



PROPERTY INFO PACK

7 DOUGLAS STREET, LINCOLN

PREPARED BY ANDY WILLIAMS

OFFICE ROAD
REAL ESTATE

AGENT X (2021) LTD - LICENSED AGENT REAA (2008)

7 DOUGLAS STREET, LINCOLN

LARGE-SCALE LUXE

FEATURES:



822m2



343m2



4



approx
2



4



3

PROPERTY DETAILS:

Address: 7 Douglas Street, Lincoln

Legal Description: Lot 7 DP 69074

Property Type: House

Sale by: Negotiation

Close To: Event Centre, Golf Club, Shops

PROPERTY DESCRIPTION:

Uncompromised upgrades and an eye for design propel this sizeable residence in central Lincoln into a luxurious league of its own.

Covering 343sqm approx across two superbly appointed levels, the home's breath-taking centrepiece is undoubtedly the colossal conservatory extension, which cleverly integrates Velux rain sensor skylights for all-weather entertaining, while the adjoining indoor spa provides an immensely comfortable retreat for relaxation.

Not to be outdone, the kitchen underwent an opulent overhaul and hosts top-tier Gaggenau, Bosch and Asko appliances which unquestionably raise the tempo of any culinary endeavours.

Offering an ensemble of living and entertaining areas, this property contains various backdrops for casual and more formal gatherings, while easy-care alfresco settings ensure you can cater to any occasion with complete ease.

Four double bedrooms are superbly supported by two bathrooms and three toilets, with the luxurious ground floor master naturally coming equipped with an ensuite and walk-in wardrobe.

Adding further appeal is a bespoke office with in-built cabinetry, which provides a readymade space for home-based work, while a mezzanine offers versatility on the first floor.

The ever-present theme of spaciousness continues in the triple car garage, which is topped by highly practical attic storage, while numerous heating options ensure you'll be entirely comfortable year-round.

Situated upon a freehold section that's favourably positioned away from the road for amplified peacefulness, this property enjoys incredibly easy access to Lincoln's various eateries, amenities and conveniences, which are approximately 500 metres up the street.

For heightened peace of mind, a LIM and building report will be provided for your perusal.

Homes of this scale and calibre are a genuine rarity in this central spot and interested parties should act with appropriate haste.

Visit www.officeroad.co.nz for more information.

Please be aware that this information may have been sourced from RPNZ/Property Guru/Land Information New Zealand/ Local Council and we have not been able to verify the accuracy of the same. Refer to our Passing Over of Information Statement located in the footer menu of www.officeroad.co.nz

Office Road Real Estate Powered by Agent X (2021) Licensed Agent REAA 2008

PROPERTY PHOTOGRAPHY



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CERTIFICATE OF TITLE

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RECORD OF TITLE
UNDER LAND TRANSFER ACT 2017
FREEHOLD
Search Copy



R.W. Muir
Registrar-General
of Land

Identifier **CB40B/424**
Land Registration District **Canterbury**
Date Issued 03 August 1995

Prior References

CB22F/1397 CB38C/69

Estate Fee Simple
Area 822 square metres more or less
Legal Description Lot 7 Deposited Plan 69074
Registered Owners
Karen Margaret McConachy

Interests

Subject to Section 8 Mining Act 1971 (affects part formerly in CT CB22F/1397)

Subject to Section 168A Coal Mines Act 1925 (affects part formerly in CT CB22F/1397)

A91499.7 Easement Certificate specifying the following easements - 18.1.1994 at 11.15 am

Type	Servient Tenement	Easement Area	Dominant Tenement	Statutory Restriction
Convey electric power	Lot 7 Deposited Plan 69074 - herein	Part herein	Rural Section 40354 - CT CB33K/1177	

The easement specified in Easement Certificate A91499.7 when created will be subject to Section 243 (a) Resource Management Act 1991

A186911.8 Easement Certificate specifying the following easements - 3.8.1995 at 11.18 am

Type	Servient Tenement	Easement Area	Dominant Tenement	Statutory Restriction
Right of way, right to drain sewage and water, convey water, electric power and telephonic communications	Lot 4 Deposited Plan 69074 - CT CB40B/421	N DP 69074	Lot 7 Deposited Plan 69074 - herein	
Right of way, right to drain sewage and water, convey water, electric power and telephonic communications	Lot 7 Deposited Plan 69074 - herein	M DP 69074	Lot 4 Deposited Plan 69074 - CT CB40B/421	
Convey electric power	Lot 7 Deposited Plan 69074 - herein	Part herein	Lot 8 Deposited Plan 69074	

Convey electric Lot 7 Deposited Plan Part herein Rural Section 40354

power 69074 - herein

The easements specified in Easement Certificate A186911.8 when created will be subject to Section 243 (a) Resource Management Act 1991 - 3.8.1995 at 11.18 am

A188076.1 Transfer creating the following easements in gross - 9.8.1995 at 3.32 pm

Type	Servient Tenement	Easement Area	Grantee	Statutory Restriction
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Drain water	Lot 7 Deposited Plan	Part herein	The Selwyn District	
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69074 - herein

Council

The easement granted by Transfer A188076.1 is subject to Section 243 (a) Resource Management Act 1991

Fencing Covenant in Transfer A192618.4 - 5.9.1995 at 11.55 am

A377709.3 Mortgage to Countrywide Banking Corporation Limited - 17.11.1998 at 2.39 pm





LIM

7 DOUGLAS STREET, LINCOLN

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REAL ESTATE

AGENT X (2021) LTD - LICENSED AGENT REAA (2008)

Land Information Memorandum

L220985

Application

Karen Margaret McConachy
7 Douglas Street
Lincoln 7608

No.	L220985
Application date	20/06/22
Issue date	29/06/22
Phone	021 980 477
Fax	-

Property

Valuation No.	2404108302
Location	7 Douglas Street, Lincoln
Legal Description	Lot 7 DP 69074 BLK V HALSWELL SD-SUBJ TO & WITH INT IN R/W
Owner	McConachy Karen Margaret
Area (hectares)	0.0822

No certificate of title was submitted with this application, a copy can be obtained from Land Information New Zealand 112 Tuam Street, such as to check for covenants, easements, etc.

Rates

Rateable Value

The date of Selwyn's last General Revaluation was 1/09/21. For further information please contact Council's Rates Department.

Revaluation Year	2021
Land	\$400,000
Capital Value	\$970,000
Improvements	\$570,000

Current Rates Year 2021 to 2022

Annual Rates	\$3,713.05
Current Instalment	\$ 928.25
Current Year - Outstanding Rates	\$ 0.00
Arrears for Previous Years	\$ 0.00
Next Instalment Due	00

Next Revaluation Due 2024.

The rates listed for this property are correct as at the date of this report being issued.

If this property is vacant land, and the applicant intends building a house or making other improvements, additional rates and charges will be added. Such rates and charges are for the operation of the District

libraries, local community centre and recreation reserves, sewerage and water systems and refuse collections and recycling.

If a ratepayer in the district purchases additional properties, that ratepayer maybe eligible for certain rating exemptions due to multiple ownership. The exemptions would only apply to uniform library charges on bare land blocks and an exemption from the uniform annual general charge if contiguous or same use land is purchased.

Please contact the Councils rates team if you require clarification on 0800 SELWYN (735 996).

Note: Rates are charged in four equal instalments for the period commencing 1 July and ending 30 June each year.

Planning/Resource Management

Operative District Plan Zoning: Lincoln Living 1

The Council has undertaken a review of the Operative District Plan and through this process it has developed a Proposed District Plan which provides clear objectives, policies and rules to manage the effects of land use activities on the environment, but also sets a clear direction for our district's development and reflects our communities' needs and expectations. It also incorporates any changes in legislation, national and regional policy statements, environmental standards and other regulations.

As a result, some of the Proposed rules apply from the date of notification – 5 October 2020. These are generally rules that relate to the things we look after, like listed historic notable trees, Sites and Areas of Significance to Māori, indigenous biodiversity and provisions associated with protecting the natural character of surface water bodies. In some cases, resource consent may be required under either or both the operative and proposed district plans.

Your current property zoning may also change as a result of the District Plan Review and the bulk and location requirements for your zone may also change, therefore we recommend you read the Proposed District Plan in full to see what the potential impacts may be.

The Proposed District Plan can be viewed in ePlan format at:

www.selwyn.govt.nz/proposedplan

Alternatively a summary guide which outlines the key changes between the Proposed and Operative plans and more information about the District Plan Review process can be found at:

www.selwyn.govt.nz/districtplanreview

Please note this information is subject to change following the close of submissions and decisions/appeals

Planning Notes

Reference (Plains Flood Management Overlay)

The District Plan Review has considered the potential effects of Natural Hazards such as flooding, tsunami, wildfire and geotechnical hazards such as land instability, liquefaction and fault lines on properties across the District. This property is identified by the Proposed District Plan as being located within a Natural Hazard Overlay. For further information visit <https://apps.canterburymaps.govt.nz/SelwynNaturalHazards/> or contact the duty planner.

The site is identified as being on the LLUR.

The information provided on this LIM has come from the information lodged against the property file/information and GIS at the time of processing. Please note that the resource consents, fill certificates and other relevant property files listed are based on what is available on our general property information, and that there may be other documents for the property which have not yet been added to the property record.

Building

11/09/13	Building Consent 131458 Domestic Dwelling Extension Code Compliance Certificate Issued 11/08/15
7/06/95	Building Consent R414050 Dwelling Code Compliance Certificate Issued 27/01/98

Buildings erected prior to 1965 may not have a building permit record or had inspections carried out.

All building products and materials have a designed life, and must be maintained in accordance with the manufacturer's specifications.

In the case of building permits and building consents no further inspections have been carried out by the council since these structures were completed.

Any concerns of this nature should be referred to an organization that carries out property checks or the product manufacturers.

Schedule 1 Exempt Building Work

Under section 42A of the Building Act 2004 building owners can carry out certain types of building work specified in Schedule 1 of the Building Act 2004 without need to obtain building consent approval. Where Council holds any information provided by a property owner in relation to exempt works undertaken on the property it is important to note that Council do not check or review the documentation for compliance, it is simply filed for record keeping purposes and not to satisfy any statutory obligation. Any information held of this nature has been provided at Councils discretion under Section 44A (3) of the Local Government Official Information and Meetings Act 1987 without any representation or warranty.

Services

Water This property has metered water supply connected to the Lincoln Scheme.
For any further information, please contact water.services@selwyn.govt.nz

The Selwyn District Council Water Bylaw 2008 is applicable. A copy can be found at <http://www.selwyn.govt.nz/your-council/bylaws/current-bylaws>

Please note this property has a water meter and charges are a rate which are payable by the property owner. Therefore, please ensure a meter reading is requested on settlement so you are not liable for

previous owner's water charges. Solicitors must ensure that when settling rates with Council on the sale of a property that water meter charges are also included in the settlement calculation.

The water supply is metered and billed 6 monthly for every cubic meter of water used.

Commercial properties are required to have an RPZ backflow device. This must be installed just inside the boundary of the property at the point of water supply – this backflow device will be owned by the property owner and will be maintained under the building compliance schedule in addition to any other on site backflow devices deemed necessary by the building department.

If, during a Civil Defence emergency event the water supply is not operational, Council's immediate focus for its staff and resources will be to bring the supply back into operation. Depending on the size and scale of the event, it may be difficult to meet everyone's needs so property owners are asked to take personal responsibility for drinking water.

As a precaution, the Council would also recommend from a drinking water perspective that a property owner also has bottled water available to meet their immediate drinking water needs of all individuals living on the property for a 72hr period (the recommended amount is 4 litres of water per person per 24hrs).

For those properties not connected to a Council reticulated water supply, it is encouraged that the quality of the domestic water supply be regularly tested to ensure that it is to a potable standard. If the same water supply is also used for irrigation or stock water, check that there is a backflow protection device to prevent any contamination of water supply.

Sewer Lincoln Sewer Scheme is available and connected.

Stormwater to Reticulated Network

This property may be located within an area covered by Environment Canterbury stormwater consent. It is the responsibility of the property owner to contact Environment Canterbury customer services to ensure that any activity undertaken on site complies with the relevant consent conditions.

Note – the above describes the current roof water disposal type and does not reflect the future situation, which should be determined as part of the subdivision (if applicable). For more information please contact Council.

If you have any questions about the Water, Sewage or Stormwater information above please contact the Selwyn District Council Water Department at 0800 SELWYN or contactus@selwyn.govt.nz

Kerbside Waste Collections

Council refuse, organic and recycling collection is available on Monday.

The Council provides refuse and recycling collection services for most residential and rural residential properties where these properties occur alongside maintained public roads. Private roads and Right of Ways (as maybe referenced in the Transportation Notes pertaining to this LIM) will not be directly serviced as these access ways are not usually of a sufficient standard to be used safely and efficiently by the collection vehicles. This could also apply to other public roads or streets that are narrow and/or have a lack of vehicle turning facilities. Rural and high country areas and settlements are not covered by regular collection services however localised refuse drop off facilities maybe available for use in specific areas. For further details and advice on refuse collection and recycling services as they may pertain to the property please phone the Council's Asset department on phone 3472 800.

Copy of drainage plan attached**Land and Building Classifications**

Archaeological Sites: None known

Historical Places: None known

Historical Trees: None known

Land Notes: Council holds the following reports: Geotechnical Report. Please contact our Information Management Team at Information.Management@selwyn.govt.nz for further information.

Land Notes: This property is within the area encompassed by the 2007 Christchurch, Rolleston and Environs Transportation Study (CRETS). The published Strategy outlines a range of strategic transportation initiatives to cater for long term growth in this area of the District. This includes the upgrading of existing roads and the provision of new roads which may affect private property. Further information on this Study can be viewed on the Councils website www.selwyn.govt.nz under "Transportation and Roding".

Land Notes: This property is located within the area encompassed by the Greater Christchurch Urban Development Strategy (UDS). The UDS is a joint initiative to plan and manage the growth of the Greater Christchurch Region over the next 35 years and is a partnership between the Christchurch City Council, Environment Canterbury, the Waimakariri District Council, Selwyn District Council, and the New Zealand Transport Agency.

The Selwyn District Council is developing a number of strategic documents that seek to implement the UDS that may have an impact on this property in the future. Further information on Council projects can be found on the Council's website www.selwyn.govt.nz or by contacting the planning department on (03) 347 2868.

Listed Land Use Register (LLUR):

Hazardous activities and industries involve the use, storage or disposal of hazardous substances. These substances can sometimes contaminate the soil. Environment Canterbury identifies land that is used or has been used for hazardous activities and industries. This information is held on a publicly available database administered by Environment Canterbury called the Listed Land Use Register (LLUR). The Selwyn District Council may not hold information that is held on the LLUR, therefore, it is recommended that you check Environment Canterbury's online database at www.llur.ecan.govt.nz.

Residential Swimming Pool

No pool registered to this property.

Land Transport Requirements

Douglas Street is a formed and sealed local road maintained by Selwyn District Council.

Special Land Features

	NZS3604:2011	AS/NZS1170:2002
Wind Region	A	A7
Snow Zone	N4	N4 sub-alpine
Earthquake	Zone: 2	Z Factor: 0.3
Approximate Altitude (Amsl)	10 m	-
Exposure Zone	C	-

Exposure Zone Descriptions**Zone B: Low**

Inland areas with little risk from wind blown sea-spray salt deposits

Zone C: Medium

Inland coastal areas with medium risk from wind blown sea-spray salt deposits. This zone covers mainly coastal areas relatively low salinity. The extent of the affected area varies significantly with factors such as winds, topography and vegetation.

Zone D: High

Coastal areas with high risk wind blown sea-spray salt deposits. This is defined as within 500 m of the sea including harbours, or 100 m from tidal estuaries and sheltered inlets.

Flooding: Flood Management Area - 500 year event

The Council is undertaking a District Plan Review and through this process the Council has obtained and holds information showing that this property may be susceptible to flooding from the Selwyn River and/or

in heavy rainfall events. The two reports are outlined below and can be found at <https://apps.canterburymaps.govt.nz/SelwynNaturalHazards/>:

ECan report R19/41 – Selwyn River/Waikirikiri floodplain investigation. The report identifies areas that may be affected by flooding from the Selwyn River/Waikirikiri.

DHI Water and Environment Ltd report – Regional Policy Statement Modelling for SDC – District Plan. The report identifies areas that may be affected by flooding in heavy rainfall events in the Selwyn District.

For more information please contact the Selwyn District Council: phone: 0800 SELWYN (735 996), email contactus@selwyn.govt.nz or visit 2 Norman Kirk Drive, Rolleston.

Flooding: This property is located within an area which is known to have a high ground water table, which may contribute to surface water ponding during periods of high rainfall.

Alluvion: None known

Avulsion: None known

Erosion: None known

Land Fill: None known

Hazardous Contamination: None known

Slippage: None known

Ground Water Level: less than 30 m below ground

Soil Type: Wakanui silt loam on sandy loam

Liquefaction and Subsidence: The site is located in a zone of variable susceptibility to liquefaction. For further information visit www.ecan.govt.nz and put '1702192' in the search box and select documents.

An assessment will need to be carried out on this site to establish the level of susceptibility to liquefaction. The scope of this investigation must be determined by a CPEng Geotechnical engineer and all testing shall be carried out under the guidance of the CPEng Geotechnical engineer. Furthermore the ground bearing capacity in this area may not achieve the requirements of the NZ Building Code Clause B1, specific design may be required.

Licences/Environmental Health

No information located.

Network Utility Operators

Information related to the availability of supply, authorisations etc. (e.g. electricity or gas) can be obtained from the relevant Network Utility Operator.

