property for any use other than the use of which those facilities, assets or improvements were designed and constructed and must comply with any conditions of use for such facilities or assets or improvements set by the Body Corporate from time to time.
- b. Any part of the common property that is used as an entrance or accessway to the unit title development and any easement area giving access to the unit title development shall not be used by any Owners for any other purpose than for entering or leaving the unit title development.

5. Vehicle Parking

- a. An Owner of a unit must not park a vehicle or permit a vehicle to be parked on any part of the common property unless the Body Corporate has designated it for vehicle parking or the Body Corporate has given prior written consent.
- b. An Owner of a unit that is designated for use as a vehicle park must:
 - i. Only use the vehicle park for the purpose of parking vehicles;
 - ii. Ensure the vehicle park is kept tidy and free of litter;
 - iii. Not use the vehicle park or permit it to be used for storage; and
 - iv. Ensure that any vehicle parked in the vehicle park is parked within the boundaries of the vehicle park.
- c. The Body Corporate may remove a vehicle from the unit title development that the Body Corporate considers is parked in such a manner that is in breach of this rule 5, at the expense of the owner of the vehicle concerned, and the Body Corporate shall not be liable for any resulting damage, loss or costs.

6. Aerials, satellite dishes and antennas

An Owner of a unit must not erect, fix or place any aerial, satellite dish, antenna or similar device on or to the exterior of a unit or on or to common property without the prior written consent of the Body Corporate which shall not be unreasonably or arbitrarily withheld. The consent of the Body Corporate may be withheld, varied or revoked if the rights of another Owner are adversely affected by the exterior aerial, satellite dish, antenna or similar device.

7. Signs, notices, advertising and promotion

An Owner of a unit must not, without prior written consent of the Body Corporate erect, fix, place or paint any signs or notices of any kind on or to any part of the common property or on or to any external part of a unit.

8. Contractors

An Owner of a unit who carries out any repair, maintenance, additions, alterations or other such work on a unit must ensure that any contractors or other such persons employed by the Owner cause minimum inconvenience to all Owners and ensure that such work is carried out in a proper workmanlike manner.

9. Rubbish and Pest Control

An Owner of a unit:

- a. Must not leave rubbish, recycling material, trade refuse or waste, dirt or other material on the common property except in areas designated for rubbish collection by the Body Corporate, and where such material is left in a designated rubbish collection area it must not be left in such a way that interferes with the enjoyment of the common property by other Owners;
- b. Must dispose of rubbish and recycling material promptly, hygienically and tidily and ensure such disposal does not adversely affect the health, hygiene or comfort of other Owners;
- c. Must not burn any rubbish anywhere on the common property or in any unit; and
- d. Shall keep the unit free of vermin, pests, rodents and insects.

10. Cleaning and garden maintenance

An Owner of a unit must ensure the unit is kept clean at all times and any gardens, grounds, yards or paved areas within the unit are kept neat and tidy and are regularly maintained.

11. Cleaning and replacing glass

An Owner of a unit must keep clean all glass contained in windows or doors of a unit, and replace any cracked or broken glass as soon as possible with glass of the same or better weight and quality.

12. Lawns and gardens on common property

13. An Owner of a unit must not damage any lawn, garden, tree, shrub, plant or flower being part of or situated on the common property or use any part of the common property as a garden for their own purposes.

14. Use of water services

- a. All things required for the provision of water supply, drainage, wastewater and sewage services to units or common property and all things attached to or used in relation to such services, including but not limited to pipes, drains, taps, faucets, toilets, baths, showers, sinks, sink incinerators and dishwashers, must only be used for the purposes for which they were designed and constructed. If any Owner causes or permits any damage, loss or costs to be incurred due to misuse or negligence that Owner shall pay for such damage, loss or costs.
- b. An Owner of a unit shall not waste water unnecessarily and shall ensure that all taps in the unit are turned off after use.

15. Washing

An Owner of a unit:

- a. Shall not, without the prior written consent of the Body Corporate which shall not be unreasonably or arbitrarily withheld, erect or fix and washing lines, poles or other such drying apparatus for a similar purpose (either temporarily or permanent) ("drying apparatus") outside a unit or outside any building contained in a unit, or on or to the exterior of a unit or on or to the exterior of any building contained in a unit;
- a. Shall not hang any clothes, washing, bedding, towels or other items on the common property other than on parts of the common property designated by the Body Corporate as washing line areas and such items may only be hung for a reasonable period.

