



PROPERTY INFO PACK

10 HELMSDALE STREET, BURWOOD

PREPARED BY ANDY WILLIAMS

OFFICE ROAD
REAL ESTATE

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

10 HELMSDALE STREET, BURWOOD

KIWI LIVING AT IT'S FINEST!

FEATURES:



612m2



110m2



3



1



1



1

PROPERTY DETAILS:

Address: 10 Helmsdale Street, Burwood

Legal Description: Lot 18 DP 24873

Property Type: House

Sale by: Negotiation

Close To: Beach, Taiora QE2, Forest

PROPERTY DESCRIPTION:

This tastefully presented 3 bedroom home set on 612m2 of freehold land ticks all the boxes of good kiwi living at it's finest. 5km from the beach and half that distance to Taiora QE2 Recreation and Sport Centre, there's also a Golf Club and Bottle Lake Forest Park nearby having all family members and their hobbies covered.

Why not enjoy the lazy days of Summer, with the french doors open, knowing that all the renovating has been done for you already. These include new painting, lighting and flooring throughout. The generous sized bedrooms have built in wardrobes and are double glazed. Snuggle up in winter near the fireplace that pumps out substantial heat and take comfort knowing insulation covers you both top and bottom.

There is a large single garage but there is ample room at the back for storage or if you want to set up a workshop.

The spacious backyard has some established trees scattered throughout, making it a peaceful place to have a summer picnic. Enjoy it as is or you can get your green on and create your Garden of Eden today!!!

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



PROPERTY PHOTOGRAPHY





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 **CB6B/1376**
Land Registration District **Canterbury**
Date Issued 21 September 1966

Prior References
CB4A/1469

Estate Fee Simple
Area 612 square metres more or less
Legal Description Lot 18 Deposited Plan 24873
Registered Owners
Wiserok Limited

Interests
694750 Notice imposing Building Line and Hoardings Restriction
12479747.3 Mortgage to Mutual Credit Finance Limited - 21.6.2022 at 2:46 pm

Search Copy Dated 21/06/22 2:46 pm, Page 2 of 2
Register Only



PROOF OF INSURANCE

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Home Certificate of Insurance

INTERMEDIARY:

Crombie Lockwood (NZ) Limited

Level 2, PWC Building, 60 Cashel Street, West End

P O Box 3020 Christchurch 8140

P +64 3 335 3060 **F** +64 3 339 5290

Client Name

Wiserok Limited

Client No

232-0KPK2

Cover No

1925281-000-02

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

PY5V93KG-0

PY5V93KG-0

Period of Cover

From 17/06/22 to 17/12/22 at 4:00pm; Local Standard Time

Policy Wording

Crombie Lockwood Onesurance Home Insurance Policy PEPONE2

DETAILS OF INSURANCE:

This is to certify that a contract of insurance has been arranged as described below. Unless otherwise agreed with your Crombie Lockwood broker the standard policy benefits apply.

Insured Name

Wiserok Limited

Home Location

10 Helmsdale Street, Burwood, Christchurch, 8083

Year Built

1960

Home Total Sum Insured

\$498,000 excluding GST

Interested Parties

Name

Mutual Credit Finance Limited

Address

Christchurch

Interested As

Mortgagee

Signed for an on behalf of the Insurer:

Signature:

Name:

Andre Bristowe

Position:

Team Manager - Onesurance

Level 4, Crombie Lockwood Centre

100 Beaumont Street, Westhaven, Auckland

Private Bag 68910 Newton Auckland 1145

www.monumentinsurance.co.nz



COUNCIL RATES & FEES

10 HELMSDALE STREET, BURWOOD

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Rates and valuation search

Start typing the street number (not the unit number) and name in the search box to view rates and valuation details.

Tip: If you're having trouble finding a unit or flat, try the Alternative Search, or try entering the house number, street name and then unit number (e.g. 1 Main Road 34).

