



**Property
Info Pack**

Property Info Pack

3 / 80 Dover Street, St Albans

OFFICE ROAD
REAL ESTATE



66m²



0m²



2



1



1



2

PROPERTY DETAILS

ADDRESS:

3/80 Dover Street, St Albans

LEGAL DESCRIPTION:

Lot 5 Deposited Plan 19842

RATEABLE VALUE:

\$500,000

PROPERTY TITLE TYPE:

House

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 - 021 0896 5594

LISTING:

https://www.officeroad.co.nz//property?property_id=1313665

PROPERTY DESCRIPTION

MODERN TRANQUILITY AWAITS IN ST ALBANS

Nestled in the heart of St Albans, 3/80 Dover Street welcomes you to a modern haven of tranquility. The vendors, with a desire for change, have meticulously maintained this property, making it a true gem for first home buyers, investors, downsizers, and those seeking a lock-and-leave lifestyle.

This modern 2-bedroom dwelling exudes sophistication and comfort, featuring an open-plan kitchen, dining, and lounge area that effortlessly flows to a beautifully sun-soaked deck. The kitchen, boasting contemporary appliances, is perfect for culinary enthusiasts. Stay cozy year-round with a heat pump, insulation, and double glazing, ensuring comfort and energy efficiency.

The low-maintenance grounds provide the ideal balance between enjoying your surroundings and having ample leisure time.

Situated on a quiet, secure, back section, this property offers serenity amidst the bustling city. It's within easy reach of Merivale Mall, Edgeware shops and cafes, supermarkets, St Albans School, and efficient public transport options. Your gateway to Christchurch's vibrant lifestyle is right at your doorstep.

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.

PROPERTY PHOTOGRAPHY



PROPERTY PHOTOGRAPHY



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**Certificate
Of Title**



**Certificate
Of Title**

OFFICE ROAD
REAL ESTATE



**RECORD OF TITLE
UNDER LAND TRANSFER ACT 2017
CROSS LEASE**

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



R.W. Muir
Registrar-General
of Land

Identifier **767832**
Land Registration District **Canterbury**
Date Issued 22 August 2017

Prior References

CB18A/51 CB18A/52 CB18A/53
CB18A/54

Estate Fee Simple - 1/4 share
Area 801 square metres more or less
Legal Description Lot 5 Deposited Plan 19842
Registered Owners
Katie Anne Carey

Estate	Leasehold	Instrument	L 10859134.3
		Term	999 years from 1.8.1977
Legal Description	Area 3 Deposited Plan 506643		
Registered Owners	Katie Anne Carey		

Interests

Appurtenant hereto is a right of way, right to sewerage, stormwater, electricity and telephone communication created by Transfer 544840 - 17.2.1961 at 12:30 pm (Affects Fee Simple)

Appurtenant hereto is a right of way created by Transfer 598400 - 9.4.1963 at 9:25 am (Affects Fee Simple)

Appurtenant hereto is a right of way and sewerage created by Transfer 606033 - 6.8.1963 at 11:40 am (Affects Fee Simple)

