

RPNZ document ordering service

Certificate of Title with diagram: 383624

Property: 4/50 Gracefield Road, Gracefield, Lower Hutt City

Legal Description: Unit 4 and Accessory Unit 4A Deposited Plan 396210

CoreLogic Reference: 3257436/1

Processed: 18 August 2025

Sourced from RPNZ, a CoreLogic solution. For any queries about this document or this service please call 0800 82 55 78 or email documentordering@corelogic.co.nz.



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




R.W. Muir
Registrar-General
of Land

Identifier 383624
Land Registration District Wellington
Date Issued 03 January 2008

Prior References
WN26A/454

Supplementary Record Sheet
401813

Estate Stratum in Freehold
Legal Description Unit 4 and Accessory Unit 4A Deposited
Plan 396210

Registered Owners
J W Quinn Holdings 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

7671542.3 Consent Notice pursuant to Section 221 Resource Management Act 1991 - 3.1.2008 at 9:00 am

12993392.2 Mortgage to ANZ Bank New Zealand Limited - 30.4.2024 at 3:10 pm



Digital Title Plan - DP 396210

Survey Number	DP 396210
Surveyor Reference	S08-1018 Nautilus
Surveyor	Hudson Laurence Moody
Survey Firm	Spencer Holmes Ltd
Surveyor Declaration	I Hudson Laurence Moody, being a person entitled to practise as a licensed cadastral surveyor, certify that - (a) The surveys to which this dataset relates are accurate, and were undertaken by me or under my direction in accordance with the Cadastral Survey Act 2002 and the Surveyor-General's Rules for Cadastral Survey 2002/2; (b) This dataset is accurate, and has been created in accordance with that Act and those Rules. Declared on 01/12/2008.

Survey Details

Dataset Description	UNITS ON LOT 1 DP 55312	Survey Class	Class I Cadastral Survey
Status	Deposited	Survey Approval Date	12/12/2008
Land District	Wellington	Deposit Date	01/12/2008
Submitted Date	01/12/2008		

