



PROPERTY INFO PACK

75 CORSON AVENUE, BECKENHAM

PREPARED BY ANDY WILLIAMS

OFFICE ROAD
REAL ESTATE

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

75 CORSON AVENUE, BECKENHAM

PACKED WITH PROMISE IN A PREMIUM LOCATION

FEATURES:



PROPERTY DETAILS:

Address: 75 Corson Avenue, Beckenham
Legal Description: Lot 62 Block III DP 2315
Property Type: House
Sale by: Negotiation
Close To: Parks, The Tannery, Schools

PROPERTY DESCRIPTION:

Brimming with potential, this traditional roughcast cottage represents an outstanding project in a premium pocket of Christchurch. Exhibiting original finishes and offered to the market on an "as is, where is" basis, the home is currently very neutral and liveable but will require releveling to bring it up to insurable standards.

Carrying out this work in conjunction with renovations makes this a thoroughly enthralling project, particularly in this desirable neighbourhood.

Classically configured over a single level, the layout encompasses three bedrooms assisted by a functional bathroom and a second toilet.

A combined kitchen and dining room is complemented by a designated lounge for day-to-day practicality, while two heat pumps aid in keeping the home comfortable year-round.

The section is generously proportioned at 769m2 and, again, is loaded with opportunity, currently hosting a detached double garage and a large lawn which could easily be enhanced with creative energy.

This family-friendly community has exceptional schooling options, including Beckenham School, Christchurch South Intermediate and Cashmere High School, while nature's playground of the Port Hills is just moments away.

Properties with potential in this location gain immense interest, and buyers should view at their earliest convenience.

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

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PROPERTY PHOTOGRAPHY



PROPERTY PHOTOGRAPHY





CERTIFICATE OF TITLE

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

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




R.W. Muir
Registrar-General
of Land

Identifier **CB20K/471**
Land Registration District **Canterbury**
Date Issued 12 December 1979

Prior References
CB298/110

Estate Fee Simple
Area 768 square metres more or less
Legal Description Lot 62 Block III Deposited Plan 2315
Registered Owners
Nomis Property Trust 2004 Limited

Interests
9709292.2 Mortgage to ANZ Bank New Zealand Limited - 2.5.2014 at 2:48 pm



COUNCIL RATES & FEES

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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	520,000	0.323296	\$1,681.14
Uniform Annual General Charg	Per Unit	1	145.000000	\$145.00
Water Connected	Capital Value	520,000	0.077659	\$403.83
Land Drainage	Capital Value	520,000	0.047244	\$245.67
Sewerage	Capital Value	520,000	0.091404	\$475.30
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	520,000	0.000774	\$4.02
Heritage Arts Centre	Capital Value	520,000	0.000609	\$3.17
Total for Christchurch City Council				\$3,174.15

