



PROPERTY INFO PACK

69A CAVENDISH ROAD, CASEBROOK

PREPARED BY RICHIE EGGETON

OFFICE ROAD
REAL ESTATE

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

69A CAVENDISH ROAD, CASEBROOK

STRESS-FREE IN CASEBROOK

FEATURES:



PROPERTY DETAILS:

Address: 69A Cavendish Road, Casebrook
Legal Description: Lot 2 DPI 78396
Property Type: House
Sale by: Negotiation
Close To: Northlands Mall, Reserves

PROPERTY DESCRIPTION:

Superbly located in the heart of Casebrook, 69A Cavendish Road is ideal for both downsizers looking for a low-maintenance property and small families after a new place to call home.

Enjoy the North-facing living area bathed in natural light. This 90s-built home features Three bedrooms with wardrobes, the main bedroom featuring sliding doors to the outdoor garden area. You will find convivence with the highly-functional kitchen and bathroom spaces and good-sized living. A heat pump and insulation (including walls) contribute to the home's inherent warmth, while excellent indoor/outdoor flow ensures you'll spend plenty of time outside.

Outside, the private, north-facing section is easy-care in nature, while the double internal access garage provides an abundance of storage.

The great neighbourhood is the icing on the cake, while the cherry on top is the proximity to a host of handy amenities! Including both Northlands and Bishopdale mall.

Tidy, low-maintenance homes in this sought-after pocket of town always prove popular, and interested parties are advised to act quickly. Call now for more information.

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

69A CAVENDISH ROAD, CASEBROOK

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**RECORD OF TITLE
UNDER LAND TRANSFER ACT 2017
FREEHOLD
Search Copy**




R.W. Muir
Registrar-General
of Land

Identifier **CB45A/184**
Land Registration District **Canterbury**
Date Issued 30 June 1998

Prior References
CB697/69

Estate Fee Simple
Area 449 square metres more or less
Legal Description Lot 2 Deposited Plan 78396
Registered Owners
Sanjeev Singh Randhawa


Interests

A358310.2 Easement Certificate specifying the following easements - 30.6.1998 at 11.42 am

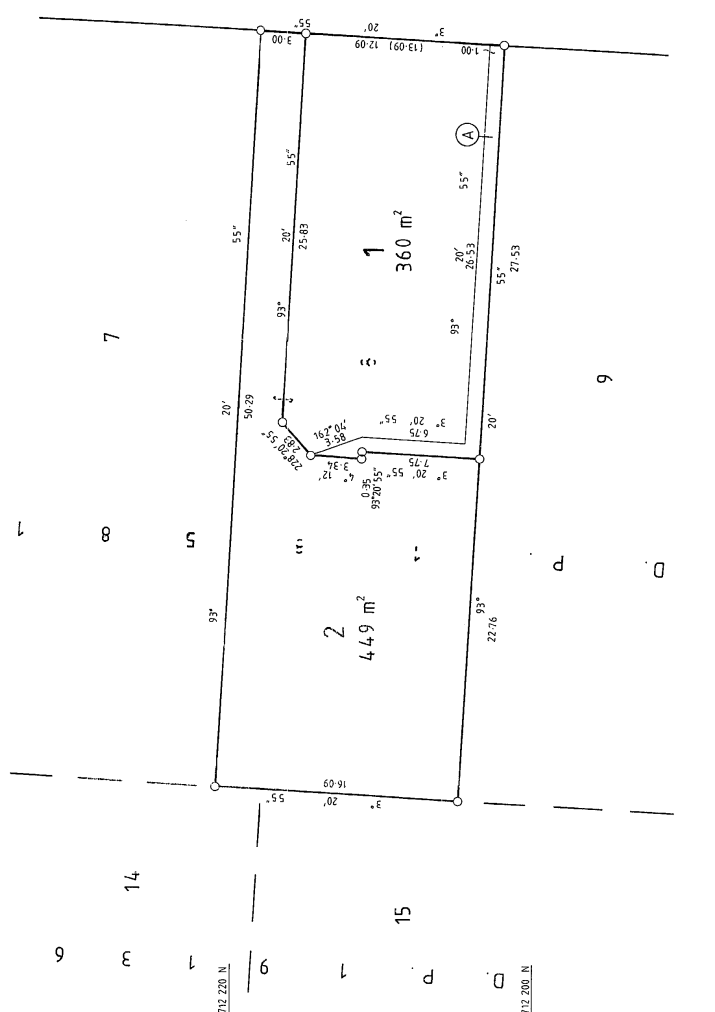
Type	Servient Tenement	Easement Area	Dominant Tenement	Statutory Restriction
Right to drain sewage and water and right to convey electric power and telephonic communications	Lot 1 Deposited Plan 78396 - CT CB45A/183	A DP 78396	Lot 2 Deposited Plan 78396 - herein	

