



**Property
Info Pack**

Property Info Pack

6/40 Draper Street, Richmond

OFFICE ROAD
REAL ESTATE



PROPERTY DETAILS

ADDRESS:

6/40 Draper Street, Christchurch

LEGAL DESCRIPTION:

Principal Unit 6 and Accessory Unit 6A & 1/2 share of Accessory Unit 10A
Deposited Plan 513579

RATEABLE VALUE:

\$390,000

PROPERTY TITLE TYPE:

Unit

PROPERTY AGE

2010-2019

PRICING:

By Negotiation

OPEN HOMES:

Refer to Trademe for open home times & dates

PRIVATE VIEWINGS:

Please contact me for a private viewing - 0275475232

LISTING:

https://www.officeroad.co.nz//property?property_id=1232328

BODY CORPORATE INFORMATION:

See Body Corporate Info Pack

PROPERTY DESCRIPTION

THE PERFECT PROPOSITION

Post-quake construction lends peace of mind to this two-bedroom unit, which presents an outstanding opportunity for buyers seeking to add to their portfolio or secure an easy care first home in a thriving location.

Neatly presented and well maintained, the compact upstairs layout includes a galley kitchen, open plan living and a treetop balcony for relaxed alfresco entertaining. Both bedrooms include built-in wardrobes and share an efficient bathroom, while the presence of a heatpump is also sure to appeal.

Vehicular storage is provided by an off-street carpark, which is ideal given convenient public transport makes car travel practically unnecessary. A short walk or scooter ride along the Avon River delivers you directly into the central city, and neighbouring Stanmore Road boasts an array of retail outlets, cafes and supermarkets.

Tenants are moving out, making this accessible for First Home Buyers, downsizers or investors alike.

*photos taken between tenancies.

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 at: www.officeroad.co.nz/passing-over-of-information

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

PROPERTY PHOTOGRAPHY



PROPERTY PHOTOGRAPHY



PROPERTY PHOTOGRAPHY





Certificate
Of Title

Certificate
Of Title

OFFICE ROAD
REAL ESTATE



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

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




R.W. Muir
Registrar-General
of Land

Identifier 794119
Land Registration District Canterbury
Date Issued 06 October 2017