Property Information

Rates Details

For the Rating Year 1 July 2022 to 30 June 2023

Christchurch City Council

Description of Rates	Factor For Calculation	Value of Factor	% Rate/\$ Charge	Amount (GST incl)
General Rate: Standard	Capital Value	385,000	0.323296	\$1,244.69
Uniform Annual General Charg	Per Unit	1	145.000000	\$145.00
Water Connected	Capital Value	385,000	0.077659	\$298.99
Land Drainage	Capital Value	385,000	0.047244	\$181.89
Sewerage	Capital Value	385,000	0.091404	\$351.91
Waste Minimisation	Per Unit	1	189.500000	\$189.50
Active Travel Rate	Per Unit	1	20.000000	\$20.00
Heritage(Cathedral)	Per Unit	1	6.520000	\$6.52
Heritage Targeted Rate	Capital Value	385,000	0.000774	\$2.98
Heritage Arts Centre	Capital Value	385,000	0.000609	\$2.34
Total for Christchurch City Council				\$2,443.82

Canterbury Regional Council

Description of Rates	Factor For Calculation	Value of Factor	% Rate/\$ Charge	Amount (GST incl)
Works & Services	Capital Value	385,000	0.000362	\$1.39
WEC Class D	Capital Value	385,000	0.000515	\$1.98
General Rate	Capital Value	385,000	0.045965	\$176.97
Urban Transport:Chch	Capital Value	385,000	0.037546	\$144.55
WFPP Class A	Capital Value	385,000	0.000807	\$3.11
Rating Unit Annual Charge	Per Unit	1	46.100000	\$46.10
Air Quality	Capital Value	385,000	0.001286	\$4.95
Civil Defence UAGC	Per Unit	1	13.860000	\$13.86
GC Transport & Development	Capital Value	385,000	0.000436	\$1.68
Total for Canterbury Regional Council				\$394.59

TOTAL RATES

TOTAL RATES FOR 2022/2023 YEAR (GST inclusive) \$2,838.41

Receive your rates invoice by email

Find out more

Expand all | Collapse all

How your valuation is assessed



Objecting to your valuation



Changing your valuation



Due dates for instalments





EQC DOCUMENTATION

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Scope of Works

Claim Number	CLM/2011/084625	Damage Location	10 HELMSDALE STREET, BURWOOD, CHRISTCHURCH 8083
Claimant	RM SCANLAN	Reviewed by	(not reviewed)
Main Contact	RM SCANLAN	Contact Address	10 HELMSDALE STREET, BURWOOD, CHRISTCHURCH 8083
SOW Status	Approved	Reviewed on	
		Edited by	

Elements included in settlement

<u>Location of damage</u>			<u>Damaged Feature</u>	<u>Damage</u>
Elevation		Main Building - North	Wall Cladding	Cracking
Elevation		Main Building - East	Wall Cladding	Structural damage
Elevation		Main Building - West	Wall Cladding	Cracking
Foundations		Main Building - Concrete ring and piles	Ring foundation	Cracks to ring foundation
				Cracks to ring foundation
				Cracks to ring foundation
Chimney (Exterior)		Main Building -	One story chimney	Collapsed chimney
Elevation		External garage - North	Wall Cladding	Cracking
Elevation		External garage - West	Wall framing	Cosmetic damage
Elevation		External garage - South	Wall framing	Cosmetic damage
Elevation		External garage - East	Wall framing	Cosmetic damage
Bedroom	Ground Floor	Main Building - Bed 1	Ceiling	Cosmetic Damage
				Cosmetic Damage
			Door (Internal)	Cosmetic damage
Bedroom	Ground Floor	Main Building - Bed 2	Ceiling	Cosmetic Damage
				Cosmetic Damage
			Door (Internal)	Cosmetic damage
Bedroom	Ground Floor	Main Building - Bed 3	Ceiling	Cosmetic Damage
				Cosmetic Damage
			Door (Internal)	Cosmetic damage
Kitchen	Ground Floor	Main Building - And dining	Ceiling	Cosmetic Damage
			Wall covering	Cosmetic damage
Bathroom	Ground Floor	Main Building -	Ceiling	Cosmetic Damage
			Wall covering	Cosmetic damage
				Cosmetic damage
Lounge	Ground Floor	Main Building -	Ceiling	Cosmetic Damage
			Wall covering	Cosmetic damage
			Door (External)	Cosmetic damage
Toilet	Ground Floor	Main Building -	Wall covering	Cosmetic damage
Hallway	Ground Floor	Main Building -	Ceiling	Cosmetic Damage
				Cosmetic Damage
			Wall covering	Cosmetic damage
Laundry	Ground Floor	Main Building -	Wall covering	Cosmetic damage
			Door (External)	Cosmetic damage
Room (Other)	Ground Floor	External garage -	Wall framing	Cosmetic damage
			Garage door	Impact damage

