

RPNZ document ordering service

Certificate of Title with diagram: 39318

Property: 104/28 Waterloo Quay, Pipitea, Wellington City

Legal Description: Unit 1.04 Deposited Plan 309984

CoreLogic Reference: 3246699/1

Processed: 28 May 2025

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




R.W. Muir
Registrar-General
of Land

Identifier **39318**
Land Registration District **Wellington**
Date Issued 23 August 2002

Prior References
12370

Supplementary Record Sheet
53778

Estate Stratum in Leasehold
Legal Description Unit 1.04 Deposited Plan 309984
Registered Owners
Studio 104 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

LEVEL 1
GROUND FLOOR & SITE PLAN
RL 2.00 TO RL 4.90

SCHEDULE OF EXISTING SUBJECT EASEMENT

PURPOSE	SHOWN	SPECIFIED IN	HEIGHT LIMITS
ELECTRICITY	G	5324535.1	4.75 2.96

SCHEDULE OF APPURTENANT EASEMENTS

PURPOSE	SHOWN	SPECIFIED IN	HEIGHT LIMITS
RIGHT OF WAY	F	T 525 73442	---
RIGHT OF WAY	B	T 525 73442	---
RIGHT OF WAY	D	T 525 73442	---
RIGHT OF WAY	DP 65083	T 525 73442	---

Note: * Levels are in terms of Mean Sea Level, New City Datum.
Bench Mark is Old Lead Plug DP 910180
Reduced Level = 2.095 metres in terms of Mean Sea Level New City Datum.
(Source ~ Plan face DP 910180)

SCHEDULE OF PROPOSED EASEMENT

PURPOSE	SHOWN	HEIGHT LIMITS
PEDESTRIAN RIGHT OF WAY	H	LOT 102 UPPER LOWER T.95

Note: * For Schedule, Unit Entitlements, Supplementary Record Sheet, Address of Body Corporate and Shire 5.

Approved pursuant to section 224(4) of the Resource Management Act 1991. I hereby certify that the plan is a true and correct copy of the original plan as submitted to me by the applicant and that it is in accordance with the Survey Act 1980 and the Survey Regulations 1980.
The plan is accurate and has been created in accordance with the Act and these Regulations.
Signed: *Karen Elizabeth Gregory* Date: 11/16/2002
Field Book: *p* Trench Book: *p*
Reference Plans: 503 95726, 32246
22 P's, 503 95726, 32246, 310180
Bearing: *Comet*
Approved as to Survey: *23.8.2002 (Approving Surveyor)*
Deposited this: *28th* day of *August* 2002
By: *Silvia* Registrar General of Land
File: 20-117
Received: 26/07/02
DP 309984
9HT: 1 OF 5 SHTS.

UNITS ON LOT 101 DP 65083 & SEC 1 50 35726 AND RIGHT OF WAY OVER COMMON PROPERTY

LAND DISTRICT: WELLINGTON
Survey Bk & Dist: VII PORT NICHOLSON
NZMS 261 Street: _____ Record Map No: _____

TERRITORIAL AUTHORITY WELLINGTON CITY
Surveyed by: WYNNE PATTERSON MCLEOD
Scale 1: 300 Date: JUNE 2002

APPROVED SHEET 1 OF 5 SHEETS

REGISTERED PROPRIETORS
I hereby certify that this plan was approved by the Wellington City Council pursuant to section 224(4) of the Resource Management Act 1991 on the 23rd day of July 2002 and for the purposes of section 224(4) of that Act that all the conditions of the application have been complied with.

Class of Survey = 1
Pursuant to section 5(1)(a) of the Unit Titles Act 1972, I, **WYNNE PATTERSON MCLEOD**, Principal Administrative Officer of the Wellington City Council, hereby certify that the plan is a true and correct copy of the original plan as submitted to me by the applicant and that it is in accordance with the Survey Act 1980 and the Survey Regulations 1980.
The plan is accurate and has been created in accordance with the Act and these Regulations.
Signed: *Wynne Patterson McLeod* Date: 23rd day of July 2002
Principal Administrative Officer

Diagram 'Z'
NOT TO SCALE
PHARBOUR BED 40 74851
SEC 29 BLK VII
PORT NICHOLSON SD.