The above easements will be subject to Section 243(a) Resource Management Act 1991 when created

12146408.2 Mortgage to Westpac New Zealand Limited - 11.6.2021 at 12:10 pm

		<p>Approvals</p> <p><i>[Signature]</i> Registered Proprietor(s)</p>							
<p>Planned to Section 223 Resource Management Act 1991</p> <p>dated <i>24/5/1998</i> day of <i>May</i> 19<i>98</i></p> <p>The Christchurch City Council has approved this plan of subdivision subject to the following conditions:</p> <p><i>[Conditions listed]</i></p> <p>and certifies that the plan is in accordance with the requirements and provisions of the Operative District Scheme.</p> <p>IN WITNESS WHEREOF THE COMMON SEAL of the CHRISTCHURCH CITY COUNCIL was affixed here to the presence of:</p> <p><i>[Signature]</i> Mayor/Councillor</p> <p><i>[Signature]</i> Administration Officer</p>		<p>CERTIFICATE OF TITLE ALLOCATED:</p> <table border="1"> <tr> <td>Lot 1</td> <td>45A / 183</td> </tr> <tr> <td>Lot 2</td> <td>45A / 184</td> </tr> </table>		Lot 1	45A / 183	Lot 2	45A / 184		
Lot 1	45A / 183								
Lot 2	45A / 184								
<p>MEMORANDUM OF EASEMENT</p> <table border="1"> <thead> <tr> <th>Nature</th> <th>Servient Tenement Lot No.</th> <th>Dominant Tenement</th> </tr> </thead> <tbody> <tr> <td>Right to drain sewage & water right to carry electric power & telephone communications</td> <td>1</td> <td>A 2</td> </tr> </tbody> </table> <p>Total Area <i>809 m²</i></p> <p>Comprised in <i>CT 697/69</i></p>		Nature	Servient Tenement Lot No.	Dominant Tenement	Right to drain sewage & water right to carry electric power & telephone communications	1	A 2	<p>I, <i>[Signature]</i> District Land Registrar</p> <p>Registered Surveyor and holder of an annual practicing certificate for the Survey Act 1980 hereby certify that this plan has been made from surveys executed by me or under my directions, that both plan and survey are correct and have been made in accordance with the Survey Regulations 1992 or any regulations made in substitution thereof.</p> <p>Dated at <i>Christchurch</i> this <i>24/5/98</i> day of <i>May</i> 19<i>98</i></p> <p>at <i>[Signature]</i> Signature</p> <p>Field Book <i>[Blank]</i> Inverse Book <i>[Blank]</i></p> <p>Reference Plans <i>DP 81381, 1893, 23451, 50824, 50817, 17240, 18816, FA 833240, 80, 82</i></p> <p>Examined <i>[Blank]</i> Correct <i>[Blank]</i></p>	
Nature	Servient Tenement Lot No.	Dominant Tenement							
Right to drain sewage & water right to carry electric power & telephone communications	1	A 2							
<p>Approved as to Survey</p> <p><i>[Signature]</i> Deputy Chief Surveyor</p> <p>Deposited this <i>24/5/98</i> day of <i>May</i> 19<i>98</i></p>		<p>File <i>DP 78396</i></p> <p>Revised <i>7-5-98</i></p> <p>Instructions</p>							

