

# PROPERTY INFORMATION

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+ S

**AMY + SHAR**  
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# STATEMENT OF PASSING OVER

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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** **CB35D/1130**

**Land Registration District** **Canterbury**

**Date Issued** 08 December 1993

**Prior References**

CB21A/1270 CB21A/1271

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**Estate** Fee Simple  
**Area** 1.7100 hectares more or less  
**Legal Description** Lot 4 Deposited Plan 64593  
**Registered Owners**  
Louise Margaret Cornelissen

**Interests**

A85774.10 Easement Certificate specifying the following easements - 8.12.1993 at 11.13 am

Type	Servient Tenement	Easement Area	Dominant Tenement	Statutory Restriction
Convey water	Lot 4 Deposited Plan 64593 - herein	Herein	Lot 1 Deposited Plan 64593	
Convey water	Lot 4 Deposited Plan 64593 - herein	Herein	Lot 2 Deposited Plan 64593	
Convey water	Lot 4 Deposited Plan 64593 - herein	Herein	Lot 3 Deposited Plan 64593	
Right to convey water, electric power and telephonic communications	Lot 4 Deposited Plan 64593 - herein	Herein	Lot 5 Deposited Plan 64593	
Right to convey water, electric power and telephonic communications	Lot 4 Deposited Plan 64593 - herein	Herein	Lot 6 Deposited Plan 64593	

The easements specified in Easement Certificate A85774.10 when created will be subject to Section 243(a) Resource Management Act 1991

Land Covenant in Transfer A112490.1 - 17.5.1994 at 10.46 am

A158938.3 Mortgage to Bank of New Zealand - 16.2.1995 at 11.10 am

9363269.1 Variation of Mortgage A158938.3 - 10.4.2013 at 3:23 pm



A 112490.1 T

Approved by the Registrar-General of Land, Wellington. No. 065547

## NEW ZEALAND

## MEMORANDUM OF TRANSFER

## Canterbury

*Land Registry Office*

BRIAN RAYMOND REDFERN (as to a 3/5 share) and JANICE FAYE REDFERN (as to a 2/5 share) both of Darfield Farmers as Tenants in Common in the said shares.

(hereinafter called the Transferor) being registered as proprietor of an estate set out in the schedule below subject to such interests as are therein notified.

**SCHEDULE A**

ESTATE:	FEES SIMPLE	XXXXXX	XXXXXX	XXXXXX	XXXXXX
(Delete those which do not apply)					
	C.T.	AREA	LOT AND D.P. NO. OR OTHER LEGAL DESCRIPTION OR DOCUMENT NO.		
35D/1130		1.7100 ha	<u>Lot 4 Deposited Plan 64593</u> <u>1130c1 12146122 22/03/1974</u> <u>1st. Leasing Stage 1974</u> <u>1st Assessed Date</u>		
<u>SUBJECT TO:- Easements specified in Easement Certificate No. A85774/10</u>					
XXXXXX			XXXXXX		
XXXXXX			XXXXXX		

In consideration of the sum of FIFTY FIVE THOUSAND DOLLARS ONLY  
(\$55,000.00)

paid to the Transferor by PETER GORDON PUMPA of Darfield Supervisor  
and JOANNE RUTH PUMPA his wife

(herein called "the Transferee") the receipt of which sum is hereby acknowledged. Hereby Transfers to the Transferee all the Transferor's estate and interest in the land described in the Schedule hereto and the Transferee Hereby Covenants that:

1. The Transferee (and the Transferee's heirs, successors and assigns) shall not erect or permit or suffer to be erected on the land any dwelling house other than a new single-unit permanent material dwelling house built in a thorough and workmanlike manner and in strict accordance with the local by-laws and regulations and building code to the intent that such a dwelling house be of a high quality.
2. The Transferee (and the Transferee's heirs, successors and assigns) shall not use the land or permit or suffer to be used for pig or poultry farming other than as may be required for the Transferee's (or the Transferee's heirs, successors and assigns) own reasonable domestic use.

AND these shall be restrictive covenants forever running with the land for the benefits of Lots 1 - 3, 5 and 6 Deposited Plan 64593.

AND the Transferees request that these land covenants be entered on the certificate of title



64593.

IN WITNESS WHEREOF these presents have been executed this 22nd day of February 1994.