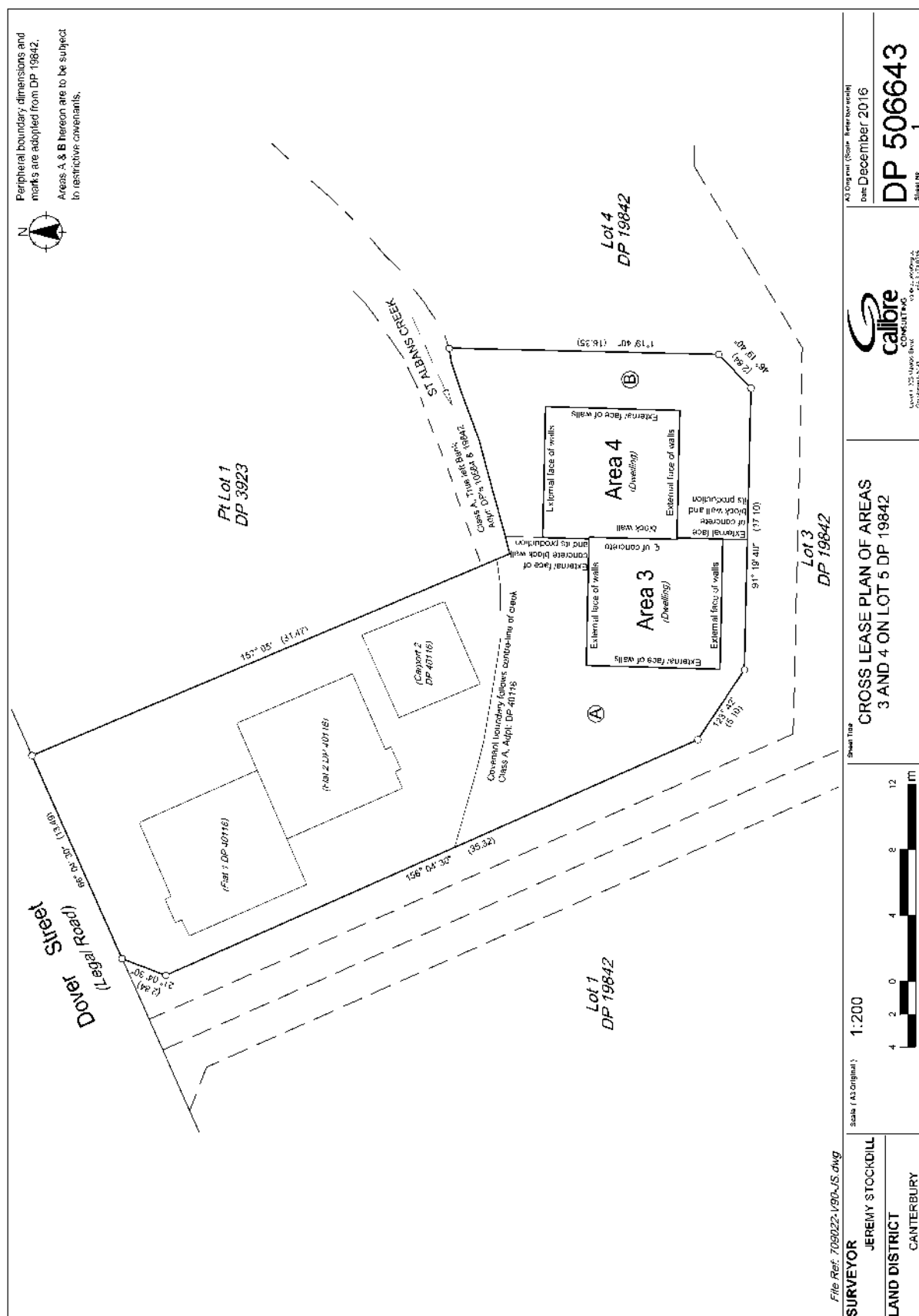
146380.1 Lease of Flat 1 DP 40116 Term 999 years from 1.8.1977 Composite CT CB18A/51 issued - 6.9.1977 (Affects Fee Simple)

146380.2 Lease of Flat 2 and Carport 2 DP 40116 Term 999 years from 1.8.1977 Composite CT CB18A/52 issued - 6.9.1977 (Affects Fee Simple)

10859134.3 Lease of Area 3 Deposited Plan 506643 Term 999 years from 1.8.1977 Composite CT 767832 issued - 22.8.2017 at 12:05 pm (Affects Fee Simple)

10859134.4 Lease of Area 4 Deposited Plan 506643 Term 999 years from 1.8.1977 Composite CT 767833 issued - 22.8.2017 at 12:05 pm (Affects Fee Simple)

10897013.3 Mortgage to TSB Bank Limited - 18.9.2017 at 2:55 pm





**Council
Rates & Fees**

Council Rates & Fees

OFFICE ROAD
REAL ESTATE

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.

If you're having trouble finding a unit or flat, try the advanced 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 2023 to 30 June 2024

Christchurch City Council

Description of Rates	Factor For Calculation	Value of Factor	% Rate/\$ Charge	Amount (GST incl)
General Rate: Standard	Capital Value	500,000	0.211986	\$1,059.93
Uniform Annual General Charg	Per Unit	1	153.000000	\$153.00
Water Connected	Capital Value	500,000	0.067836	\$339.18
Land Drainage	Capital Value	500,000	0.035731	\$178.66
Sewerage	Capital Value	500,000	0.075347	\$376.74
Waste Minimisation	Per Unit	1	184.750000	\$184.75
Active Travel Rate	Per Unit	1	20.000000	\$20.00
Heritage(Cathedral)	Per Unit	1	6.520000	\$6.52
Heritage Targeted Rate	Capital Value	500,000	0.001886	\$9.43
Heritage Arts Centre	Capital Value	500,000	0.000416	\$2.08
Total for Christchurch City Council				\$2,330.29

Canterbury Regional Council

Description of Rates	Factor For Calculation	Value of Factor	% Rate/\$ Charge	Amount (GST incl)
Works & Services	Capital Value	500,000	0.000257	\$1.29
WEC Class D	Capital Value	500,000	0.000364	\$1.82
General Rate	Capital Value	500,000	0.035381	\$176.91
Urban Transport:Chch	Capital Value	500,000	0.030308	\$151.54
WFPP Class A	Capital Value	500,000	0.000565	\$2.83
Rating Unit Annual Charge	Per Unit	1	42.530000	\$42.53
Air Quality	Capital Value	500,000	0.000982	\$4.91
Civil Defence UAGC	Per Unit	1	11.960000	\$11.96
GC Transport & Development	Capital Value	500,000	0.000419	\$2.10
Total for Canterbury Regional Council				\$395.89

TOTAL RATES
TOTAL RATES FOR 2023/2024 YEAR (GST inclusive) \$2,726.18

Open all

+ How your valuation is assessed

+ Objecting to your valuation

+ Changing your valuation

+ Due dates for instalments

**Proof
of Insurance**



**Proof
Of Insurance**

OFFICE ROAD
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10 October 2023

Miss K Carey
Flat 3
80 Dover Street
St Albans
Christchurch 8014

**Home and Contents Insurance**

Policy number	AHM021831542	
Period of insurance	06/11/23 to 06/11/24	
Instalment due 17/11/23	\$79.23	
Last year's instalment*	\$68.72	15.3% increase

Visit aainsurance.co.nz/premiums for information on what can influence premiums, or call us to discuss your cover and ensure it's right for you.