<p>LAND DISTRICT <i>Canterbury</i></p> <p>SURVEY BLK. & DIST. <i>VII Christchurch</i></p> <p>NZMS 261 SHT <i>RECORD MAP No</i></p>	<p>LOTS 1 & 2 BEING SUBDIVISION OF LOT 8, DP. 18581.</p>	<p>TERRITORIAL AUTHORITY <i>Christchurch City</i></p> <p>Surveyed by <i>Middleton Williams & Co. 8499</i></p> <p>Scale <i>1:200</i> Date <i>March 1998</i></p>
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CAVENDISH ROAD

Legal

290 240 E

712 220 N

712 200 N



COUNCIL RATES & FEES

69A CAVENDISH ROAD, CASEBROOK

PREPARED BY RICHIE EGGELTON

OFFICE ROAD
REAL ESTATE

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

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	405,000	0.323296	\$1,309.35
Uniform Annual General Charg	Per Unit	1	145.000000	\$145.00
Water Connected	Capital Value	405,000	0.077659	\$314.52
Land Drainage	Capital Value	405,000	0.047244	\$191.34
Sewerage	Capital Value	405,000	0.091404	\$370.19
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	405,000	0.000774	\$3.13
Heritage Arts Centre	Capital Value	405,000	0.000609	\$2.47
Total for Christchurch City Council				\$2,552.02

Canterbury Regional Council

Description of Rates	Factor For Calculation	Value of Factor	% Rate/\$ Charge	Amount (GST incl)
Works & Services	Capital Value	405,000	0.000362	\$1.47
WEC Class D	Capital Value	405,000	0.000515	\$2.09
General Rate	Capital Value	405,000	0.045965	\$186.16
Urban Transport:Chch	Capital Value	405,000	0.037546	\$152.06
WFPP Class A	Capital Value	405,000	0.000807	\$3.27
Rating Unit Annual Charge	Per Unit	1	46.100000	\$46.10
Air Quality	Capital Value	405,000	0.001286	\$5.21
Civil Defence UAGC	Per Unit	1	13.860000	\$13.86
GC Transport & Development	Capital Value	405,000	0.000436	\$1.77
Total for Canterbury Regional Council				\$411.99

TOTAL RATES
TOTAL RATES FOR 2022/2023 YEAR (GST inclusive) \$2,964.01

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





PROOF OF INSURANCE

69A CAVENDISH ROAD, CASEBROOK

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OFFICE ROAD
REAL ESTATE

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

2 August 2022

Mr S Randhawa
69A Cavendish Road
Casebrook
Christchurch 8051

**Landlord Insurance****Policy number**

AHL023837576

Page 1 of 1

Certificate of Currency.

Who's insured	Sanjeev Singh Randhawa
Period of insurance	23 June 2022 to 23 June 2023
Insured address	69A Cavendish Road, Casebrook, Christchurch 8051
Rental home sum insured	\$437,000
Rental home excess	\$500
Interested party	Westpac New Zealand Limited

Special terms

The following special terms apply: None

This Certificate of Currency should be read together with your policy schedule and your Landlord Insurance policy document.

If you have any questions or would like to make any changes to your insurance, please call us on **0800 500 213** or email **customerservice@aainsurance.co.nz**.

Kind regards

The AA Insurance Team

We're here to
get things sorted.

0800 500 213

aainsurance.co.nz



EQC DOCUMENTATION

69A CAVENDISH ROAD, CASEBROOK

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REAL ESTATE

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

Claim No. CLM/2011/178459

07 September 2012

MS MARGARET KELCHER
69A CAVENDISH ROAD
CASEBROOK
CHRISTCHURCH 8051

Dear Ms Kelcher

Your settlement calculation

EQC has now calculated your claim entitlement and paid the following amount(s).