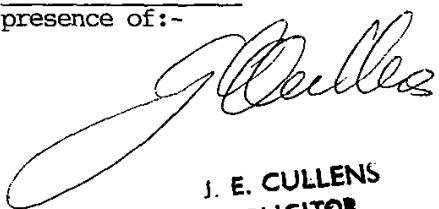
EXECUTED by the Transferor  
BRIAN RAYMOND REDFERN and  
JANICE FAYE REDFERN  
in the presence of:



R. V. SMITH  
SOLICITOR  
CHRISTCHURCH



EXECUTED by the Transferee  
PETER GORDON PUMPA and  
JOANNE RUTH PUMPA in the  
presence of:-



J. E. CULLENS  
SOLICITOR  
CHRISTCHURCH



Correct for the purposes of the Land Transfer Act.

*J. C. C. Beales*  
Solicitor for Transferee

I hereby certify that Part II A of The Land Settlement Promotion and Land Acquisition Act 1952 does not apply to the within transaction.

*J. C. C. Beales*  
Solicitor for the Transferee

Particulars entered in the Register on the date and at the time recorded below.

*District Assistant Land Registrar of the District of Canterbury*

## TRANSFER

10.46 17.MAY.94 A 112499 / 1

PARTICULARS ENTERED IN REGISTER  
LAND REGISTRY CANTERBURY  
NOTARY PUBLIC REG. NO. ....

LC

FEES PAID HEREBY

AVAILABLE

16/2/7/94

DUNCAN COTTERILL  
SOLICITORS  
CHRISTCHURCH AND AUCKLAND

THE CAXTON PRESS, CHRISTCHURCH



Approved by the District Land Registrar, South Auckland No. 351560  
Approved by the District Land Registrar, North Auckland, No. 4380/81  
Approved by the Registrar-General of Land, Wellington, No. 436748.1/81

EC

## **EASEMENT CERTIFICATE**

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

KKWe BRIAN RAYMOND REDFERN and JANICE FAYE REDFERN, both of  
Darfield, Farmers

being the registered proprietor(s) of the land described in the Schedule hereto hereby certify that the easements 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 **Canterbury** on the  day of  19 under No. **64593** are the easements which it is intended shall be created by the operation of section 90A of the Land Transfer Act 1952.

**SCHEDULE**  
**DEPOSITED PLAN NO.**

Nature of Easement (e.g., Right of Way, etc.)	Servient Tenement		Dominant Tenement Lot No.(s) or other Legal Description	Title Reference
	Lot No.(s) or other Legal Description	Colour, or Other Means of Identification, of Part Subject to Easement		
Right to convey water	Lot 4 Lot 3 Lot 2	A, B, C D E	Lots 1, 2, & 3 Lots 1 & 2 Lot 1	
Right to convey water, electric power and telephonic communications	Lot 4	A, B, F	Lots 5 & 6	

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:

The following rights and powers are in addition to those set out in the Seventh Schedule to the Land Transfer Act 1952:

(a) For the purpose of the rights to convey electric power and telephonic communications the following rights shall apply:

The full free and perpetual right for the grantee to convey electric power, and maintain telephonic communications over or under those parts of the grantor's land and for those purposes to lay wires, pipes, poles, underground cables and other accessories necessary or desirable with or without servants, agents and workmen and with all necessary plant, equipment and vehicles to enter upon such parts of the grantor's land for the purpose of installing, laying, maintaining and repairing the said wires, pipes, poles, cables, and accessories provided that as little damage as possible is caused to the land of the grantor and the grantee shall restore the same as near as possible to its former state and condition and provided that the installing, laying, maintaining and repairing of such wires, pipes, poles and cables and accessories shall be carried out in such a way that as little inconvenience as possible is caused to the grantor and the activities of the grantor

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

(a) The cost of formation, installation, maintenance, renewal, inspection and repair (as applicable) of the said water pipes, telephonic and electric power connections and communications and conduits shall be borne by the registered proprietors of lots effected in the proportion to which such rights are used by each of the registered proprietors and so that no registered proprietor/s shall bear the cost of any part which either:

- (i) is in respect of any part thereof which is not used by him/her/it or in respect of which such use has not commenced; or
- (ii) which arises through the omission, neglect or default of any one or more of the other registered proprietors or their tenants, invitees, servants or workmen

(b) If the maintenance, renewal, inspection or repair of the said water pipes, telephonic or electric power connections shall be due to the neglect or default of any one of the registered proprietors for the time being of the lots effected the cost of such maintenance renewal or 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 the cost shall be borne by them in proportion to their responsibility

(c) That 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 contained or implied in any easement created in terms hereof

(d) If any dispute or difference shall arise out of or touching or concerning these presents then such dispute or difference shall be referred to arbitration conducted under the provisions of the Arbitration Act 1908 and its amendments or any Act for the time being in force enacted in substitution thereof