Prior References
691223

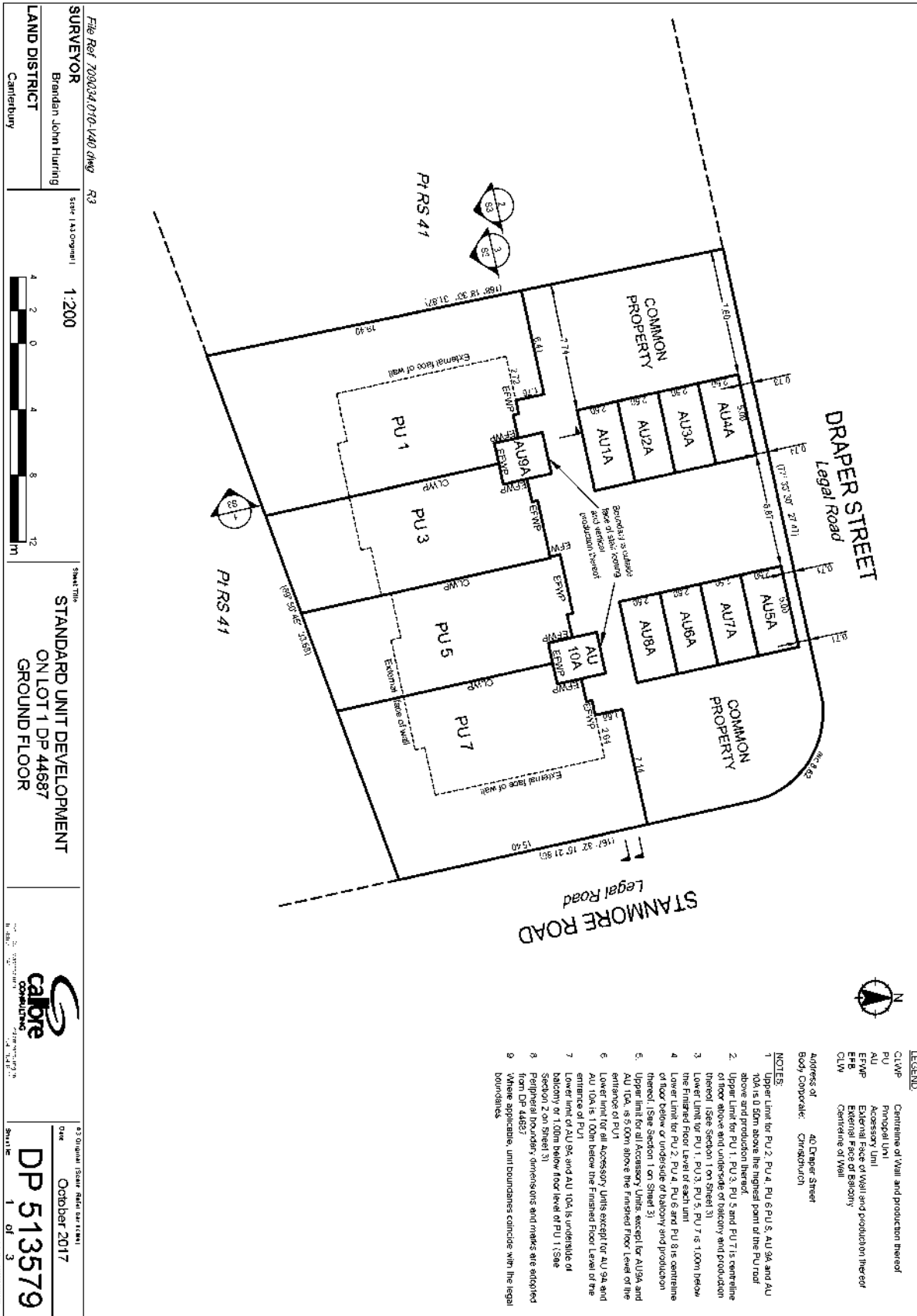
Supplementary Record Sheet
798319

Estate Stratum in Freehold
Legal Description Principal Unit 6 and Accessory Unit 6A
and 1/2 share of Accessory Unit 10A
Deposited Plan 513579

Registered Owners
Colin & Co Limited

**The above estates are subject to the reservations, restrictions, encumbrances, liens and interests noted below and on
the relevant unit plan and supplementary record sheet**

11296037.2 Mortgage to Kiwibank Limited - 13.12.2018 at 1:01 pm



Guaranteed Search Copy Dated 11/06/23 12:06 pm, Page 3 of 5
Register Only

Guaranteed Search Copy Dated 11/06/23 12:06 pm, Page 4 of 5
Register Only

**SUPPLEMENTARY RECORD SHEET
UNDER UNIT TITLES ACT 2010****Guaranteed Search Copy issued under Section 60 of the Land
Transfer Act 2017**

Identifier 798319
Land Registration District Canterbury
Date Issued 06 October 2017
Plan Number DP 513579

Subdivision of
Lot 1 Deposited Plan 44687

Prior References
691223

Unit Titles Issued

794114	794115	794116	794117
794118	794119	794120	794121

Interests

OWNERSHIP OF COMMON PROPERTY

Pursuant to Section 47 Unit Titles Act 2010 -

(a) the body corporate owns the common property and

(b) the owners of all the units are beneficially entitled to the common property as tenants in common in shares proportional to the ownership interest (or proposed ownership interest) in respect of their respective units.

10861412.2 Notice of body corporate operational rules pursuant to Section 105 Unit Titles Act 2010 - 6.10.2017 at 5:04 pm

10861412.3 Certificate of assessment of ownership interest pursuant to Section 32 Unit Titles Act 2010 - 6.10.2017 at 5:04 pm



**Council
Rates & Fees**

Council Rates & Fees

OFFICE ROAD
REAL ESTATE



Proposed Rates Details

For the Rating Year 1 July 2023 to 30 June 2024

Christchurch City Council

Description of Rates	Category for Differential	Factor For Calculation	Value of Factor	Rate/Charge	Amount (GST incl)
General Rate: Standard	Standard	Capital Value	390,000	0.215056	\$838.72
Uniform Annual General Charg	Separately Used Inhabited Part	Per Unit	1	153.000000	\$153.00
Water Connected	No Differential	Capital Value	390,000	0.063867	\$249.08
Land Drainage	No Differential	Capital Value	390,000	0.035374	\$137.96
Sewerage	No Differential	Capital Value	390,000	0.073733	\$287.56
Waste Minimisation	Provision of Service-	Per Unit	1	181.140000	\$181.14
Active Travel Rate	Separately Used Inhabited Part	Per Unit	1	20.000000	\$20.00
Heritage(Cathedral)	Separately Used Inhabited Part	Per Unit	1	6.520000	\$6.52
Heritage Targeted Rate	No Differential	Capital Value	390,000	0.001894	\$7.39
Heritage Arts Centre	No Differential	Capital Value	390,000	0.000418	\$1.63
Total for Christchurch City Council					\$1,883.00

Canterbury Regional Council - not available

Description of Rates	Category for Differential	Factor For Calculation	Value of Factor	Rate/Charge	Amount (GST incl)
Total for Canterbury Regional Council					\$0.00

TOTAL PROPOSED RATES FOR 2023/2024 YEAR (GST inclusive) \$1,883.00

Please note that:

- These are draft figures - final figures will be approved in late June, and on this website in early July.
- Rates decimals are those proposed in Council’s Draft Annual Plan, published in March 2023.
The alternative low Uniform Annual General Charge option described in that Draft Annual Plan is not shown here.
- The capital values shown here are the new capital values determined in late January 2023 and posted to owners/ratepayers in February 2023. Those valuations apply to rates from 1 July 2023.
- If rating information for your property changes in the period from February–June 2023 (inclusive), this page won’t reflect that change. For example, if you object to your valuation and the valuation changes, this page won’t reflect that change.
- All figures include GST.

