

# Disclaimer



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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 this information. As an intending Purchaser our recommendation is that you seek legal independent advice on all matters material to your decisions.***

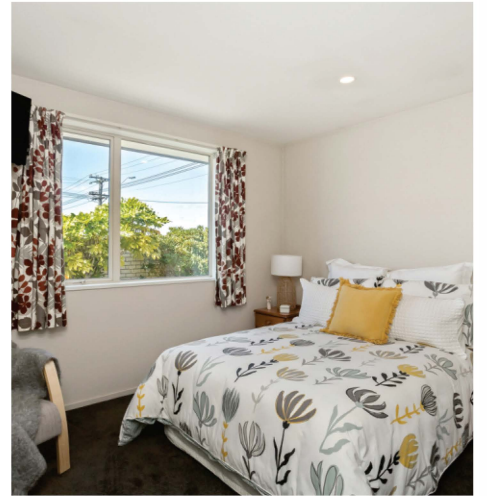
To the maximum extent permitted by law Smart Real Estate Limited does not accept any responsibility to any person for the accuracy or use of the information herein.

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real estate



118 Brynley Street, Hornby

[www.smartrealestate.co.nz](http://www.smartrealestate.co.nz) ID # SMT10509



## Retire in Style - Over 60's

ID# SMT10509

Immaculately presented and lovingly maintained this 2 bedroom unit is just delightful! Step inside and be surprised by the light, bright and spacious open plan kitchen, dining and lounge. Modern kitchen and appliances, underfloor heating in the kitchen and shower room. Upgraded walk in wet floor shower. Double glazed windows and heat-pump to ensure year round comfort. Single internal access garage. Outdoor patio and entertainment area off the main living. Easy care garden surround and garden shed. Appealing feature brick fence surround. Close to transport, shops and all amenities. What a great property and location at an affordable price. Ideal nest or investment, lock up and leave, you choose! Viewing arranged on request, you won't want to miss this one!

**FOR SALE**



118 Brynley Street, Hornby



Legal Description	Unit A Deposited Plan 373262
Rateable Value	\$330,000
Land Value	\$88,000
Floor Area	90 sqm
Year Built	2000 - 2009
Rates	\$2,173.71
Body Corp	No Body Corp Fees - Own Insurance
Chattels	Stove, Fixed flooring covering, Drapes, Curtains, Blinds, Dishwasher, Extractor Fan, Garden Shed, Heat Towel Rack, Rangehood, Tv Aerial, Waste Disposal Unit, Heat pump, Underfloor heating.

Please be aware that this information has been sourced from third parties including Property Smarts/ Reinz/ Property Guru / Regional Councils / other sources and we have not been able to independently verify the accuracy of the same. Land and floor area measurements are approximate and boundary are indicative only.



**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** **296003**  
**Land Registration District** **Canterbury**  
**Date Issued** 11 October 2006

**Prior References**  
CB537/296

**Supplementary Record Sheet**  
316808

**Estate** Stratum in Freehold  
**Legal Description** Unit A Deposited Plan 373262

**Registered Owners**  
Trevor Norman Austin as to a 1/2 share  
Julie Anne Harding and Karen Marie Perriam as to a 1/2 share as Executors

