



PROPERTY INFO PACK

**5/236 SALISBURY STREET,
CHRISTCHURCH CENTRAL**

PREPARED BY ANDY WILLIAMS

OFFICE ROAD
REAL ESTATE

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

LOCATION! LOCATION! LOCATION!

FEATURES:



PROPERTY DETAILS:

Address: 5/236 Salisbury Street, Christchurch Central
Legal Description: Lot 5 DP 575346
Property Type: Townhouse
Sale by: Negotiation
Close To: Hagley Park, Botanic Gardens, Central City

PROPERTY DESCRIPTION:

Located near the picturesque Avon River, well positioned in a sought-after location inside the four aves, sits this sleek, bespoke, architecturally designed Townhouse. Carefully laid out over two levels, boasting two bedrooms & two bathrooms. This home is positioned with careful consideration to privacy and sun, with the benefit of a garage included.

A location that's hard to beat, positioned amongst the leafy Avon River precinct, you'll be a short stroll from the CBD action. Here you will find the central retail and entertainment zone with a plethora of dining and shopping options. Also the green spaces available nearby including the Margaret Mahy Family Playground and walking tracks means stretching your legs and taking it all in is a breeze.

Designed by Figure & Ground Architecture, who's sleek design showcases Vale's mandate for attractive homes, incorporating carefully-selected materials which provide long-lasting, low-maintenance performance as well as a contemporary visual statement.

With a strong consideration for specification this opportunity is contemporary living at its finest.

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

10 HELMSDALE STREET, BURWOOD

PREPARED BY ANDY WILLIAMS

OFFICE ROAD
REAL ESTATE

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



RECORD OF TITLE
UNDER LAND TRANSFER ACT 2017
FREEHOLD
Search Copy




R.W. Muir
Registrar-General
of Land

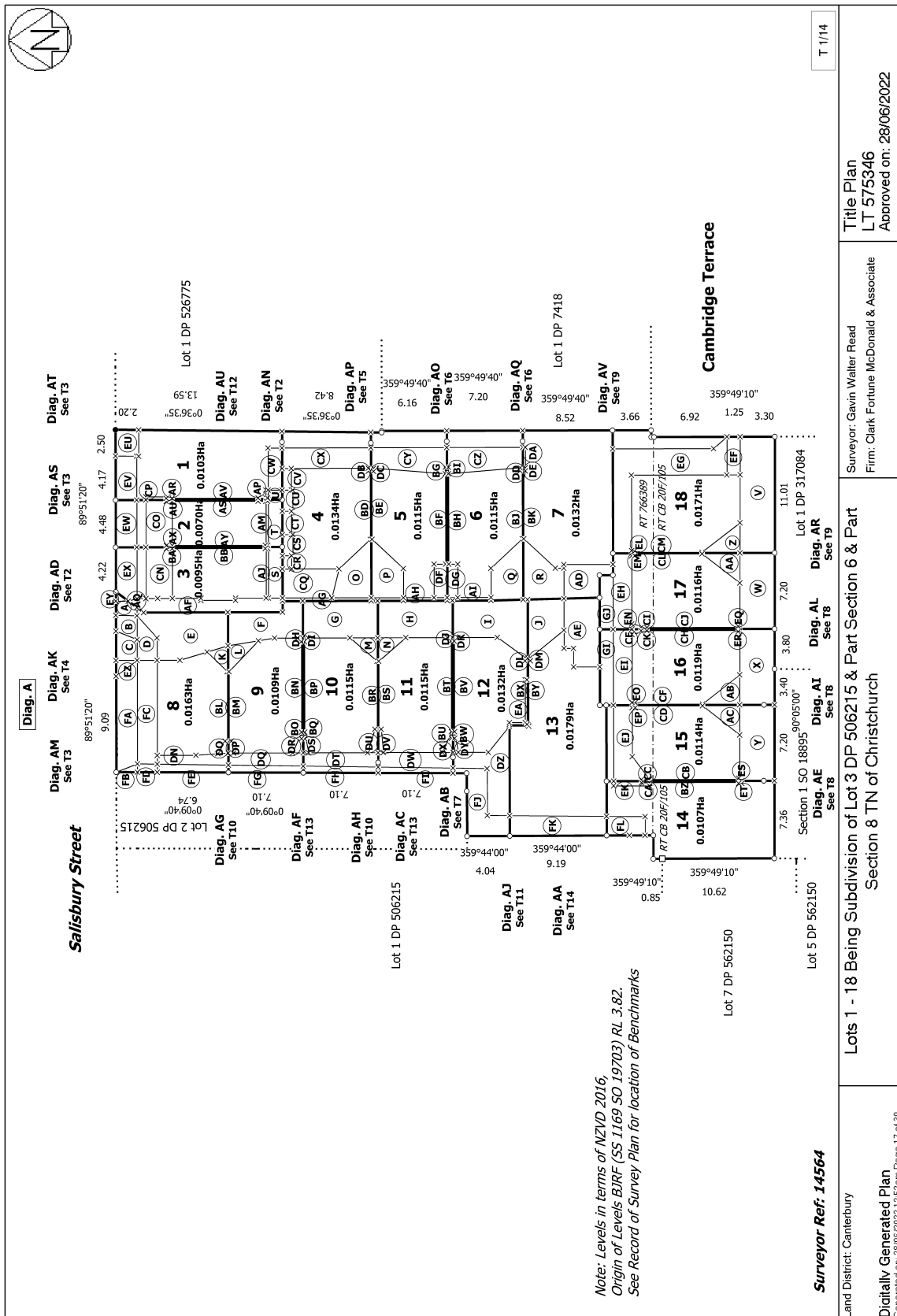
Identifier **1055275**
Land Registration District **Canterbury**
Date Issued 03 June 2022