Other Information

1. The applicant is advised that the Environment Canterbury may have other information in relation to this property including, but not limited to:

- a) Discharge consents.
- b) Well permits.
- c) Consents to take water.
- d) The existence of contamination and/or hazardous sites.
- e) Flooding.
- f) Clean air discharge compliance.

Further information may be obtained from Environment Canterbury by requesting a Land Information Request (LIR). To find out more contact the Environment Canterbury on 0800 ECINFO (0800 324 636) or at <http://www.ecan.govt.nz/>

2. The following further information is supplied on the basis set out in note 2 below.

Notes

1. The information supplied in the sections of this report, other than 'Other Information', is made available to the applicant pursuant to Section 44A(2) of the Local Government and Official Information Act 1987 by reference to Council files and records. No property inspection, or title search, has been undertaken. To enable the Council to measure the accuracy of this LIM document based on our current records we would appreciate your response should you find any information contained herein which may be considered to be incorrect or omitted. Please telephone the Council on 0800 SELWYN (375 996).
2. The information or documents supplied to the applicant and referred to in the 'Other Information' section of this report has been supplied to the Council by property owners, their agents and other third parties. That information is made available pursuant to section 44A(3) of the Local Government and Official Information Act 1987 on the basis that:
 - a) The information may be relevant to the purposes for which this report is obtained;
 - b) The Council does not warrant or represent the accuracy or reliability of the information. If the subject matter of that information is important to the applicant it is recommended that relevant professional advice should be taken before reliance is placed upon that information.
3. The information included in the LIM is based on a search of Council records only and there may be other information relating to the land which is unknown to the Council. Council records may not show illegal or unauthorised building or works on the property. The applicant is solely responsible for ensuring that the land is suitable for a particular purpose.

4. Schedule 1 Exempt Building Work

Building owners can carry out certain types of building work without needing to obtain a building consent. This exempt building work is listed in Schedule 1 of the Building Act 2004.

It is the owners' responsibility to ensure that any exempt building work done complies with the Building Code and fits within the provisions of the schedule before they carry out the work.

Please note that Council do not check or review documentation for compliance where information on exempt work has been provided by a property owner to Council. This information is simply filed for record keeping purposes and not to meet any statutory obligation.

Any information of this nature held by Council has been provided at Councils discretion under Section 44A (3) of the Local Government Official Information and Meetings Act 1987 without any representation or warranty.

5. The Council has used its best endeavors to ensure that all information provided in this LIM report is correct and complete in all material respects. In the event that a material error or omission can be proven the Council's liability, whether in contract or in tort shall be limited to the fee paid to Council to obtain this report.
6. This information reflects the Selwyn District Council's current understanding of the site, which is based only on the information thus far provided to it and held on record concerning the site. It is released only as a copy of those records and is not intended to provide a full, complete or totally accurate assessment of the site. As a result the Council is not in a position to warrant that the information is complete or without error and accepts no liability for any inaccuracy in, or omission from, this information.
7. The information contained in this Land Information Memorandum is current at the date the memorandum is issued. Further relevant information may come into the Council's possession subsequent to the date of issue.

Name: Serala Mao  Date: 29 June 2022

Legend

Subdivision_Areas

Subdivision areas

Address

Addresses (LINZ)

Boundaries

District Boundary
Township Boundary

Railway

Railway

Road

Selwyn Roads
All Road Labels

Rating

Ratepayer Information
Title Owners

Land_Owners

Selwyn District Council
DoC
Environment Canterbury
North Canty Fish and Game Council

Water

Water_pt
EQUIPMENT - BORE
EQUIPMENT _ GENERATOR
EQUIPMENT - SAMPLE TAP
EQUIPMENT - OTHER
FACILITY
FIRE PLANT
HYDRANT
IRRIGATION
NODE
OBSOLETE
SUPPLY POINT
TANK
VALVE

Water_In
DIM LINE
DUCT
IRRIGATION
NON SDC SERVICE
OBSOLETE
OUTLINE
PIPE - TREATED
PIPE - UNTREATED
PIPE - SEWER
SITE_BOUNDARY
MANHOLE
NODE
SOAKHOLE
SUMP
VALVE
Storm_In
CHANNEL
DIM LINE
MANAGEMENT
NON SDC SERICE
OBSOLETE
OUTLINE
PIPE
SITE_BOUNDARY

Sewer

Manhole Labels
Sewer_pt
CHAMBER
EQUIPMENT
FACILITY
MANHOLE
NODE
VALVE
Storm_py
CATCHMENTS
CONSENT AREA
GROUNDWATER LESS 6M
OUTLINE OF BASIN
RATED AREA
Stormwater Management Area
Storm_In_Labels

WaterRaces

WRace_pt
DISCHARGE
DIVIDE
EQUIPMENT
GATE
GRILL
HEADWALL
MANHOLE
NODE
POND
SITE
Stormwater
Storm_pt
CHAMBER
EQUIPMENT
FACILITY
INLET/OUTLET
OUTLINE
DIM LINE
DUCT
IRRIGATION
NON SDC SERVICE
OBSOLETE
OUTLINE
PIPE_GRAVITY
PIPE_RISINGMAIN
SITE_BOUNDARY

SHAFT
SOAKHOLE
WRace_In
AQUEDUCT
CULVERT
DIM LINE
EMERGENCY DISCHARGE
INTAKE
LATERAL
LOCAL
MAIN
OBSOLETE
OUTLINE
SIPHON
TUNNEL
SDC Cleaned

Drain

CDrain_pt
GATE
Site
WEIR
CDrain_In
DRAIN
ECan
OUTLINE
StopBank
Site Boundary
CDrain_In Label

Well

Springs - SPRGSV
Wells - WELLFV
Assessed For Groundwater Quality - QGWW
Assessed For Surface Water Quality - QSWV
Community Drinking Water Protection Zones - ECan
Project Extent
Boundary Between Liquefaction Assessment Zones

Liquefaction Susceptibility
DBH TC Zoned Area
Damaging liquefaction unlikely
Liquefaction assessment needed

Biodiversity

Canterbury Plains SDC AB and C Classes
Endangered Flora and Fauna
Potentially Significant Sites
Confirmed SNA Sites
Significant Natural Areas (Final 115)

Zones

West Melton Observatory Zone
Planning Zones
High Country
Port Hills
Existing Development Area
Living 1
Living 2
Living 3
Living X
Living West Melton (North)
Living Z
Deferred Living
Business 1
Business 2
Business 3
Inner Plains
Outer Plains
Malvern Hills
Key Activity Centre
Living West Melton (South)

Proposed CPW

Headrace
Sheffield Pond Flood Extent
Distribution Network
Command Area (Ex. H & D Network)

UDSZones

UDS Traffic Zones
CRETS

LLUR

Activities
Investigations
Sites

Potentially Contaminated Sites

Verified Note
Verified Comment
Not Verified

Designations

Designations

Floods

Estimated 2013 Flood Photo Locations
2.7M AMSL
GW Spring Holes
SDC Recorded Flood Sites
Ecan Defined Flood Zones

Tsunami Evacuation zone

Tsunami Initial Evacuation Area

Refuse

Refuse Dropoff points
Organic Route

Rubbish/Recycling Route

Monday Week 1
Monday Week 2
Tuesday Week 1
Tuesday Week 2
Wednesday Week 1
Wednesday Week 2
Thursday Week 1
Thursday Week 2
Friday Week 1
Friday Week 2
No Collection

Organic Bin
Rubbish Bin
Day Unknown

Recycling Bin & Pick Up Schedule

Monday, Recycling week 1
Monday, Recycling week 2
Tuesday, Recycling week 1
Tuesday, Recycling week 2
Wednesday, Recycling week 1
Wednesday, Recycling week 2
Thursday, Recycling week 1
Thursday, Recycling week 2
Friday, Recycling week 1
Friday, Recycling week 2
General Refuse Charge

Pools

Swimming Pools
Error, Empty, Expired, In Progress, Complaint, NonC
Removed

PlanningMisc

NZ Defence Force Buffer
Māori Freehold Land
RRS14 Preliminary Locations

EcanRiverProtectionScheme

Properties Beside Rivers
Halswell Staff Gauges
Halswell Floodgates
Halswell Drainage

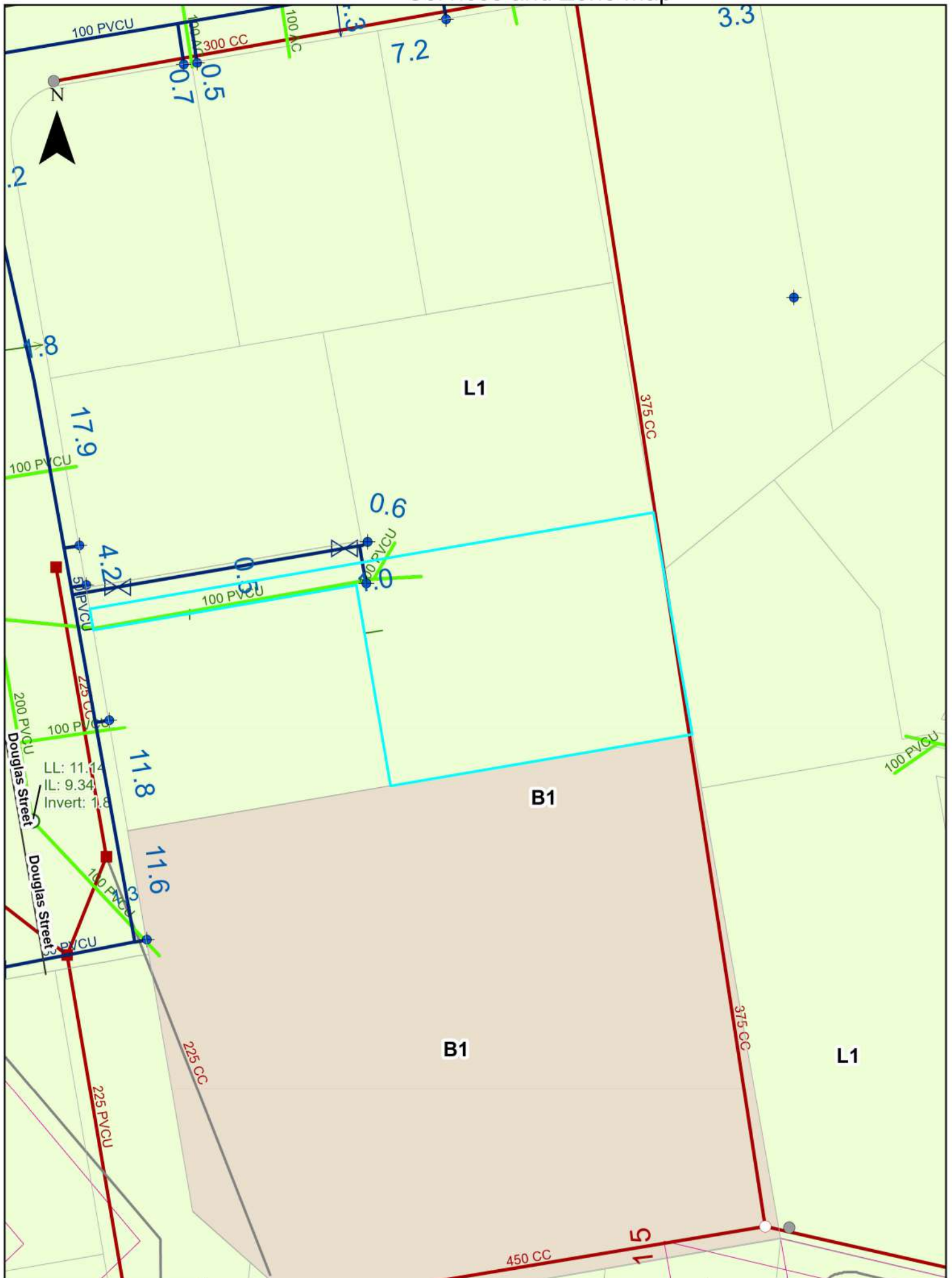
GreendaleFault

Greendale Fault 50m Buffer
Fault Lines (GNS 2013)
Folds (GNS 2013)

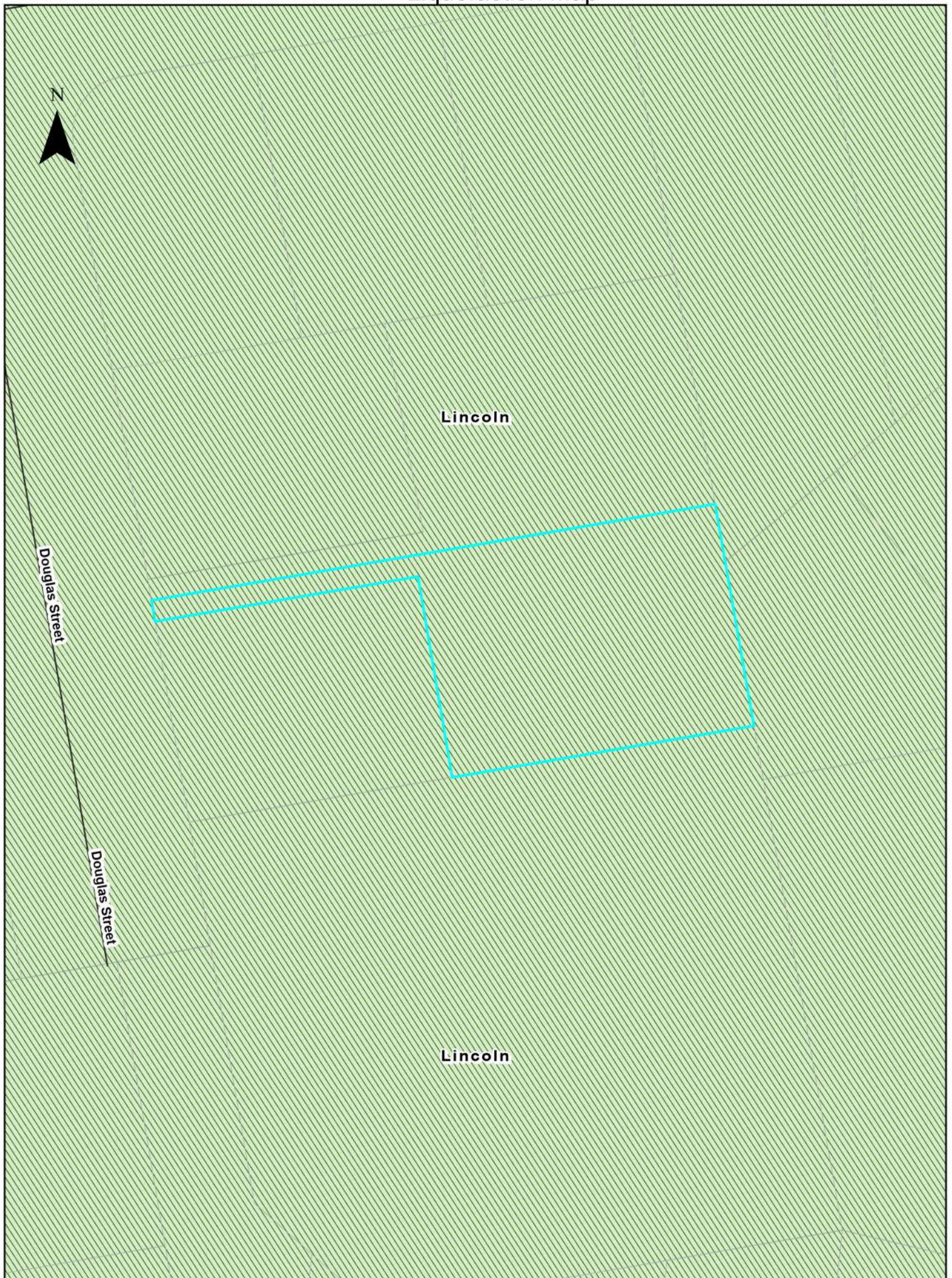
HororataHeightRestrictions

Final Height Splays
Runways
Hororata Airport Land Parcel

Services and Zone Map



Liquefaction Map



RESOURCE CONSENT INFORMATION

This document is one of three pages titled “Resource Consent Information” which should be read together.

- Because of the large number of resource consents only consents which fall within the red buffer as identified on the map have been included with this report.
- If further information is required please contact the Council’s Planning Department – Phone Direct 03 3472 868.
- Every effort is made by the Council to identify resource consent in proximity to the property subject to this LIM application. However, it is suggested that a site inspection be undertaken by prospective purchasers to identify any land uses of interest. These may include uses which have existing use rights or other uses which are permitted under the Council’s District Plan.