WATERLOO ROAD
IRREGULAR WIDTH OVER 20-12 m

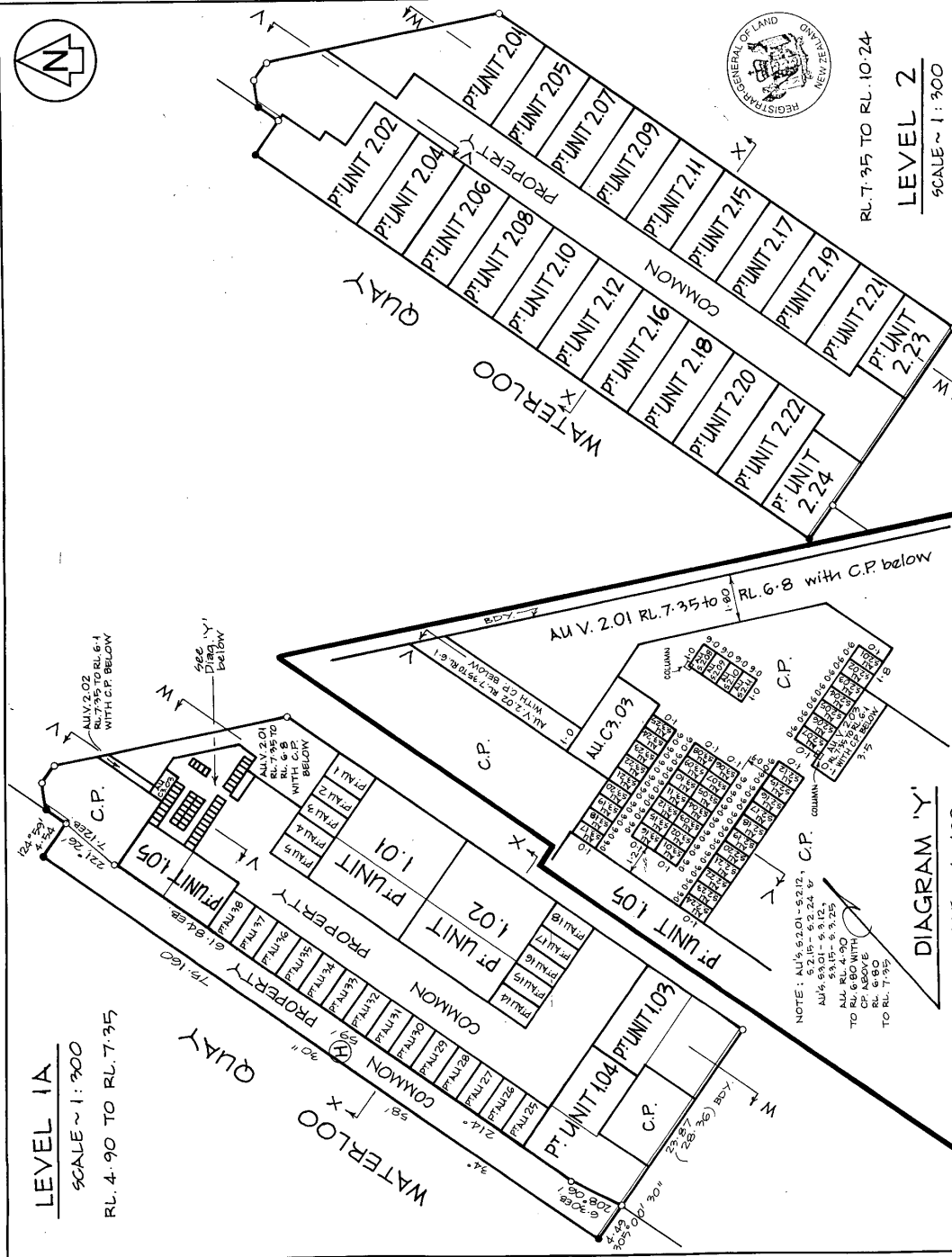
QUAY
FACE OF PLINTH ON BOY ADPT. DP 65083