Prior References
766389

Estate Fee Simple
Area 115 square metres more or less
Legal Description Lot 5 Deposited Plan 575346
Registered Owners
Corey Wayne Blakeborough

Interests

Appurtenant hereto is a right to drain water created by Easement Instrument 11839505.9 - 8.10.2020 at 10:07 am
The easements created by Easement Instrument 11839505.9 are subject to Section 243 (a) Resource Management Act 1991 12439280.2 Consent Notice pursuant to Section 221 Resource Management Act 1991 - 3.6.2022 at 7:04 am
Subject to a right of way over parts marked P, AH on DP 575346, a right to drain sewage over parts marked AH, CY, DF on DP 575346, a right to convey water, electricity and telecommunications over part marked AH on DP 575346, a right to drain water over parts marked P, AH, BE, BF, BG, CY, DC, DF, FY on DP 575346 and a party wall easement over part marked BE, BF, FY on DP 575346 created by Easement Instrument 12439280.4 - 3.6.2022 at 7:04 am
Appurtenant hereto is a right of way, a right to drain sewage and water, a right to convey water, electricity, telecommunications, a party wall easement created by Easement Instrument 12439280.4 - 3.6.2022 at 7:04 am
The easements created by Easement Instrument 12439280.4 are subject to Section 243 (a) Resource Management Act 1991 Land Covenant in Covenant Instrument 12439280.5 - 3.6.2022 at 7:04 am





PROOF OF INSURANCE

10 HELMSDALE STREET, BURWOOD

PREPARED BY ANDY WILLIAMS

OFFICE ROAD
REAL ESTATE

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

Certificate of Insurance



Attention: To whom it may concern Date: 25/07/2022

INSURED

Insured name: The 236 Salisbury Residents Association

Interested parties: Samantha Marinus as Owner of Unit 1.
C13 Ltd as Owner of Unit 2.
Natalie Dawn Sisson as Owner of Unit 3.
Ostro Property Ltd as Owner of Unit 4.
Corey Wayne Blakeborough as Owner of Unit 5.
Percival Brothers Investments Ltd as Owner of Unit 6.
Kate Markman as Owner of Unit 7.
MY3 Limited as Owner of Unit 8.
Bastin Investments Ltd as Owner of Unit 9.
FML Properties Ltd as Owner of Unit 10.
Victoria Justine Mann as Owner of Unit 11.
Deborah Anne Harvey and Allen Nigel Martin as Owner of Unit 12.
Wayne Malcolm Clarke & Janne Elizabeth Wilcox-Clarke as Trustees of the Clarke Family Trust as Owner of Unit 13.
Ari James Barrow and Ruby Georgia Louise Jones as Owners of Unit 14.
Whitney Suzanne Richdale and Kimberley Joy Campion as Owner of Unit 15.
Daniel Leslie Holgate and Stephanie Marie Regan as Owners of Unit 16.
James Jordan Munn as Owner of Unit 17.
Christine Rose Campbell as Owner of Unit 18.
(together "The 236 Salisbury Residents Association")

AND
ASB Bank Ltd as Mortgagee over Unit 1.
ANZ Bank New Zealand Ltd as Mortgagee over Unit 2.
Bank of New Zealand as Mortgagee over Unit 3.
Westpac New Zealand Ltd as Mortgagee over Unit 4.
ASB Bank Ltd as Mortgagee over Unit 6.
ANZ Bank New Zealand Ltd as Mortgagee over Unit 7.
ANZ Bank New Zealand Ltd as Mortgagee over Unit 9.
Kiwibank Ltd as Mortgagee over Unit 10.
Kiwibank Ltd as Mortgagee over Unit 12.
ASB Bank Ltd as Mortgagee over Unit 13.
ANZ Bank of New Zealand Limited as Mortgagee over Unit 14.
Westpac New Zealand Ltd over Unit 15.
Kiwibank Limited as Mortgagee over Unit 16.
Bank of New Zealand as Mortgagee over Unit 17.

Policy number: 15-NEW-BCP

Policy type: NZI Crombie Lockwood Material Damage

PERIOD OF INSURANCE

From: 25/07/2022 to 04/07/2023 4.00 pm

SUM INSURED

Location: 236 Salisbury Street, Christchurch City

Description	Sum Insured
Building - Replacement Value:	\$ 12,000,000

EXCESS

Standard:	\$500.
Theft:	\$2,500
Burglary:	\$1,000
Other:	Residential Owner Occupied and Tenanted Units: \$250. Unoccupied Units: \$1,000. Meth Contamination Extension: \$2,500. Natural Disaster Excess: 1% of the location sum insured, minimum \$2,500 applies

SPECIAL CONDITIONS (IN ADDITION TO STANDARD POLICY WORDING):

- The definition of 'You' is amended as following:

The person(s) shown as 'Insured' in the schedule. Where 'Insured' in the schedule is shown as a body corporate or a residents association, then 'you' refers to the body corporate or residents association and each individual proprietor of that body corporate or residents association, for their respective rights and interests.