Resource Consent Status Codes:

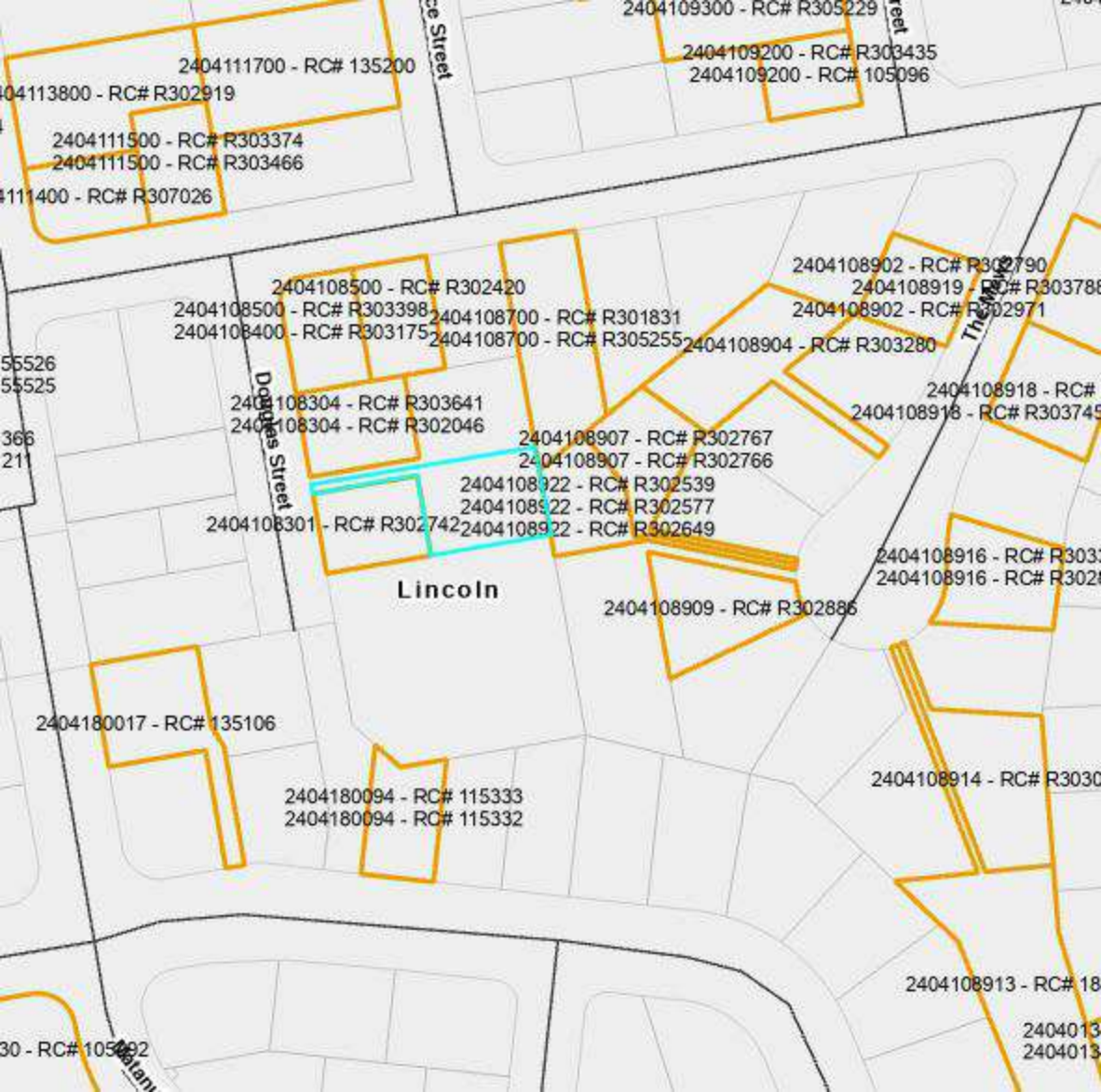
GHP	Granted by Hearing
GEC	Granted by Environment Court
GDEL	Granted by Delegation
GCOM	Granted by Commissioner
DCOM	Declined by Commissioner
DHP	Declined by Hearing
WD	Withdrawn application
AP	Approved
DC	Declined
Blank	No decision issued
DN	Decision Notified

ADN	Appeal Decision Notified
AE	Appeal expiry
AEC	Appeal Heard by Environment
AN	Abatement Notice
AR	Appeal received
ARI	Application returned incomplete
AWD	Appeal withdrawn
CC	Cancelled
CCI	Certificate Compliance Issued
D37	Deferred under s.37
D37E	s.37 deferral ends
D91	Deferred under s.91
D91E	s.91 deferral ends
ECDN	Environment Court Decision notified
FI	Further Information
FICR	Further Information request - no clock restart
FR	Formally received
HD	Hearing Date
HH	Hearing held
INV	Invoiced
IR	Information received
LAPS	Lapsed
LD	Lodged
LN	Limited Notified
LS	Lapsed
ODN	Objection decision notified
OH	On Hold
OR	Objection received

PA	Pre- application
PN	Publically notified
PS	Process suspended
RAD	Recommendation adopted by Council
RRA	Recommendation to required authority
S223	Section 223
S224	Section 224
SC	submissions closed
WAR	Written Approval Requested
WARE	Written Approvals Received

Assessment_ID	RC Number	Proposal	Decision Date
2404106600	155525	To erect a second dwelling on a residential section and establish a second vehicle crossing. See also 155526	2015-11-26
2404106600	155526	Subdivision so that each dwelling consented by 155525 is contained on a separate lot Ref LU RC155525	2015-11-26
2404106700A	R301211	TO ERECT DWELLING IN NON-COMPLYING POSITION	1994-10-18
2404106700A	R301366	CROSSLEASE SUBDIVISION	1995-01-23
2404108301	R302742	TO ERECT A DWELLING WITH NON-COMPLYING SITING	1997-06-23
2404108304	R302046	TO ERECT 2 FLATS WITH NON-COMPLYING SITING & DENSITY	1996-04-03
2404108304	R303641	TO ERECT A DWELLING ON 651 SQ M LOT ZONED SERVICE	1999-02-05
2404108400	R303175	TO ERECT DWELLING IN SERVICE ZONE WITH NON COMPLYING SITING	1998-02-20
2404108500	R303398	TO ERECT A DWELLING IN SERVICE ZONE WITH NON-COMPLYING SITING	1998-08-23
2404108500	R302420	RELOCATE DWELLING	
2404108700	R305255	X LEASE	2002-01-29
2404108700	R301831	CROSS LEASE SUBDIVISION	1995-08-13
2404108902	R302790	SUBDIVISION INTO 2 RES LOTS > 500 SQ M	1997-07-21
2404108902	R302971	TO ERECT DWELLING ON RES LOT < 600 SQ M IN LINCOLN	1997-09-16
2404108904	R303280	TO ERECT DWELLING IN NON-COMPLYING POSITION	1998-04-08

2404108907	R302766	TO ERECT DWELLING WITH NON COMPLYING SITING	1997-07-01
2404108907	R302767	TO ERECT DWELLING WITH NON COMPLYING SITING	1997-07-01
2404108909	R302886	TO ERECT DWELLING IN NON COMPLYING POSITION	1997-08-12
2404108913	185406	To erect a dwelling and a garage/family flat on a residential site under NES	2018-08-23
2404108914	R303007	TO ERECT DWG WITH NON COMPLYING SITING	1997-10-24
2404108922	R302577	NON-COMPLYING SITING OF DWELLING	1997-02-24
2404108922	R302649	TO ERECT A DWELLING IN NON-COMPLYING POSITION	1997-04-01
2404108922	R302539	SUBDIVISION OF 1289 SQ METRE RES LOT INTO 2 LOTS OUTSIDE BELTS LINCOLN	1997-03-27
2404111400	R307026	TO EXTEND DWELLING IN NON-COMPLYING POSITION	2004-10-05
2404111500	R303374	TO RELOCATE DWELLING TO LOT ZONED SERVICE	1998-07-22
2404111500	R303466	TO ERECT GARAGE WITH NON COMPLYING SITING	1998-10-08
2404111700	135200	Fast track. Erect a garage in a non complying position with a 9 metre long boundary wall sited 1100mm from the side boundary	2013-05-09
2404180017	135106	To erect dwelling in a non-complying position	2013-04-05
2404180094	115332	SUBDIVISION OF A LOT CREATED BY 095070 INTO THREE RESIDENTIAL LOTS	2012-11-20
2404180094	115333	NON-COMPLYING VEHICLE CROSSING	



Code Compliance Certificate



Section 95, Building Act 2004

The Building

Street address of building: 7 Douglas Street, Lincoln

Legal description of land where building is located: LOT 7 DP 69074

Building name: 7 Douglas Street

Location of building within site/block number: 7 Douglas Street, Lincoln

Level/unit number: N/A

Current, lawfully established, use: 2.0.2 Detached Dwelling

Number of Occupants: 4

Year first constructed: 2013

The Owner

Name of owner: K M McConachy

Contact person: Karen Mcconachy

Mailing address: 7 Douglas Street , Lincoln

Street address/registered office: 7 Douglas Street , Lincoln

Phone number: N/A

Mobile: N/A

Facsimile number: N/A

Email address: karen.mcconachy@ihug.co.nz

First point of contact for communications with the council/building consent authority: Karen Mcconachy

Building Work

Building consent number: BC131458

Issued by: Selwyn District Council

Code Compliance

The building consent authority named below is satisfied, on reasonable grounds, that -

- the building work complies with the building consent.

Daryl Fortuin

Building Inspector

On behalf of: Selwyn District Council

Issue Date: 11 Aug 2015



Selwyn
DISTRICT
COUNCIL

HIGH STREET, LEESTON
PRIVATE BAG 1, LEESTON
PH: (03) 324-3859 FAX: (03) 324-3531

REF NO:

C O D E C O M P L I A N C E C E R T I F I C A T E
Section 43(3), Building Act 1991

Applicant

T R MCKAY
P O BOX 85
LINCOLN

Consent Details

Consent/PIM No.: R414050
Date issued: 27/01/98
Valn No: 2404108302

Project Descrn: NEW CONSTRUCTION
BEING STAGE 1 OF AN INTENDED 1 STAGES
DWELLING

Intended Life: INDEFINITE, BUT NOT LESS THAN 50 YEARS

Intended Uses: DWELLING

Project Location: DOUGLAS ST, LINCOLN

Legal Description: LOT 7 DP 69074 BLK V HALSWELL SD - SUBJ TO & WITH

Estimated Value: \$ 150,000

The costs of issuing this Code Compliance Certificate including final inspection, where carried out, will be invoiced seperately.

This is a final code compliance certificate issued in respect of all the building work under the above building consent.



John Curtin

**Architectural
Draughting & Design**
73 Watford Street
Strowan, Christchurch
Ph & Fax 03 352 4688

SIGNED FOR AND ON BEHALF OF THE COUNCIL:

NAME: [Signature] POSITION: Senior Inspector DATE: 27-1-98

SERVICE
CENTRES:

LINCOLN
GERALD STREET, LINCOLN
PH: (03) 325-3288

LEESTON
HIGH STREET, LEESTON
PH: (03) 324-3859

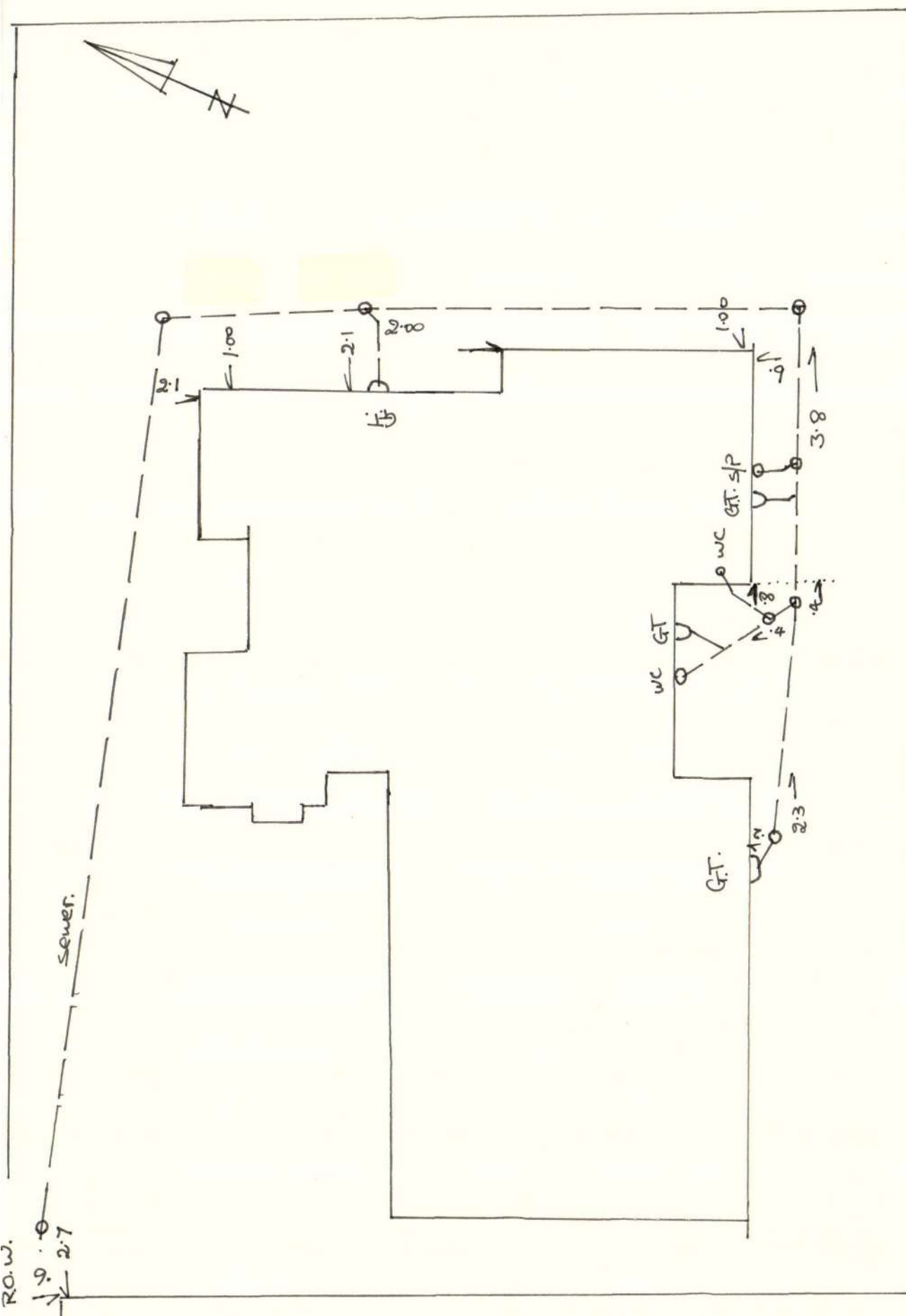
DARFIELD
SOUTH TERRACE, DARFIELD
PH: (03) 318-8416

T. McKay
Lot. 7. Douglas st.
Lincoln.

R41405

D/Layer. Tom McKay.
2-8-95

2404084-00

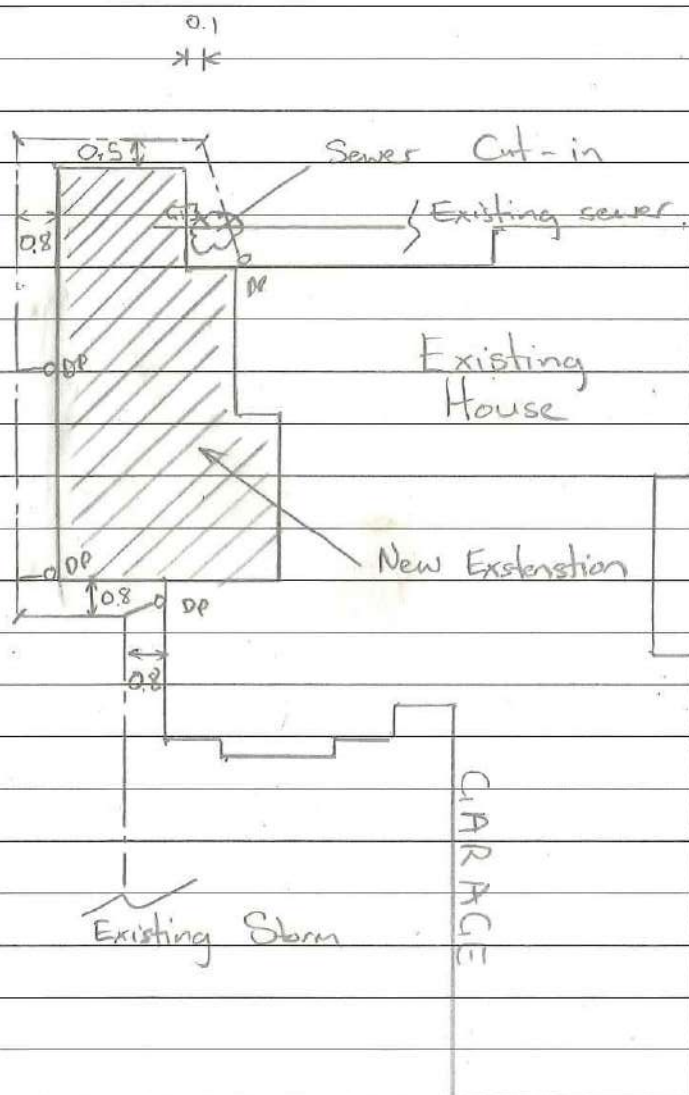


7 Douglas Street / Consent: BC 131458

Sewer Grade — 1:60

S/W Grade — 1:100

Pipe Rite Drainage — 17121



Be water wise



Reducing water use is important as Selwyn households tend to be high users of water. Residential properties connected to a Council supply used an average of 1,470 litres of water per day in 2012/13 and 1,386 litres per day in 2011/12. As a comparison, typical household use in New Zealand is around 675 litres per day.

Part of the reason why Selwyn households have higher water consumption is because properties tend to have large sections and over dry summers water use can increase

significantly. Additional bores can be added to increase the capacity of Council water supplies, but this is costly and unsustainable.

Over summer, demand for water is much higher than in winter, as people use more water to maintain their lawns. When demand for water is very high during dry summers, water restrictions can be introduced if necessary.

Demand is especially high at the peak times of 6–9am in the morning and 4–9pm in the evening, when people

use water for cooking, washing and dishwashers, and often water their lawns at the same time.

We are asking everyone to be careful about how they use water, especially in summer when there is more demand for water. Some areas like Rolleston and Darfield also pay for their water based on metered use so reducing your water consumption will mean you spend less on water bills.

How much water do you use?

This chart shows the amount of water typically used for different household activities. Once you know where your water is going, you can think about how you could reduce your water use. If your water is metered and billed this will help reduce how much you spend on water.