Territorial Authorities

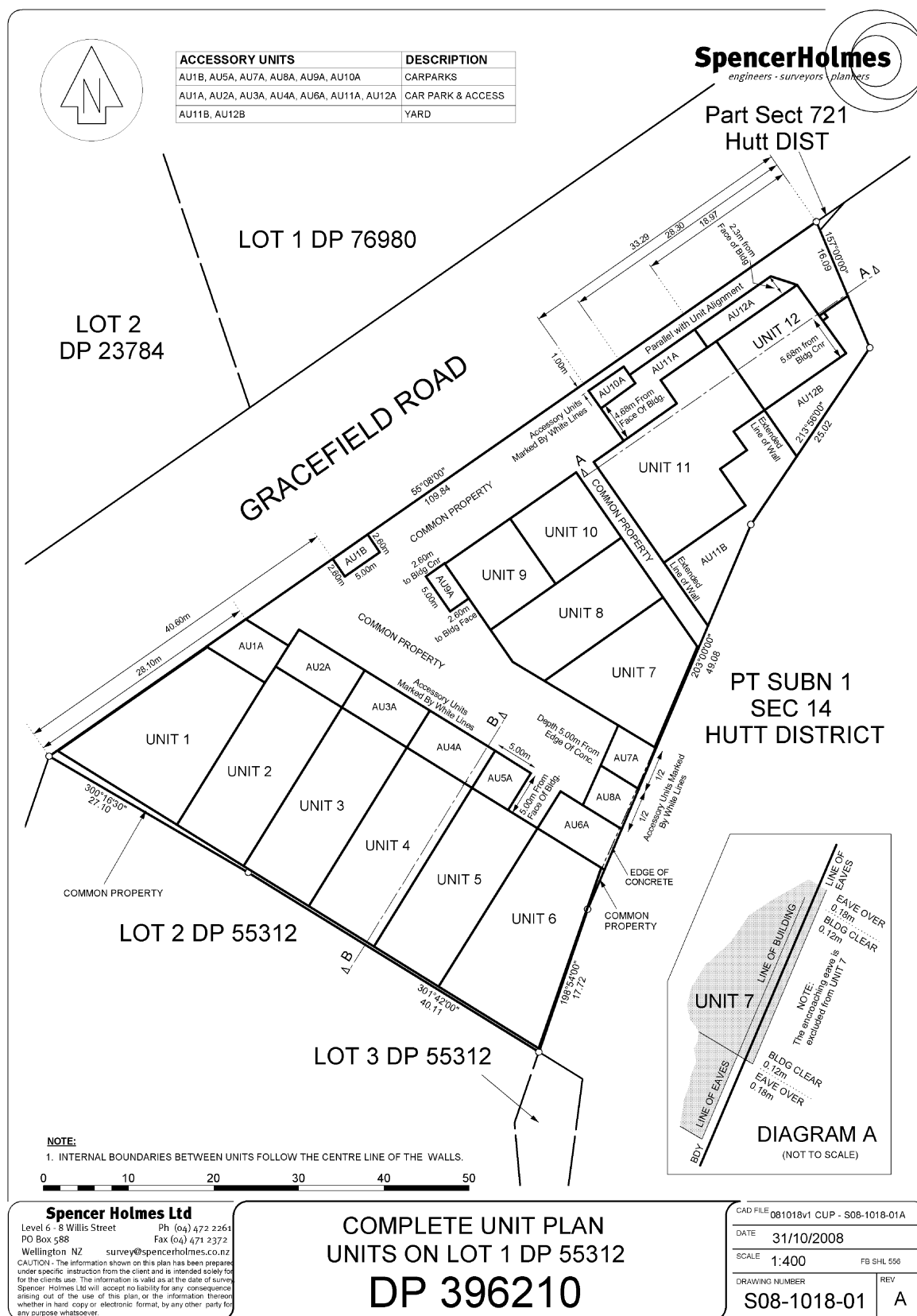
Lower Hutt City

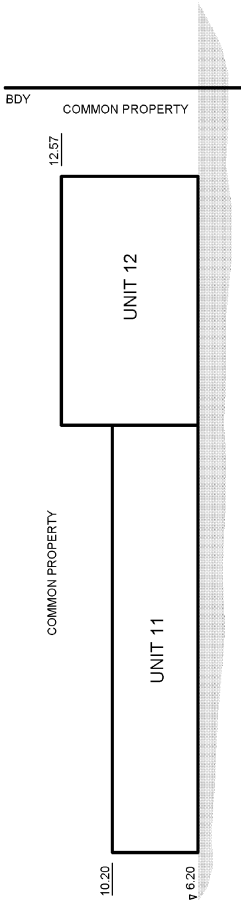
Comprised In

CT 383621

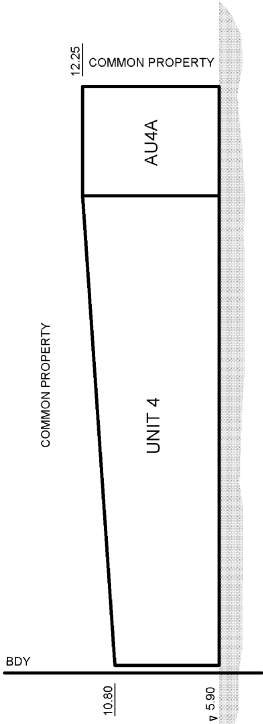
Created Parcels

Parcels	Parcel Intent	Area	CT Reference
Unit 1 Deposited Plan 396210	Principal Unit		383633
Accessory Unit 1A Deposited Plan 396210	Accessory Unit		383633
Unit 2 Deposited Plan 396210	Principal Unit		383634
Accessory Unit 2A Deposited Plan 396210	Accessory Unit		383634
Total Area		0.0000 Ha	





SECTION A-A



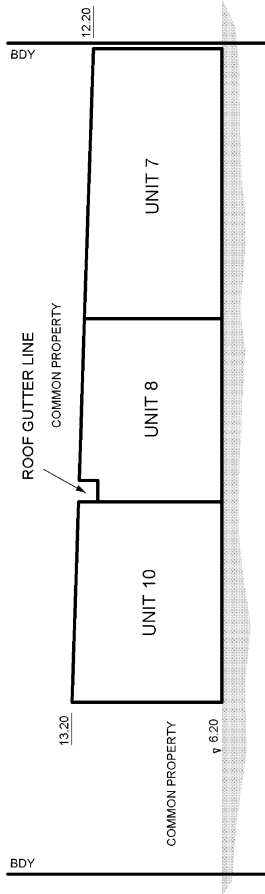
SECTION B-B
SECTION THROUGH UNIT 4
(UNITS 3, 5 & 6 SIMILAR)

