



**Property
Info Pack**

Property Info Pack

7 Pamela Street, Linwood

OFFICE ROAD
REAL ESTATE



103m²



607m²



3



1



1



1

PROPERTY DETAILS

ADDRESS:

7 Pamela Street, Linwood

LEGAL DESCRIPTION:

Lot 2 Deposited Plan 21715

RATEABLE VALUE:

\$510,000

PROPERTY TITLE TYPE:

House

PROPERTY AGE

1960-1969

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=1331476

PROPERTY DESCRIPTION

CALLING FIRST HOME BUYERS

7 Pamela Street is a timeless gem with a sturdy 1960s brick construction. The warmth of this family home resonates through three double bedrooms, creating a haven for those who appreciate both style and comfort. Boasting a generous land size of 607m², the property has been cherished by its owners for two decades, a testament to the enduring appeal it holds.

As you step inside, the open-plan layout seamlessly connects the kitchen, dining, and lounge areas, enhancing the sense of space and fostering a welcoming atmosphere. The well-presented kitchen is a focal point, offering a perfect blend of form and function. New carpet underfoot adds a touch of luxury, ensuring every step is taken in comfort.

This home is not just a dwelling; it's a sanctuary. The separate laundry provides convenience, while the single lock-up garage ensures your vehicle is sheltered. The property is heated and cooled by two heat pumps, maintaining a comfortable environment year-round.

Outdoors, a large fenced backyard awaits, basking in abundant sunlight and providing a private retreat. Imagine summer gatherings in the BBQ area, creating memories in your own slice of paradise. Conveniently zoned as RMD land, this residence is a golden opportunity for both first home buyers and savvy investors.

Located close to essential amenities, including bus stops and shopping centers, the property offers a lifestyle of convenience. Whether you are starting a new chapter as a homeowner or expanding your investment portfolio, 7 Pamela Street beckons you to explore its potential. 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



PROPERTY PHOTOGRAPHY



**Certificate
Of Title**



**Certificate
Of Title**

OFFICE ROAD
REAL ESTATE



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

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



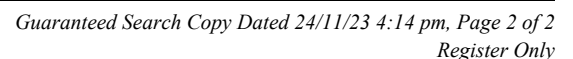

R.W. Muir
Registrar-General
of Land

Identifier **CBA1/575**
Land Registration District **Canterbury**
Date Issued 31 August 1961

Prior References
CB356/26

Estate Fee Simple
Area 607 square metres more or less
Legal Description Lot 2 Deposited Plan 21715
Registered Owners
Patricia Ann Colquhoun

Interests
Fencing Provision in Lease 569513 - 25.1.1962 at 9.11 am
A460118.3 Mortgage to Bank of New Zealand - 30.5.2000 at 9.03 am



A photograph of a bright, modern kitchen and dining area. In the foreground, a glass-topped dining table is surrounded by four wooden chairs with woven seats. A large, dark brown vase with dried flowers sits on the table. In the background, a kitchen with light-colored cabinets and a white countertop is visible. A large window on the left side of the kitchen provides a view of a green garden and a neighboring house. The room is well-lit with natural light from the window and recessed ceiling lights.

**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	510,000	0.211986	\$1,081.13
Uniform Annual General Charg	Per Unit	1	153.000000	\$153.00
Water Connected	Capital Value	510,000	0.067836	\$345.96
Land Drainage	Capital Value	510,000	0.035731	\$182.23
Sewerage	Capital Value	510,000	0.075347	\$384.27
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	510,000	0.001886	\$9.62
Heritage Arts Centre	Capital Value	510,000	0.000416	\$2.12
Total for Christchurch City Council				\$2,369.60