Item	Amount	Excess	Balance
Dwelling	\$9,413.93	\$200.00	\$9,213.93
Total			\$9,213.93

Total amount of this payment is **\$9,213.93**

Payment

It is important that the payment(s) made to you are used for the purpose of repair or replacement of damaged property.

If you have not provided EQC with a bank deposit slip (to enable electronic payment) your payment will be made by cheque. If you are expecting further payments from EQC and would prefer payment by direct credit, please send us a bank deposit slip, or a letter from your bank identifying your bank account number. We can accept these electronically if they are scanned and emailed. Please include your claim number in any correspondence to us.

If you believe there are outstanding aspects of your claim, you should bank your cheque(s) and EQC will continue to respond to your queries. Banking your claim settlement cheque does not affect your correct or any future entitlement(s).

Your obligations

By accepting this payment from EQC, you are agreeing that the claim information that you submitted was true and accurate; that you have not withheld any material information; that you will inform EQC if any information provided later becomes incorrect; and that you will provide any further information required for EQC to assess your claim.

Further contact

If you have any concerns about your claim please contact us either by sending an email to claims@eqc.govt.nz or call our free phone number 0800 508 765.

Yours faithfully

Robyn O'Toole
Claims Consultant

EQC Full Assessment Report

Claim Number: CLM/2011/178459
Claimant: Margaret Kelcher
Property Address: 69A CAVENDISH ROAD
CASEBROOK
CHRISTCHURCH 8051

Assessment Date: 01/11/2011 12:14
Assessor: McTainsh, David
Estimator: Davies, Jarrod
Property Occupied By: Owner Occupied

Claimant Setup

Type	Name	Home Number	Mobile Number	Work Number	Email Address
Owner	Margaret, Kelcher	03 3526525			

Insurance & Mortgage Details

Insurance Details - From Claim Centre

Insurer	Policy Type	Policy Number	Insurance Sighted	Insurance Valid
AMI Insurance	Dwelling	1622315D01	Yes	

Insurance Details - Added in COMET

Insurer	Policy Type	Policy Number	Insurance Sighted	Insurance Valid
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Insurance Details - Comments

Mortgage Details - From Claim Centre

Bank

Mortgage Details - Added in COMET

Bank

Mortgage Details - Comments

Opt Out

For repairs costing between \$10,000 and \$100,000 the claimant wishes to manage their own repairs? No

Hazards

Hazards: Nil
Property Sticker: No Sticker

Building Configurations

Leaky Home Syndrome? No

Building Name	Number of floors	Building Finish	Age of house	Footprint	Area (m2)
Main Building	1	Standard	Post 1980	Rectangular	128.63

Full Assessment

Site

Element	Type	Material	Damages	Measure	Rate	Cost
Land	Exposed	Soil	No Earthquake Damage			
Land	Under dwelling	Soil	No Earthquake Damage			
Main Access	Drive	Asphalt	No Earthquake Damage			

General Comments:

Services

Element	Type	Material	Damages	Measure	Rate	Cost
Sewerage	Town Connection	PVC Pipe	No Earthquake Damage			
Water Supply	Town Connection	Plastic	No Earthquake Damage			

General Comments:

Main Building

Exterior

Elevation (North)

Damage: Earthquake damage

Require Scaffolding? No

Element	Type	Material	Damages	Measure	Rate	Cost
Wall Cladding	Brick Veneer	Brick	Cracking			
			Relay and re-bed loose bricks	0.50 m2	85.00	42.50
Wall framing	Timber Frame	Timber	No Earthquake Damage			

General Comments:

Elevation (West 10.5x2.2)

Damage: No damage

Require Scaffolding? No

General Comments: brick veneer

Elevation (South)

Damage: Earthquake damage

Require Scaffolding? No

Element	Type	Material	Damages	Measure	Rate	Cost
Wall Cladding	Brick Veneer	Brick	Cracking			
			Relay and re-bed loose bricks	0.50 m2	85.00	42.50
Wall framing	Timber Frame	Timber	No Earthquake Damage			