*This figure may be based on a 'like-for-like' calculation if changes have occurred on your policy.

Thanks for choosing us.

Dear Miss Carey,

Thanks for trusting us to protect your home and contents. We're pleased to say many Kiwis feel the same, as we've been voted New Zealand's Most Trusted General Insurer*.

Your current home and contents sum insured figures are in the enclosed policy schedule. Now's a good time to check this information is up-to-date. For help calculating your sum insured, visit aainsurance.co.nz/home-and-contents-package

We're giving you AA Home Response with your home and contents policy.

AA Home Response is a pay per call out subscription service that connects you to qualified, reliable AA Home tradespeople for a range of home emergencies. We'll cover the cost of your subscription for the time you hold this policy with us, and you'll pay upfront for any callouts. Whether it's a blocked pipe, a power issue, or you lock yourself out, you can get these things fixed anytime with just one call to AA Home. Find out more, upgrade to AA Home Response Plus or view terms and conditions for AA Home at aahome.co.nz

Payment sorted.

As you've chosen to pay by direct debit, your policy will automatically renew (unless you advise otherwise) on **6 November 2023** and your payments will continue as usual. You'll find the details below.

We're here to help.

Keep in mind that we offer different options to help you tailor your cover, as well as ways to help you manage your premium cost. For full details, exclusions and limitations please read your policy document found at aainsurance.co.nz/policy-documents. If you have any questions, simply give us a call on **0800 500 213**.

Kind regards

The AA Insurance Team

*Voted Most Trusted General Insurer in the Reader's Digest Trusted Brands Survey

We're here to
get things sorted.
0800 500 213
aainsurance.co.nz

Thanks for arranging to pay by direct debit.

Account name	Katie A Carey		
Instalment amount	\$79.23	Bank account	15 3976 0087359 00
First instalment date^	17 November 2023	Authorised by	Katie A Carey
Future instalments^	Fortnightly from the first instalment date		

^We endeavour to process your payment on the date due. However, in some situations, **it may be deducted before or after this date**. The first instalment will proceed unless you advise otherwise at least one weekday before the instalment date. Paying by instalment is a factor in determining your premium.

Your Home and Contents Insurance premium.

Type of cover	Base premium	Fire and Emergency Levy	Earthquake Levy	GST	Total amount
Unit 3, 80 Dover St, St Albans, Christchurch	\$1,279.03	\$127.20	\$385.25	\$268.72	\$2,060.20
Home Insurance	\$649.64	\$106.00	\$385.25	\$171.13	\$1,312.02
Contents Insurance	\$629.39	\$21.20	\$0.00	\$97.59	\$748.18

Tax Invoice: GST No: 22-514-784 AA Insurance Limited.

Taxes and Levies:

The following are legal requirements, and are charged by the Government. These are included in your premium.

- Fire and Emergency Levy paid to Fire and Emergency NZ
- Earthquake Levy paid to the Earthquake Commission*
- Goods and Services Tax (GST).

*Please note the NZ Government has imposed recent levy changes that may affect your premium. Visit aainsurance.co.nz/levies for the most up-to-date information.

Premium discounts:

For more information on discounts we offer, see aainsurance.co.nz/discount-terms

AA Member Discount. As you're an AA Member, you've received a member discount.

Multi Policy Discount. You've received a discount, as you have more than one policy with us.

Fair Insurance Code:



AA Insurance is a member of the Insurance Council of New Zealand, who has developed the Fair Insurance Code. This Code sets out industry best-practice standards, which its members must comply with. A copy of this Code is available at icnz.org.nz

Why it's great being insured with us:



Simple claims process

We can arrange everything for your claim over the phone – any time of day – so there's no lengthy paperwork to fill in.



Personal Customer Manager

If you make a claim, your personal Customer Manager will guide you through the entire process, making sure everything goes smoothly.



Award-winning service and cover

You can relax knowing you're covered by New Zealand's Most Trusted General Insurer. We've also picked up Quality Service Awards for our Car Insurance and Home and Contents Insurance.



More options, better value

We have a range of discounts to help you save on your premium, such as Multi Policy Discounts and AA Member Discounts. Plus, our flexible excess options allow you to choose a higher excess for a lower premium.





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.

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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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