UNIT 101
UNIT 102
UNIT 103
UNIT 104

PHARBOUR BED
DP 65083
SEC 1 50 35726
SEC 1 50 35521
DP 88836
DP 65083

RECLAIMED LAND
THE WELLINGTON CITY COUNCIL
THE COMMON SEAL OF THE WELLINGTON CITY COUNCIL
Approved pursuant to section 224(4) of the Resource Management Act 1991. I hereby certify that the plan is a true and correct copy of the original plan as submitted to me by the applicant and that it is in accordance with the Survey Act 1980 and the Survey Regulations 1980.
The plan is accurate and has been created in accordance with the Act and these Regulations.
Signed: *Wynne Patterson McLeod* Date: 23rd day of July 2002
Principal Administrative Officer

Approvals SHEET 2 OF 5 SHEETS



Total Area 2066 m²

Compared in

Karen Elizabeth Gregory
being a person entitled to practice as a registered surveyor certify that:
(a) The surveys to which this document relates are accurate, and were undertaken by me or under my direction in accordance with the Survey Act 1986 and the regulations made thereunder;
(b) The document is accurate and has been created in accordance with that Act and those regulations.

Signed *Karen Elizabeth Gregory* Date 11/6/2002

Field Book *DP 309984* Sheet *1*

Reference Plans *SEE SHEET 1*

Examined *Correct*

Approved as to Survey *for Registrar General of Land*

Deposited this *23rd* day of *August* 2002

File *00-117*

Received *26/8/02*

DP *309984*

SHT. 2 OF 5 SHTS.

TERRITORIAL AUTHORITY: WELLINGTON CITY
Surveyed by WYNNE PATTERSON McLEOD
Scale 1:300 ± 1:100 Date JUNE 2002

UNITS ON
LOT 101 DP 65083 & SEC. 1 SO 35726
AND RIGHT OF WAY OVER COMMON PROPERTY

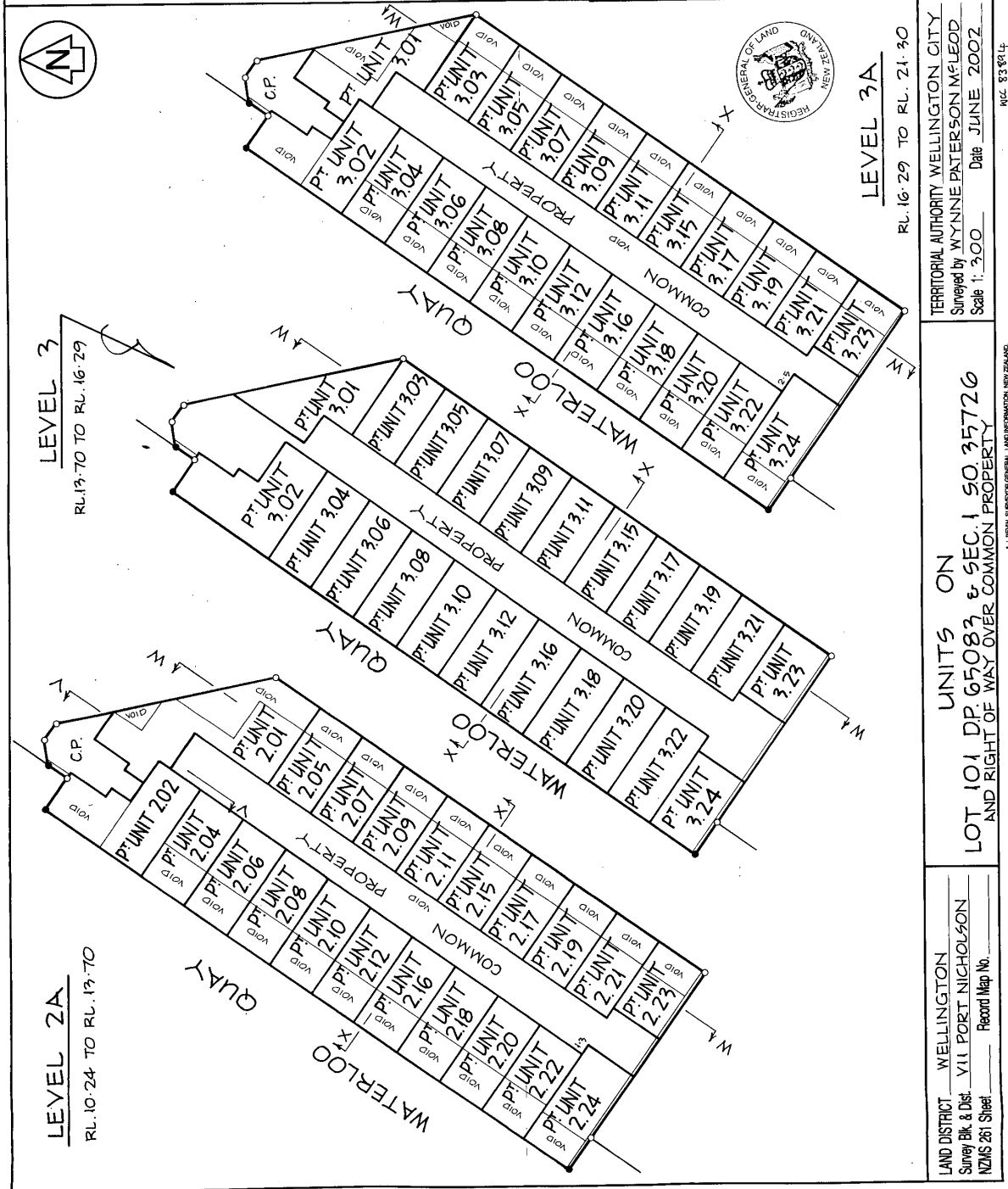
LAND DISTRICT: WELLINGTON
Survey Blk. & Dist. VII PORT NICHOLSON
NZMS 261 Sheet *Record Map No.*