Kitchen—Activity	Water used	Buckets
Dishwashing by Hand	12 to 15 litres per wash	1–1½
Dishwasher	20 to 60 litres per wash	2–6
Drinking, Cooking, Cleaning	8 litres per person	¾–1
Bathroom—Activity	Water used	Buckets
Toilet	4.5 to 11 litres per flush	½–1
Bath	50 to 120 litres (half full)	5–12
Shower (8 minutes)	70 to 160 litres per 8 minutes	7–16
Handbasin	5 litres	½
Tap Running (Cleaning teeth, washing hands)	5 litres	½
Leaking Tap	200 litres	20
Laundry—Activity	Water used	Buckets
Washing Machine (Front loading)	23 litres per kg of dry clothing	4–5
Washing Machine (Top Loading)	31 litres per kg of dry clothing	5–6
Outside—Activity	Water used	Buckets
Hand Watering by Hose	600 to 900 litres per hour	60–90
Garden Sprinkler	Up to 1500 litres per hour	150
Car Wash with Hose	100 to 300 litres	10–30
Filling Swimming Pool	20,000 to 50,000 litres	2,000–5,000
Leaking Pipe (1.5mm hole)	300 litres per day	30



Tips for managing your water use

You can help manage your water consumption wisely by following these tips:

Your garden and lawn

- Water your garden and lawn every few days rather than every day. Wetting the soil surface every day encourages roots to develop at the surface, making them more vulnerable to hot dry spells.
- Water your garden and lawn outside of peak water usage hours (avoid 6am–9am, and 4pm–9pm). Watering in the early morning (before 6am) or late evening (after 9pm) will minimise evaporation loss. Also avoid watering in a Nor' West wind as the water will quickly evaporate.
- Using a watering can or hand watering plants by hose often uses far less water than a sprinkler.
- Use a timer to avoid overwatering as it makes plants more susceptible to fungus diseases and will leach out soil nutrients.
- Use mulch or cover the soil with a layer of organic matter to keep the soil moist. Mulches help protect plant roots from drying effects of sun and wind and also reduce weed growth.

- Check if the soil needs watering by digging down with a trowel and having a look. This is a more accurate way to see if watering is needed than looking at the surface.
- Check you have the right head for your sprinkler. Sprinklers should apply water gently so that it seeps into the soil. Some sprinklers apply water faster than the soil can absorb.
- When planting choose drought resistant plants that don't require a lot of water.



Outdoors

- Wash your car with a bucket of water rather than a hose.
- Use a broom rather than hosing down paths and driveways.
- Inspect hoses and taps both indoors and outdoors to check for leaks which waste water.
- Collect rainwater for use watering gardens and lawns.
- If you have a swimming pool, keep it covered to stop the water evaporating.

Indoors

- Reduce your water consumption at the peak times of 6-9am and 4-9pm. Easy ways to do this include using your washing machine after 9pm at night, and putting your dishwasher on just before you go to bed.
- Take a short shower instead of a bath.
- Don't switch on the dishwasher or washing machine until you have a full load.
- Use a half flush when using the toilet.



IMPORTANT INFORMATION TO ALL NEW HOME/LAND OWNERS

STREET TREES AND IRRIGATION

The Selwyn District Council would like to make all new home/land owners and their contractors aware of the process of gaining approval to relocate/remove street trees, or alter Council irrigations systems.

In some areas of the Selwyn District, various types of linked dripper irrigation systems are installed to water establishing street trees. In some cases, the system has not been installed very deep in the ground. It is particularly important that any contractors who are going to be excavating within road berms are aware of this and excavate carefully to locate irrigation lines or drippers, or seek assistance from Council as to their presence/location before excavating. Similarly, care should be taken when excavating near street trees to avoid damage to tree roots.

The developer has put a lot of effort into enhancing the streetscape and providing an attractive environment within your subdivision. It is accepted that in some cases when a new home is built, a planted street tree and associated irrigation system may need to be shifted or removed to facilitate vehicle access to the site. Upon formal request, Council will consider giving approval for such changes to the initial planting plan or irrigation system on a case by case basis, after exploring all alternative options available.

Where it has been qualified that trees can be removed or relocated and/or an irrigation system needs to be shifted, then these works are to be organised by Council and/or the Developer and carried out by one of their approved contractors. All costs associated with these works are to be borne by the requesting land owner.

Please be aware, that in some situations, street trees can be removed and landscaping in a subdivision might still be under the management of the developer. In such cases, Council should still be contacted in the first instance, who will forward the request onto the developer for a response.

The following procedure is to be followed by a land owner who is wanting to request removal or relocation of a street tree and/or associated irrigation systems, in order to facilitate vehicle access to their property.

Requests for the removal or shifting of a tree must be made in writing to the Council Reserves Department stating:

- Street address of the property and the lot number;
- Name of the contact person;
- Contact details;
- Reason for the tree to be removed

On receipt of this formal request, Council staff will assess the following:

- Quality of the tree and whether or not the tree can successfully be moved;
- Whether an irrigation system is present and also needs shifting or decommissioning;
- Any conditions of sale by the developer;
- Any Resource Consent conditions;
- Streetscape theme and amenity value contribution of the tree.

If a tree is not able to be shifted and has to be removed, the landowner may also be required to pay for the cost to plant another tree of the same species and of similar size within the road berm as a replacement.

If an agent of the land owner makes the request to Council, then the agent is deemed to be the person responsible for the payment of all expenses relating to this procedure.

CARE FOR ESTABLISHING STREET TREES

Although the Developer and/or Council endeavours to water in newly planted street trees during their initial establishment years, the public is encouraged to assist with watering trees on your road berm. Establishing a tree in an urban environment faces many challenges so give your tree the best chance of reaching its full potential and value.

Follow the simple directions below to help your tree survive.

When should I water?

During the dry summer periods of November – March and if your trees shows signs of drought stress like wilting and upward curling or rolling, browning of leaves, twig and branch dieback.

If you can, avoid watering during the hottest part of the day.

Any method below can be followed once a fortnight while during dry periods

- If your tree has been planted with a piped watering system. Lift the cap pour down 15-20 litres of water and replace the cap to allow the water to then slowly soak into the root zone of the tree.
- If you have in-ground irrigation on your berm lawn, let it run an extra 30 minutes in the zone where you have trees. This will allow the water to penetrate through the turf and thatch and allow more water to soak down to the roots of the tree.
- You can also use a garden hose turned on to a very slow trickle placed 40-90cm from the trunk. Turn the water on to deliver a very slow trickle and let the water soak into the ground for about 2 hours around the tree pit.

Council implements an annual programme of street tree inspections and maintenance throughout the district. Street tree maintenance is the responsibility of the Council, who employs a contractor to provide arboricultural services. It is critical that any other tree maintenance required is undertaken by our appointed contractor to ensure consistency in both quality and tree form.

Please contact us by lodging a Service request if your tree requires any tree maintenance.

Thank you for your assistance and co-operation

Reserves Maintenance Staff
Selwyn District Council



2 Norman Kirk Drive, Rolleston, New Zealand
PO Box 90, Rolleston 7643
Telephone (03) 347-2800
Toll-free Darfield (03) 318-8338
Enquiries: accounts.receivable@selwyn.govt.nz

Karen Margaret McConachy
7 Douglas Street
Lincoln 7608

GST Number: 53-113-451
Invoice Date: 29/06/22
Account No: 805741
Order No.

Tax Invoice 179235

Quantity	Description	Rate	Amount
	L220985 29/06/22 : Non Account Holder : Karen Margaret McCo 2404108302 : 7 Douglas Street, Lincoln		
	Land Information Memorandum Fee		250.00 *
			\$250.00
	(* Incl GST \$32.61)		

Total incl. GST \$250.00

(Please detach and return this portion with your payment)

REMITTANCE ADVICE

Karen Margaret McConachy
7 Douglas Street
Lincoln 7608

Account No.: 805741
Invoice No.: 179235
Total Due: **\$250.00**

Amount Enclosed:

Payment can be made by internet banking to the following account: 03 1587 00500000 00.

Please enter your account number in the particulars field, and your invoice number in the code field.

You are welcome to pay your invoice online via our secure site
with your credit card on the link <http://rates.selwyn.govt.nz/>





PROOF OF INSURANCE

7 DOUGLAS STREET, LINCOLN

PREPARED BY ANDY WILLIAMS

OFFICE ROAD
REAL ESTATE

AGENT X (2021) LTD - LICENSED AGENT REAA (2008)

Client Number 232- 03RJ5
Broker Sharleen Jordan

Onesurance Home

This schedule is to be read in conjunction with your policy. Please refer to the policy wording for the full terms, conditions and exclusions relating to this insurance.

The Insured K M McConachy	Client No 232-03RJ5	Cover No 1492648-007-02
The Insurer Monument Insurance (NZ) Ltd as underwriting agent for: IAG New Zealand Ltd Vero Insurance New Zealand Ltd	% of Cover 80 20	Insurer Policy No PL6V89NY-6 PL6V89NY-6

Period of Cover From 04/11/21 to 04/11/22 at 4:00pm; Local Standard Time

Policy Wording **Crombie Lockwood Onesurance Home Insurance Policy PEPONE2**

To obtain a copy of this policy wording please visit www.crombielockwood.co.nz/policy-documents and enter the following code in the search engine or call us to arrange a copy to be sent to you.

LOCATION SUMMARY

Actual Insured Name	K M McConachy		
Insured's Date of Birth	15/06/1956		
Home Location	7 Douglas Street, Lincoln, Selwyn District, 7608		
Type of Home	House		
Home Usage	Owner Occupied		
Number of Self Contained Units Insured	1		
Year Built	1995		
Construction Type	Plaster Finish/EPS		
Home Area	Total Dwelling Area	343	(sqm)
	Total Garage/Outbuilding Area	0	(sqm)
	Total Decking Area	0	(sqm)
Total Floor Area		343	(sqm)

Interested Parties

Name	ANZ Bank New Zealand Ltd
Address	Christchurch
Interested As	Mortgagee

SUM INSURED SUMMARY

Basis of Cover on Home Repair or Rebuild to the Total Sum Insured as shown below.

Home Sum Insured \$1,190,000

Including the following policy limits:

Retaining Walls \$75,000

Recreational Features \$75,000

Special Features Total \$0

Total Sum Insured \$1,190,000

This amount excludes GST which is payable in addition to the Total Sum Insured. You need to be satisfied this amount is sufficient to rebuild your home.

Special Features None advised

Special Features – Important Note:

The Special Features below are automatically covered provided the replacement cost is less than the amounts noted. There is no cover for any such item that has a higher replacement cost unless it is specifically shown above as a Special Feature.

Private utility plant and associated equipment e.g. wind or water mills, diesel generators \$10,000

Bridge, culvert, permanent ford or dam \$15,000

Well or bore hole including pump, lining or casing \$25,000

The items below are not covered unless noted above as a Special Feature:

Cable car and associated equipment

Wharf, pier, landing or jetty

ITEMS WITH VARIABLE LIMITS

The following items are covered up to the limits noted below. Please contact us if you wish to discuss the alternative options available.

Alternative Accommodation \$30,000

Landscaping \$5,000

Increase Landscaping limit to \$0

Methamphetamine Contamination \$30,000, \$750 Excess

OPTIONAL BENEFITS

Breakage Extension (excess on glass, bathroom fixtures and fittings etc.)	\$250 Excess
Home Replacement Guarantee	Not Taken
Valuation Type	
Valuation Date	
Valuation Estimate	
Hidden Gradual Damage	\$5,000
Matching Carpet	Not Taken
Sustainability Upgrade	Included

POLICY DISCOUNTS

Voluntary Excess	\$750
Multi Policy Discount	Yes

EXCESSES

Standard	\$400
Voluntary	\$750
Total	\$1,150
Excess on Methamphetamine Contamination Claims	\$750
Excess on natural disaster claims for parts of the home not covered by the Earthquake Commission Act 1993.	\$5,000

Refer to the Endorsements and/or Clauses and General Comments sections as there may be other imposed excesses applicable to this cover.

ENDORSEMENTS AND/OR CLAUSES

INSURER RATINGS

Insurer	Cover (%)	Rating	Agency
Monument Insurance (NZ) Ltd as underwriting agent for:			
IAG New Zealand Ltd	80	AA-	SP
Vero Insurance New Zealand Ltd	20	A+	SP

IAG and Vero have received the above financial strength rating from Standard and Poor's (Australia) Pty Ltd, an approved rating agency.

The Standard & Poor's financial strength rating scale is:

AAA	(Extremely Strong)	BBB	(Good)	CCC	(Very Weak)
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AA	(Very Strong)	BB	(Marginal)	CC	(Extremely Weak)
A	(Strong)	B	(Weak)	SD	(Selective Default)
				D	(Default)
				NR	(Not Rated)
				R	(Regulatory Supervision)

Note: The ratings from "AA" to "CCC" may be modified by the addition of a plus (+) or minus (-) sign to show relative standing within the major rating categories.

The ratings scale above is in summary form. The full version of this rating scale can be obtained from the Standard and Poor's website www.standardandpoors.com.



ADDITIONAL DOCS

7 DOUGLAS STREET, LINCOLN

PREPARED BY ANDY WILLIAMS

OFFICE ROAD
REAL ESTATE

AGENT X (2021) LTD - LICENSED AGENT REAA (2008)

Builders Report & Weather Tightness Assessment 7 Douglas Street, Lincoln



Ph: 022 287 6470
Email: info@canterburypropertyreports.co.nz
Web: www.canterburypropertyreports.co.nz



**LICENSED
BUILDING
PRACTITIONERS**
Building confidence



PARTNER

By engaging Canterbury Property Reports Ltd to undertake a building report / property inspection, you agree to the following terms of engagement.

You have instructed Canterbury Property Reports Ltd ("CPR") to carry out an inspection of a property and provide you with a written property inspection report.

You acknowledge and agree that:

- the primary purpose of the inspection is to locate any major defects or issues and to provide you with independent information regarding the condition or state of the property at the time of the inspection so that you can make an informed decision; and
- most properties have minor defects or issues that will need attention. These are often a matter of personal subjectivity and it is not CPR's intention, nor your requirement of us to detail every minor defect observed.

General Scope of Inspection and Report

The general condition of the property will be assessed based on a visual, non-invasive inspection of the components of the property that were readily available, safe and easily accessible at the time of the inspection. The inspection will not include any service items concealed behind walls or joinery (such as plumbing, drainage, wiring, heating, framing, ventilation, insulation or structural members) or which require moving (such as floor coverings, joinery items, furniture, appliances, personal property, vegetation, vehicles, debris or soil).

The builders report is not a substitute for a full Electrical, Plumbing, Drainage Assessment or report nor do we comment on the functions of specialist services such as Alarms, Solar power, Solar water, smoke alarms, whiteware, Kitchen appliances or any other services deemed to be unique to the property. We recommend seeking independent advice and checks by the correct / suitably qualified tradesman or service persons. CPR only provide basic visual inspections for obvious significant damage and provide basic tests to plumbing and electrical items where easily accessible at the time of the inspection.

The observations, comments, evaluations, and conclusions in our report are drawn from visual evidence. No destructive or invasive testing will be undertaken unless specifically referred to in the report. At no time during the inspection will any personal items, furniture or furnishings be moved to gain access to floor or ceiling access hatches. If these areas are unable to be accessed it will be noted in the report and a re-inspection will need to be booked if requested. Any extra inspection will incur a minimum extra cost of \$150.00 Incl GST. It is up to the client to make sure sufficient access hatches are available for our inspectors on the day of the inspection. We will inform the client of this and also request that the person in charge of the property (i.e Agent or other) to have access hatches ready for the inspection.

General Inspection and Report Limitations

You must disclose to CPR if the property that you wish for us to report on is / or has been an "As Is, Where Is" property at any stage of its life. Please refer to the "As Is" Property Information Annexure to determine whether or not this requirement applies.

You must also disclose to CPR if the dwelling / property has sustained significant Earthquake damage and or has had significant earthquake repairs completed. And also, if significant repairs have not been completed. CPR may not be able to provide accurate independent conclusions or informed opinions if repair documentation or any contributing information is not disclosed or provided. We must also be made aware if current EQC or similar disputes have not been settled or if the dwelling has had previous botched repairs.

Buying or owning any building involves some risk. Even the most thorough and comprehensive inspection cannot be expected to reveal every condition you may consider relevant without disassembling the building. Not everything can be known about a building from a visual inspection.

Buildings are commonly subject to ongoing damage due to design and product failure, wear and tear, deterioration, general accidents, earthquakes, fire, landslides, water penetration, floods, wind driven rain, leaks, snow, ground movement and settlement, additions and extensions, new installations and poor building and services works. The report therefore relates to the condition of the property at the time of the inspection only.

The report will not identify all past, present or likely defects, nor will it mention whether defects are earthquake related. A lot of time has passed since the main Canterbury earthquakes. This makes it difficult to identify the time or cause of any related defects.

Descriptions in the report of the systems or appliances relate to the existence only of such systems or appliances and not to adequacy or life expectancy. Any area or component of the building, item or system not specifically identified in the report as having been inspected was excluded from the scope of the inspection.

The inspection will not assess compliance with the New Zealand building code NZS 3604 for any construction work undertaken prior to 1993, including the New Zealand weather tightness code E2, or any structural aspects other than as commented in the report.

We will not inspect and will not comment in the report on geological stability, soil conditions, underground services and life expectancy of materials. The report does not include the structural engineering state of the building/s or property. The report should not be construed as a full weather tightness assessment as no invasive investigation methods will be undertaken during the inspection, unless otherwise agreed with CPR and the property owner.

Terms and Conditions

1. DEFINITIONS

1.1 "CPR" means Canterbury Property Reports Limited (NZBN 9429046430472)

1.2 "Customer" shall mean the customer/purchaser or any person or company acting or purporting to act on behalf of and with the authority of the customer/purchaser or any person requesting the report from CPR.