Canterbury Regional Council

Description of Rates	Factor For Calculation	Value of Factor	% Rate/\$ Charge	Amount (GST incl)
Works & Services	Capital Value	510,000	0.000257	\$1.31
WEC Class D	Capital Value	510,000	0.000364	\$1.86
General Rate	Capital Value	510,000	0.035381	\$180.44
Urban Transport:Chch	Capital Value	510,000	0.030308	\$154.57
WFPP Class A	Capital Value	510,000	0.000565	\$2.88
Rating Unit Annual Charge	Per Unit	1	42.530000	\$42.53
Air Quality	Capital Value	510,000	0.000982	\$5.01
Civil Defence UAGC	Per Unit	1	11.960000	\$11.96
GC Transport & Development	Capital Value	510,000	0.000419	\$2.14
Total for Canterbury Regional Council				\$402.70

TOTAL RATES

TOTAL RATES FOR 2023/2024 YEAR (GST inclusive) \$2,772.30

**Proof
of Insurance**



**Proof
Of Insurance**

OFFICE ROAD
REAL ESTATE

Certificate of Currency



State, a business division of IAG New Zealand Limited
PO Box 3233 Wellington 6140
Phone 0800 80 24 24
From overseas call +64 9 969 1150
Email info@state.co.nz
Visit www.state.co.nz

Pasty Colquhoun
Unit 14 26 Fortune Street
Coomera QLD
4209, Australia

This letter confirms that the risk below has been insured which is paid by monthly instalments. The details provided are as of 05 December 2023.

The Insured	Pasty Colquhoun
Policy reference	HOM342656075
Policy type	Home - Comprehensive
Period of cover	From 14 April 2023 to 12am 14 April 2024
Risk address	7 Pamela St, Linwood, Christchurch 8062
Sum insured	\$536,481
Financially interested party	Bank Of New Zealand

This certificate provides limited details. For more details, please refer to the Policy Wording and Policy Schedule.

If you have any questions, please call us on **0800 80 24 24**.

Yours sincerely,

The team at State

EQC



EQC

Full EQC paperwork has been ordered and will be provided in due course

OFFICE ROAD
REAL ESTATE

Address 7 PAMELA ST
 Claim Number CLM 2011/201861
 Contractor Avon Construction
 Contract Supervisor Dale Ferris

Inspection completed by:

Dale Ferris

Date 18/8/15

Others present:

CLEN Colquhoun

Home owner

- This document is a record of the Construction Completion Inspection carried out at the above address. It documents that all work specified in the Scope of Work and authorised by the Works Order (including all Variations to that Works Order) and has been carried out by the Contractor to a workmanlike standard, is in accordance with any regulations, and is to the satisfaction of Fletcher EQR acting as agent to EQC.

- All work completed as per approved Scope of Work? (Refer Summary of Work Completed) ☒ Y ☐ N
 - All Variations completed (detail below)? ☒ Y ☐ N
 - Any quality issues or minor defects? (detail below) Y ☒ N
 - Any significant deferred work? (detail below) Y ☒ N
 - All consented or restricted work carried out and associated inspections completed (as required)? ☒ Y ☐ N
- * Advise Contractor that PS3, Memorandum of Building, Inspection records and evidence are required to be submitted at time of invoicing

ALL VARIATIONS COMPLETED (BRIEF DESCRIPTION)

	VO per scope	Quality
VO1 LAUNDRY WALLS	/	
VO2 4 VENTS & DOWN PIPES	/	
VO3 PAINT SOFFITS	X	
VO4 NEG JO KITCHEN, BATHROOM, FIRE HALTH.		

MINOR DEFECTS

Minor defects are considered those that can be remedied promptly and do not have any impact on the overall quality or finish of the work. The Contracts Supervisor is to follow-up and ensure all minor defects are rectified by the date shown below.

- EXT CWR in bathroom to be reported & painted.
-
-
- Solid plaster repair to steps yet to be done
-

Date that all minor defects will be rectified: / /

CA

SIGNIFICANT DEFERRED WORK

Significant Deferred Work is that work defined in the Scope of Work that cannot be completed until a later time (i.e. Garage rebuilds, external painting, awaiting components from overseas etc.).

Brief description:

NIL.

Proposed Date for commencement of Significant Deferred Work: / /



SIGNATURES

This is to advise that the earthquake repair work performed under this contract has been reviewed and it has been agreed that works has been completed as per **Approved Scope of Work** and **Approved Variations**, excluding any minor defects noted.