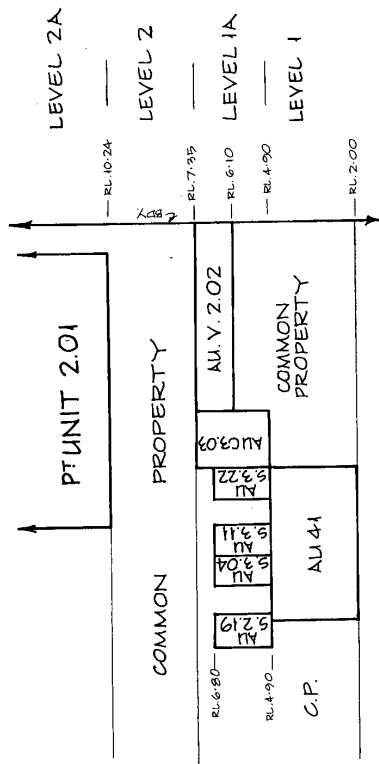
DIAGRAM 'Y'
SCALE ~ 1:100

LEVEL 2
SCALE ~ 1:300

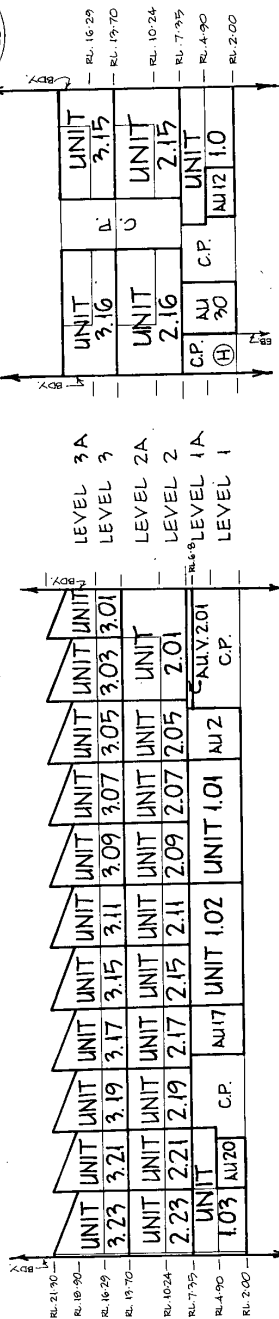
RL. 7.35 TO RL. 10.24

Approvals SHEET 3 OF 5 SHEETS





SECTION V-V
SCALE ~ 1:100



SECTION W - W
SCALE ~ 1:300

SECTION X-X
SCALE ~ 1:300

SCALE 1" = 300'

LAND DISTRICT	WELLINGTON
Survey Blk. & Dist.	VII PORT NICHOLSON
Record Map No.	
NZMS 261 Sheet	