Receive your rates invoice by email

Find out more

Expand all | Collapse all

How your valuation is assessed



Objecting to your valuation





**Proof
of Insurance**

**Proof
Of Insurance**

OFFICE ROAD
REAL ESTATE

Body Corporate 513579
PO Box 41076
CHRISTCHURCH 8247

Contact
Kelvin Cross

Telephone
03 345 9800

Email
kelvin.cross@aon.com

Address
PO Box 2058
Christchurch 8140

Period of Insurance: 30/10/2022 to 30/10/2023 4pm Local Time

Important Notice:

This Schedule should be read in conjunction with your insurance policy. Together they form the basis of your insurance cover.

Please check and ensure all information on the Schedule is correct. If you require any changes please contact your broker.

CPF Commercial

Business Assets

Insured:

Body Corporate 513579

Situation:

40 Draper Street (Unit 1-8), Richmond, Christchurch

Property Insured:

Buildings	\$	3,070,000	<i>Basis of Cover</i> R
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Basis of Cover

R = Reinstatement

I = Indemnity

D = Declaration Conditions

Sum Insured Limitations:

Alterations, erection, installation of buildings and/or plant		
- contract value	\$	100,000
Curios or works of art - limit per item	\$	25,000
Capital additions and newly acquired property		
- any one situation	\$	100,000
- limit in total	\$	100,000
Property in transit - any one loss	\$	25,000
Money Section A - any one loss	\$	10,000
Money Section B - any one loss	\$	5,000
Refrigerated goods - any one loss	\$	5,000
Stolen keys - any one loss	\$	20,000
Stock - the amount subject to premium adjustment	\$	N/A
Subsidence and landslip - any one loss	\$	500,000
Demolition and removal of debris - any one loss	\$	Included

Hazardous substance emergencies - any one event	\$	100,000
Landscaping	\$	10,000

Natural Disaster Cover Included: Yes

Excess:

Any cause not specified below	\$	500
Portable electronic equipment (excluding burglary / theft losses)	\$	250
Burglary	\$	1,000
Theft	\$	1,000
Subsidence and landslip	\$	10,000

Earthquake - 5% of the site value with a minimum of	\$	2,500
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Natural Disaster:

The excess shown below for each region will apply to the aggregate of:

- all natural disaster damage claims under the Business Assets Policy and
- all natural disaster damage claims under the Business Interruption Policy arising from any one event at each common site

Region	Excess excluding pre 1935 building risks	Excess on pre 1935 building risks
The regions of Northland, Auckland, Waikato, Taranaki, Otago Southland and Tauranga City	2.5% of the Business Assets site sum insured	10% of the Business Assets site sum insured minimum \$10,000
The Wellington Region (including Kapiti Coast and Hutt Valley)	5% of the Business Assets site sum insured	10% of the Business Assets site sum insured minimum \$10,000
The rest of New Zealand	5% of the Business Assets site sum insured	10% of the Business Assets site sum insured, minimum \$10,000
The minimum site sum insured excess is \$2,500 or any different amount shown in the schedule		

Policy Notes:

Residential Body Corporate Excess:

Owner Occupied - \$100

Tenanted & Common Area - \$250

Unoccupied Units - \$500

Natural Disaster Excess:

Earthquake/Natural Disaster (Including Non EQC Act Property) - 5.0% of site value with a minimum \$2,500

Note: deductible 'offset' by the actual amount paid by EQC

Policy Endorsements:

BC Residential & Mixed Usage Optional Endorsement NZ6077-3 07-20

Policy Wording:

Aon CPF Business Assets NZ236/8B 10/19

Interested Parties:

Unit 1: Philip Reginald Watkins as Owner / ANZ Bank NZ Ltd as Mortgagee

Unit 2: Burn Cottage Investments Ltd as Owner

Unit 3: Uber Property Developments as Owner / Bank of New Zealand as Mortgagee

Unit 4: Golden Years Ltd as Owner / ANZ Bank NZ Ltd as Mortgagee

Unit 5: Uber Property Developments Ltd as Owner / Bank of New Zealand as Mortgagee

Unit 6: Colin & Co as Owner / ASB Bank as mortgagee

Unit 7: Maxtel Trust Ltd as Trustee of the Maxtel Trust as Owner / Kiwibank Ltd as Mortgagee

Unit 8: Uber Property Developments Ltd as Owner / Bank of New Zealand as Mortgagee

Communicable Disease Exclusion-Material Damage and Business Interruption NZ7195/2 01/21

YOUR MATERIAL DAMAGE/BUSINESS ASSETS AND BUSINESS INTERRUPTION POLICY IS AMENDED AS FOLLOWS:

Notwithstanding any provisions to the contrary in this policy or any other endorsement thereto:

This policy does not cover any loss, damage, liability claim, cost or expense directly or indirectly caused by, contributed to by, resulting from, arising out of or in connection with any:

1. Communicable Disease;
2. notifiable organism or disease under the Biosecurity Act 1993;
3. fear or threat (actual or perceived) or action taken to control or prevent or suppress any of the diseases, conditions or circumstances described in this exclusion.