General Comments:

Elevation (East6x1.8)

Damage: No damage

Require Scaffolding? No

General Comments: brick veneer
Unable to access

Foundations (Concrete slab 129sqm)

Damage: No damage

Require Scaffolding? No

General Comments:

Roof (Rolled metal 150sqm)

Damage: No damage

Require Scaffolding? No

General Comments:

Ground Floor - Kitchen (Dining room and lounge)

Damage: Earthquake damage

Require Scaffolding? No

Element	Type	Material	Damages	Measure	Rate	Cost
Built In Oven	Other	Steel	No Earthquake Damage			
Ceiling	Gib	Paint	No Earthquake Damage			
Door (Internal)	Single Hollow Core	MDF	No Earthquake Damage			
Floor	Concrete	Carpet	No Earthquake Damage			
Hob	Electric	Standard Spec	No Earthquake Damage			
Kitchen joinery	Medium Spec	MDF	No Earthquake Damage			
Range Hood	Over Head	Standard spec	No Earthquake Damage			
Wall covering	Gib	Paint	Cosmetic damage			
			Rake out, plaster and paint	68.40 m2	27.00	1,846.80
Window	Aluminium Casement	Pane single glazed	No Earthquake Damage			
Work top	Kitchen work top	Laminate	No Earthquake Damage			

General Comments:

Ground Floor - Internal Garage

Damage: Earthquake damage

Require Scaffolding? No

Element	Type	Material	Damages	Measure	Rate	Cost
Ceiling	Gib	Paint	Cosmetic Damage			
			Rake out, plaster and paint	36.00 m2	27.00	972.00
Door (External)	Single glass door	Aluminium	No Earthquake Damage			
Door (Internal)	Single Hollow Core	MDF	No Earthquake Damage			
Floor	Concrete	Concrete	No Earthquake Damage			
Garage door	Tilt-a-door Metal	Steel	No Earthquake Damage			
Wall covering	Gib	Paint	No Earthquake Damage			

General Comments:

Ground Floor - Hallway

Damage: Earthquake damage

Require Scaffolding? No

Element	Type	Material	Damages	Measure	Rate	Cost
Ceiling	Gib	Paint	Cosmetic Damage			
			Rake out, plaster and paint	10.45 m2	27.00	282.15
Door (External)	Single glass door	Aluminium	No Earthquake Damage			
Floor	Concrete	Carpet	No Earthquake Damage			
Wall covering	Gib	Paint	Cosmetic damage			
			Rake out, plaster and paint	50.87 m2	27.00	1,373.49

General Comments:

Ground Floor - Bedroom

Damage: Earthquake damage

Require Scaffolding? No

Element	Type	Material	Damages	Measure	Rate	Cost
Ceiling	Gib	Paint	No Earthquake Damage			
Door (External)	Sliding / Ranch sliding door	Aluminium	No Earthquake Damage			
Door (Internal)	Single Hollow Core	MDF	No Earthquake Damage			
Floor	Concrete	Carpet	No Earthquake Damage			
Wall covering	Gib	Paint	Cosmetic damage			
			Rake out, plaster and paint	37.25 m2	27.00	1,005.75
Window	Aluminium Casement	Pane single glazed	No Earthquake Damage			

General Comments:

Ground Floor - Bedroom (By garage)

Damage: No damage

Require Scaffolding? No

General Comments: painted gib walls and ceiling
One door, window
Carpet over concrete

Ground Floor - Bedroom (Second left)

Damage: No damage

Require Scaffolding? No

General Comments: Painted gib walls and ceiling
Carpet over concrete
One door, window