Spencer Holmes Ltd
Level 6 - 8 Willis Street
PO Box 588
Wellington, NZ
Ph (04) 472 2561
Fax (04) 471 2372
survey@spencerholmes.co.nz

CAUTION - The information shown on this plan has been prepared by Spencer Holmes Ltd and is for the client's use. The information is valid as at the date of survey. Spencer Holmes Ltd will accept no liability for any consequences arising from the use of this information in any form, whether in hard copy or electronic format, by any other party for any purpose whatsoever.

COMPLETE UNIT PLAN - UNITS ON LOT 1 DP 55312
CROSS SECTIONAL DETAIL OF UNITS
DP 396210

CAD FILE 081018\1 CUP - S08-1018-02A			
DATE	31/10/2008		
SCALE	1:200	FB 556	
DRAWING NUMBER	S08-1018-02	REV	A



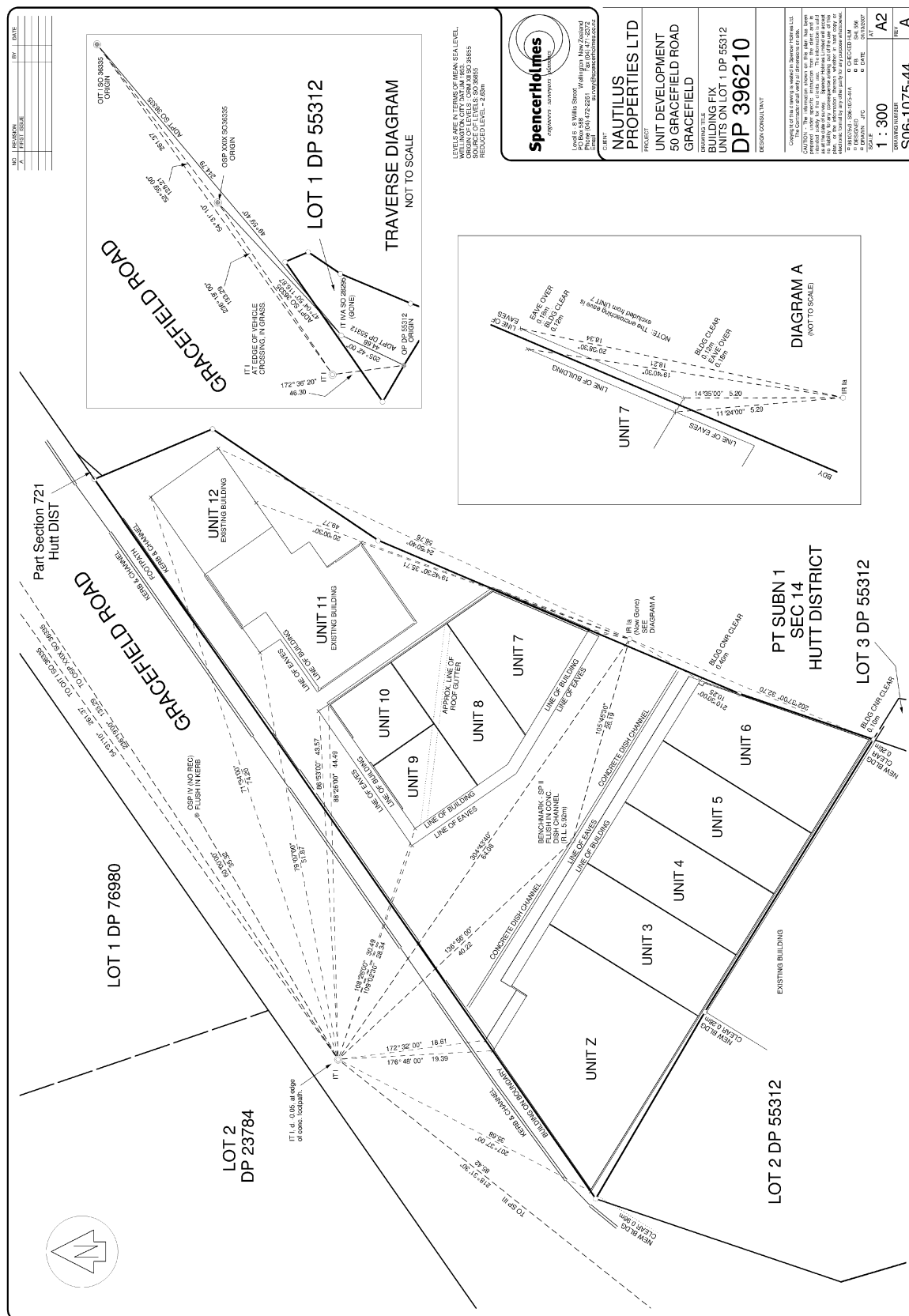
SECTION C-C
GENERAL SECTION

PLEASE NOTE UPPER HEIGHT LIMIT VARIES WITH SLOPE OF ROOF.
THE UPPER HEIGHT LIMIT IS GENERALLY 100mm ABOVE THE INTERNAL CEILING.

Spencer Holmes Ltd
Level 6 - 8 Willis Street
PO Box 588
Wellington, NZ
Ph (04) 472 2561
Fax (04) 471 2372
survey@spencerholmes.co.nz
CAUTION - The information shown on this plan has been prepared for the client's use. The information is valid as at the date of survey. Spencer Holmes Ltd will accept no liability for any consequences arising from the use of this information in any form, whether in hard copy or electronic format, by any other party for any purpose whatsoever.

COMPLETE UNIT PLAN - UNITS ON LOT 1 DP 55312
CROSS SECTIONAL DETAIL OF UNITS
DP 396210

CAD FILE: 081018v1 CUP - S08-1018-03A			
DATE	31/10/2008		
SCALE	1:200	FB 556	
DRAWING NUMBER	S08-1018-03	REV	A



Schedule / Memorandum

DP 396210

ADDRESS OF THE BODY CORPORATE

**C/O Thompson Bros Ltd
24 Blair Street
Wellington Central
Wellington, 6141**

Schedule / Memorandum