Subject to the other terms, conditions and exclusions of this policy, this exclusion will not apply to physical damage to property insured or any Time Element Loss directly resulting therefrom where such physical damage is directly caused by or arising from any of the following perils:

fire, lightening, explosion, aircraft or vehicle impact, falling objects, windstorm, rainstorm, hail, tornado, hurricane, landslip, earthquake, seismic and/or volcanic activity, tsunami, flood, freeze, weight of snow or ice, avalanche, meteor/asteroid impact, riot, riot attending a strike, civil commotion, vandalism, malicious mischief.

Definitions

Communicable Disease means any disease which can be transmitted by means of any substance or agent from any organism to another organism where:

- (a) the substance or agent includes, but is not limited to, a virus, bacterium, parasite or other organism or any variation thereof, whether deemed living or not, and
- (b) the method of transmission, whether direct or indirect, includes, but is not limited to, airborne transmission, bodily fluid transmission, transmission from or to any surface or object, solid, liquid or gas or between organisms and
- (c) the disease, substance or agent can cause or threaten damage to human health or human welfare or can cause or threaten damage to, deterioration of, loss of value of, marketability of or loss of use of property.

Time Element Loss means business interruption, contingent business interruption or other consequential losses covered by the policy.

Cyber Exclusion-Material Damage and Business Interruption NZ7194/2 01/21

YOUR MATERIAL DAMAGE/BUSINESS ASSETS AND BUSINESS INTERRUPTION POLICY IS AMENDED AS FOLLOWS:

Notwithstanding any provisions to the contrary in this policy or any other endorsement thereto:

This policy does not cover any loss, damage, liability claim, cost or expense directly or indirectly caused by, contributed to by, resulting from, arising out of or in connection with any:

1. Cyber Act or Cyber Incident, including any action taken in controlling, preventing, suppressing or remediating any Cyber Act or Cyber Incident; or
2. loss of use, reduction in functionality, repair, replacement, restoration or reproduction of any Data, including any amount relating to the value of such Data.

Subject to the other terms, conditions and exclusions of this policy, exclusion (1.) shall not apply to

physical loss or physical damage to insured property or any Time Element Loss directly resulting therefrom where such physical loss or damage is directly caused by any of the following:

- (a) theft or forcible entry;
- (b) storm, windstorm, hail, tornado, cyclone, hurricane
- (c) fire, lightning or explosion;
- (d) earthquake, volcano activity or tsunami
- (e) flood, freeze, or weight of snow;
- (f) aircraft impact or vehicle impact of falling objects;
- (g) water damage;
- (h) loss of or damage to refrigerated goods due to a change in temperature.

Provided that there is no cover where such loss, damage or Time Element Loss is directly or indirectly caused by contributed to by, resulting from or arising out of or in connection with a Cyber Act.

Definitions

Cyber Act means an unauthorised, malicious or criminal act or series of related unauthorised, malicious or criminal acts, or the threat or hoax thereof involving access to, processing of, use of or operation of any Computer System.

Cyber Incident means:

- (a) any error or omission or series of related errors or omissions involving access to, processing of, use of or operation of any Computer System; or
- (b) any partial or total unavailability or failure or series of related partial or total unavailability or failures to access, process, use or operate any Computer System.

Computer System means any computer, hardware, software, communications system, electronic device (including, but not limited to, smart phone, laptop, tablet, wearable device), server, cloud or microcontroller and including any similar system or configuration of the aforementioned and including any associated input, output, data storage device, networking equipment or back up facility.

Data means information, facts, concepts, code or any other information of any kind that is recorded or transmitted in a form to be used, accessed, processed, transmitted or stored by a Computer System.

Time Element Loss means business interruption, contingent business interruption or other consequential losses covered by the policy.

Business Interruption

Insured:

Body Corporate 513579

Situation:

40 Draper Street (Unit 1-8), Richmond, Christchurch

Sums Insured

Interests Insured:

Claims Preparation Costs

\$ 20,000

Indemnity Period: 12 months

Natural Disaster Cover Included: Yes

Natural Disaster:

The excess shown below for each region will apply to the aggregate of:

- a) all natural disaster damage claims under the Business Assets Policy and
- b) all natural disaster damage claims under the Business Interruption Policy arising from any one event at each common site

Region	Excess excluding pre 1935 building risks	Excess on pre 1935 building risks
The regions of Northland, Auckland, Waikato, Taranaki, Otago Southland and Tauranga City	2.5% of the Business Assets site sum insured	10% of the Business Assets site sum insured minimum \$10,000
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The rest of New Zealand	5% of the Business Assets site sum insured	10% of the Business Assets site sum insured, minimum \$10,000
The minimum site sum insured excess is \$2,500 or any different amount shown in the schedule		

Communicable Disease Exclusion-Material Damage and Business Interruption NZ7195/2 01/21

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This policy does not cover any loss, damage, liability claim, cost or expense directly or indirectly caused by, contributed to by, resulting from, arising out of or in connection with any:

1. Communicable Disease;
2. notifiable organism or disease under the Biosecurity Act 1993;
3. fear or threat (actual or perceived) or action taken to control or prevent or suppress any of the diseases, conditions or circumstances described in this exclusion.