Ground Floor - Bathroom

Damage: Earthquake damage

Require Scaffolding? No

Element	Type	Material	Damages	Measure	Rate	Cost
Bath	Acrylic	Standard specification	No Earthquake Damage			
Bathroom Sink	Basin	Standard specification	No Earthquake Damage			
Ceiling	Gib	Paint	Cosmetic Damage			
			Rake out, plaster and paint	5.42 m2	27.00	146.34
Door (Internal)	Single Hollow Core	MDF	No Earthquake Damage			
Door (Internal)	Single sliding	MDF	No Earthquake Damage			
Floor	Concrete	Tiles	No Earthquake Damage			
Shower	Cubical shower unit	Acrylic shower	No Earthquake Damage			
Wall covering	Gib	Paint	No Earthquake Damage			
Window	Aluminium Casement	Pane single glazed	No Earthquake Damage			

General Comments:

Ground Floor - Toilet

Damage: No damage

Require Scaffolding? No

General Comments: Tiles over concrete
Painted gib walls and ceiling
One toilet, door, window

Fees

Fees

Name	Duration	Estimate
Contents movement fee	1.00	1,093.39
Small Job Fee	1.00	180.00

Overheads

Name	Estimate
Preliminary and general	456.92
Margin	744.18
GST	1,227.90

Scope Of Works Estimate

Property

Description	Estimate
Site	0.00
Services	0.00
	0.00

Main Building

Name	Description	Estimate
Exterior	Foundations (Concrete slab 129sqm)	0.00
	Elevation (East6x1.8)	0.00
	Elevation (North)	42.50
	Roof (Rolled metal 150sqm)	0.00
	Elevation (South)	42.50
	Elevation (West 10.5x2.2)	0.00
		85.00

Floor	Description	Estimate
Ground Floor	Bathroom	146.34
	Bedroom	1,005.75
	Bedroom (By garage)	0.00
	Bedroom (Second left)	0.00
	Hallway	1,655.64
	Internal Garage	972.00
	Kitchen (Dining room and lounge)	1,846.80
	Toilet	0.00
		5,626.53

5,626.53

Fees

Description	Estimate
Contents movement fee	1,093.39
Small Job Fee	180.00
	1,273.39

Overheads

Description	Estimate
Preliminary and general	456.92
Margin	744.18
GST	1,227.90
	2,429.01

Total Estimate	9,413.93
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Inspection Sign Off

Description	Answer	comments
Contents Damage		
Has the contents schedule been left with claimant?	No	
Have the contents been sighted?	No	
Land Damage		
Is there land damage?	No	
Landslip damage has been assessed on paper	No	
Was a full inspection done?		
In roof space	Yes	
On roof?	Yes	
Under sub floor?	No	Concrete slab
Decline Claim		
Recommend Declining Claim	No	
Next Action:		
To the Settlement Team		

Previous Claim Numbers (recorded manually in field)

- This is the only claim for this property

File Notes

Date Created:	01/11/2011 12:19
Created :	Davies, Jarrod
Subject:	Dwelling damage.
Note:	Single storied 1990's dwelling on a flat easily accessible section. Concrete slab foundation, timber wall framing, brick veneer and a hip roof covered with rolled metal. The are cosmetic cracks to two of the exterior walls to be repaired, all other element have no quake damage. Internal garage.The interior is lined with gib to the walls and ceilings. There is minor cosmetic cracks to some ceilings and walls. Habitable and watertight.
Next Action:	To settlement team.
Date Created:	22/10/2012 06:49
Created :	Administrator, Alchemy
Subject:	Assessment Address Changed
Note:	From:69A CAVENDISH ROAD, CHRISTCHURCH CITY, CHRISTCHURCH To:69A CAVENDISH ROAD, CASEBROOK, CHRISTCHURCH
Next Action:	

Urgent Works Items



ADDITIONAL DOCS

69A CAVENDISH ROAD, CASEBROOK

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REAL ESTATE

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EASEMENT CERTIFICATE

A358310.2

Canterbury

EC

Land Registry Office

(IMPORTANT — Registration of this certificate does not of itself create any of the easements specified herein.)