UNITS ON

LOT 104 DP 65083 & SEC. 1 S.O. 3572 &
AND RIGHT OF WAY OVER COMMON PROPERTY

TERRITORIAL AUTHORITY WELLINGTON CITY
Surveyed by WYNNE PATERSON McLEOD
Scale 1" = 300' & 1" = 600' Date JUNE 2002

IN PROPERLY

ALL 83894

Total Area	2066 m ²
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Composed in

Karen Elizabeth Gregory
being a person entitled to practise as a registered 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 Survey Act 1986 and the Survey Regulations 1989.
(b) This dataset is accurate and has been created in accordance with that Act and those Regulations.

Date 11/6/2002

Signed [Signature]

1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	99	100
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Field Book _____ p. _____ Reverse Book _____ p. _____

Reference Name: _____ SEE SHEET 1

Reference Plans: See Subject 1

Examiner	Correct	Incorrect
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100	1	1

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Approved as to Survey

23/8/2002 / *Adrianus* *Adrianus*

1461000000

Deposited this: 23rd day of August 2002

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On page 124 Registrar General of Land

File 00-117

Received 26.07.02
institutions

INTRODUCTION

CUT A OFF E CUTE

*APPROVED AND BIDD

2H1.4UF93H12.

Approx SHEET 5 OF 5 SHEETS



CT. ALLOCATED	APPELLATION	UNIT-ENTITLEMENTS	HEIGHT UPPER	HEIGHT LOWER	HEIGHT LIMITS
	AU 18	126	7.35	2.00	6.80 4.90
	AU 19	126	4.90	2.00	6.80 4.90
	AU 20	126	4.90	2.00	6.80 4.90
	AU 21	126	4.90	2.00	6.80 4.90
	AU 22	126	4.90	2.00	6.80 4.90
	AU 23	126	4.90	2.00	6.80 4.90
	AU 24	126	4.90	2.00	6.80 4.90
	AU 25	126	4.90	2.00	6.80 4.90
	AU 26	126	4.90	2.00	6.80 4.90
	AU 27	126	4.90	2.00	6.80 4.90
	AU 28	126	4.90	2.00	6.80 4.90
	AU 29	126	4.90	2.00	6.80 4.90
	AU 30	126	4.90	2.00	6.80 4.90
	AU 31	126	4.90	2.00	6.80 4.90
	AU 32	126	4.90	2.00	6.80 4.90
	AU 33	126	4.90	2.00	6.80 4.90
	AU 34	126	4.90	2.00	6.80 4.90
	AU 35	126	4.90	2.00	6.80 4.90
	AU 36	126	4.90	2.00	6.80 4.90
	AU 37	126	4.90	2.00	6.80 4.90
	AU 38	126	4.90	2.00	6.80 4.90
	AU 39	126	4.90	2.00	6.80 4.90
	AU 40	126	4.90	2.00	6.80 4.90
	AU 41	126	4.90	2.00	6.80 4.90
	AU 42	126	4.90	2.00	6.80 4.90
	AU 43	126	4.90	2.00	6.80 4.90
	AU 44	126	4.90	2.00	6.80 4.90
	AU 45	126	4.90	2.00	6.80 4.90
	AU 46	126	4.90	2.00	6.80 4.90
	AU 47	126	4.90	2.00	6.80 4.90
	AU 48	126	4.90	2.00	6.80 4.90
	AU 49	126	4.90	2.00	6.80 4.90
	AU 50	126	4.90	2.00	6.80 4.90
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	AU 87	126	4.90	2.00	6.80 4.90
	AU 88	126	4.90	2.00	6.80 4.90
	AU 89	126	4.90	2.00	6.80 4.90
	AU 90	126	4.90	2.00	6.80 4.90
	AU 91	126	4.90	2.00	6.80 4.90
	AU 92	126	4.90	2.00	6.80 4.90
	AU 93	126	4.90	2.00	6.80 4.90
	AU 94	126	4.90	2.00	6.80 4.90
	AU 95	126	4.90	2.00	6.80 4.90
	AU 96	126	4.90	2.00	6.80 4.90
	AU 97	126	4.90	2.00	6.80 4.90
	AU 98	126	4.90	2.00	6.80 4.90
	AU 99	126	4.90	2.00	6.80 4.90
	AU 100	126	4.90	2.00	6.80 4.90

I, Timothy Michael Truebridge, of Wellington, Registered Valuer, hereby certify that I have assessed the Unit Entitlements shown on the plan above in accordance with the Unit Entitlement Act, 1972. Dated this 25th day of July, 2002.