16. Security and ventilation equipment

An Owner of a unit shall comply at all times with the operating and maintenance instructions of any security, fire alarm, air conditioning or ventilation equipment in the unit.

17. Floor coverings

Except in kitchen, laundry, toilet or bathroom areas of a unit, an Owner of a unit must ensure that all floor space in a unit is covered or otherwise treated to an extent sufficient to prevent noise transmission from the unit that is likely to disturb the quiet enjoyment that could reasonably be expected by the Owner or another unit.

18. Noise, behaviour and conduct

An Owner of a unit shall not make or permit any noise or carry out or permit any conduct or behaviour, in any unit or on the common property, which is likely to interfere with the use and enjoyment of the unit title development by the other Owners.

19. Pets

- a. An Owner of a unit must not, without the prior written consent of the Body Corporate, bring or keep any animal or pet in any unit or in the common property, unless the animal or pet is a cat (maximum allowed is two cats), a fish or a small bird in which case it is permitted and no Body Corporate consent is required. Consent of the Body Corporate shall not be unreasonably or arbitrarily withheld and may be revoked upon written notice if the rights or interests of any other Owner are adversely affected by any animal or pet, including a fish or small bird permitted under this rule.
- b. Notwithstanding rule 18(a) any Owner of a unit who relies on a guide, hearing or assistance dog may bring or keep such a dog in a unit, and may bring such a dog onto the common property.
- c. An Owner of any dog permitted under rule 18(b) must ensure that any part of a unit or common property that is soiled or damaged by the animal, pet or dog must be promptly cleaned or repaired at the cost of the Owner.

20. Security

An Owner of a unit must:

- a. Keep the unit and all doors and windows closed and securely fastened at all times when the unit is not occupied, and do all things reasonably necessary to protect the unit from fire, theft or damage.
- b. Take all reasonable steps to ensure any electronic security cards, security keys or security codes to a unit or common property are not lost, destroyed or stolen or given to anyone other than a registered proprietor, occupier or tenant of the unit to which the security card, security key or security codes relates;
- c. Not duplicate or permit to be duplicated any electronic security cards, security cards, security keys or security codes to a unit or common property; and
- d. Notify the Body Corporate as soon as reasonably practicable if rules 19(b) or (c) are breached.

21. Moving and installing heavy objects

An Owner of a unit must not, without the prior written consent of the Body Corporate, bring onto or through the common property or any unit, or erect, fix, place or install in any unit, any object of such weight, size, nature or description that could cause any damage, weakness, movement or structural defect to any unit or common property, and any such damage caused or contributed to shall be paid for by the Owner responsible.

22. Hazards, insurance and fire safety

An Owner of a unit must not bring use, store or do, in a unit or any part of the common property anything that:

- a. Increases the premium on or is in breach of any Body Corporate insurance policy for the unit title development;
- b. Is in breach of any enactment or rule of law relating to fire, insurance, hazardous substances or dangerous goods or hazardous substances, and any requirements of any Territorial Authority; or
- c. Creates a hazard of any kind; or
- d. Affects the operation of fire safety devices and equipment or reduces the level of fire safety in the unit title development.

23. Emergency evacuation drills and procedures

An Owner of a unit must cooperate with the Body Corporate during any emergency evacuation drills and must observe and comply with all emergency evacuation procedures.

24. Notice of damage, defects, accidents or injury

Upon becoming aware of any damage or defect in any part of the unit title development including its services, or any accident or injury to any person in the unit title development, an Owner of a unit must immediately notify the Body Corporate. Any cost to repair any such damage or defect shall be paid by the Owner that caused or permitted the damage or defect.

25. Leasing a unit

An Owner of a unit:

- a. Provide a full copy of these rules and a full copy of all future amendments to these rules to any tenant or occupier of the unit; and
- b. Provide the Body Corporate with written notice of the full name, landline phone number, cell phone number for all tenants or occupants of the unit;
- c. Must inform any tenant or occupier of the unit that the mode for service unit the Act is by email, and the Owner must provide the Body Corporate with written notice the email address for service of the tenants or occupiers of the unit and the email address for service of the Owner; and
- d. Promptly notify the Body Corporate in writing of any changes to the details in rules 25 (b) and (c).