Subject to the other terms, conditions and exclusions of this policy, this exclusion will not apply to physical damage to property insured or any Time Element Loss directly resulting therefrom where such physical damage is directly caused by or arising from any of the following perils:

fire, lightning, explosion, aircraft or vehicle impact, falling objects, windstorm, rainstorm, hail, tornado, hurricane, landslip, earthquake, seismic and/or volcanic activity, tsunami, flood, freeze, weight of snow or ice, avalanche, meteor/asteroid impact, riot, riot attending a strike, civil commotion, vandalism, malicious mischief.

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- (a) the substance or agent includes, but is not limited to, a virus, bacterium, parasite or other organism or any variation thereof, whether deemed living or not, and
- (b) the method of transmission, whether direct or indirect, includes, but is not limited to, airborne transmission, bodily fluid transmission, transmission from or to any surface or object, solid, liquid or gas or between organisms and
- (c) the disease, substance or agent can cause or threaten damage to human health or human welfare or can cause or threaten damage to, deterioration of, loss of value of, marketability of or loss of use of property.

Time Element Loss means business interruption, contingent business interruption or other consequential losses covered by the policy.

Cyber Exclusion-Material Damage and Business Interruption NZ7194/2 01/21

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Notwithstanding any provisions to the contrary in this policy or any other endorsement thereto:

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1. Cyber Act or Cyber Incident, including any action taken in controlling, preventing, suppressing or remediating any Cyber Act or Cyber Incident; or
2. loss of use, reduction in functionality, repair, replacement, restoration or reproduction of any Data, including any amount relating to the value of such Data.

Subject to the other terms, conditions and exclusions of this policy, exclusion (1.) shall not apply to physical loss or physical damage to insured property or any Time Element Loss directly resulting therefrom where such physical loss or damage is directly caused by any of the following:

- (a) theft or forcible entry;
- (b) storm, windstorm, hail, tornado, cyclone, hurricane
- (c) fire, lightning or explosion;
- (d) earthquake, volcano activity or tsunami
- (e) flood, freeze, or weight of snow;
- (f) aircraft impact or vehicle impact of falling objects;
- (g) water damage;
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Definitions

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Cyber Incident means:

- (a) any error or omission or series of related errors or omissions involving access to, processing of, use of or operation of any Computer System; or
- (b) any partial or total unavailability or failure or series of related partial or total unavailability or failures to access, process, use or operate any Computer System.

Computer System means any computer, hardware, software, communications system, electronic device (including, but not limited to, smart phone, laptop, tablet, wearable device), server, cloud or microcontroller and including any similar system or configuration of the aforementioned and including any associated input, output, data storage device, networking equipment or back up facility.

Data means information, facts, concepts, code or any other information of any kind that is recorded or transmitted in a form to be used, accessed, processed, transmitted or stored by a Computer System.

Time Element Loss means business interruption, contingent business interruption or other consequential losses covered by the policy.

Public Liability

Insured:

Body Corporate 513579

Limit of Indemnity/Sum Insured:

Public and Products Liability	\$	2,000,000
Exemplary Damages	\$	2,000,000
Care, Custody or Control	\$	500,000
Service / Repair – Vehicle and Watercraft	\$	500,000

Excess:

Excess (Section 2, 2.1) each and every occurrence	\$	500
Care, Custody or Control	\$	1,000
Service / Repair – Vehicle and Watercraft	\$	1,000
Removal of Support	\$	2,500

Policy Wording:

Aon CPF Broadform Liability NZ2147

Statutory Liability

Insured:

Body Corporate 513579

Limit of Liability/Sum Insured:

Statutory Liability	\$	500,000
Defence Costs	\$	500,000

Retroactive Date:

31/10/2018

Excess:

Applicable to each event under the policy insuring clause	\$	500
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Policy Notes:

PL NZ2147/10 10/19
SL NZ5495/08 10/19

Client: Body Corporate 513579
Our Reference: AON CHC 0ED94 4010409 005
Class: CPF Commercial
Period of Insurance: 30/10/2022 to 30/10/2023
Invoice Date: 31/10/2022

Insurer:	NZI a division of IAG NZ Ltd	Proportion:	51.0%
Rating Agent:	Standard & Poors	Rating:	AA-
Insurer:	Vero Insurance (NZ) Ltd	Proportion:	49.0%
Rating Agent:	Standard & Poors	Rating:	A+

NZI is a business division of IAG New Zealand Limited (IAG).
 IAG has received the above financial strength rating from Standard and Poor's (Australia) Pty Ltd,
 an approved rating agency

INSURER FINANCIAL STRENGTH RATINGS (In Summary Form)			
Standard & Poors(www.standardandpoors.com)		A.M. Best (www.ambest.com)	
AAA	Extremely strong	A+	Superior
AA	Very Strong	A	Excellent
A	Strong	B+	Good
BBB	Good	B	Fair
BB	Marginal	C+	Marginal
B	Weak	C	Weak
CCC	Very Weak	D	Poor
CC	Extremely Weak	E	Under regulatory supervision
SD	Selective default	F	In liquidation
D	Default		

Plus (+) or minus (-): these ratings may be modified by the addition of a plus or minus sign to show relative standing within major rating categories.
 A full description of the rating scale is available at the individual company websites noted above.