This certificate provides limited details. The insurance in this certificate is subject to the terms, exceptions, conditions and warranties of the Crombie Lockwood NZI Material Damage May 2014 Agreed Policy Wording as modified by the endorsements and clauses noted in the Special Conditions above (if any) and the Policy Schedule. A copy of the Policy Wording is available on request. In the event of inconsistency between this certificate and the Policy Wording and Policy Schedule, the latter two documents will apply.

Signed for NZI – A business division of IAG New Zealand Limited

Tiana Bielski
Signature

Date: 25/07/2022



ADDITIONAL DOCS

10 HELMSDALE STREET, BURWOOD

PREPARED BY ANDY WILLIAMS

OFFICE ROAD
REAL ESTATE

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

Covenant Instrument to Note Land Covenant

(Section 116(1)(a) & (b) Land Transfer Act 2017)

Covenantor

236 Salisbury Street Limited

Covenantee

236 Salisbury Street Limited

Grant of Covenant

The Covenantor being the registered owner of the burdened land set out in Schedule A, **grants to the Covenantee** (and, if so stated, in gross) the covenant(s) set out in Schedule A, with the rights and powers or provisions set out in the Annexure Schedule(s)

Schedule A

Continue in additional Annexure Schedule, if required

Purpose of covenant	Shown (plan reference)	Burdened Land (Record of Title)	Benefited Land (Record of Title) or in gross
Land covenant	Lots 1 – 18 on Deposited Plan 575346	1055271, 1055272, 1055273, 1055274, 1055275, 1055276, 1055277, 1055278, 1055279, 1055280, 1055281, 1055282, 1055283, 1055284, 1055285, 1055286, 1055287, 1055288	1055271, 1055272, 1055273, 1055274, 1055275, 1055276, 1055277, 1055278, 1055279, 1055280, 1055281, 1055282, 1055283, 1055284, 1055285, 1055286, 1055287, 1055288

Covenant rights and powers (including terms, covenants and conditions)

*Delete phrases in [] and insert memorandum number as required;
continue in additional Annexure Schedule, if required*

The provisions applying to the specified covenants are those set out in:

[Memorandum number _____, registered under section 209 of the Land Transfer Act 2017]

[Annexure Schedule 1]

Annexure Schedule 1

Insert type of instrument

Covenant Instrument to Note Land Covenant

Page 1 of 9 Pages

Continue in additional Annexure Schedule, if required.

1. Definitions and Interpretation

1.1 Interpretation:

- (a) Words importing one gender include the other gender;
- (b) Words importing the singular or plural include the plural and singular respectively;
- (c) Headings are inserted for the sake of convenience and ease of reference only. They do not form part of the text and will not affect the construction or interpretation of these Covenants.

1.2 Where there is at any time more than one owner of a Lot, these Covenants will be binding upon each and every owner jointly and severally.

1.3 Definitions:

In these Covenants, unless the context otherwise requires:

"Administrator"	means the third party contracted by the Residents Association to administer the matters relating to the Development for which the Residents Association is responsible;
"Bank Account"	means the bank account established for the Residents Association in accordance with clause 4.6 of these Covenants;
"Development"	means the residential development situated on the land comprising all the Burdened Land and the Benefited Land;
"Dwelling"	means and includes a residential dwelling and includes any attached appurtenant structure;
"Financial Year"	means the period commencing on 1 April and ending on 31 March of each year;
"Insurance Policy"	means the insurance policy arranged by the Residents Association in accordance with clause 4.12;
"Levy"	means a sum levied by the Residents Association on the Lot Owner for Bank Account expenditure;
"Lot"	means each parcel of land referred to in Schedule A as Burdened Land;
"Lot Owner"	means the registered owner(s) of any Burdened Lot;
"Meeting"	means a meeting of the Residents Association;
"Ordinary Resolution"	means a resolution of the Residents Association that is passed by 50% or more of the Lot Owners;

Annexure Schedule 1

Insert type of instrument

Covenant Instrument to Note Land Covenant

Page 2 of 9 Pages

Continue in additional Annexure Schedule, if required.

- "Property" means a Lot together with any Dwelling and any other structure or improvement situated on such Lot, and:
- (a) unless the context otherwise requires, includes any part of such Dwelling which is subject to a party wall easement (if any); and
 - (b) in relation to any proprietor or occupier means the property owned or occupied by that proprietor or occupier (as the case may be);
- "Residents Association" means the group of Lot Owners and is not a separate legal entity;
- "Special Levy" means a sum levied by the Residents Association on each Lot Owner for one off costs relating to the Development;
- "Special Resolution" means a resolution of the Residents Association that is passed by at least 75% or more of the Lot Owners;
- "Territorial Authority" means a territorial authority within the meaning of the Local Government Act 2002.