1.3 "Price" shall mean the cost of the Products as agreed between the Company and the Customer pursuant to clause 5.5 and includes all disbursements, but subject to clauses 5.2 and 5.3 of these terms and conditions.

1.4 "Report" shall mean the electronic inspection report produced by CPR relating to the subject property.

2. ACCEPTANCE

2.1 Any instructions received and expressly accepted (either in writing or verbally) by CPR from you for the supply of a Report (once accepted by CPR) constitute a binding contract and acceptance by the Customer of the terms and conditions contained herein.

3. PRICE

3.1 The Price payable for the Report by the Customer shall be as agreed in writing or verbally between the Customer and CPR at the time of acceptance of these terms and conditions. The standard pricing structure is based on the cost of inspecting a standard four bedroom dwelling with two bathrooms and one lounge room, subject to:

- a. an additional fee of (from) \$150.00 including GST for the review and comment on documentation relating to "As Is, Where Is" properties (see above); and
- b. an additional fee of \$120.00 including GST per hour for any additional reporting required or necessitated due to access limitations identified at the time of the initial inspection; and
- c. an additional fee of \$50 including GST (per room) if the dwelling includes any additional rooms over and above the standard dwelling referred to above (including, but not limited to offices, media rooms, additional family rooms and sleepouts / additional garages); and
- d. an hourly rate of \$120.00 Including GST per hour will be applied for re-inspections and amendments to the initial report as needed if CPR is required to re-attend the property for any reason.
- e. an additional fee of \$70.00 including GST if the Customer requires the Report to be delivered in paper format.
- d. Our advertised report prices are based on a maximum property size, being – 4 bedroom, 2 bathrooms and 1 living area, and does not include additional out buildings such as sleepouts or additional garages.
- e. Properties older than 1950's may require an individual quote due specialist equipment and additional time needed.
- f. Property's with directly fixed monolithic cladding systems will be subject to a risk review and will require individual pricing.

4. PAYMENT

4.1 Unless otherwise agreed, payment of the Price for the Report is required to be made in full before CPR will release the Report to the Customer.

4.2 Payment of the Price by the Customer shall be made in full and without any deduction or set-off.

4.3 If the Customer fails to make payment of the Price, in addition to CPR's right to recover the Price from the Customer as a debt owing, CPR shall be entitled to charge interest on the Price at the rate of 2.5% per month or part month.

4.4 Any expenses, disbursements and legal costs incurred by CPR in the enforcement of any rights contained in these terms and conditions shall be paid by the Customer, including any actual solicitor's fees or debt collection agency fees.

4.5 If paying by credit card, there will be a convenience fee of 3%

5. LIMITATIONS OF LIABILITY

5.1 The contents of the Report are valid for 30 days from the date of the inspection.

5.2 The Report is prepared solely for the Customer. Accordingly, (but subject to the limitations stated below) CPR's liability in respect of the contents of the Report is limited solely to the Customer. CPR disclaims all responsibility and accepts no liability to any other party for anything done or not done in reliance on the Report.

5.3 CPR does not accept liability or responsibility for any information supplied to it by third parties that may appear in the Report.

5.4 Except as otherwise provided by statute, CPR and its agents shall not be liable for any loss or damage of any kind whatsoever, arising from the contents of the Report (including but not limited to any defect identified or un-identified in the inspection and/or Report; any claim, defence or any other legal cost which is directly or indirectly caused by, or in connection to, or arises directly or indirectly out of the actions or effects of mould, fungi, mildew, rot, decay, gradual degradation, micro-organisms, bacteria, protozoa or any similar or like forms in any building or structure; or the failure of the building/s or structure to meet or conform to the requirements of the New Zealand Building Act 2004 and associated regulations and the New Zealand Building Code. Further, CPR shall not be liable to the Customer for any consequential loss whether suffered or incurred by the Customer or another person and whether in contract or otherwise and irrespective of whether such loss or damage arises directly or indirectly from the Report supplied to the Customer.

5.5 CPR and its agents shall not be liable to the Customer for any loss or damage occasioned to the dwelling (whether as a result of invasive testing or otherwise) in the process of undertaking the inspection for the purposes of producing the Report. Acceptance of these terms and conditions by the Customer shall constitute an unlimited waiver of the Customer's right to bring a claim against CPR for any such loss or damage suffered by the Customer.

5.6 The Customer shall indemnify CPR and its agents against all claims and loss of any kind whatsoever however caused or arising and without limiting the generality of the foregoing of this clause whether caused or arising as a result of negligence of CPR or otherwise, brought by any person in connection with any matter, act, omission, or error by the Company, their agents (including solicitors) or employees in connection with the Report.

5.7 The Consumer Guarantees Act 1993, the Fair Trading Act 1986 and other statutes may imply warranties or conditions or impose obligations upon CPR which cannot by law (or which can only to a limited extent by law) be excluded or modified. In respect of any such implied warranties, conditions or terms imposed on CPR, CPR's liability shall, where it is allowed, be excluded or if not able to be excluded only apply to the minimum extent required by the relevant statute.

5.8 Notwithstanding the foregoing, if CPR is found to be liable to the Customer pursuant to these terms and conditions, in contract, tort, negligence, breach of statutory duty or otherwise, the maximum liability of CPR shall be limited to a sum not exceeding the Price.

6. COPYRIGHT AND INTELLECTUAL PROPERTY

6.1 CPR owns and has copyright in the Report and the Customer may use the Report only if the Price has been paid in full.

6.2 The Report is intended for the use of the Customer only. The Customer may disclose the Report to the Customer's professional advisers, but in all other respects will not disclose the Report to any third party, without the express consent of CPR.

6.3 The Customer agrees that they will not forward the Report to any third parties in the event of the Customer selling the subject property, or otherwise

7. CANCELLATION

7.1 The Customer may cancel an inspection no less than 48 hours before the inspection is due to commence. If the inspection is cancelled less than 48 hours before the inspection is due to commence, the Customer will be required to pay a \$100.00 cancellation fee.

7.2 The Customer is obligated to provide safe access to all areas of the property that need to be inspected. If the Customer fails to provide a safe environment, the inspector has the unrestricted right to refuse to undertake an inspection of the property/ area. The inspector has the unrestricted right to cancel an inspection if he/she feels that there is a threat to his/her safety. A \$100.00 cancellation fee will be charged to the Customer if the property is un-safe to inspect. The Customer will then be required to re-book an inspection, once the property is safe and secure enough for the inspector to complete the inspection.

8. WARRANTY

8.1 CPR does not provide any warranty in respect of the contents of the Report.

9. MISCELLANEOUS

9.1 CPR shall not be liable for delay or failure to undertake the inspection or produce the Report if the cause of the delay or failure is beyond CPR's control.

9.2 Failure by CPR to enforce any of these terms and conditions shall not be deemed to be a waiver of any of the rights or obligations that CPR has under these terms and conditions.

9.3 Where these terms and conditions are contrary with any instruction received from the Customer, these terms and conditions shall prevail.

9.4 If any provision of these terms and conditions shall be invalid, void or illegal or unenforceable, the validity, existence, legality and enforceability of the remaining provisions shall not be affected, prejudiced or impaired.

9.5 These terms and conditions shall be governed by and construed in accordance with the laws of New Zealand.

10. SCOPE OF REPORT – WEATHERTIGHTNESS INSPECTIONS

10.1 The Customer has engaged CPR to produce the Report in respect of a monolithic (or similar) clad dwelling.

10.2 The Customer acknowledges that dwellings of this sort pose unique risks as a result of (without limitation) incorrect installation, and materials that are susceptible to comparatively fast deterioration.

10.3 The inspection undertaken by CPR will be undertaken to the best of CPR's knowledge, skill and ability, having regard to all relevant factors, but limited to the extent that:

- a. no comment will be made in respect of any maintenance or repair that has been undertaken following the date of initial installation of the materials;
- b. no invasive testing will be undertaken unless the Customer specifically requests CPR to do so. Accordingly, no comment will be made as to the condition of the framing or other elements of the construction of the dwelling behind the cladding unless an invasive test is authorised;
- c. regard is only given to the state of the dwelling at the time of the inspection; and
- d. otherwise in accordance with these terms and conditions.

Additional Documentation Review

EQC Scope of works checks + Engineer documentation review for "As Is" or other engineer documents

- EQC Scope of works checks will incur an additional charge of (from) \$100.00 Including GST on top of a full inspection.
- "As Is" documentation review or other Engineer documentation review will incur an additional charge of \$150.00 Including GST.

Additional documentation review:

If CPR is required to conduct an additional document review of EQC or other Engineers documentation, the following shall apply:

- The aim of this inspection is to identify any areas or concern or significant defects that do not appear to have been completed or repaired properly
- This inspection does include a roof and sub floor visual inspection from the access hatches only (If this inspection is part of a full report then the roof space and subfloor will be fully inspected if accessible)
- This inspection does not involve the use of any specialist equipment (Unless part of a full report)
- Floor levels and / or moisture testing is not included in this inspection (unless part of a full inspection which includes floor levels – Or if requested separately)
- No invasive testing will be undertaken
- This inspection is visual only
- Please note, it is very hard to confirm minor cosmetic defects as being earthquake damage or typical building movement and or wear and tear
- A marked up scope of works or other documentation will be provided as needed via email or attached to a report.
- This inspection is not a structural assessment

Other Information

This inspection will be in line with the "Residential Property Inspection" standards NZS 4306:2005 - The client may request a signed Residential Property Inspection standards certificate.

Floor Levels:

The aim of the floor level assessment is to understand if there is any minor or major floor level issues. levels are taken in each corner of the room and to the center of the room where accessible. For larger rooms we take measurements approx. 2 meters apart. Floor levels are annotated in photos for each room and will not be produced on a floor plan of

the dwelling unless a floor plan has been provided by the client. Floor plans can be created by CPR if required for an additional cost of \$200 Incl GST. If floor slopes are indicated in a floor level assessment, further and more accurate investigations are recommended and in some cases an engineer's involvement may be needed. CPR do not measure the distance between heights that have been plotted in the floor level assessment unless we deem necessary.

Important note for great report presentation:

Please Note: CPR include a lot of photos in our reports including photos within all rooms and spaces – If we are undertaking a pre-sale inspection in particular, we would recommend taking this into account if you wish the report to present the property in a tidy state.

The building inspector has the following qualifications and organization memberships:

- NZ qualified builder
- Extensive building industry experience including - Residential, Commercial and Earthquake remediation.
- LBP - Licensed Building Practitioner
- Member - Certified builders and or Master Builders

Report Exclusions:

The following services have not been inspected or tested as systems and services can have multiple functions and operating techniques that we cannot be expected to comment on...

Heating units , Fixed heating sources, Underfloor heating, Wall fan heaters, Wall panel heaters, Night store heaters, Towel rails, Air ventilation systems, All gas systems, Ovens , Stoves, Range hoods, Heated Mirrors, Waste disposal units, Electrical circuits, Watering systems, Security alarm systems, Built in speaker systems, drop down projector screens ,Outdoor lighting, Spa pools, Swimming pool systems, Septic tank systems, Water tank systems, Irrigation systems, Solar heating and power systems and storage, Built in vacuum systems, Fire alarm systems, Smoke alarms. We recommend checking that systems are functional on pre settlement inspection, Clients may need to organize inspections by a qualified specialist in the correct field as needed. We do not fully report on all external landscape items / minor structures.

Property and Client Information

Client Details

Name:

Karen McConachy

Job / Property Details

Property Address

7 Douglas Street, Lincoln



Photo 1

Date and Time of Inspection

4 May 2022 18:21 NZST

Inspector Name

Mitch King

Inspector Signature



4 May 2022 18:21 NZST

Report inclusions / Exclusions

Moisture testing

Floor levels

Weather Tightness Assessment

Inspection details and Property information

Present at time of inspection?

Owner

Weather conditions:

Wet / Raining

Overcast

Property Age

The original dwelling appears to be 1995 with modern extensions completed approx 2015

Basic property information is obtained by using [PropertyValue.co.nz](https://www.propertyvalue.co.nz/).

More accurate build dates should be confirmed within the property Lim report or other related property information documents.

<https://www.propertyvalue.co.nz/>

Land Type

TC1 as per Canterbury Maps

TC rating information can be obtained by using the below link.

<https://propertysearch.canterburymaps.govt.nz/#/>

Property type:

Standalone house

Number of bedrooms:

4

Number of bathrooms:

2

Building structure type:

Timber framed structure on concrete slab

Was the dwelling furnished

Yes - Furniture or belongings may have obstructed defects

Potential Alterations or Additions

Has the property had any potential alterations or additions:

Yes

-The sunroom to the northern side of the dwelling has been added.

-The ensuite shower has been upgraded to a tiled shower.



Photo 2



Photo 3



Photo 4

Please note - some older dwellings may have received alterations or additions in the past which may not have been permitted or consented. Not all alterations can be easily identified or confirmed. CPR use our very best judgement and experience to identify areas that do not appear to be original and or areas that appear to have been altered or amended. We recommend that the buyer / client undertakes their own review of council consents / documentation for clarity. (Please note - Council documentation can vary for each different council and the records that they hold)

Overall general condition of the main areas of the dwelling

Overall condition of external cladding	Good condition for age
Overall Condition of roofing	Generally in good condition for age with typical wear and tear noted
Overall condition of Internal linings	Generally in good condition for age with typical minor defects noted
Overall condition of internal floor coverings	Generally in good condition for age with typical minor defects noted

Common Items / observations noted throughout the property

The following are items that have been noted as being common observation throughout the dwelling:

Typical minor paint sealer cracking has been noted to trims in areas.



Photo 5

The above listed items are classed as typical imperfections or defects that are commonly observed throughout the dwelling. These items may not be repeatedly commented on or photographed in all areas throughout the dwelling / property.

Type of internal linings

Internal linings noted:	Plasterboard
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Potential Asbestos Containing Materials

Asbestos materials were used in the construction of residential and commercial dwellings within NZ from approx. 1940's up until approx. the early 2000s in some cases. It is also possible that properties older than the 1940's could contain asbestos materials due to renovations or alterations throughout the years. Please see the link below for more information provided by Work Safe.
<https://worksafe.govt.nz/topic-and-industry/asbestos/working-with-asbestos/where-asbestos-can-be-found/>

Does this property fall within the time period that asbestos materials were used?

No

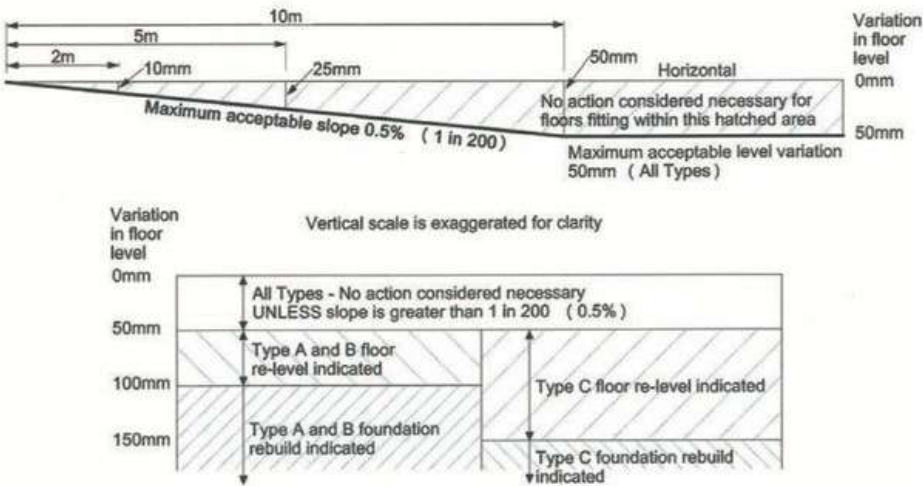
Floor Levels

Floor level findings Pre Quake Build

Floor level findings Pre Quake Build - Ground Floor

Further information at the below link. <https://www.building.govt.nz/assets/Uploads/building-code-compliance/canterbury-rebuild/repairing-and-rebuilding-houses/canterbury-guidance-part-a.pdf>

Figure 2.2: Diagrammatic representations of slope and overall variation limits from Table 2.3



Are all areas clear and accessible

Yes

Highpoint

+8mm

Low point

-14mm

Overall Difference

22mm

Are levels within MBIE Guidelines over the floor area?

Yes

Are levels within the required MBIE guidelines over a short distance being 0.5% Or 10mm over 2 meters?

Non concerning isolated slopes have been noted which appear to be due to minor asbuilt concrete placement imperfections

Minor slopes have been annotated in the below photos - we are of the opinion that the levels are due to general (original) concrete placement imperfections.

Floor level Media



Photo 6



Photo 7



Photo 8



Photo 9



Photo 10



Photo 11



Photo 12



Photo 13



Photo 14



Photo 15



Photo 16



Photo 17



Photo 18

Floor level findings - Second Floor

Are all areas clear and accessible

Yes

Highpoint

0mm (set point)

Low point

-26mm

Overall Difference

26mm

Are levels within MBIE Guidelines over the floor area?

Yes

Are levels within the required MBIE guidelines over a short distance being 0.5% Or 10mm over 2 meters?

Minor insignificant deviations have been recorded.

Floor level Media



Photo 19

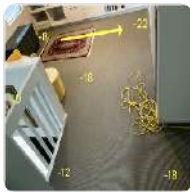


Photo 20



Photo 21

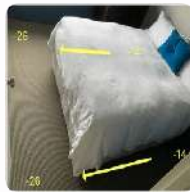


Photo 22



Photo 23



Photo 24

Other Areas

Are all areas clear and accessible

Yes

Area Assessed

Garage floor (66mm stepdown)

Highpoint

+2mm

Low point

-16mm

Overall Difference

18mm

Are levels within MBIE Guidelines over the floor area?