As members of the Insurance Council of NZ, your insurers are committed to complying with the Fair Insurance Code.
 A copy of the Code can be found at www.icnz.org.nz

In respect of Lawsafe, the proportions are NZI 50% and Vero Insurance (NZ) Ltd 50%

In respect of Cyber, the proportion is NZI 100%

POLICY ENDORSEMENT

BODY CORPORATE (RESIDENTIAL & MIXED USAGE) – OPTIONAL

YOUR AON CPF BUSINESS ASSETS POLICY IS AMENDED AS FOLLOWS:

EXTENSIONS TO COVERAGE

The following extensions are added:

- 8. HIDDEN GRADUAL DAMAGE** If the Property Insured consists of one or more residential Units, then this Policy is extended to cover:
- (a) accidental Hidden Gradual Damage to that Unit and/or Landlord's Contents in that Unit that happens and that the Insured discovers during the Period of Insurance, and
 - (b) any other part of the residential Unit that is not directly affected but must be removed, damaged or destroyed to locate the cause of the Hidden Gradual Damage, provided that the Insurers have first given their permission.
- The most the Insurers will pay during the Period of Insurance is:
- (i) \$5,000 for each individual Unit, and
 - (ii) \$50,000 for all Units.
- 9. LANDLORD'S CONTENTS** If the Property Insured consists of one or more residential Units that are leased by the Insured to a Tenant, then this Policy is extended to cover sudden and accidental Loss or Damage to Landlord's Contents at the Unit, during the Period of Insurance, while it is a rental property.
- The Insurer will at their option pay:
- (a) the Actual Value of the Loss or Damage, or
 - (b) the cost to repair the item as nearly as possible to the same condition it was in immediately before the Loss or Damage occurred.
- The most the Insurer will pay for any event is \$15,000 for Landlord's Contents in each individual Unit. This amount is paid in addition to the maximum payment stated in the 'Basis of Loss Settlement'.
- 10. LOSS OF RENT** If the Property Insured consists of a residential Unit that is leased by the Insured to a Tenant, then this Policy is extended as follows:
- The Insurers will pay the amount of rent the Insured has lost during the time needed to repair or rebuild the residential Unit, if the Unit cannot be lived in due to Loss or Damage that is covered by this Policy. The most the Insurers will pay, for each individual Unit is \$100,000 for any event.
- The Insurers will pay these costs for a maximum of 24 months for any event.
- This amount is paid in addition to the maximum payment stated in the 'Basis of Loss Settlement'.
- 11. STRESS PAYMENT** If the Property Insured consists of a residential Unit, then this Policy is extended as follows:
- Whenever the Insurers settle a claim for a residential Unit as a total loss, the Insurers will also pay the Unit's Individual Proprietor as follows for the stress caused by the Loss or Damage:
- (a) \$2,000 per individual Unit totally lost,
 - (b) \$50,000 in total for all Units for any event.
- Where the \$50,000 limit occurs, the payment per individual Unit will be apportioned evenly. These amounts are paid in addition to the maximum payment stated in the 'Basis of Loss Settlement'.
- 12. ALTERNATIVE ACCOMMODATION** Clause 2. Alternative Accommodation under 'Memoranda Applicable to Coverage' is deleted and replaced with the following:
- If the Property Insured consists of one or more residential Units, then this Policy is extended as follows:
- The Insurers will pay the Unit's Individual Proprietor:
- (a) the reasonable additional living expenses, and
 - (b) boarding costs for the domestic cat or dog, which is normally kept at the Unit, during the time needed to repair or rebuild the residential Unit, if the Unit cannot be lived in due to Loss or Damage that is covered by this Policy.
- The most the Insurers will pay, for each individual Unit is \$10,000 per month.
- The Insurers will pay these costs for a maximum of 24 months for any event.
- The Insurers will not pay for any expenses that can be claimed under any other insurance Policy.
- This amount is paid in addition to the maximum payment stated in the 'Basis of Loss Settlement'.

13. NATURAL DISASTER DAMAGE DEDUCTIBLE

DEDUCTIBLE OFFSET AGAINST EQC CLAIMS PAYMENT – RESIDENTIAL AND MIXED USE BUILDINGS

Where the 'Aon CPF Policy Endorsement – Business Assets Policy 07/20' applies to any part of the buildings that are residential buildings covered under the Earthquake Commission Act 1993, the deductible applicable under that clause will be offset by the amount actually paid by the Earthquake Commission to the Insured for the same Natural Disaster Damage to that part of the buildings from the same event. In all cases, the minimum Site Sum Insured deductible as per the 'Aon CPF Policy Endorsement – Business Assets Policy 07/20' or any different amount shown in the Schedule will apply.

LOSS OF RENT / ALTERNATIVE ACCOMMODATION

The Natural Disaster Damage deductible will not apply to cover provided by the 'Loss of Rent' and 'Alternative Accommodation' extension of coverage outlined in this endorsement where the Insured's entitlement to this benefit arises from Natural Disaster Damage.