We, SHANE DAVID SMITH and JACQUELINE ELIZABETH SIMMONS

being the registered proprietor of the land described in Schedule 'A' hereto hereby certify that the easement specified in that Schedule, the servient tenements in relation to which are shown on a plan of survey deposited in the Land Registry Office at Christchurch on the _____ day of _____ 19 ⁹⁸
under No. 78396 are the easements which it is intended shall be created by the operation of Section 90A of the Land Transfer Act 1952.

SCHEDULE 'A'

C.T. Ref.	Nature of Easement (e.g. Right of Way etc.)	SERVIENT TENEMENT		Dominant Tenement Lot No. or other Legal Description
		Lot No. or other Legal Description	Identification of Part Subject to Easement	
697/69	Right to Drain Sewage and Water Right to Convey electric power and telephonic communications	1	A	2

1. The rights and powers set out in the Seventh Schedule to the Land Transfer Act 1952 are herein implied except as they are added to or substituted in Schedule 'B' hereto.

2. The terms, covenants, conditions, or restrictions set out in Schedule 'C' hereto shall attach to the easements specified therein.

Dated this 5th day of June 19 ⁹⁸

Signed by the above-named SHANE DAVID SMITH
and JACQUELINE ELIZABETH SIMMONS
in the presence of

Witness: [Signature]

Occupation: RICHARD MICHAEL SPROTT

SOLICITOR

Address: CHRISTCHURCH

[Signature]
[Signature]

Correct for the purposes of the Land Transfer Act

[Signature]
Solicitor for the Registered Proprietor

SCHEDULE 'B'

State whether any rights or powers set out here are in addition to or in substitution for those set out in the Seventh Schedule to the Land Transfer Act 1952.

1. Rights and Powers:

1. In addition to the rights and powers set out in the Seventh Schedule to the Land Transfer Act 1952 the full free uninterrupted and unrestricted right liberty and privilege for the grantee and his tenants (in common with the grantor his tenants and any other person lawfully entitled so to do) from time to time and at all times to convey electric power and telephone communications underground across those parts of the grantors land over where the easement is granted or created together with the full free uninterrupted and unrestricted right liberty and privilege for the grantee and his tenants (in common with the grantor his tenants and any other person lawfully entitled so to do) for the purposes aforesaid:

(a) To use any line of pipes supply wires conduit pipes mains and accessories of all descriptions already laid or any pipes supply sires conduit pipes mains and accessories as aforesaid in replacement or in substitution for all or any of such pipes supply wires conduit pipes mains and accessories as aforesaid.

(b) Where no such line of pipes electric power supply wires conduit pipes mains and accessories as aforesaid exist to lay place maintain construct and erect or to have laid placed maintained constructed or erected such line of pipes supply wires conduit pipes mains and accessories as aforesaid as may be respectively required for such of the aforesaid purposes under the surface of the land over which the easement is granted or created and along such line if any as may be defined for such purpose or purposes.

(c) In order to construct or maintain the efficiency of any such line of pipes supply wires conduit pipes mains and accessories as aforesaid the full free uninterrupted and unrestricted right liberty and privilege for the grantee his tenants servants agents and workmen with any tools implements machinery vehicles or equipment of whatsoever nature necessary for the purpose to enter upon the land over which the easement is granted or created and to remain there for any reasonable time for the purpose of laying inspecting cleaning repairing maintaining and renewing such line of pipes electric power supply wires conduit pipes mains and accessories as aforesaid or any part thereof and of opening up the soil of that land to such extent as may be necessary and reasonable in that regard PROVIDED THAT as little disturbance as possible is caused to the surface of the land of the grantor and that the surface is restored as nearly as possible to its original condition and any other damage done by reason of the aforesaid operations is repaired. AND FURTHER PROVIDED THAT the laying maintaining or rejoining of such line of pipes supply wires conduit pipes mains and accessories shall be carried out in such a way that as little inconvenience as possible is caused to the flow of traffic through such facilities.