Ends



ADDITIONAL DOCS

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Community Energy Action

PO Box 13759
198 Armagh Street
CHRISTCHURCH 8141

Phone: 03 3745698 Fax: 03 3639568 Email: info@cea.co.nz

GST Reg. Number: 68-866-448

Tax Invoice / Statement

Tax Invoice No. 00013583
Invoice Date 12/03/2010
Reference No. HS General

Invoice To:

Rachel Scanlan
10 Helmsdale Street
Burwood
CHRISTCHURCH 8061

Installation Address:

10 Helmsdale Street
Burwood
CHRISTCHURCH

Description	Discount	Totals	GST
Batts Ceiling - 4.0		\$1,453.56	S
Adjustment for batts not required - low pitch		-\$108.16	S
Novafloor 435		\$1,964.64	S
Labour - due to low pitched roof		\$62.23	S
Heat Smart 33% Grant		-\$1,092.31	S

PLEASE PAY ON THIS INVOICE AS NO STATEMENT WILL BE ISSUED

COMMENT	GST Code	GST Rate	GST	Excl GST	GST Exclusive		
	S	12.5%	\$284.99	\$2,279.96	Freight	\$0.00	S
					GST	\$284.99	
					GST Inclusive	\$2,564.95	
					Amount Paid	\$0.00	

Rachel Scanlan
10 Helmsdale Street
Burwood
CHRISTCHURCH 8061

Tax Invoice No.
00013583

BALANCE DUE \$2,564.95

Paid

Terms and Conditions

1. All approved subsidised work to be paid before work commences.
2. Invoice to be paid within 21 days of invoice date.
3. Account to be paid in full on or before the due date, or a late payment surcharge of 2% may be charged.

Payment can be made by:

1. Direct to our bank account 03 0855 0427958 00 (include your name and invoice number as reference)
2. By eftpos, visa or mastercard.
3. By cheque made payable to Community Energy Action



CHRISTCHURCH CITY COUNCIL
CODE COMPLIANCE CERTIFICATE
SECTION 95, BUILDING ACT 2004

BA7
PROJECT NO:
10101535

THE BUILDING	
Street Address: 10 HELMSDALE STREET, BURWOOD, CHRISTCHURCH 80	
Legal Description: LOT 18 DEPOSITED PLAN 24873	
Other: _____	
Use of building: Solid Fuel Heaters	
THE OWNER	AGENT – FIRST POINT OF CONTACT
Full Name(s): SCANLAN, TIMOTHY PATRICK SCANLAN, RACHEL MARIE Mailing Address: 10 HELMSDALE STREET CHRISTCHURCH 8083	Name: SCANLAN, TIMOTHY PATRICK Mailing Address: 10 HELMSDALE STREET CHRISTCHURCH 8083
<ul style="list-style-type: none">• BUILDING WORK. The following work was authorised by this building consent: FIRENZO FORTE FLUSH AG08 INBUILT SOLID FUEL HEATER - CLEAN AIR CERTIFICATION NUMBER 090133	

The Christchurch City Council is satisfied, on reasonable grounds, that the building work complies with the building consent: and (ticked where applicable)

- ☐ The specified systems in the building are capable of performing to the performance standards set out in the building consent.

Attachments:

- ☐ Yes ☐ N/A Compliance Schedule
☐ Yes ☐ N/A Compliance Schedule Statement
☐ Yes ☐ N/A Supplementary sheet with specific information on the use of the building.

Signed for & on behalf of the Christchurch City Council:

Name: 

Position: Building Inspection Co-ordinator

Date of issue: 13/05/2010



CHRISTCHURCH
CITY COUNCIL - YOUR PEOPLE - YOUR CITY

CHRISTCHURCH CITY COUNCIL BUILDING INSPECTION SERVICES

PROJECT NO:

Site Address: 10 Helmsdale Street.

Description of Consent: Firenze Forte inbuilt woodburner

.....10.1.0.1535.....