LANDLORD'S CONTENTS

The Natural Disaster Damage deductible will not apply to cover provided by the Landlord's Contents extension of coverage outlined in this endorsement where the Insured's entitlement to that benefit arises from Natural Disaster Damage.

14. LIMIT OF LIABILITY

The premium for this Policy is based upon the provided statement of values. In the event of any Loss or Damage under this Policy, the liability of the Insurers shall be limited to the lesser of the following:

- (a) The actual adjusted amount of loss within the coverage of this Policy, less applicable deductible(s).
- (b) 110% of the total stated value for the building at a Location as shown on the statement of values last provided to the Insurer, less applicable deductible(s).

This clause 14 will only apply where;

1. there is an insurance valuation from a registered valuer for the building item(s) insured, and
2. the valuation is no more than 24 months old at the commencement of the Period of Insurance.

EXCEPTIONS

BURNING OUT OF ELECTRIC MOTORS

'Exception 7.' is deleted from the wording and replaced by the following:

This Policy does not insure any loss, damage or destruction directly caused by:

7. The burning out of electric wiring of electric motors and starters directly caused by artificially generated electrical current other than electric wiring of electric motors and starters which do not have a replacement cost of more than \$15,000 in total at the time of the Loss or Damage.

UNLAWFUL SUBSTANCES

The Policy does not insure any Loss, Damage, expense or liability in connection with the manufacture, storage, or distribution, of any 'controlled drug' as defined in the Misuse of Drugs Act 1975, unless:

1. the Property Insured consists of one or more residential Unit(s), and
2. the residential Unit is tenanted, and
3. the Insured or the person who manages the tenancy on the Insured's behalf, has met the Landlord's Obligations.

If all the above criteria have been met, the most the Insurers will pay during the Period of Insurance is:

1. \$25,000 for each individual Unit for any Loss or Damage resulting from chemical contamination, or
2. up to the Sum Insured for the Building for Loss or Damage resulting from fire or explosion.

Clause 8. Pollution and Contamination Exception on the 'Aon CPF Policy Endorsement – Business Assets Policy 07/20' does not apply.

GENERAL CONDITIONS

The Cancellation clause is deleted and replaced with the following:

2. CANCELLATION CLAUSE

This insurance may be cancelled by the Insured at any time by notice in writing delivered to the Insurers in which case the Insurers shall be entitled to a pro-rata premium for the time during which the Policy has been in force.

The Insurers may cancel or modify this Policy by advising the Insured and every mortgagee by letter, fax or email. Cancellation or modification will take effect at 4.00pm, on the 30th day after the date of the Insurer's advice.

After cancellation by the Insurers, the Insurers will refund to the Insured a pro-rata proportion of the premium subject to any adjustment of premium as may be required by the terms or conditions of this insurance.

DEFINITIONS

For the purposes of this endorsement the following definitions apply to the plural and any derivatives of the words. For example, the definition of 'accident' also applies to the words 'accidentally', 'accidental' and 'accidents'.

Actual Value	The estimated reasonable cost to repair or replace an item in New Zealand with an item that is of comparable age, quality and capability, and is in the same general condition.
Common Site	A common physical location where the Property and Expenses Insured are linked to achieve a common business purpose at that location.
Hidden Gradual Damage	<p>hidden rot, hidden mildew or hidden gradual deterioration, caused by water that leaks, overflows or is discharged from any internal:</p> <p>(a) tank that is plumbed into the water reticulation system of the buildings and is permanently used to store water, or</p> <p>(b) water pipe, or</p> <p>(c) waste disposal pipe, installed at the buildings.</p>
Individual Proprietor	the person or persons registered as the proprietors of a Unit.
Landlord's Contents	<p>any of the following:</p> <p>(a) fixture of fitting including drapes and light fittings, and</p> <p>(b) household goods such as washing machines, dryers, refrigerators, freezers, dishwashers and heaters, and</p> <p>(c) domestic garden appliances (including their parts and accessories), that are owned or hired to the Insured (provided that the Insured is legally liable under the hire agreement), and are provided to a Tenant as chattels under a lease agreement.</p> <p>It does not include any:</p> <ul style="list-style-type: none">• personal effects, or• livestock, domestic pet or other creature, or• fitted floor coverings (including glued, smooth edge or tacked carpet and floating floors) of the dwelling or its domestic outbuildings, or• watercraft or outboard motor and their parts or accessories that are in it or attached to it, or• motor vehicle, motor cycle, motor scooter, trailer or caravan and their parts or accessories that are in it or attached to it, or• aircraft or other aerial device and their parts or accessories that are in it or attached to it.
Landlord's Obligations	<p>the Insured, or the person who manages the tenancy on the Insured's behalf, must:</p> <p>(a) exercise reasonable care in the selection of Tenant(s) by at least obtaining satisfactory written or verbal references, and</p> <p>(b) complete an internal and external inspection of the property at a minimum of 3 monthly intervals and upon every change of Tenant(s), and</p> <p>(c) keep a written record of the outcome of each inspection, and provide to the Insurer a copy of the record if they request it, and</p> <p>(d) comply with all requirements of the Residential Tenancies Act 1986 (RTA)</p>
Natural Disaster Damage	<p>Loss or Damage that results directly from:</p> <p>(a) earthquake, subterranean fire, volcanic eruption, tsunami, geothermal activity, hydrothermal activity, or fire caused by any of these, or</p> <p>(b) measures taken under proper authority, following an event listed in (a) to:</p> <p>(i) avoid its spreading, or</p> <p>(ii) reduce its consequences.</p>
Site Sum Insured	the total sum insured for all Property and Expenses Insured under the 'Aon CPF Business Assets Policy' located at each Common Site.
Tenant	the person or persons renting the building from the Insured under a residential tenancy agreement.
Unit	each part of the buildings designated for separate residential occupancy.