Contract Supervisor

Dale Ferris

18/8/15

Contractor

Avon Construction

18/8/15

Works Manager / EQC (if attending)

Homeowner (or their authorised representative)

Glen Colquhoun

18/8/15

Name

Signature

Date

If the Homeowners signature is not obtained for any reason please state the reason below:



NOTES

Soffits to be painted - done 18/8/15

FOR OFFICE USE

ECM UPDATED

ALL MINOR DEFECTS CONFIRMED AS RECTIFIED*

ALL ACTIONS COMPLETED (Letter, PCC Issued etc)

Initials

Date

*Note: PCC not to be issued until it is confirmed that all minor defects have been rectified.

No One Home

Christchurch Eq. RAPID Health Hazard Assessment Form - LEVEL 1

Inspector Initials
Territorial Authority

D.T

Date of Inspection
Time

25/2/11
309 p.m.

Exterior Only
Exterior and Interior

☒

Building Name

Glen Colquhoun

Short Name

Address

7 Pamela St

Primary Occupancy

☒ Dwelling

☐ Other residential

☐ Other:

GPS Co-ordinates

S°

E°

Contact Name

Contact Phone

021 468 289

No of residential Units

1

* cracks on all corners *
brick wall

Photo Taken

Yes

No

Investigate the building for the conditions listed below:

Overall Hazards / Damage

Yes

No

Unknown

Comments

Water On

☐

☐

☒

Sewer Damage

☐

☒

☒

Interior Silt Contamination

☐

☒

☐

Building Secure

☒

☐

☐

Other

☒

☐

☐

cracks on wall corners

Choose a posting based on the evaluation and team judgement. Damage to sewer or interior silt contamination are grounds for an Health Hazard posting. Place Health Hazard placard at main entrance. Post all other placards at every significant entrance.

Health Hazard

☐

Record any restriction on use or entry:

Further Action Recommended:

Tick the boxes below only if further actions are recommended

☐ Barricades are needed (state location):

☐ Level 2 or detailed engineering evaluation recommended

☐ Water

☐ Sewerage

☐ Silt Contamination

☐ Other

☐ Other recommendations:

Sign here on completion

D. Thwaite

Date & Time
ID

310 pm
NZ 276 B

750 78976

Inspection ID _____ (Office Use Only)

PRUPI: _____

24/08/15

EARTHQUAKE RECOVERY

Customer Enquiries
7 Deans Avenue
Riccarton, Christchurch 8011
PO Box 80 105, Riccarton
Christchurch 8440
New Zealand
Tel +64 3 341 9900 or Email queries@eqr.co.nz
www.eqr.co.nz

Dear Glen Colquhoun

**Re: 7 Pamela Street
CLM/2011/201861**

This letter is to confirm that the EQC approved repair work has now been carried out at the above property. We would like to thank you for your time and trust that you are satisfied with the completion of your repairs.

Defect Period

The repair work is subject to a three month Defect Period which will end on the 18th of November 2015

If you notice any issues of workmanship or defects please contact Fletcher EQR in relation to these over the next three months.

After three months EQC will become your main contact in relation to any matters arising from the repair work. You can email info@eqc.govt.nz or telephone the Earthquake Commission on 0800 326 243.

Please note that defects do not include fair wear and tear. If aftershocks or land settling cause new damage in areas that have been repaired you may need to lodge a new claim with EQC.

Warranties for the work

Most building work in the Canterbury Home Repair Programme will also be covered by the implied warranties in the Building Act.

These warranties include that the work will be carried out with reasonable care and skill and will comply with all laws and legal requirements including the Building Act 2004. Homeowners receive the benefit of these warranties from the contractor doing the work.

Your feedback

We value any feedback you have about your experience of the repair programme.

There is a feedback form online at www.eqr.co.nz and we would appreciate you taking the time to complete this.

Yours sincerely

Customer Services Team
Fletcher EQR

On behalf of the Earthquake Commission



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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