2. IT IS HEREBY AGREED AND DECLARED that for the purpose of this certificate herein the term "the grantor/s" shall mean the registered proprietors for the time being of the servient tenement described in the schedule hereto.

SCHEDULE 'C'

2. Terms, conditions, covenants, or restrictions in respect of any of the above easements:


(a) The cost of forming and maintaining the water pipes, sewage pipes, telephone and electric power connections shall be borne by the registered proprietors for the time being of the lots affected in the same proportion in which the owner or occupier of the respective lots shall use the said water pipes, sewage pipes, telephone and electric power connections.

(b) If the maintenance, renewal, inspection or repair of the said water pipes, sewage pipes, telephone or electric power connection shall be due to the neglect or default of any one of the registered proprietors for the time being of the lots affected the costs of such maintenance renewal repair shall be borne solely by that registered proprietor and if there shall be more than one registered proprietor for the time being so responsible that cost shall be borne by them in proportion to their liability.

(c) No building or other improvements shall be erected, constructed and no tree or shrubs planted in any position likely to interfere with the exercise of the rights and powers containing in implied in any easement created in terms hereof.

(d) In the event of any dispute or difference arising between the registered proprietor for the time being of the lots affected as to the easements hereby intended to be created or as to any of the covenants herein containing the same shall be referred to arbitration under the provisions of the Arbitration Act 1908 and its amendments.

time recorded below.



District
Assistant Land Registrar
of the District of

**THE WITHIN EASEMENTS WHEN
CREATED WILL BE SUBJECT TO
SECTION 243(a) RESOURCE
MANAGEMENT ACT 1991.**

REGISTER
(Sole copy)
11.42 30.JUN98 A 358310.2
PARTICULARS ENTERED IN REGISTER
LAND REGISTRY CANTEBURY
ASST LAND REGISTRAR.....

BISHOPDALE LAW
P O BOX 20031
CHRISTCHURCH



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.

RICHIE EGGELTON

CLIENT REVIEWS



Richie went above and beyond with our house sale to make sure we were informed at each stage of the process and ensured we got the best price possible, which far exceeded our expectations. Richie is...

ratemyagent



Richie sold our house around a year ago. Me and my wife found him great to deal with. He was always polite and easy to talk with. Would 100% use him again. Cheers Bryce and Jamie

ratemyagent



Richie was a great pleasure to work with. Always prompt, professional and exceeded all expectations with even mowing my lawns for me. Great guy, very friendly and genuine

ratemyagent



It was a pleasure having Richie help us through the sale of our property, he was always responsive to any questions we had, he was always polite and punctual, a true professional, he made the experience...

ratemyagent



Our second rodeo to purchase a home, however a first, in purchasing an existing home. Richie's approach was consistent and met our needs by gaging with us at our speed. We did not feel intimidated upon...

ratemyagent

For more client reviews, Checkout
[Rate My Agent.co.nz](http://RateMyAgent.co.nz)

OFFICE ROAD
REAL ESTATE

HAVE YOU THOUGHT OF YOUR NEXT STEP IN LIFE?

Our service doesn't stop once we've sold your property. Period.

Our goal with each and every vendor is to act as a lifelong supporter. Nurturing our vendors from selling, right through to buying their next property is what makes us second to none. A lot of agents sell your property, provide a 'thank you' gift and then move on.

Our 'after sales' service starts before you've sold your property.

How?

We utilise our service providers like Ben Whitty from NZ Home Loans to assess your financial situation to get you ready to make that next step in life.

Ben & NZ Home Loans philosophy is much like ours - 'life long nurturing'. Their goal is to support you by utilising their many close financial relationships to get you the best mortgage rate, whilst teaching you the best ways to structure your finances for now and the future.

Don't hesitate to call Ben today, it could be the best call you make all year (other than the call to me! haha)



CONTACT BEN TODAY

022 301 5350

BEN.WHITTY@NZHOMELOANS.CO.NZ

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