Yes

Are levels within the required MBIE guidelines over a short distance being 0.5% Or 10mm over 2meters?

Non concerning isolated slopes have been noted which appear to be due to minor asbuilt concrete placement imperfections

Floor level Media



Photo 25

Non Invasive Moisture Testing

Non-Invasive Moisture testing has been undertaken with a Trotec T660 Moisture Meter.

Moisture meter readingGuide:

0-40 = Dry 40 - 80 = Damp 80 Plus = Wet

If there are any damp / wet readings, they will be marked up in the corresponding photos throughout the report for clarity . Moisture readings have been taken in areas generally deemed to be of risk or areas that are deemed to be problematic, these areas include but not limited to - bottom plates to ground floor areas, around windows, showers and other areas that can be of risk due to weather ingress and or areas of typical internal moisture risk ie. wet rooms etc.

CPR will not take photos of each and every area tested throughout the dwelling. However, areas that show readings that exceed the required dry range with be photographed within the report and noted below.



Are there any current elevated moisture readings?

No elevated moisture readings have been recorded where tested

Weather Tightness Terms

By engaging us to undertake a weather-tightness assessment you agree to the following inspection Terms....

The type of cladding in question can in some cases hold elements of risk due to lack of correct construction details ,and / or general deterioration to the cladding and junctions over time, and or having no cladding cavity which in turn does not allow the cladding to breathe and / or correctly dry out or effectively drain water away from the cladding system. This inspection will be undertaken to the best of CPR's ability at the time of the inspection, giving consideration to all relevant factors.

As properties have been maintained over the years and painted and repaired in some instances, CPR shall not be bound to comment or provide any opinion on how the cladding has been maintained in the past. This inspection is purely based on the condition of the cladding at the time of the Inspection.

The Inspection is a visual inspection only – No invasive inspections will be undertaken. As such CPR's report to you shall not contain any opinion regarding the state of repair of the cladding that is not visually apparent.

If this inspection / assessment is part of a full Inspection, we always recommend to have non – invasive moisture testing completed.

This inspection does not include an assessment of the condition of the framing or any other elements behind the cladding as they cannot be seen, without an invasive inspection

As part of the report the Inspector will comment, on and take photos of any areas of concerns and provide recommendations where needed.

Please keep in mind that the best way to gain clarity if there are any issues with a cladding system is to invasively inspect the property (This will not be undertaken unless requested and consented to by the vendor / owner) – Please speak to us about other non-invasive inspection options.

Whilst CPR endeavours to complete the inspection and report with all necessary skill, care and diligence, CPR does not accept any liability in respect of matters falling out side of the scope of the inspection ,any unseen damages or any future repairs needed to the property.

We recommend that buyers undertake their own research regarding the cladding type to understand the risks associated with the cladding systems the periodic maintenance that is needed. All plaster repairs and maintenance should be completed and signed off by a specialised / qualified exterior plastering professional.

Additional Information

Please note that this type of cladding holds elements of risk due to there being no breathable cavity between the cladding and the framing. Potential risk can also be added if there are flat roofs and internal gutters along with no soffit overhangs. This type of cladding generally only relies in sealants to keep junctions weathertight. Exposed sealant will break down over time therefore periodic maintenance is needed.

Step 1: Pre-site work and visual investigation

Receiving owner's briefing, sourcing documents, meeting building occupants, visual building inspection inside and out

Step 2: Non-invasive investigation

Non-invasive investigation to identify potential problem locations that require further investigation

Step 3: Invasive investigation

Invasive tests to determine moisture levels and presence of timber decay

Step 4: Destructive testing

Cut-outs for inspecting construction detailing and framing, with timber sample collection for on-site and laboratory analysis

Step 5: Defect analysis

Evaluating evidence to identify causes and consequences of moisture entry, the extent of the damage and potential for future damage

Step 6: Remediation recommendation

Developing a cost-effective remediation proposal which meets the relevant regulatory requirements, with cost estimates

Step 7: Reporting

Assembling the investigation, evidence and recommendation into a logical and comprehensive report

Elevations

North Elevation



Photo 26



Photo 27



Photo 28

South Elevation



Photo 29

East Elevation



Photo 30



Photo 31

West Elevation



Photo 32



Photo 33

Plaster Cladding:

Cladding type and condition:

Plaster render over polyurethane type substrate directly fixed to framing - no vented cavity system.
Minor hairline plaster cracks have been noted in areas which will require minor repair / maintenance.



Photo 34



Photo 35



Photo 36



Photo 37



Photo 38



Photo 39



Photo 40



Photo 41



Photo 42



Photo 43



Photo 44



Photo 45

Evidence of plaster substrate:

Polyurethane type foam sheet



Photo 46



Photo 47

Condition of vents and penetrations:

Vents and penetrations are in good condition for age



Photo 48



Photo 49



Photo 50



Photo 51



Photo 52

Cladding Junctions:

Cladding junctions are in good condition for age



Photo 53



Photo 54



Photo 55

Ground clearances:

Ground clearances are suitable throughout

Modern strip drains have been installed to the front of the garages doors and main entry door.



Photo 56



Photo 57



Photo 58



Photo 59



Photo 60



Photo 61



Photo 62



Photo 63



Photo 64

Head flashings:

Observations noted below

Head flashings have not been installed as per the original design - the window heads appear to be suitably sealed



Photo 65



Photo 66

Are windows and or Joinery items well sealed:

Observations noted below

Minor sealant cracking noted in areas - minor maintenance item



Photo 67



Photo 68



Photo 69



Photo 70

Are items fixed to the cladding well sealed:

Yes - Suitably sealed



Photo 71



Photo 72



Photo 73



Photo 74



Photo 75



Photo 76



Photo 77

Are there sufficient soffit overhangs:

No soffit overhangs have been noted to the dwelling - However the fascias and gutters have been detailed and constructed to a suitable water tight standard.



Photo 78

Internal gutter type and condition:

Butynol internal gutters generally appear to be in good condition for age with no moisture staining beneath where visible.

It has been noted that the plaster cladding above the south east internal gutter is hard down / close to the butynol which could be a future risk due to no suitable clearance. No current issues have been noted.



Photo 79



Photo 80



Photo 81

Is there any current moisture ingress or moisture staining / deterioration to internal areas:

No risks observed

Over all Weather Tightness conclusion:

The dwelling envelope is suitably weather tight

Minor maintenance items are required.

Periodic Maintenance Recommendations

- Cracks or splits in the cladding material
 - Moisture staining or other visible water damage areas
 - Silicone between the joinery and wall junctions must be completely water tight
 - Gutters cleaned out regularly
 - Gardens well away from the cladding system to stop wicking
 - All penetrations on the exterior completely sealed
 - Mould and moss or colour degradation -Items mounted or connected to the cladding should be well sealed
 - Blistering or fading paint work
 - Cladding is 175mm above the ground (Lawn or garden) - 100mm from a paved surface - Sometimes these are performance based checks
 - Repaint in membrane specialised paint
 - Good size soffits for weather deflection
 - Sometimes a few upgrades and preventions can protect your monolithic dwelling for years to come
- All plaster repairs and maintenance should be completed and signed off by a specialised / qualified exterior plastering professional.

Exterior

Additional cladding type

Cladding type:

Aerated plaster panel system on a vented cavity to the extended areas of the dwelling

Overall cladding condition:

Good condition



Photo 82



Photo 83



Photo 84



Photo 85

Condition of Cladding junctions:

Good condition



Photo 86

Condition of external trims:

Good condition for age



Photo 87

Soffit lining type:

Painted cement sheet

Condition of soffit linings:

Good condition



Photo 88

Facia / Barge board type:

Colorsteel

Condition of fascia / Barge boards:

Good condition for age



Photo 89



Photo 90

Window and door joinery type:

Aluminium double glazed

Aluminium single glazed joinery noted to the garage area.
Garage doors are insulated.

Condition of Window/door joinery

Good Condition - General wear



Photo 91



Photo 92



Photo 93



Photo 94



Photo 95



Photo 96



Photo 97

Internal windowsill material:

Pine

Roof Inspection Method

Visually

Main Roofing material	Pressed Colorsteel tile roofing
Overall roof condition:	Good condition for age
	Observations noted

Minor dented tiles noted to south elevation



Photo 98



Photo 99



Photo 100



Photo 101



Photo 102



Photo 103



Photo 104



Photo 105

Additional Roofing type

Roofing material	Butynol membrane roofing
Overall roof condition:	Good condition for age



Photo 106

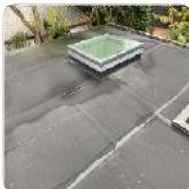


Photo 107



Photo 108

Condition of Flashings and Junctions:	Good condition for age
---------------------------------------	------------------------



Photo 109



Photo 110



Photo 111



Photo 112



Photo 113



Photo 114

Guttering type:	Colorsteel
Condition of Guttering:	Good condition for age
	Observations noted

- Minor coating deterioration noted in areas.
- Minor gutter sag noted to the upper north elevation gutter.



Photo 115



Photo 116



Photo 117

Down pipe type:

PVC

Condition of Down pipes:

Good condition for age



Photo 118



Photo 119

External Areas

Paths

Path type 1

Path type:

Paved

Path condition:

Minor cosmetic defects noted



Photo 120



Photo 121



Photo 122

Path type 2

Path type:

Paved

Path condition:

Good condition for age



Photo 123



Photo 124

Fencing

Fencing type:

Timber framed fences

Fence condition:

Good condition for age



Photo 125



Photo 126



Photo 127

Gates

Gate types:

Powder coated aluminium

Gate condition:

Good condition for age



Photo 128



Photo 129

Patios

Patio 1

Patio type:

Paved

Patio condition:

Good condition for age



Photo 130

Patio 2

Patio type:

Concrete

Patio condition:

Minor defects noted below

Typical minor natural concrete cracks noted



Photo 131



Photo 132



Photo 133



Photo 134

Driveway

Driveway type:

Asphalt

Driveway condition

Defects noted below

- Root damages noted in areas.
- General minor asphalt cracking observed



Photo 135



Photo 136



Photo 137

General services

Services

Heating

Heating types:	Heat pumps Under floor heating
----------------	-----------------------------------

Under tile heating has been noted in areas with under carpet heating in the main lounge room

Condition of heating appliances	Good condition
---------------------------------	----------------



Photo 138



Photo 139



Photo 140



Photo 141



Photo 142

Please note - CPR can only comment on the physical condition of the heating systems where visible. Testing of the heating systems will not be completed - Please be sure to check the functions of all heating systems at your pre settlement inspection.

Plumbing

Condition of plumbing items where visible and accessible	Plumbing items appear to be in good condition for age where visible and where tested
Is the water pressure acceptable throughout?	Yes



Photo 143

Please note: CPR can only check the basic functions of taps and fittings where accessible - We also inspect the general condition of pipes and drains where visible and accessible. Specialist checks should be undertaken by a qualified plumber or drain-layer if desired. CPR are not able to comment on plumbing code items nor can we inspect sub soil drains.

Hot water cylinder

Cylinder type	Mains Pressure
Overall condition of the hot water cylinder	Good condition for age
Age of cylinder (approx) 1995	
Is the hot water cylinder on and working at the time of the inspection	Yes
Is the hot water cylinder strapped and secure?	No strapping has been installed



Photo 144



Photo 145



Photo 146

CPR can only comment on the external physical condition of the hot water cylinder

Electrical

Condition of electrical items:

Electrical items appear to be in good condition where visible and where tested

Is the wiring modern TPS wiring?

Yes



Photo 147



Photo 148

Please note: CPR can only check the basic functions switches and plugs where accessible - We also inspect the general condition of Wires and connections where visible and accessible. Specialist checks should be undertaken by a qualified electrician if desired. CPR cannot comment on whether items meet acceptable electrical codes. We use a "DETA" power outlet tester to check available and accessible plug sockets. This Power Outlet Tester Plug detects incorrect or faulty wiring connections, Blue, Green and Red LED lights illuminate in various combinations to indicate correct or incorrect wiring connections - Blue and green Indicators are required.

It suits all standard Australian / New Zealand 240 volt power outlets and sockets.



Other services

The following additional services have been noted..

Fibre has been installed to the dwelling

Redundant gas bottle storage noted



Photo 149



Photo 150

Please note - CPR only comment of the type of services that are visible and the physical condition. We do not test all functions of additional services / specialist services. We recommend consulting with a suitably qualified service person.

Roof space, Insulation and Foundations

Roof Space

Were all roof areas accessible?

Not all roof space areas could be inspected

Roof Structure type:

Timber framed roof structure

Overall condition of the roof framing structure:

Good condition for age



Photo 151



Photo 152



Photo 153



Photo 154



Photo 155



Photo 156



Photo 157



Photo 158



Photo 159



Photo 160

Roofing Underlay

Has roofing underlay been installed?

Yes

Condition of roofing underlay

Good condition for age

Observations noted

Repairs to underlay have been noted in areas



Photo 161



Photo 162



Photo 163

Insulation

Wall Insulation

Were wall cavities checked and accessible?	Some areas were visible from the roof space
Insulation type	Pink batts
Insulation condition	Good condition for age



Photo 164



Photo 165



Photo 166

Subfloor Insulation

Were sub floor areas checked and accessible?	N/A - Concrete floor slab
--	---------------------------

Ceiling Insulation

Were roof space areas checked and accessible?	Some areas were not accessible
Insulation type	Pink batts
Insulation condition	Good condition for age

Untidy areas of insulation have been noted



Photo 167

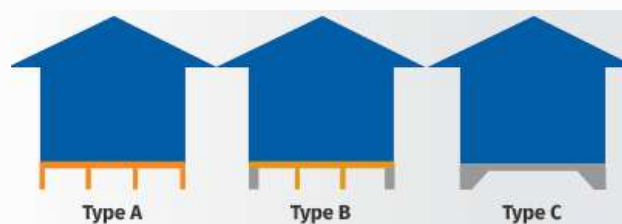


Photo 168

Foundations

Foundation type

Foundation types



Foundation type for this property

Type C - Concrete floor slab on grade

Concrete Slab

Were all areas of the floor slab accessible for inspection?

No - Floor coverings have been installed to the main areas of the dwelling. The garage floor area is the only available area to be inspected.

General condition

Good condition for age



Photo 169

Please note - CPR can only inspect visible areas of the concrete floor slab at the time of the inspection. Floor coverings in most cases cover the majority of the floor slab, therefore CPR can only be expected to report on the condition of the visible areas.

Interior and Garaging

Interior Rooms

Please note:

General wear marks and minor insignificant cosmetic defects or imperfections are expected for older homes due to typical day to day living. CPR will not comment on all minor cosmetic defects or imperfections.

Bedrooms

Bedroom 1

Wall Condition

Good Condition - General wear

Minor cosmetic defects noted

Minor plaster cracking noted

Ceiling Condition

Good condition

Flooring type:

Carpet

Flooring Condition

Good Condition - General wear

Joinery Condition	Good Condition - General wear
Hardware Condition	Good Condition - General wear
Condition of electrical fittings	Good Condition - General wear
Wardrobe type:	Built in wardrobe joinery
Wardrobe Joinery Condition	Good Condition - General wear
Non-Invasive moisture testing findings	Levels are within the required dry range



Photo 170



Photo 171



Photo 172



Photo 173



Photo 174



Photo 175



Photo 176

Bedroom 2

Wall Condition	Good Condition - General wear
	Minor cosmetic defects noted

Minor plaster join crack noted

Ceiling Condition	Good condition
Flooring type:	Carpet
Flooring Condition	Good Condition - General wear
Joinery Condition	Good Condition - General wear
Hardware Condition	Good Condition - General wear
Condition of electrical fittings	Good Condition - General wear
Wardrobe type:	Built in wardrobe joinery
Wardrobe Joinery Condition	Good Condition - General wear
Non-Invasive moisture testing findings	Levels are within the required dry range



Photo 177



Photo 178



Photo 179



Photo 180



Photo 181

Bedroom 3

Wall Condition	Good Condition - General wear
Ceiling Condition	Good condition
Flooring type:	Carpet
Flooring Condition	Good Condition - General wear
Joinery Condition	Good Condition - General wear
Hardware Condition	Good Condition - General wear
Condition of electrical fittings	Good Condition - General wear
Wardrobe type:	Built in wardrobe joinery
Wardrobe Joinery Condition	Good condition for age
Non-Invasive moisture testing findings	Levels are within the required dry range



Photo 182



Photo 183



Photo 184



Photo 185



Photo 186

Bedroom 4

Wall Condition	Good condition
Ceiling Condition	Good condition
Flooring type:	Carpet
Flooring Condition	Good Condition - General wear
Joinery Condition	Good Condition - General wear
Hardware Condition	Good Condition - General wear
Condition of electrical fittings	Good Condition - General wear
Wardrobe type:	Walk in wardrobe
Wardrobe Joinery Condition	Good Condition - General wear
Non-Invasive moisture testing findings	Levels are within the required dry range



Photo 187



Photo 188



Photo 189



Photo 190



Photo 191



Photo 192



Photo 193

Office

Wall Condition	Good condition
Ceiling Condition	Good condition
Flooring type:	Tiles
Flooring Condition	Good Condition - General wear
Joinery Condition	Good Condition - General wear
Hardware Condition	Good Condition - General wear
Condition of electrical fittings	Good condition for age
Wardrobe type:	Walk in wardrobe
Wardrobe Joinery Condition	Good Condition - General wear
Non-Invasive moisture testing findings	Levels are within the required dry range