2. Purpose

2.1 The purposes of these Covenants are to:

- (a) Protect the market and aesthetic value of the Benefiting Lots, the privacy, peace, and security of the occupants of the Benefiting Lots, and the quality of the environment touching and concerning the Benefiting Lots, and the integrity of the Development as a whole;
- (b) Provide for a framework whereby the Lot Owners in the Development are required to maintain insurance over each Property in the Development and generally manage:
 - (i) the Development commensurate to a standard expected for a modern, high calibre, new and high-density development; and
 - (ii) the enforcement of these Covenants.

2.2 The Lot Owner for itself and its successors in title covenant and agree with the owners for the time being of the Benefiting Lots that the Lot Owner will at all times observe and perform all these Covenants to the intent that each of the Covenants will forever enure for the benefit of and be appurtenant to each and all of the Benefiting Lots and each and all of the Lot Owners provided that the Lot Owner will be liable only for breaches of these Covenants which occur whilst the Lot Owner is the registered proprietor of the Property or any part of the Property.

3. Residents Association

3.1 The Lot Owner will become and remain a member of the Residents Association, by virtue of being a Lot Owner. The Lot Owner must abide by the rules of the Residents Association as are set out in clause 4 of these Covenants.

Annexure Schedule 1

Insert type of instrument

Covenant Instrument to Note Land Covenant

Page 3 of 9 Pages

Continue in additional Annexure Schedule, if required.

- 3.2 All decisions of the Residents Association will be made at a Meeting except as provided by clause 4.2 of these Covenants.
- 3.3 Where there is more than one Lot Owner, for the purposes of the Residents Association, those parties comprising the Lot Owner will comprise one party jointly and severally. Any action taken by a Lot Owner in respect of the Residents Association will be deemed to be taken on behalf of all of the owners of the relevant Lot.
4. **Rules of the Residents Association**
- Meetings:
- 4.1 The Residents Association will convene a Meeting at least within 30 days after the start of each Financial Year. The Residents Association may also convene a Meeting by giving the Lot Owners 15 days' prior written notice if a request to convene a Meeting is given to the Residents Association by the owners of not less than 25% of the Lots in the Development. The Lot Owner must attend a Meeting of the Residents Association or by appointment of a proxy.
- 4.2 Decisions made at a Meeting will be made by Ordinary Resolution unless otherwise stated in these Covenants. An Ordinary Resolution in writing or a Special Resolution in writing may be passed without a Meeting provided that the Ordinary Resolution or Special Resolution is signed by not less than the percentage of eligible Lot Owners required for that resolution to be passed if it were to be decided at a Meeting. A scanned or facsimile copy of any such signed resolution, which is scanned or sent by facsimile or any similar means of communication, will be as valid and effective as the original signed document with effect from completion of its transmission.
- 4.3 A Lot Owner(s) will be entitled to one (1) vote per Lot owned in the Development and where there are multiple owners of a Lot, that vote must be exercised jointly. Voting at a Meeting will be exercised by a show of hands or by way of a private vote, at the request of a Lot Owner, which will be conducted by way of written ballot under the supervision of a person who is not a Lot Owner (which will default to the Administrator if there is one). A Lot Owner may only vote if all Levies and Special Levies due at the time of the Meeting have been paid.
- 4.4 A quorum for a Meeting requires a Lot Owner (or a Lot Owner's proxy) from at least twelve (12) of the Lots in the Development. No business may be transacted at a Meeting of the Residents Association unless a quorum is present.
- 4.5 The Lot Owners will appoint a secretary at every Meeting. The default secretary will be the Administrator if there is one. The secretary must keep and maintain minutes of the Meeting and distribute a copy of those minutes to each Lot Owner within 10 days after the Meeting.
- 4.6 The Residents Association will decide by Ordinary Resolution at a Meeting:
- (a) the matters relating to the Development for which the Lot Owners will be required to financially contribute to the Bank Account by way of a Levy or a Special Levy (such matters to be limited to those matters that are contemplated in these Covenants and may include without limitation matters relating to the repair and maintenance of improvements in the Development);

Annexure Schedule 1

Insert type of instrument

Covenant Instrument to Note Land Covenant

Page 4 of 9 Pages

Continue in additional Annexure Schedule, if required.

- (b) the amount of the Levy that a Lot Owner is required to contribute to the Bank Account for the Financial Year;
- (c) the amount of any Special Levy that a Lot Owner is required to contribute to the Bank Account for the Financial Year; and
- (d) whether payments required by Lot Owners to the Bank Account for matters related to the Development for each Financial Year will be required to be made in one or more instalments.