Dated this 26<sup>th</sup> day of November 19<sup>93</sup>

Signed by the above-named

BRIAN RAYMOND REDFERN and  
JANICE FAYE REDFERN

*BR Redfern  
J Redfern*

in the presence of

Witness ..... *Wright*

Occupation ..... *Aolicitor*

Address ..... *Christchurch*

## EASEMENT CERTIFICATE

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

Correct for the purposes of the  
Land Transfer Act

Registration of Transfer ..... A108090/1  
creates the easements relative to Lot ..... 3 DD 64593  
..... 21/4/94. at ..... 11:57

Solicitor for the registered proprietor

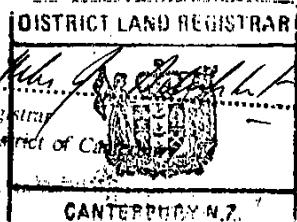
THE WITHIN EASEMENTS WHEN CREATED WILL BE SUBJECT TO SECTION  
243 (a) RESOURCE MANAGEMENT ACT 1991

Registration of Transfer ..... A85774/10  
creates the easements relative to Lot .....  
..... 17/5/94. at ..... 10:46

Particulars entered in the Register at the date and at the  
time recorded below.

A.L.R.

.....



Registration of Transfer ..... A161120/1  
creates the easements relative to Lot .....  
..... 4/5/94. at ..... 00:00

ALB

# Land Information Memorandum

**L260094**

## Application

A + S Real Estate  
A + S Real Estate Limited  
41E South terrace  
Darfield 7510

<b>No.</b>	L260094
<b>Application date</b>	19/01/2026
<b>Issue date</b>	27/01/2026
<b>Phone</b>	02040801668

## Property

<b>Valuation No.</b>	2420022501
<b>Location</b>	725 Ridgens Road
<b>Legal Description</b>	LOT 4 DP 64593 BLK XV HAWKINS SD
<b>Owner</b>	Cornelissen Louise Margaret
<b>Area (hectares)</b>	1.7100

## Rates

### Rateable Value

The date of Selwyn's last General Revaluation was 1/09/24. For further information please contact Council's Rates Department.

<b>Revaluation Year</b>	2024
<b>Land</b>	\$ 435,000
<b>Capital Value</b>	\$ 850,000
<b>Improvements</b>	\$ 415,000

### Current Rates Year 2025 to 2026

<b>Annual Rates</b>	\$ 4,011.75
<b>Current Instalment</b>	\$ 1,002.95
<b>Current Year - Outstanding Rates</b>	\$ 686.81
<b>Arrears for Previous Years</b>	\$ 0.00
<b>Next Instalment Due</b>	15/03/26

Next Revaluation Due 2027.

The rates listed for this property are correct as at the date of this report being issued.

If this property is vacant land, and the applicant intends building a house or making other improvements, additional rates and charges will be added. Such rates and charges are for the operation of the District libraries, local community centre and recreation reserves, sewerage and water systems and refuse collections and recycling.

If a ratepayer in the district purchases additional properties, that ratepayer maybe eligible for certain rating exemptions due to multiple ownership. The exemptions would only apply to uniform library charges on bare land blocks and an exemption from the uniform annual general charge if contiguous or same use land is purchased.

Please contact the Councils rates team if you require clarification on 0800 SELWYN (735 996).

Note: Rates are charged in four equal instalments for the period commencing 1 July and ending 30 June each year.

## Planning/Resource Management

### Partially Operative District Plan: GRUZ

### Operative District Plan Zoning: Rural Outer Plains

The Council has undertaken a review of the Operative District Plan and through this process it has developed a New District Plan ('The Partially Operative District Plan') which provides clear objectives, policies and rules to manage the effects of land use activities on the environment, but also sets a clear direction for our district's development and reflects our communities' needs and expectations. It also incorporates any changes in legislation, national and regional policy statements, environmental standards and other regulations.

The period for lodging appeals against decisions on the Partially Operative District Plan closed on the 6<sup>th</sup> of October 2023 and the Council released the Appeals Version of the Partially Operative District Plan on 27<sup>th</sup> November 2023. Many provisions in Partially Operative District Plan are now beyond challenge and are operative/treated as operative (pursuant cl 103 of Schedule 1 and s86F of the Resource Management Act (1991). The Operative District Plan now only applies where a relevant provision in the Partially Operative District Plan remains subject to appeal. For more information visit <https://www.selwyn.govt.nz/property-And-building/planning/strategies-and-plans/selwyn-district-plan/selwyn-district-plan-review>

17/07/95	Resource Consent R301779
	Extension To R300446 - To Erect Dwelling On 1.71 Ha
	Decision Notified 31/07/95
	Consent Approved 27/07/95

## Planning Notes

The information provided on this LIM has come from the information lodged against the property file/information and GIS at the time of processing. Please note that the resource consents, fill certificates and other relevant property files listed are based on what is available on our general property information, and that there may be other documents for the property which have not yet been added to the property record.