DP 396210

Complete Unit Plan

Schedule of Easements in Gross

PURPOSE	SHOWN	SERVIENT TENEMENT	GRANTEE	UPPER LIMIT	Document
RIGHT TO DRAIN WATER	B & D DP 396210	Lot 1 DP 55312	Hutt City Council	-	EI 7671542.6
RIGHT TO CONVEY TELECOMMUNICATIONS & COMPUTER MEDIA	A DP 396210	Lot 1 DP 55312	FX Networks Ltd	5.90	EI 7671542.7
	B & C DP 396210			-	EI 7671542.7

Notes:

- Levels are in terms of Mean Sea Level Wellington Datum 1953.
- Origin of Levels: ORM XII SO 35855, R.L = 2.63m, Sourced from SO 35855.



SUPPLEMENTARY RECORD SHEET UNDER UNIT TITLES ACT 1972

Search Copy

Identifier 401813
Land Registration District Wellington
Date Issued 03 January 2008
Plan Number DP 396210

Subdivision of
 Lot 1 Deposited Plan 55312

Prior References
 WN26A/454

Unit Titles Issued

383623	383624	383625	383626
383627	383628	383629	383630
383631	383632	383633	383634

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 right (in gross) to drain water over part marked B, D DP 396210 in favour of Hutt City Council created by Easement Instrument 7671542.6 - 3.1.2008 at 9:00 am

The easements created by Easement Instrument 7671542.6 are subject to Section 243 (a) Resource Management Act 1991

Subject to a right (in gross) to convey telecommunications and computer media over part marked A DP 396210 (Limited in height) and over part marked B, C DP 396210 in favour of FX Networks Limited created by Easement Instrument 7671542.7 - 3.1.2008 at 9:00 am

The easements created by Easement Instrument 7671542.7 are subject to Section 243 (a) Resource Management Act 1991

7785464.1 Change of rules of the Body Corporate - 16.4.2008 at 9:00 am

9076972.1 Notice of change of body corporate operational rules pursuant to Section 106 Unit Titles Act 2010 - 24.7.2012 at 10:46 am