Accounts:

- 4.7 The Residents Association will establish and maintain an operating account with a registered New Zealand bank for the purpose of receiving and paying money in respect of the Development and the Residents Association. The Residents Association will nominate by Ordinary Resolution at a Meeting who may operate the Bank Account and specify the way it may be operated. The obligations in this clause will be satisfied by the Residents Association nominating the Administrator to hold upon trust a bank account for the benefit of the Lot Owners.
- 4.8 All payments from the Bank Account must first be approved by Ordinary Resolution at a Meeting, provided that where a payment is required for the maintenance of the Insurance Policy, such Insurance Policy having been approved at a Meeting prior to the payment becoming due, no prior approval or vote of the Lot Owners will be required. Records of all transactions relating to the Bank Account must be made available at any Meeting.
- 4.9 Any Levy or Special Levy will be apportioned equally between the Lot Owners by calculating the amount of the Levy or Special Levy and dividing it by the number of Lots that form part of the Development, except where such Levy or Special Levy is levied due to the intentional or negligent act or omission of one or more Lot Owner(s) then those Lot Owner(s) will be fully liable for payment of that Levy or Special Levy. No payment to the Bank Account will be refundable to a Lot Owner in the event of that Lot Owner selling their Property.
- 4.10 The Lot Owner must make payment of a Levy or a Special Levy within the time period and in the manner required by the Residents Association at a Meeting.
- 4.11 The Residents Association will maintain a register of the names and contact details of the Lot Owners.

Insurance:

- 4.12 The Residents Association will effect and maintain a comprehensive insurance policy for the Properties and other improvements in the Development on either a replacement basis or on a sum insured basis reasonably sufficient to replace the Properties in the Development to their full insurable value.
- 4.13 The type of Insurance Policy and the provider of the Insurance Policy will be decided at a Meeting. The Residents Association will procure annually a valuation of the Properties in the Development using a reputable valuer experienced in valuing developments similar to the Development. The valued amount will form the basis of the sum insured amount of the Insurance Policy unless the Lot Owners vote otherwise by Special Resolution.

Annexure Schedule 1

Insert type of instrument

Covenant Instrument to Note Land Covenant

Page 5 of 9 Pages

Continue in additional Annexure Schedule, if required.

- 4.14 Lot Owners may obtain from the insurance provider (subject to availability) and through the Residents Association higher cover than provided as standard for the Lot under the Insurance Policy provided that such Lot Owner pays and additional premium over and above the premium that would be payable based on the standard sum insured limit for the Lot.
- 4.15 Money paid by the insurer under the Insurance Policy must be applied in or towards the reinstatement of the Properties and the Development unless the Residents Association decides otherwise by Special Resolution. If the Residents Association resolve not to reinstate the Properties and the Development in the event of an event causing total loss, each Lot will have an interest in proceeds of the Insurance Policy being proportionate to the value of that Lot (in accordance with the then most recent valuation obtained for the Lot by the Resident's Association) in the light of the total valuation for the Development.

Other obligations:

- 4.16 The Lot Owner must:
- (a) do all things necessary to give effect to decisions of the Residents Association;
 - (b) consult with its mortgagee, if any and if required to do so, before exercising a vote at a Meeting.

Notices:

- 4.17 Notices relating to these Covenants or matters relating to the Residents Association can be given by email sent to the email address held by the Residents Association for each Lot Owner.

Enforcement:

- 4.18 In the event that a Lot Owner does not make any contribution to a Bank Account that they are required to, or is otherwise in breach of the terms of these Covenants then from the date that is seven (7) days from the date that the Owner receives written notification of such breach (such notice may be sent by a non-defaulting Lot Owner or an Administrator if there is one) that Lot Owner will be liable to pay to the Bank Account liquidated damages equal to \$50.00 per day for each day that the Lot Owner remains in breach of the terms of this Covenant. This payment(s) will be without prejudice to the other rights of the other Lot Owners in relation to the enforcement of this Covenant, including but not limited to the recovery from the defaulting Lot Owner of an amount equal to the non-defaulting Lot Owner(s) loss and costs as a result of the breach of this Covenant by the defaulting Lot Owner.
- 4.19 The non-defaulting Lot Owners are able to instruct a law firm and/or debt collector to act for the non-defaulting Lot Owners in respect of the recovery of the debt owed by the defaulting Lot Owner(s) and in such event all of the non-defaulting Lot Owners may recover the cost of the same from the defaulting Lot Owner(s).
- 4.20 If any default of a Lot Owner results in a Bank Account not maintaining sufficient monies for the Lot Owners to meet their relevant obligations, then the other relevant Lot Owners are required to contribute to such Bank Account an equal share of the amount required to enable the Lot Owners to meet the relevant obligations. Each Lot Owner who contributes a share pursuant to this clause shall be able to recover the amount of that share, together with interest (equal to the commercial overdraft rate of the bank that the Bank Account is with) from the defaulting Lot Owner(s).

Annexure Schedule 1

Insert type of instrument

Covenant Instrument to Note Land Covenant

Page 6 of 9 Pages

Continue in additional Annexure Schedule, if required.

5. Sale of Property

5.1 Prior to the completion of the sale of a Property by a Lot Owner, the Lot Owner must:

- (a) Provide the Residents Association with notice recording the contact details of the purchaser of the Property sufficient to allow the Residents Association to serve any notices on the purchaser as required by these Covenants;
- (b) Revoke any signing authorities that the Lot Owner holds in respect of the Bank Account;
- (c) Pay all Levies that are due and owing to the Residents Association; and
- (d) If required by the Residents Association, at the Lot Owner's cost, procure that the purchaser of the Property executes a Deed of Covenant in a form prepared by and required by the Residents Association in favour of the owners of the Benefiting Lots, agreeing to be bound by these Covenants and fulfil its obligations as a member of the Residents Association, and delivering the Deed to the Residents Association on settlement.