**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**

6734259.1 Encumbrance to Christchurch City Council - 30.1.2006 at 9:00 am

8492512.2 Mortgage to (now) The Co-operative Bank Limited - 13.5.2010 at 11:39 am

Identifier

**296003**



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

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

Identifier

**316808**

Land Registration District

**Canterbury**

Date Issued

11 October 2006

Plan Number

DP 373262

Subdivision of

Lot 7 Deposited Plan 15200

Prior References

CB537/296

Unit Titles Issued

296003

296004

296005

296006

296007

296008

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**Interests**

OWNERSHIP OF COMMON PROPERTY

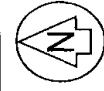
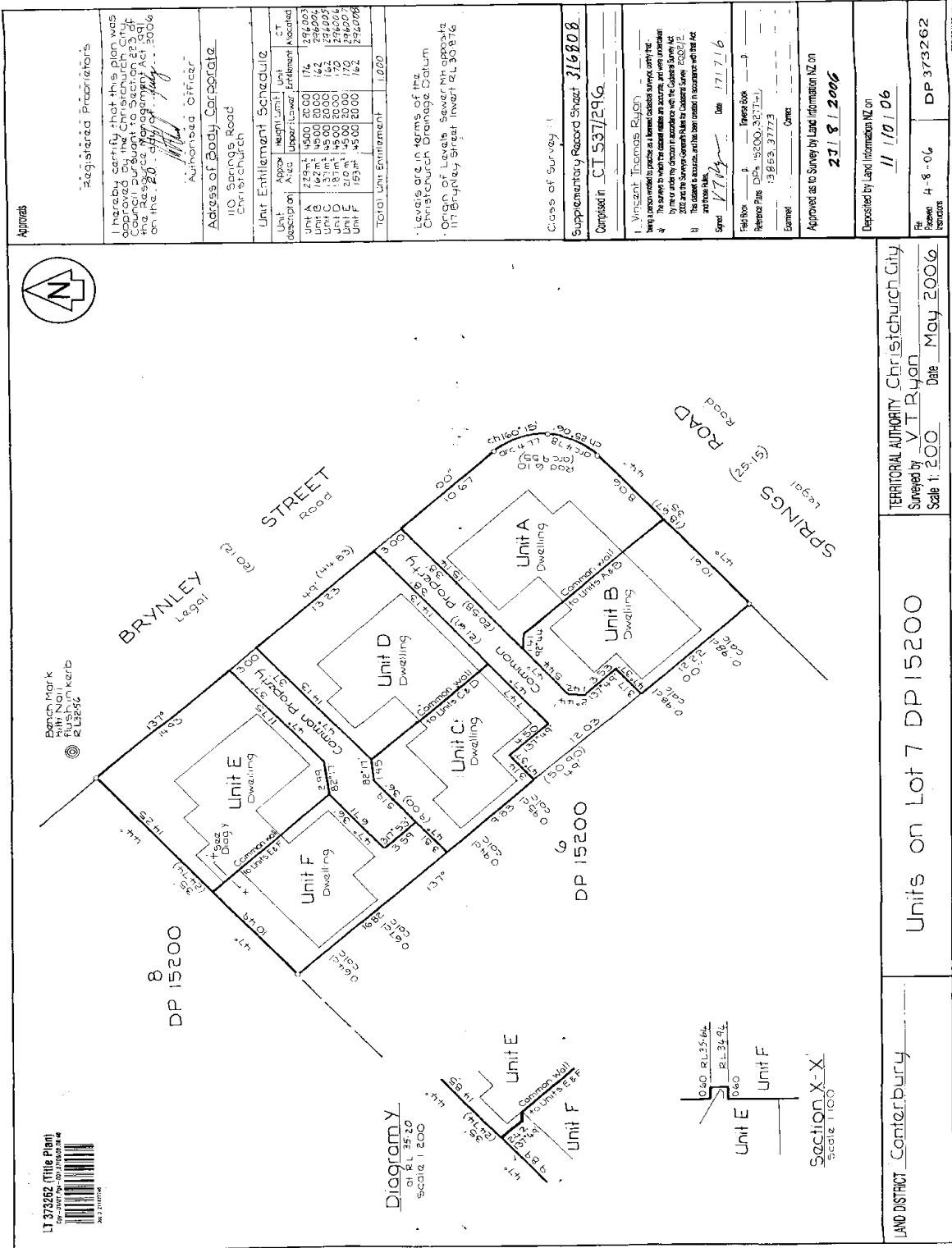
Pursuant to Section 47 Unit Titles Act 2010 -

(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.