MANAGED BY



IN PARTNERSHIP WITH



**Rental
Appraisal**



**Rental
Appraisal**

OFFICE ROAD
REAL ESTATE

6/40 Draper Street, Richmond, Christchurch 2 Bedroom Apartment

15 June 2023

6/40 Draper Street, Richmond is a great rental location, a short drive to the amenities of the city centre. Below is our assessment of the property.



Features of this property include: double bedrooms with built-in wardrobes; kitchen / dining / living opens out to private balcony; allocated off-street carpark.

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

13/468 Cashel St	\$450
422/116 Stanmore Rd	\$450
7/246 Worcester St	\$450
20/118 Bealey Ave	\$445
2/40 Draper St	\$440

Market rent data from Tenancy Services
01 November 2022 – 30 April 2023, Richmond

<u>Apartment Type</u>	<u>Median Rent</u>
2 bedroom	\$440

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

\$450 per week

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



Michelle Bayliss
General Manager
Max Property Management Ltd
022 125 2992
michelle@maxproperty.co.nz





**Additional
Documentation Link**

**Additional
Documentation**

OFFICE ROAD
REAL ESTATE

Healthy Homes Standards - Current Level of Compliance

6/40 Draper Street, Richmond, Christchurch

Heating

Description of Heater 1: Heatpump Capacity (kW): 4.80
 Description of Heater 2: Capacity (kW): 0.00
 Description of Heater 3: Capacity (kW): 0.00
 Total Capacity (kW): 4.80
 Required Capacity (kW): 3.60

Heating Exemption: No Heating Compliant: Yes
 Date of Heating Compliance: 22/12/2020

Comments:

Insulation

Last Checked: 1/10/2017 Checked By:
 Insulation Compliant: Yes Date of Insulation Compliance: 22/12/2020

Location	Insulated	Type	Value	Condition	Date	Comments
Walls	Yes	Segments / Blankets	R2.6			
Ceilings	Yes	Segments / Blankets	R3.6			
Floors	Yes	Segments / Blankets	R3.6			

Exemptions: Note: Second Storey Apartment

Ventilation and Habitable Spaces

Does the property have a mechanical ventilation system? Yes
 Does the property have a building consent on or after 1 November 2019? No
 Install was prior to July 2019 and meets all the requirements: Yes

Comments:

Install was prior to July 2019, ventilate to the outside of the house and are in good working order: Yes

Comments:

Exemption: Reason of Exemption:

Kitchen: Diameter (mm)	0.00	Kitchen: Exhaust Capacity (l/s)	0.00
Bathroom: Diameter (mm)	0.00	Bathroom: Exhaust Capacity (l/s)	0.00
Kitchen: Diameter (mm)	0.00	Kitchen: Exhaust Capacity (l/s)	0.00
Bathroom: Diameter (mm)	0.00	Bathroom: Exhaust Capacity (l/s)	0.00

All Habitable Spaces: Yes Some Habitable Spaces: No
 State which rooms meet the requirement State which rooms don't meet the requirement
 Kitchen/Living/Dining, Bedrooms x2

Ventilation and Habitable Spaces Compliant: Yes Date of Ventilation and Habitable Spaces Compliance: 22/12/2020

Comments or Exemption:

Moisture and Drainage

Does the property have gutters and down pipes that efficiently drain storm water, surface water and ground water to an appropriate outfall? Yes
 Does the property have any enclosed subfloor spaces? No
 Complies: Yes Date of Moisture and Drainage Compliance: 22/12/2020

Comments or Exemption details: 2nd floor.

Draught Stopping

Does the property have any open fireplaces? No
 Is the property free from unintentional and unreasonable gaps or holes that allow noticeable draughts in or out of the building? Yes

Final Compliant Statement

Is the property Healthy Homes compliant? Yes Date of Final Compliance Statement: 22/12/2020

Comments or Exemption details:

Declaration

We **Max Property Management Ltd** declare that the information contained in this statement is true and correct as at the date of the signing.

Signed by  (LANDLORDS) Date signed 12/06/2023



A BIT ABOUT ANDY

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

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

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

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

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

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



A BIT ABOUT RICHIE

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

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

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

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

PASSING OVER OF INFORMATION

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

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

OFFICE ROAD

REAL ESTATE

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