6. Building Covenants

6.1 Prior to construction of any structure or improvements on the Burdened Lot, including (without limitation) any alterations or additions to the exterior of a Dwelling, the Lot Owner must first obtain the written approval of the Residents Association to the final plans and specifications (and where appropriate, in the same form as intended to be submitted to the Territorial Authority for a building consent) and the intended use of the structure or improvement by the Lot Owner. The consent of the Residents Association required under this clause will not be unreasonably withheld provided that the structure, improvement, addition or alterations does not breach the provisions of these Covenants.

6.2 Any structure or improvement on the Burdened Lot must be constructed on-site from new or high-quality recycled materials.

6.3 No reflective or visually obtrusive roof, wall, or joinery materials, colours or mirror glass may be used for any Property.

6.4 The Lot Owner will not construct, erect or place, or permit to be constructed, erected, or placed on the Burdened Lot or within any structure on the Burdened Lot:

- (a) An open fireplace or dry wood or pellet or similar solid fuel burner (except for clean air approved fires or burners complying with relevant and current environmental standards);
- (b) Any air conditioning unit which is set into or protrudes from the Dwelling provided that replacing any existing air conditioning unit will not constitute a breach of this covenant. Any external air conditioning units must be properly screened and noise proofed to ensure they are not a nuisance to neighbours; or
- (c) Any caravan, hut, garage or shed for any kind of permanent or temporary residential use.

Annexure Schedule 1

Insert type of instrument

Covenant Instrument to Note Land Covenant

Page 7 of 9 Pages

Continue in additional Annexure Schedule, if required.

- 6.5 Portable gas cylinders or bottles may be used on any Lot for any permanent cooking, water heating or domestic heating purposes provided they are always hidden from view from the road and neighbouring properties.
- 6.6 The Lot Owner will not reconstruct, alter, add to, renovate or refurbish any Dwelling, structure or other improvement (including, without limitation, fencing) on the Property which results in such dwelling or structure no longer being of a standard commensurate with the exterior appearance and architectural standard of the properties in the Development, or being in breach of these Covenants.
7. **Landscape Features**
- 7.1 All attachments to any Dwelling or structures on any Lot (including without limitation, television antenna, solar water heating panels, satellite dish, mast, garden statues, fountains or any other ornamental decoration or similar garden or landscape feature) must be approved by the Residents Association in writing, except for any like replacement of such attachment that is in place as at the date of registration of these Covenants.
- 7.2 No tree, shrub or other plant of any variety whatsoever is to be grown on any Burdened Lot so that it unreasonably interferes with the sunlight to or view from any Lot.
8. **Maintenance**
- 8.1 The Lot Owner will not:
- (a) Allow any Dwelling or other structure or improvement on the Property to become dilapidated or to fall into disrepair or to cause any damage or harm to any other neighbouring properties; or
 - (b) Allow any nuisance or unreasonable disturbance to be caused to any owner or occupier of the other Properties in the Development.
- 8.2 The Lot Owner must keep clean all glass contained in windows or door of a Dwelling, and replace any cracked or broken glass as soon as possible with glass of the same or better weight and quality.
- 8.3 A Lot Owner who carries out any repair, maintenance, additions, alterations or other such work on a Property must ensure that any contractors or other such persons employed by the Lot Owner cause minimum inconvenience to all other owners or occupiers in the Development and ensure that such work is carried out in a proper and workmanlike manner.
9. **Activity/Use of Property**
- 9.1 The Lot Owner must not use or permit the use of the Property, or any part of the Property, for institutional residential purposes or as a hostel, lodge, boarding house or brothel. For the purposes of this clause "institutional residential purposes" includes but is not limited to the use of the Property for housing purposes by central or local government agencies or public or private health centre agencies, public or private care providers or public or private educational provider.

Annexure Schedule 1

Insert type of instrument

Covenant Instrument to Note Land Covenant

Page 8 of 9 Pages

Continue in additional Annexure Schedule, if required.

- 9.2 Lot Owners are prohibited from utilising the Property or any part of it for AirBnB purposes or other commercial short term stays provided at all times the Property may be leased under a tenancy subject to the Residential Tenancies Act 1986.
- 9.3 A Lot Owner must not:
- (a) park, or allow suffer or permit any vehicle to be parked on any part of the Development except inside a garage on the Property designed for that purpose;
 - (b) use the Property for any primary purpose other than for residential occupation;
 - (c) display, erect, fix, place or paint any signs or notices of any kind on or to any part of the Dwelling or any other structure or improvement on the Property;
 - (d) leave rubbish or recycling material on the Property except in bins provided for that purpose and in a hygienic and tidy manner using properly secured and sealed bags in order that such disposal does not adversely affect the health, hygiene or comfort of other owners in the Development;
 - (e) hang clothes, washing, bedding, towels or other items outside the Dwelling or from any deck or balcony or window sash, or in a manner that is visible to any other owner in the Development;
 - (f) make or permit any noise or carry out or permit any conduct or behaviour on any Property which is likely to interfere with the use and enjoyment of the other owners in the Development; and
 - (g) bring into, allow, or keep on the Property or in the Dwelling any pet or animal which may unreasonably interfere with the quiet enjoyment of the Lot Owners in the Development.
- 9.4 A Lot Owner must:
- (a) keep the Property free from any vermin, pests, rodents, and insects;
 - (b) ensure that the Property is kept clean, tidy, and maintained at all times, including (without limitation) any gardens, lawns, paved areas, or pathways in the Property;
 - (c) comply at all times with the operating and maintenance instructions of any security, fire alarm and air conditioning equipment in the Dwelling; and
 - (d) keep the Dwelling locked and all doors and windows closed and securely fastened at all times when the Dwelling is not occupied, and do all things reasonably necessary to protect the Dwelling from fire, theft, or damage.
- 9.5 No inflammable, explosive or noxious materials are to be stored or used on any Lot or in any Dwelling. The Lot Owner must not allow any offensive activity to be conducted or permitted to exist upon any Lot, or in any Dwelling, nor will anything be done or permitted to exist on any Lot, or in any Building that may be or may become an annoyance or private or public nuisance, nor anything that increases the premium on or is in breach of any Residents Association insurance policy for the Development.