Canterbury Regional Council

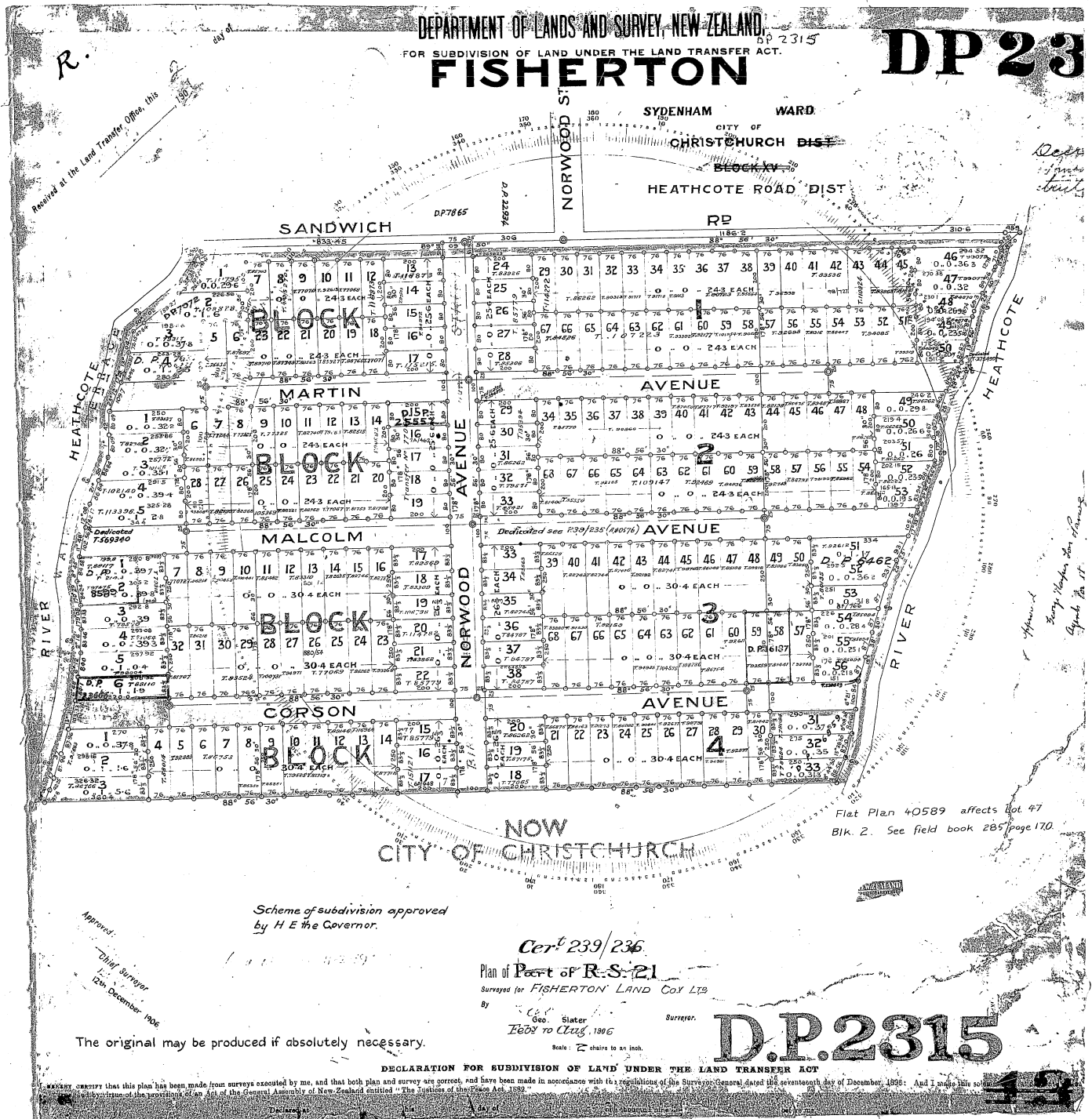
Description of Rates	Factor For Calculation	Value of Factor	% Rate/\$ Charge	Amount (GST incl)
Works & Services	Capital Value	520,000	0.000362	\$1.88
WEC Class D	Capital Value	520,000	0.000515	\$2.68
General Rate	Capital Value	520,000	0.045965	\$239.02
Urban Transport:Chch	Capital Value	520,000	0.037546	\$195.24
WFPP Class A	Capital Value	520,000	0.000807	\$4.20
Rating Unit Annual Charge	Per Unit	1	46.100000	\$46.10
Air Quality	Capital Value	520,000	0.001286	\$6.69
Civil Defence UAGC	Per Unit	1	13.860000	\$13.86
GC Transport & Development	Capital Value	520,000	0.000436	\$2.27
Total for Canterbury Regional Council				\$511.94

TOTAL RATES

TOTAL RATES FOR 2022/2023 YEAR (GST inclusive) \$3,686.09

Receive your rates invoice by email

Find out more





EQC

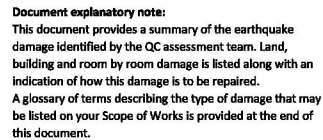
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Completed by: **Chip Thomas**
Date: **19-Nov-2015**
Claim number: **CLM/2011/176006**
SOW Type:

[illegible]

Line Items:			
Element	Damage	Repair	Size
Site			
Element	Damage	Repair	
Land	No Earthquake Damage		
Land	No Earthquake Damage		
Main Access	No Earthquake Damage		
Services			
Element	Damage	Repair	
Water Supply	No Earthquake Damage		
Sewerage	No Earthquake Damage		
Main Building			
Exterior Element(s)			
Elevation North			
Cladding	Cosmetic damage	Paint	30m2
Elevation south			
Cladding	Cosmetic damage	Paint	27.5m2
Cladding	Cosmetic damage	Repair stucco	1m2
Steps	Cosmetic damage	Replaster and paint	1
Elevation east			
Cladding	Cosmetic damage	Paint	44m2
Elevation (West)			
Element	Damage	Repair	
Wall framing	No Earthquake Damage		
Wall Cladding	Cracking to paint	- Paint wall	41.04 m2
Foundations (Concrete)			
Element	Damage	Repair	
Piles	Floor has moved greater than 100mm	Repile	68
Ring foundation	Cracking	Grind out and epoxy fill	2m
Ring foundation	Cosmetic damage	Paint	10m2
Roof (Pitched)			
Element	Damage	Repair	
Roof Covering	No Earthquake Damage		
Roof framing	No Earthquake Damage		
Ground Floor			
Kitchen			
Element	Damage	Repair	
Ceiling	Cosmetic damage	Rake, stop, paint	19.78m2
Floor	Enabling work	Cut out floor and replace with sheet flooring	19.78m2
Floor	Enabling work	Replace vinyl	19.78m2
Wall covering	Cosmetic damage	- Rake out, plaster and paint	42.72 m2
Work top	No Earthquake Damage		
Kitchen joinery	No Earthquake Damage		
Range (Free standing oven)	No Earthquake Damage		

Range Hood	No Earthquake Damage		
Window	No Earthquake Damage		
Window	No Earthquake Damage		
Bathroom			
Element	Damage	Repair	
Ceiling	Cosmetic damage	Rake, stop, paint	6.66m2
Floor	Enabling work	Cut out floor and replace with sheet flooring	6.66m2
Floor	Enabling work	Replace vinyl	6.66m2
Wall covering	Cosmetic damage	- Rake out, plaster and paint	26.40 m2
Bath	Impact damage	- Repair enamel on site	1
Bathroom Sink	Enabling work	Remove and refit	1
Door (Internal)	No Earthquake Damage		
Toilet	Enabling work	Remove and refit	1
Window	No Earthquake Damage		
Bedroom (South east)			
Element	Damage	Repair	
Ceiling	Cosmetic damage	Strip, hang and paint wallpaper	12.6m2
Floor	Enabling work	Cut out floor and replace with sheet flooring	12.6m2
Floor	Enabling work	Uplift and relay carpet	12.6m2
Wall covering	Cosmetic damage	- Rake out plaster repair lath and plaster cracks	7.00 m
Wall covering	Cosmetic damage	- Remove, dispose and replace wallpaper - paint	38.34 m2
Window	No Earthquake Damage		
Door (Internal)	No Earthquake Damage		
Bedroom (South west)			
Element	Damage	Repair	
Ceiling	Cosmetic damage	Paint	22.56m2
Floor	Enabling work	Cut out floor and replace with sheet flooring	22.56m2
Floor	Enabling work	Uplift and relay carpet	22.56m2
Wall covering	Cosmetic damage	- Rake out plaster repair lath and plaster cracks	7.00 m
Wall covering	Cosmetic damage	- Remove, dispose and replace wallpaper - paint	51.30 m2
Door (Internal)	No Earthquake Damage		
Window	No Earthquake Damage		
Door (External)	No Earthquake Damage		
Heating	No Earthquake Damage		
Entry (Front)			
Element	Damage	Repair	
Ceiling	Cosmetic damage	Paint	2.08m2
Floor	No Earthquake Damage		
Wall covering	Cosmetic damage	Rake, stop, paint	13.92 m2
Door (External)	No Earthquake Damage		
Door (Internal)	No Earthquake Damage		
Window	No Earthquake Damage		
Bedroom (West)			
Element	Damage	Repair	
Ceiling	Cosmetic damage	Paint	7m2
Floor	Enabling work	Cut out floor and replace with sheet flooring	7m2
Floor	Enabling work	Uplift and relay carpet	7m2
Wall covering	Cosmetic damage	- Rake out plaster repair lath and plaster cracks	5.00 m
Wall covering	Cosmetic damage	Strip, hang and paint wallpaper	29.70 m2
Door (Internal)	No Earthquake Damage		
Window	No Earthquake Damage		
Hallway			
Element	Damage	Repair	
Ceiling	No Earthquake Damage		
Floor	Enabling work	Uplift and relay carpet	4.44m2
Floor	Enabling work	Cut out floor and replace with sheet flooring	4.44m2
Wall covering	Cosmetic damage	- Rake out, plaster and paint	23.52 m2
Lounge			
Element	Damage	Repair	