Photo 194



Photo 195



Photo 196

Bathrooms

Bathroom 1

Wall Condition	Good Condition - General wear
Ceiling Condition	Good Condition - General wear
Flooring type:	Tiles
Flooring Condition	Good Condition - General wear
Joinery Condition	Good Condition - General wear
Hardware Condition	Good Condition - General wear

Condition of electrical fittings	Good Condition - General wear
Has an extractor fan been installed	Yes - Extractor fan has been installed and is in working order
Condition of plumbing items	Good Condition - General wear
Non-Invasive moisture testing findings	Levels are within the required dry range



Photo 197



Photo 198



Photo 199



Photo 200

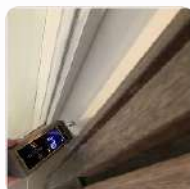


Photo 201



Photo 202

Bathroom 2

Wall Condition	Good condition
Ceiling Condition	Good condition
Flooring type:	Tiles
Flooring Condition	Good Condition - General wear
Joinery Condition	Good Condition - General wear
Hardware Condition	Good Condition - General wear
Condition of electrical fittings	Good Condition - General wear
Has an extractor fan been installed	Yes - Extractor fan has been installed and is in working order
Condition of plumbing items	Good Condition - General wear
Non-Invasive moisture testing findings	Levels are within the required dry range



Photo 203



Photo 204



Photo 205



Photo 206



Photo 207



Photo 208

Lounge Rooms

Lounge Room 1

Wall Condition	Good Condition - General wear
Ceiling Condition	Good Condition - General wear
Flooring type:	Carpet
Flooring Condition	Good Condition - General wear
Joinery Condition	Good Condition - General wear

Hardware Condition	Good Condition - General wear
Condition of electrical fittings	Good Condition - General wear



Photo 209



Photo 210

Lounge Room 2

Wall Condition	Good Condition - General wear
	Minor cosmetic defects noted

Minor plaster sheet join crack noted

Ceiling Condition	Good condition
Flooring type:	Carpet
Flooring Condition	Good Condition - General wear
Joinery Condition	Good Condition - General wear
	Minor cosmetic defects noted

Minor paint peeling to window sill

Hardware Condition	Good Condition - General wear
Condition of electrical fittings	Good Condition - General wear
Non-Invasive moisture testing findings	Levels are within the required dry range



Photo 211



Photo 212



Photo 213



Photo 214



Photo 215

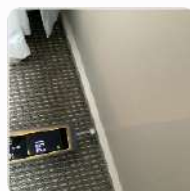


Photo 216



Photo 217



Photo 218



Photo 219

Sun Room

Wall Condition	Good Condition - General wear
	Minor cosmetic defects noted

Minor cosmetic plaster sheet join crack noted

Ceiling Condition	Good condition
Flooring type:	Tiles
Flooring Condition	Defects noted below

Cracked tiles noted as per the below photos

Joinery Condition	Good Condition - General wear
Hardware Condition	Good Condition - General wear
Condition of electrical fittings	Good Condition - General wear
Non-Invasive moisture testing findings	Levels are within the required dry range



Photo 220



Photo 221



Photo 222



Photo 223



Photo 224



Photo 225



Photo 226



Photo 227



Photo 228



Photo 229

Toilets

Toilet 1

Wall Condition	Good Condition - General wear
Ceiling Condition	Good Condition - General wear
Flooring type:	Tiles
Flooring Condition	Good Condition - General wear
Joinery Condition	Good Condition - General wear
Hardware Condition	Good Condition - General wear
Condition of electrical fittings	Good condition for age
Condition of plumbing items	Good Condition - General wear
Non-Invasive moisture testing findings	Levels are within the required dry range



Photo 230



Photo 231



Photo 232



Photo 233



Photo 234

Toilet 2

Wall Condition	Good Condition - General wear
Ceiling Condition	Good Condition - General wear
Flooring type:	Tiles
Flooring Condition	Good Condition - General wear
Joinery Condition	Good Condition - General wear
Hardware Condition	Good Condition - General wear
Condition of electrical fittings	Good Condition - General wear
Condition of plumbing items	Good Condition - General wear
Non-Invasive moisture testing findings	Levels are within the required dry range



Photo 235



Photo 236

Kitchen

Wall Condition	Good Condition - General wear
Ceiling Condition	Good Condition - General wear
Flooring type:	Tiles
Flooring Condition	Good Condition - General wear
Joinery Condition	Good Condition - General wear
Hardware Condition	Good Condition - General wear
Condition of electrical fittings	Good Condition - General wear
Condition of plumbing items	Good Condition - General wear
Visual condition of appliances	Good Condition - General wear
Non-Invasive moisture testing findings	Levels are within the required dry range



Photo 237



Photo 238



Photo 239



Photo 240



Photo 241

Please note - We are only able check the visual condition and to check that power is running to appliances where available. We are unable to check all appliance functions. We recommend consulting with a suitably qualified service person.

Dining

Wall Condition	Good Condition - General wear
Ceiling Condition	Good Condition - General wear
Flooring type:	Tiles
Flooring Condition	Good Condition - General wear
Joinery Condition	Good Condition - General wear
Hardware Condition	Good Condition - General wear
Condition of electrical fittings	Good Condition - General wear
Non-Invasive moisture testing findings	Levels are within the required dry range



Photo 242



Photo 243



Photo 244

Hallways

Top Floor Hallway	
Wall Condition	Good Condition - General wear
Ceiling Condition	Good Condition - General wear
	Minor cosmetic defects noted
Minor cosmetic plaster crack above stairwell	
Flooring type:	Carpet
Flooring Condition	Good Condition - General wear
Joinery Condition	Good Condition - General wear
Hardware Condition	Good Condition - General wear

Condition of electrical fittings	Good Condition - General wear
Non-Invasive moisture testing findings	Levels are within the required dry range



Photo 245



Photo 246



Photo 247



Photo 248



Photo 249



Photo 250



Photo 251



Photo 252



Photo 253



Photo 254

Ground Floor Hallway

Wall Condition

Good Condition - General wear

Minor cosmetic defects noted

- Minor popped fixings
- minor cosmetic plaster crack

Ceiling Condition

Good Condition - General wear

Flooring type:

Tiles

Flooring Condition

Good Condition - General wear

Joinery Condition

Good Condition - General wear

Hardware Condition

Good Condition - General wear

Condition of electrical fittings

Good Condition - General wear

Non-Invasive moisture testing findings

Levels are within the required dry range



Photo 255



Photo 256



Photo 257



Photo 258



Photo 259



Photo 260

Laundry

Wall Condition

Good Condition - General wear

Ceiling Condition

Good Condition - General wear

Flooring type:	Tiles
Flooring Condition	Good Condition - General wear
Joinery Condition	Good Condition - General wear
Hardware Condition	Good Condition - General wear
Condition of electrical fittings	Good Condition - General wear
Condition of plumbing items	Good Condition - General wear
Non-Invasive moisture testing findings	Levels are within the required dry range



Photo 261



Photo 262



Photo 263



Photo 264



Photo 265

Spa Room

Wall Condition	Good condition
Ceiling Condition	Good condition
Flooring type:	Tiles
Flooring Condition	Good Condition - General wear
Joinery Condition	Good Condition - General wear
Hardware Condition	Good Condition - General wear
Condition of electrical fittings	Good Condition - General wear
Condition of plumbing items	Good Condition - General wear
Non-Invasive moisture testing findings	Levels are within the required dry range



Photo 266



Photo 267



Photo 268



Photo 269

Internal Garage

Wall Condition	General wear and tear Minor defects noted below
-General wear marks to walls in areas -Plaster cracking noted in areas	

Ceiling Condition	Generally in average condition
Plaster cracking and defects have been noted	
Flooring type:	Painted concrete
Flooring Condition	Good Condition - General wear
Joinery Condition	Good Condition - General wear
Hardware Condition	Good Condition - General wear
Condition of electrical fittings	Good Condition - General wear
Non-Invasive moisture testing findings	Levels are within the required dry range