Annexure Schedule 1

Insert type of instrument

Covenant Instrument to Note Land Covenant

Page 9 of 9 Pages

Continue in additional Annexure Schedule, if required.

10. General

- 10.1 Any difference or dispute between any parties regarding the interpretation of these Covenants or as conferred by such Covenants will be referred at the request of either party to the arbitration of a single arbitrator on the following terms:
- (a) The arbitrator is to be jointly agreed upon the by the parties;
 - (b) If the parties fail to agree upon an arbitrator within seven (7) days of notice from one party to the other, then the arbitrator shall be appointed by the President of the Canterbury-Westland branch of the New Zealand Law Society for the time being and such nomination will bind the parties;
 - (c) The reference is a reference to a single arbitration under the Arbitration Act 1996;
 - (d) The arbitrator's decision will be final and binding on both parties and may include an order for costs, an order for enforcement and interest on moneys payable; and
 - (e) The parties will not resort to litigation except for the purposes of enforcing this clause.
- 10.2 If any of the restrictions contained in these Covenants are deemed to be unenforceable or void for any reason, then that particular provision will be deemed to be deleted from the terms of these Covenants to the intent that the balance of the Covenants will remain unaffected and enforceable.

236 Salisbury Street & 327 Cambridge Terrace

Specification

General	
Materials and workmanship	The proposed works shall comply with the following requirements: a) Statutory laws and regulations b) The Building Act c) Local Authority Bylaws d) New Zealand Building Code: Acceptable Solutions e) Health & Safety & Employment Act f) Appropriate NZ Standards
Ownership structure	Fee simple
Construction	
Foundation	Enhanced concrete foundation slab supported on 600 mm reinforced gravel raft
Framing	90 x 45 SG8 w 2400 mm ceiling height
Intertenancy wall	GIB Barrier System
Joists	240 x 45 SG8
Flooring	20 mm Strandboard, H3 treated to wet areas
Insulation	Glass wool insulation
Wall	R2.6
Ceiling	R4
Intertenancy wall	R2.2
Exterior	
Roof	Dimond Heritage Tray
Fascia & gutter	Colorsteel gutters w 80 mm dia. Colorsteel downpipes
Exterior cladding	
Ground floor	70 series brick veneer, Cedar horiz. weatherboard
First floor	Dimond Heritage Tray, Cedar horiz. weatherboard
Window and door joinery	Double glazed, powder coated aluminium
Entry door	Aluminium w digital touch pad door lock
Garage door	Colorsteel sectional door w opener and remotes
Interior	
General	
Door hardware	Lever action handles satin chrome
Internal doors	
Pre-hung door	Paint finish flush MDF Hollowcore
Cavity slider door	Paint finish flush MDF Hollowcore
Wardrobe slider door	Paint finish GIB/MDF

General (Continued)

Blinds	Roller blinds with block out fabric
Electrical	LED recessed light fittings, double plate powerpoints, Cat 6 data cabling - living & master bedroom, TV aerial outlets - Living & master bedroom
Flooring	
Carpet	Carpet with foam underlay - Living, bedrooms, hallway and stairs.
Timber / vinyl	Timber or vinyl planking - Kitchen & laundry
Tiles - Bathroom	Ceramic tiles with ceramic tile skirting
Heating	Daikin Hi-Wall heat pump 6.0kW heating & 5.0kW cooling
Skirting	60 mm bevelled MDF, ceramic tile skirting to wet areas
Wall linings	GIB
Wardrobe joinery	Melamine hanging/shelving unit
Water heater	250L hot water cylinder

Kitchen

Benchtop	Acrylic, stone
Kitchen joinery	Melamine carcass
Door & door fronts	Melamine
Handles	Handleless
Kitchen mixer	Uno Goose Neck chrome
Splashback	Ceramic tiles
Appliances	
Oven	Fisher & Paykel - OB60SC7CEX2
Cooktop	Fisher & Paykel - CI604CTB1
Rangehood	Fisher & Paykel - HP60IDCHX2
Dishwasher	Fisher & Paykel - DD60SAX9