	Area	6.66	\$ 36.00	\$ 239.76
	Area	6.66	\$ 100.00	\$ 666.00
	Area	6.66	\$ 109.00	\$ 725.94
2397	Area	26.40	\$ 32.90	\$ 868.56
47	Item	1	\$ 237.60	\$ 237.60
	Each	1	\$ 300.00	\$ 300.00
	Each	1	\$ 300.00	\$ 300.00
	Area	12.6	\$ 80.00	\$ 1,008.00
	Area	12.6	\$ 100.00	\$ 1,260.00
	Area	12.6	\$ 14.00	\$ 176.40
2480	LinearMeter	7.00	\$ 15.25	\$ 106.75
3088	Area	38.34	\$ 79.15	\$ 3,034.61
	Area	22.56	\$ 24.00	\$ 541.44
	Area	22.56	\$ 100.00	\$ 2,256.00
	Area	22.56	\$ 14.00	\$ 315.84
2480	LinearMeter	7.00	\$ 15.25	\$ 106.75
3088	Area	51.30	\$ 79.15	\$ 4,060.40
	Area	2.08	\$ 24.00	\$ 49.92
	Area	13.92	\$ 33.00	\$ 459.36
	Area	7	\$ 24.00	\$ 168.00
	Area	7	\$ 100.00	\$ 700.00
	Area	7	\$ 14.00	\$ 98.00
2480	LinearMeter	5.00	\$ 15.25	\$ 76.25
	Area	29.70	\$ 80.00	\$ 2,376.00
	Area	4.44	\$ 14.00	\$ 62.16
	Area	4.44	\$ 100.00	\$ 444.00
2397	Area	23.52	\$ 32.90	\$ 773.81

[illegible][illegible]

Scope of Works - Glossary of Terms

Cosmetic Damage	Cosmetic damage is used to record repairs to an element that can be done in situ e.g. minor cracking to plasterboard. For example a repair strategy may state "rake, stop and paint" and this is carried out without needing to remove or replace the damaged element. Where the plasterboard for example needs to be removed and replaced, this will be recorded as 'structural damage'.
Impact Damage	Impact damage is where an element or part of a building sustains earthquake damage and then breaks away or collapses causing damage to another part of the building. An example is a chimney that has collapsed and caused damage to roof tiles.
Structural Damage	The term structural damage is used where a repair requires an element to be removed and replaced e.g. major cracking to plasterboard or external cladding that has been dislodged. This term does not relate to the structural integrity of the building as a whole, but to the individual element only.