Demolition		Smoke Alarms		Final (Comm/Ind)	210	Producer Statements	
Site Cleared		Glazing (Safety)		B-011 Received		Structural ()	
FW Cut and Sealed		Access Routes Non-slip		Car Parking Marked		As Built Drainage Plan	
Final (Residential)	210	Retaining Wall Drainage		Downpipes		Mechanical Ventilation	
B-011 Received		Swimming Pool (Fence)		Stormwater		Fire Alarm Installer	
Wall Cladding Cert		Snow Boards		Rain heads		FPIS Fire Alarms	
Downpipes		Balconies		Gully Traps		Sprinkler Installers	
Stormwater		Overflow		Main Vents		FPIS Sprinklers	
Flashings		Overflow Relief		Surface Water Sumps		Emergency Lighting	
Gully Dishes		Pickup completed		Trade Waste-Fit for Use		Extraction (Smoke)	
Waste Pipes		Landscaping (Y/N)		Safety Glass		Fire Engineer	
Drain Vent (s)		Structural P/S		Glass Manifestation		Elect Certificate	
Air Admittance Valve		Tanking Statement		Barriers		Gas Certificate	
Surface Water Sumps		Photos taken		Stairs		Back Flow IQP Test	
Submersed Outlets		Solid Fuel Heater	232	Hand Rails		Automatic Doors	
Hard Standing Levels		Seismic Restraint	✓	HWC Restraints		Section 77 Certificate	
HWC Restraint		Hearth	✓	Anti Scald		Lift (As Built)	
HWC Valves		Flue	✓	Emergency Lighting		Pressurisation	
Anti Scald Protection		Clearances	✓	Ventilation (HVAC)		Smoke Test	
Barriers		Mantle	✓	Fire Resistant Rating		Contractor	
Landing		B-012 Form	✓	Fire Alarm (Type)		Effluent Disposal	
Hand Rails		Smoke Alarms	✓	Egress		Solar Heating Installer	
Stair Treads		Accessible Facilities		Signage		B-084 Form signed	
Stair Risers		" Route- Door Width		Snow Boards		Reconciliation of Inspections	
Ventilation of Spaces		" Toilet		Backflow Prevention		Estimate	
Mechanical Ventilation		" Grab Rails		Solar Heating		Actual	
Range Hoods		" Hardware		Penetrations - fixings		Certificate for Public Use	
Ceiling Insulation		" Carpark		Waterproofing		Amended Plan Fees	
Fire Resistant Rating		" Signage		Roof Load		Refund Debit	

① Existing out flue & flashing used not part of Consent.
 ② Smoke alarms installed
 approved for use
 approved for Code Compliance Consideration

Rectification Time Frame/...../..... Signed.....

Have all the non-compliances highlighted on previous site inspection reports been addressed and rectified. ☒ Yes ☐ No

All work inspected is approved in compliance with the Building Consent and Building Code. ☒ Yes ☐ No

Some work is not satisfactory as detailed above and rectification is required. ☒ Yes ☐ No

FINAL

TERRY SPARKS
Building Inspector
Ph: 027 434 0719

Signed:.....

Date: ..12/...5/2010

SITE INSPECTION REPORT

This is not a Code Compliance Certificate

Key

R = Rectification
 - = Not Applicable
 ✓ = Approved



A BIT ABOUT ANDY

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.



A BIT ABOUT RICHIE

Dedication, communication, determination and trust are the key values Richie displays in everything he does.

Although he is a Cantabrian through and through, Richie has spent six years living in various parts of the world where he has gained immense life experience, including well-honed business and negotiation skills. During the time he spent travelling from Bali to China he built up communication and people skills that are second to none.

Richie knows the value of modern marketing. "As the Real Estate industry evolves to become more innovative and efficient, so do I." Richie has intentionally chosen to work within a team where a strong emphasis is placed on ensuring that clients receive the best advice, support, and marketing to achieve their goals.

His thorough knowledge of all that Christchurch City and the wider Canterbury area has to offer, his dedication to providing exceptional service to all his clients, both buyers and sellers, and his friendly easy approach to life will ensure you will have complete confidence in having Richie working with you to achieve your real estate goals.

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.

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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

RICHIE@OFFICEROAD.CO.NZ
02108965594

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