Bathroom

Shower base	Acrylic
Shower walls	Ceramic tiles
Shower glazing	Frameless glass
Shower mixer	Uno chrome
Shower rose and slide	Splash Plus column shower chrome
Toilet	Back to wall
Vanity	800 mm wall hung – Melamine Oak
Vanity mixer	Uno curved spout chrome
Mirror	Above vanity
Heated towel rail	Chrome heated towel rail

This information has been provided for marketing purposes only and has been prepared prior to the commencement of construction. Whilst every attempt has been made for the accurate preparation of the information, purchasers must make their own enquiries regarding the development and the units and must rely on their own enquiries should they wish to proceed with the purchase of any home/s. No responsibility will be taken for any difference between the depiction in the marketing material and the completed development of home/s. The developer reserves the right to make changes to the specification if necessary, without notice provided there is no appreciable difference in value.

236 Salisbury Street & 327 Cambridge Terrace

Colour Schedule - Interior



Interior

- 1. Carpet – Feltex Cable Bay Coles
- 2. Timber – Urban Plank Copenhagen

Kitchen

- 3. Benchtop – Siltstone White Storm
- 4 & 5. Door & drawer fronts
- 6. Splashback

Bathroom / Ensuite

- 7. Floor and walls (Shower only)

236 Salisbury Street & 327 Cambridge Terrace

Colour Schedule – Exterior (Gable)

Exterior	
Roof, fascia, gutter & downpipes	Flaxpod – Image 1
Soffit	Resene Black White – Image 4
Exterior cladding	
Ground floor	
70 series brick veneer	230 x 72 brick veneer Midland Euro Modus - Nieve - Image 2
Cedar horiz. weatherboard	Resene Wood-X Avalanche – Image 3
First floor	
Dimond Heritage Tray	Flaxpod – Image 1
Cedar horiz. weatherboard	Resene Wood-X Avalanche – Image 3
Window and door joinery	Flaxpod – Image 1
Entry door	Flaxpod – Image 1
Garage door	Flaxpod – Image 1

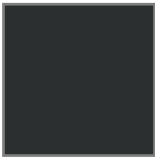


Image 1.



Image 2.



Image 3.



Image 4.

236 Salisbury Street & 327 Cambridge Terrace

Colour Schedule – Exterior (Sawtooth)

Exterior	
Roof, fascia, gutter & downpipes	Sandstone Grey – Image 1
Soffit	Resene Black White – Image 4
Exterior cladding	
Ground floor	
70 series brick veneer	230 x 72 brick veneer Midland Euro Modus - Toro - Image 2
Cedar horiz. weatherboard	Resene Wood-X Avalanche – Image 3
First floor	
Dimond Heritage Tray	Sandstone Grey – Image 1
Cedar horiz. weatherboard	Resene Wood-X Avalanche – Image 3
Window and door joinery	Sandstone Grey – Image 1
Entry door	Sandstone Grey – Image 1
Garage door	Sandstone Grey – Image 1

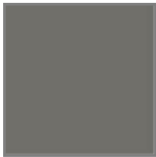


Image 1.



Image 2.



Image 3.



Image 4.

236 Salisbury Street & 327 Cambridge Terrace Chattels

Exterior

Letter box
Clothes line
Aerial

Interior

Appliances
Cooktop
Dish drawer
Oven
Rangehood
Roller blinds with block out fabric
Fixed floor coverings
Light fittings
Heat pump and remote
Bathroom heater x 2
Heated towel rail x 2
Mirrors above vanity
Smoke alarms

236 Salisbury Street, Christchurch Central 2 Bedroom Executive Townhouse

3 August 2022

236 Salisbury Street, Christchurch Central is premium location, ideal for renters, a short walk or drive to the amenities of the city centre. Below is our assessment of the property.



Features of this property include: spacious double bedrooms with built in wardrobes; good storage areas; study nook in the living area; kitchen / dining / living opens out to a private courtyard; internal access garage.

Current rental market in Christchurch Central and surrounding suburbs– unfurnished dwellings of a comparable standard listed on Trade Me:

1/36 Aberdeen St	\$600
9/66 Innes Rd – <i>carpark, no garage</i>	\$570
420 Manchester St	\$550
4/274 Manchester St – <i>1 bath</i>	\$550
1/320 Hereford St – <i>no garage</i>	\$550
6/365 Madras St – <i>no garage</i>	\$550
3/237 Lichfield St – <i>no garage</i>	\$550

**Based on assessing the
property details and the
market rent analysis,
we appraise the rent at:**

**\$580 - \$600
per week**

Market rent data from Tenancy Services
01 December 2021 – 31 May 2022, Christchurch Central

<u>Townhouse Type</u>	<u>Upper Quartile</u>
2 bedroom	\$520

This report is a market appraisal based on the information provided at the time of assessment. It has been prepared based on statistics provided by Tenancy Services and the current rental market as appraised by the Property Manager. This appraisal is valid for 90 days from the date of this assessment.

Prepared by



Rachel Hurford
Property Manager / Director
Max Property Management Ltd
021 125 9767
rachel@maxproperty.co.nz





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.

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

RICHIE@OFFICEROAD.CO.NZ
02108965594

OFFICE ROAD
REAL ESTATE

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