Additional Information

Building Terms	The Department of Building and Housing website has a comprehensive list of common building terms: http://www.dbh.govt.nz/building-az-wxyz
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0800 DAMAGE (0800 32 62 43)

9 December 2015

Claim No. CLM/2011/176006

Nomis Property Trust 2004 Limited
c/- Mr G Colquhoun
PO Box 70
Christchurch 8140

Dear Mr Colquhoun

INSURED NAME: MR GLEN COLQUHOUN**DAMAGE LOCATION: 75 CORSON AVENUE, BECKENHAM, CHRISTCHURCH 8023**

EQC has calculated the repair cost of your earthquake damage to your building identified above, which is insured under the Earthquake Commission Act 1993. We have contacted you and discussed your cash settlement entitlement of **\$76,780.45** for the cost of repairing earthquake damage listed in your finalised Scope of Works. Your cash settlement entitlement is summarised below with full calculations attached.

Building claim summary

Claim Number	Event Date	Estimated repair \$	Excess Deducted \$	Previously settled \$	Net amount payable
2010/ 088219	(04/09/10)	\$15,574.65	\$200.00	\$0.00	\$15,374.65
2011/ 176006	(22/02/11)	\$62,026.99	\$621.19	\$0.00	\$61,405.80
Total		\$77,601.64	\$821.19	\$0.00	\$76,780.45

Payment

Your certificate of title shows you have a registered mortgage. Cheques for the above individual amounts, totalling **\$76,780.45** and a copy of the Scope of Works have been sent to your mortgage lender.

If you believe there are outstanding aspects of your claim, please contact EQC and we will respond to any further queries you may have. Accepting your settlement entitlement does not affect your current or any future entitlement(s).

Your responsibilities

It is important that the payment is used for the purpose of repair or replacement of damaged property that you claimed for, as it may affect your future entitlement to EQC Cover, if your payment is not used for this purpose.

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EQC strongly recommends that you proceed with the repairs promptly to minimise the risk of inflation increasing the cost of your repairs.

Your obligations

By accepting 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.

What to do if you find further earthquake damage

If further earthquake damage is discovered during the repair process, you must notify EQC immediately and consider how you will proceed with the repairs. You may be required to provide EQC with additional information about the damage that has been identified. EQC may make an additional payment to cover costs (to the extent it is liable under the Earthquake Commission Act 1993) after determining that the damage identified was caused by earthquake.

Further contact

If you have any queries about your claim, please contact us by emailing info@eqc.govt.nz or calling 0800 DAMAGE (0800 32 62 43) international call +64 4 978 6400.

If you have a specific concern or questions about your opt out settlement amount please advise when calling our 0800 number that you are calling about your cash settled opt out claim. You can also email us at optout@eqc.govt.nz

Yours sincerely

Bryan Dunne

Acting General Manager, Customer and Claims

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Details of each claim

The following tables detail the financial transactions for the above property, on a claim-by-claim basis.

2010/ 088219	Date of event	(04/09/10)		
Estimated repair cost				\$15,574.65
Maximum EQC liability for this claim				\$15,574.65
Less Excess (1% of apportioned amount, min \$200)		\$200.00		
Previously settled amount (net of excess)		\$0.00		
		<u>\$200.00</u>		<u>\$200.00</u>
Net amount payable to you now				\$15,374.65

2011/ 176006	Date of event	(22/02/11)		
Estimated repair cost				\$62,026.99
Maximum EQC liability for this claim				\$62,026.99
Less Excess (1% of apportioned amount, min \$200)		\$621.19		
Previously settled amount (net of excess)		\$0.00		
		<u>\$621.19</u>		<u>\$621.19</u>
Net amount payable to you now				\$61,405.80

Summary of payments previously made by EQC for this claim			
Previous Payments	Estimated repair	Excess deducted	Net payment made
Urgent Repairs	Invoiced \$		
Paid to you	<u>\$92.00</u>	<u>\$0.00</u>	<u>\$92.00</u>
Total previous payments	\$92.00	\$0.00	\$92.00

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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.

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

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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

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