Photo 270



Photo 271



Photo 272



Photo 273



Photo 274



Photo 275



Photo 276



Photo 277



Photo 278



Photo 279



Photo 280



Photo 281



Photo 282



Photo 283



Photo 284



Photo 285



Photo 286



Photo 287



Photo 288



Photo 289



Photo 290



Photo 1



Photo 2



Photo 3



Photo 4



Photo 5

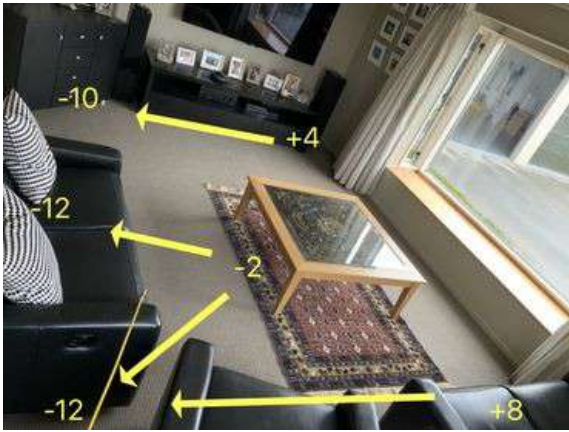


Photo 7

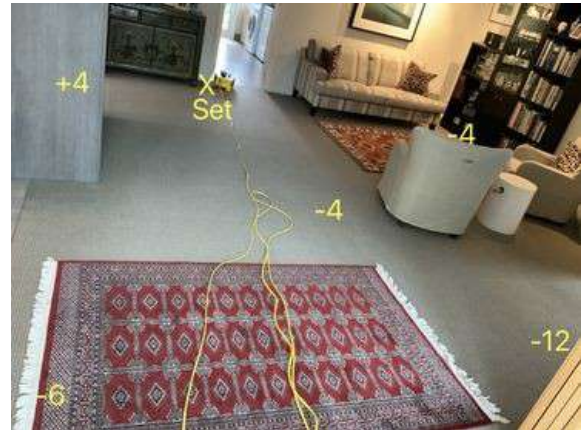


Photo 6



Photo 9



Photo 8



Photo 11



Photo 10

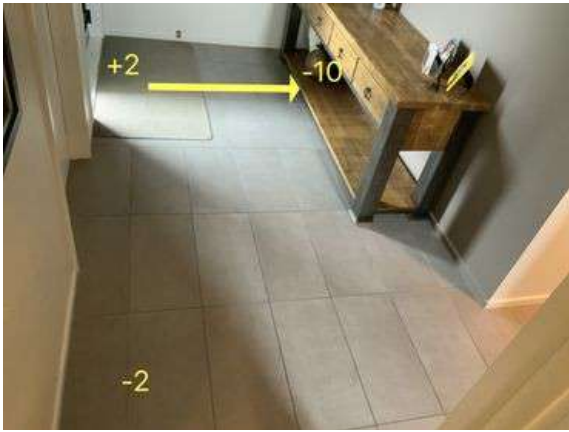


Photo 13



Photo 12



Photo 15

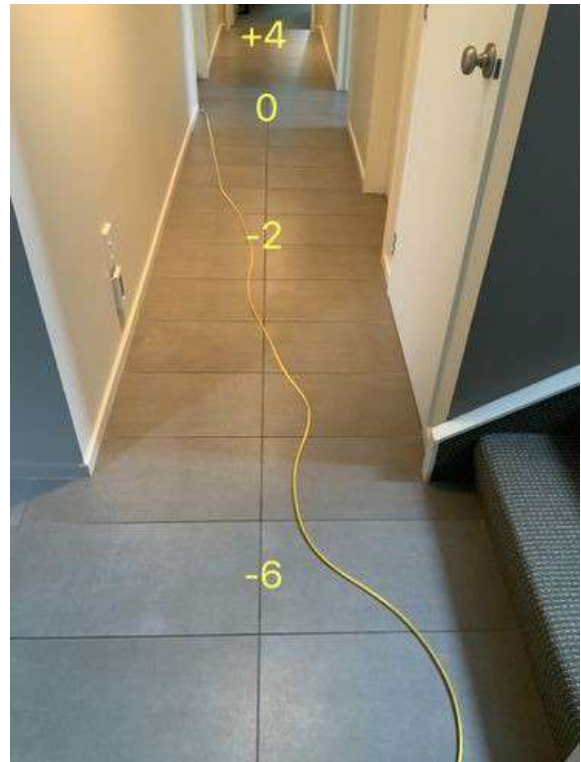


Photo 14



Photo 17



Photo 16

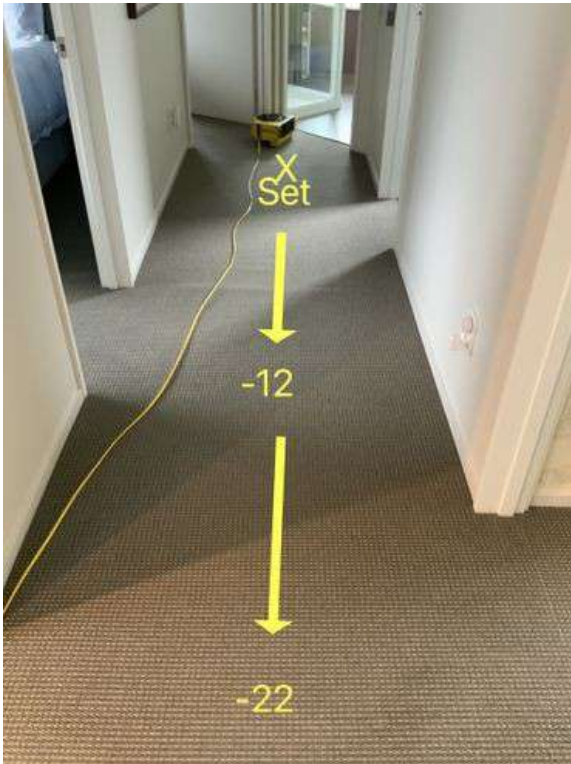


Photo 19



Photo 18



Photo 20



Photo 21

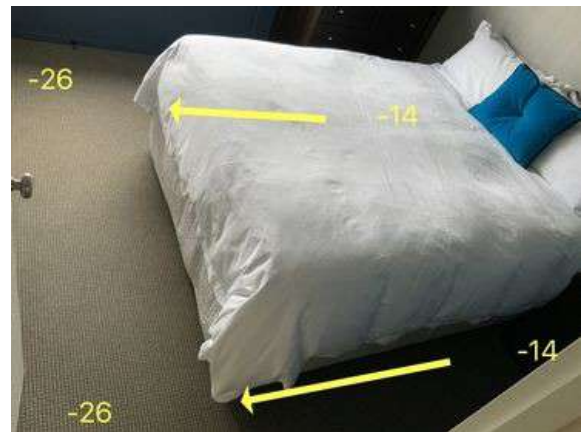


Photo 22



Photo 23



Photo 25



Photo 24



Photo 27



Photo 26



Photo 29



Photo 28



Photo 31



Photo 30



Photo 33



Photo 35



Photo 32



Photo 37



Photo 34



Photo 39



Photo 36



Photo 41



Photo 38



Photo 43



Photo 40



Photo 45



Photo 47



Photo 49



Photo 42



Photo 44



Photo 51



Photo 53



Photo 46



Photo 48



Photo 55



Photo 50



Photo 57



Photo 52



Photo 59



Photo 54



Photo 61



Photo 56



Photo 63



Photo 58



Photo 65



Photo 60



Photo 67



Photo 62



Photo 64



Photo 69



Photo 66



Photo 71



Photo 68



Photo 73



Photo 70



Photo 75



Photo 72



Photo 77



Photo 74



Photo 79



Photo 76



Photo 81



Photo 83



Photo 78



Photo 80



Photo 82



Photo 85



Photo 84



Photo 87



Photo 86



Photo 89



Photo 88



Photo 91



Photo 90



Photo 93



Photo 92



Photo 95



Photo 94



Photo 97



Photo 96



Photo 99



Photo 98



Photo 100



Photo 101



Photo 102



Photo 103



Photo 104



Photo 106



Dented tiles

Photo 105



Photo 108



Photo 107



Photo 110



Photo 109



Photo 112



Photo 111



Photo 114



Photo 113



Photo 115



Photo 116



Photo 118



Photo 117



Photo 119



Photo 120



Photo 121



Photo 122



Photo 123



Photo 124



Photo 125



Photo 126



Photo 127



Photo 129



Photo 128



Photo 131



Photo 130



Photo 132

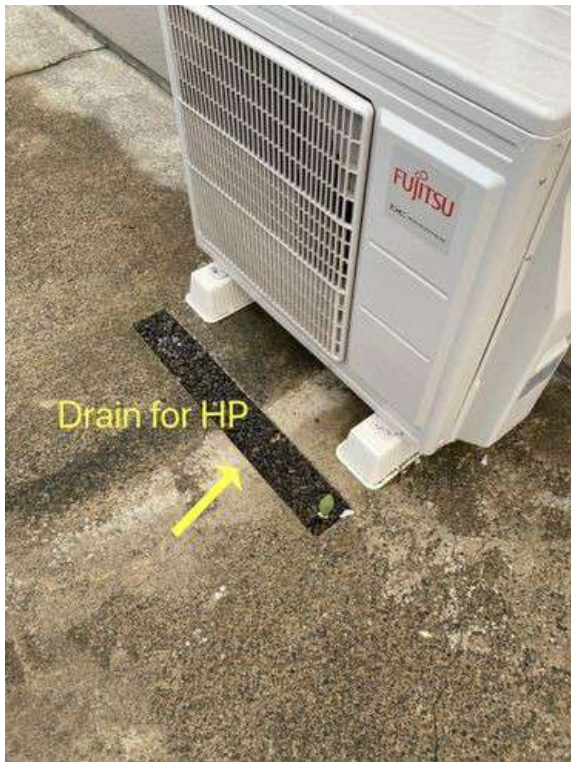


Photo 133

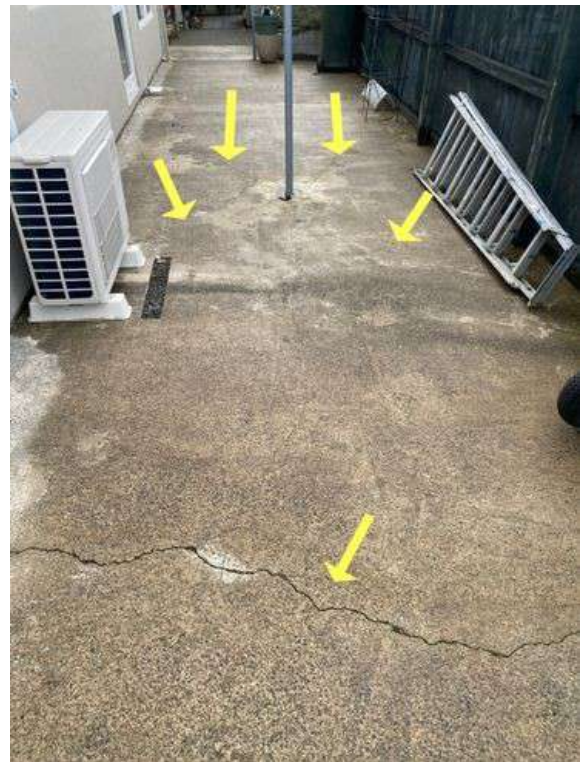


Photo 134



Photo 135



Photo 136



Photo 137



Photo 139



Photo 138



Photo 141



Photo 140



Photo 143



Photo 142



Photo 145



Photo 144



Photo 147

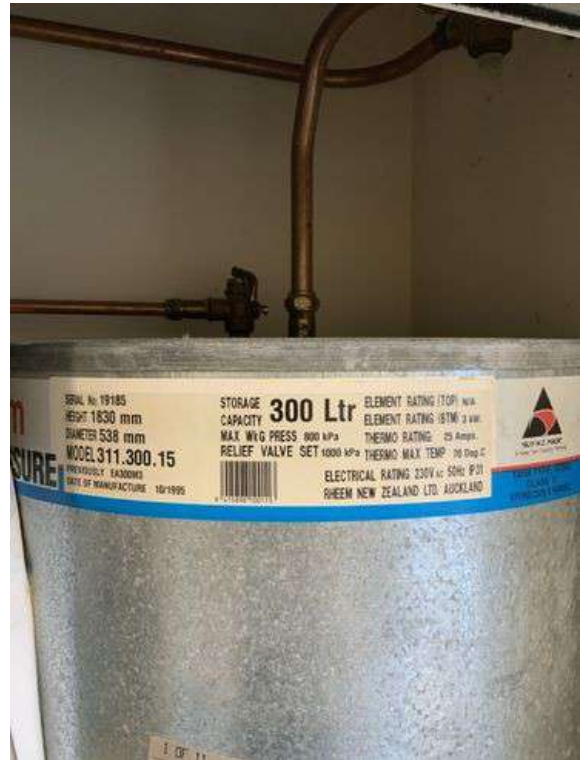


Photo 146



Photo 149



Photo 148



Photo 151



Photo 150



Photo 153



Photo 152



Photo 155



Photo 154



Photo 157



Photo 156



Photo 159



Photo 158



Photo 161



Photo 160



Photo 163



Photo 162



Photo 165



Photo 164



Photo 167



Photo 169



Photo 171



Photo 173

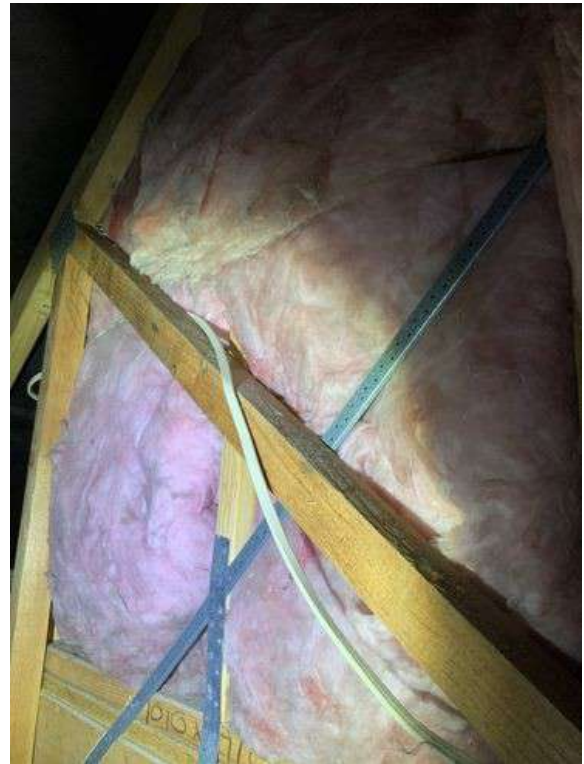


Photo 166



Photo 168



Photo 175



Photo 177



Photo 170



Photo 172



Photo 179



Photo 174



Photo 181



Photo 176



Photo 183



Photo 178



Photo 185



Photo 180



Photo 187



Photo 182



Photo 189

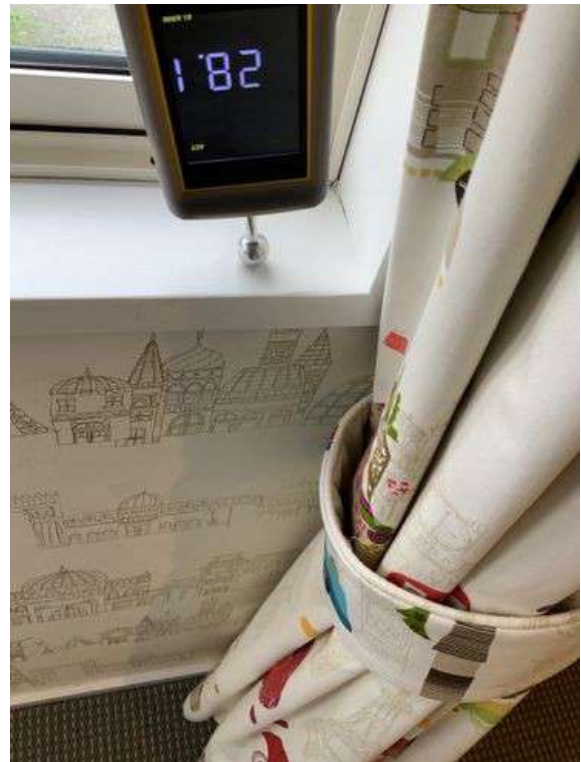


Photo 184



Photo 191



Photo 186



Photo 193



Photo 188



Photo 195



Photo 190



Photo 197



Photo 192



Photo 199



Photo 194



Photo 196



Photo 201



Photo 203



Photo 198

□
Photo 205



Photo 207



Photo 200



Photo 209



Photo 202



Photo 211



Photo 213



Photo 204



Photo 215



Photo 206



Photo 217



Photo 208



Photo 219



Photo 221



Photo 210



Photo 212



Photo 214



Photo 223



Photo 216



Photo 225



Photo 218



Photo 227



Photo 220



Photo 222



Photo 229



Photo 224



Photo 231



Photo 226



Photo 233



Photo 228



Photo 235



Photo 230



Photo 237



Photo 232



Photo 239



Photo 234



Photo 241



Photo 236



Photo 243



Photo 245



Photo 238



Photo 240



Photo 242



Photo 247



Photo 244



Photo 249



Photo 246



Photo 251



Photo 248



Photo 253



Photo 250

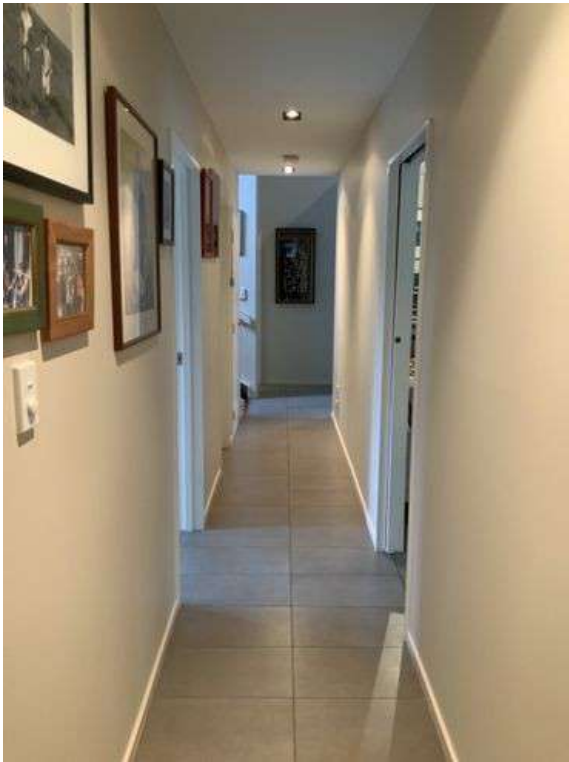


Photo 255



Photo 252



Photo 257



Photo 254



Photo 259



Photo 256



Photo 261



Photo 258



Photo 263



Photo 260



Photo 265



Photo 262



Photo 267



Photo 264



Photo 269



Photo 266



Photo 271



Photo 268



Photo 273



Photo 270



Photo 272



Photo 275



Photo 274

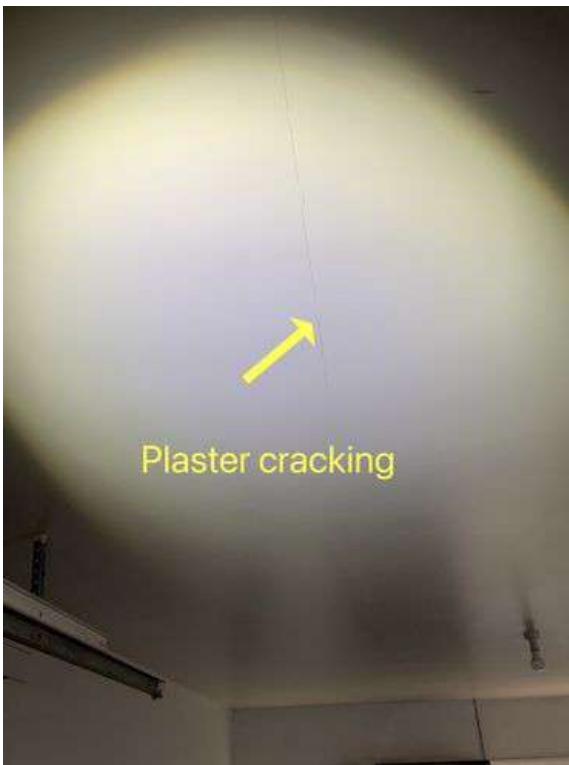


Photo 277



Photo 276



Photo 279



Photo 278



Photo 281



Photo 280



Photo 283



Photo 282



Photo 285



Photo 284



Photo 287



Photo 286



Photo 289



Photo 288



Photo 290

Code Compliance Certificate



Section 95, Building Act 2004

The Building

Street address of building: 7 Douglas Street, Lincoln

Legal description of land where building is located: LOT 7 DP 69074

Building name: 7 Douglas Street

Location of building within site/block number: 7 Douglas Street, Lincoln

Level/unit number: N/A

Current, lawfully established, use: 2.0.2 Detached Dwelling

Number of Occupants: 4

Year first constructed: 2013

The Owner

Name of owner: K M McConachy

Contact person: Karen Mcconachy

Mailing address: 7 Douglas Street , Lincoln

Street address/registered office: 7 Douglas Street , Lincoln

Phone number: N/A

Mobile: N/A

Facsimile number: N/A

Email address: karen.mcconachy@ihug.co.nz

First point of contact for communications with the council/building consent authority: Karen Mcconachy

Building Work

Building consent number: BC131458

Issued by: Selwyn District Council

Code Compliance

The building consent authority named below is satisfied, on reasonable grounds, that -

- the building work complies with the building consent.

Daryl Fortuin

Building Inspector

On behalf of: Selwyn District Council

Issue Date: 11 Aug 2015

PURCHASERS ACKNOWLEDGEMENT

OFFICE ROAD

REAL ESTATE

AGENT X (2021) LTD LICENSED REAA 2008

Please complete your details below and sign this form before you submit an offer to purchase the property at:

_____ (property)

Purchaser Name: _____

Address: _____

Phone: _____

Email: _____

Solicitor: _____

(Name)

(Firm)

The Purchaser, prior to signing this document, acknowledges and agrees that the purchaser has been:

- ☐ Recommended to seek legal and technical or other advice and information and advice and given a reasonable opportunity to do so;
- ☐ Provided a copy of the approved Real Estate Authority guide relating to sale and purchase agreements;
- ☐ Made aware of the agents in-house complaints and dispute resolution procedures and given a copy. Made aware that they may access the Real Estate Authority's complaints process without using the agents in-house procedures and that any use of the in-house procedure does not preclude the making of a complaint to the Real Estate Authority;
- ☐ Advised of any EQC or private insurance claims (that the agent is aware of) relating to the property and their current status. If you are in any doubt about the status of any insurance claim you acknowledge that you have been recommended to seek technical advice from your insurance and/or solicitor;
- ☐ Advised that the licensee is not obligated or qualified to provide them with representation on the boundaries of the property. If you are in doubt or seek clarification on the actual boundaries, you acknowledge that you have been advised to engage a survey or seek further advice from your Solicitor regarding the boundaries;
- ☐ Made aware of any known defects in the property and/or advised that the property maybe subject to hidden or underlying defects and/or advised the ability to make an offer to purchase the property conditional on obtaining a building report;
- ☐ Provided the property files by document download (including but not limited to Title / Council files)

Overseas Investment Act

- ☐ I/We understand that residential property purchases are now subject to the provisions of the Overseas Investment Act 2005 (OIA). Before any residential property is transferred to me/us, my lawyer will require me/us to complete a Residential Land Statement certifying that I/we meet the eligibility criteria. If I/we require OIA consent, do not have OIA consent and do not make our offer conditional upon obtaining it, we will be in breach of the OIA and may be liable for fines of up to \$300,000, I/we may not be able to settle the transaction and may incur liability to the vendor (including losing our deposit)

IF YOU ARE UNCERTAIN ABOUT YOUR ELIGIBILITY OR WHETHER THE PROPERTY IS SUBJECT TO THE OIA, YOU MUST MAKE YOUR OFFER SUBJECT TO OBTAINING OVERSEAS INVESTMENT OFFER CONSENT.

PURCHASERS ACKNOWLEDGEMENT

OFFICE ROAD
REAL ESTATE

Disclosures (salesperson to delete if not relevant) The Purchaser, prior to signing this document, confirms the salesperson has disclosed the following to them: Disclosure of known defects (if any)

If it is indicated that this property has insulation, it is the purchaser's responsibility to investigate if the insulation meets the R.T.A Regulations

Representations made by the licensee that the purchaser is relying on (provided verbally, via information provided and/or marketing)

Relationship Disclosure (if any)

Related Party Transaction

We acknowledge that we were advised that section 134 and 136 of the Real Estate Agents Act 2008 do / do not apply (salesperson to delete)

Permission to market the property after sale

- ☐ The purchaser authorises the agent to market the property as Sold for a reasonable period of time. This will include a photo of the property and the suburb.

ATTENTION:

Do NOT sign the attached Sale and Purchase Agreement without reading and understanding this document. Do NOT sign the Sale and Purchase Agreement if you feel pressured.

Signed: _____

Signed: _____

Name: _____

Name: _____

Date: _____

Date: _____

If you are intending to purchase the property as trustees of a trust, all trustees must sign this form. If a company is purchasing the property, by signing this form you acknowledge that you are duly authorised to sign this form on the company's behalf.

Salesperson Signed: _____

Date: _____

Salesperson Signed: _____

Date: _____



A BIT ABOUT ME

Andy Williams is not only the Business owner of Office Road Real Estate but is an award winning agent. Being awarded in the top 100 Agents in New Zealand by Rate My Agent in 2021. Andy is quickly building a great reputation with track record to boot.

Canterbury born and bred, Andy knows the ever-changing Christchurch well.

He started his career in Personal Training, so working closely with clients and helping them to achieve their own fantastic results is familiar territory to him.

Andy spent many years working in the construction sector focusing on sales and specifications, working alongside architects, developers and builders. This gave him a well-rounded understanding and sound knowledge of everything it takes to improve, build or maximise the potential of a property - from renovations to new builds and developments. It's this knowledge, experience and valuable contacts that gave Andy a strong advantage during his own property investment journey.

Fast forward to now and Andy's desire to help people achieve fantastic results remains the same, and together with his passion for property, it was a natural fit to start helping others with their own property journey.

Andy's approach is straightforward and genuine and he's prepared to have honest conversations to achieve the best possible results for all parties.

PASSING OVER OF INFORMATION

The attached material has been compiled by the collection of records, documents, or information which may have been supplied by third parties, the vendor or the vendor's agent. Accordingly, it is merely passing over the information as supplied to us.

WARNING

No responsibility for the accuracy of the materials whole or in any part is made by Office Road Real Estate Limited or any of the company's licensees, employees, or officers.

This material is provided to assist you with obtaining relevant information about the property, it is not intended that you rely solely on this information, and you should conduct your own investigation. This could be legal, technical or any other advice relating to the property or information on the property.

OBTAINING ADVICE

Office Road Real Estate Limited and its licensees recommend you seek legal advice before signing a sale and purchase agreement or other contractual documents. You should also be aware you can and may need to seek technical or other advice and information prior to signing a sale and purchase agreement or other contractual document.



**CONTACT ME TO
MAKE AN OFFER**

ANDY@OFFICEROAD.CO.NZ
022 547 5232

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