7065671.4 Change of rules of the Body Corporate - 11.10.2006 at 9:00 am



Approvals

Registered Practitioner  
 I hereby certify that this plan was approved by the Christchurch City Council pursuant to Section 223 of the Resource Management Act 2004 on the 20th day of July 2006  
 Authorized Officer  
 110 Springs Road  
 Christchurch

Unit Entitlement Schedule

Description	Area	Height	Unit	CT	Allocated
Unit A	279m <sup>2</sup>	4.500	20.00	174	296003
Unit B	162m <sup>2</sup>	4.500	20.00	162	296004
Unit C	137m <sup>2</sup>	4.500	20.00	162	296005
Unit D	210m <sup>2</sup>	4.500	20.00	170	296007
Unit E	153m <sup>2</sup>	4.500	20.00	162	296008
Total Unit Entitlement				1,000	

Levels are in terms of the Christchurch drainage datum  
 Origin of Levels: Sewer Main opposite 111 Brynley Street Inward at 30.816

Class of Survey: 1  
 Supplementary Record Sheet: 316808  
 Compiled in: CT 537/296

I, Vincent Thomas Esq  
 being a person who practices as a licensed cadastral surveyor with the Survey Department of the Department of the Crown in accordance with the Land Survey Act 2002 and the Survey Control Rules for Land Survey 2003/2  
 do hereby certify that this plan is a true and correct plan in accordance with the Act  
 Signed: V T Esq Date: 17/11/06  
 Field Book: p  
 Reference File: DP 15200, 32773  
 Examined: 13/05/07  
 Examined: 3/7/07

Approved as to Survey by Land Information NZ on 23/8/2006

Deposited by Land Information NZ on 11/10/06  
 File: DP 15200  
 Received: 4-8-06  
 DP 373262

50075

TERRITORIAL AUTHORITY: Christchurch City  
 Surveyed by: V T Ryan  
 Scale: 1:200 Date: May 2006

Units on Lot 7 DP 15200

LAND DISTRICT: Canterbury

4. NEW SPATIAL INFORMATION TECHNOLOGIES

# Thinking of Selling?

Save Thousands with Smart Real Estate.

Full Professional 5 Star Service ★★★★★ Free Appraisals.

Example Sale Price of Home	Smart Real Estate 1.25% Fee	2.95%+ <sup>*(b)</sup>		3.95%+ <sup>*(a)</sup>	
		Commission	How much SRE could save you vs 2.95% <sup>*(b)</sup>	Commission	How much SRE could save you vs 3.95% <sup>*(a)</sup>
\$250,000	\$4,077	\$9,045	\$4,967	\$11,989	\$7,913
\$300,000	\$4,945	\$10,741	\$5,796	\$14,260	\$9,315
\$350,000	\$5,664	\$12,437	\$6,773	\$16,531	\$10,870
\$400,000	\$6,383	\$14,018	\$7,636	\$18,803	\$12,421
\$450,000	\$7,102	\$15,140	\$8,038	\$19,953	\$12,852
\$500,000	\$7,820	\$16,261	\$8,441	\$21,103	\$13,283
\$600,000	\$9,258	\$18,504	\$9,246	\$23,403	\$14,146
\$700,000	\$10,695	\$20,746	\$10,051	\$25,703	\$15,008
\$800,000	\$12,133	\$22,989	\$10,856	\$28,003	\$15,871
\$900,000	\$13,570	\$25,231	\$11,661	\$30,303	\$16,733
\$1,000,000	\$15,008	\$27,473	\$12,466	\$32,603	\$17,596

(a) 3.95% figures based on companies charging \$550 administration fee + 3.95% commission on the first \$400,000 then 2% thereafter + GST. Advertising costs are additional  
 (b) 2.95% figures based on companies charging \$490 administration fee + 2.95% commission on the first \$390,000 then 1.95% thereafter + GST. Advertising costs are additional  
 Smart Real Estate figures are based on 1.25% + \$550 administration fee + gst. Minimum commission \$2995 applies. Advertising costs are additional

*“This is our 2nd property we have purchased with Diane in the last 12 months. Both times she has impressed us with her follow up, supply of information and pragmatic approach to problem solving. 10/10 Yes, we will be referring Diane on to anyone.” - Sharon T, Bryndwr*

*“As a purchaser, and through your advertising on Trade Me I met Diane, who couldn't have been more helpful. I found Diane very easy to talk too and explain the process to me. It was nice to have a friendly courteous lady to deal with. I will tell my friends about you.” - Jen B, Kirwee*



Phone Diane Fraser today  
 027 253 4263 / 03 384 8600  
[diane.fraser@smartrealestate.co.nz](mailto:diane.fraser@smartrealestate.co.nz)  
 Smart Real Estate Limited