Registered Valuer

Total Unit Entitlement = 100,000

Supplementary Record Sheet = 53,716

Address of Body Corporate ~ Waterloo on Quay 28 Waterloo Quay Wellington.



TERRITORIAL AUTHORITY WELLINGTON CITY
Surveyed by WYNNE PATERSON McLEOD
Scale 1: _____ Date JUNE 2002

LOT 101 DP 65083 & SEC. 1 SO. 35726
AND RIGHT OF WAY OVER COMMON PROPERTY

LAND DISTRICT WELLINGTON
Survey Bk. & Dist. VII PORT NICHOLSON
NZMS 261 Sheet _____ Record Map No. _____

Total Area 2066 m²

Comprised in _____

Signed _____ Date 11/6/2002

Karen Elizabeth Gregory
being a person entitled to practice as a registered surveyor duly qualified under the Survey Regulations 1986.

The Registrar General of Land has been consulted in accordance with the Survey Regulations 1986 and the Registrar General of Land has issued a certificate of registration in accordance with the Survey Regulations 1986.

Field Book _____ Pages _____

Reference Plans _____ SHEET 1

Examined _____

Approved as to Survey _____

23/8/2002 (Approving Surveyor)

Deposited this 23rd day of August 2002

Silvia Registrar General of Land

File 00-117
Received 26.07.02
DP 309984

SHT. 5 OF 5 SHTS.



SUPPLEMENTARY RECORD SHEET UNDER UNIT TITLES ACT 1972

Search Copy

Identifier

53778

Land Registration District **Wellington**

Date Issued 23 August 2002

Plan Number DP 309984

Subdivision of

Lot 101 Deposited Plan 65083 and Section 1 Survey Office Plan 35726

Prior References

12370

Unit Titles Issued

105198	105199	39315	39316
39318	39319	39322	39323
39324	39325	39326	39327
39328	39329	39330	39331
39332	39333	39334	39336
39338	39339	39340	39341
39344	39345	39347	39348
39349	39350	39351	39353
39354	39355	39356	39357
39358	39359	39361	39362
579453	579454	64247	725237
725238	73144	73145	73146

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.

Appurtenant hereto are rights of way created by Transfer 5297344.2 - 26.7.2002 at 9:46 am (until the termination date or sooner expiry of Lease B810070.1)

Subject to an electricity easment (in gross) over part marked G on DP 309984 in favour of (now) Vector Wellington Electricity Network Limited created by Transfer 5324535.1 - 23.8.2002 at 2:41 pm (until the termination date or sooner expiry of Lease B810070.1)

5324535.5 Change of rules of the Body Corporate - 23.8.2002 at 2:41 pm

Subject to a pedestrian right of way (restricted as to height) over part marked H on DP 309984 created by Transfer 5324535.6 - 23.8.2002 at 2:41 pm (until the termination date or sooner expiry of Lease B810070.1)

9199236.1 Notice of change of body corporate operational rules pursuant to Section 106 Unit Titles Act 2010 - 2.10.2012 at 3:08 pm

11000759.2 Surrender of the right of way over parts marked C, D, E, G, CX, CY, DA & CZ on DP 490659 created by Transfer 5297344.2 appurtenant hereto - 6.7.2018 at 1:24 pm

11501688.1 Notice of change of body corporate operational rules pursuant to Section 106 Unit Titles Act 2010 - 19.7.2019 at 1:44 pm

11914625.1 Notice of change of body corporate operational rules pursuant to Section 106 Unit Titles Act 2010 - 3.11.2020 at 11:21 am

12833814.1 Notice of change of body corporate operational rules pursuant to Section 106 Unit Titles Act 2010 - 20.9.2023 at 12:26 pm

13201460.1 Notice of change of body corporate operational rules pursuant to Section 106 Unit Titles Act 2010 - 13.1.2025 at 3:09 pm