Resource Consents often contain a multitude of information and reports that are not ordinarily separately referenced or included in the LIM itself. Information identifying each (if any) special feature or characteristic of the land concerned, including but not limited to potential erosion, falling debris, subsidence, slippage, alluvion, or inundation, or likely presence of hazardous contaminants.

Preliminary Site Investigation Reports, Detailed Investigation Site Reports and Geotechnical Reports are submitted as part of the subdivision Resource Consent Process it is not likely to be currently of relevance in relation to the "land concerned", otherwise it would be elsewhere noted on the LIM to the extent any issues still apply following subdivision).

Any resource applications or consents that may contain information relating to the land which is not otherwise included in the LIM, including Geotechnical, Environmental and other expert reports, can be obtained via Selwyn District Council Information Management team on [information.management@selwyn.govt.nz](mailto:information.management@selwyn.govt.nz)

SCA-RD2

## Building

10/12/09	Building Consent 091230 Solar Hot Water Heating Code Compliance Certificate Issued 28/01/13
4/12/97	Building Consent R417949 Implement Shed Code Compliance Certificate Issued 01/07/98
25/07/95	Building Consent R414125 Dwelling Code Compliance Certificate Issued 19/07/96

Buildings erected prior to 1965 may not have a building permit record or had inspections carried out.

All building products and materials have a designed life, and must be maintained in accordance with the manufacturer's specifications.

In the case of building permits and building consents no further inspections have been carried out by the council since these structures were completed.

Any concerns of this nature should be referred to an organization that carries out property checks or the product manufacturers.

## Schedule 1 Exempt Building Work

Under section 42A of the Building Act 2004 building owners can carry out certain types of building work specified in Schedule 1 of the Building Act 2004 without need to obtain building consent approval. Where Council holds any information provided by a property owner in relation to exempt works undertaken on the property it is important to note that Council do not check or review the documentation for compliance, it is simply filed for record keeping purposes and not to satisfy any statutory obligation.

Any information held of this nature has been provided at Councils discretion under Section 44A (3) of the Local Government Official Information and Meetings Act 1987 without any representation or warranty.

## Services

### Water

Council water scheme is not available.

Own potable water supply required.

For those properties not connected to a Council reticulated water supply, it is encouraged that the quality of the domestic water supply be regularly tested to ensure that it is to a potable standard. If the same water supply is also used for irrigation or stock water, check that there is a backflow protection device to prevent any contamination of water supply.

### Sewer

Council sewer scheme is not available.

On-site sewage treatment and disposal.

The property is not serviced through Council sewer network. Any onsite wastewater treatment or changes to it will require Environment Canterbury consent.

If there is an existing domestic onsite wastewater treatment system on this property, the owner is responsible for ensuring regular maintenance and servicing is carried to ensure it continues to function satisfactorily.

Any new or replacement of domestic onsite wastewater treatment system will need to meet the requirements of Rule 5.8 of the Canterbury Land and Water Regional Plan to be considered a permitted activity and will require a building consent from Selwyn District Council prior to installation.

Any property with onsite sewage treatment and disposal, animal effluent disposal or water extraction for irrigation may have or require consent from Environment Canterbury and may require consent from the surrounding properties for a variety of discharges. This could have an adverse effect on the neighbouring property in relation to odour, potable water supply quality, or be of a general nuisance factor.

Information regarding what consents have been granted for this or surrounding properties can be obtained by contacting the issuing authority Environment Canterbury.

Land used to dispose of waste or to spread effluent or treated sewage, may be contaminated due to the concentrations or mix of material deposited onto the land over time. If any soil tests have been carried out, please forward a copy to the Council in order for the records to be updated.

For those properties not connected to a Council reticulated sewer system, it is important that the effluent system is regularly checked and maintained. You should also be aware of the limits on what can and should not be disposed of through these systems. Any concerns should be referred to an organization that carries out checks and maintenance or to the product manufacturers.

## Stormwater

Stormwater to soak hole

This property may be located within an area covered by Environment Canterbury stormwater consent. It is the responsibility of the property owner to contact Environment Canterbury customer services to ensure that any activity undertaken on site complies with the relevant consent conditions.

Note – the above describes the current roof water disposal type and does not reflect the future situation, which should be determined as part of the subdivision (if applicable). For more information please contact Council.

### **Copy of drainage plan attached.**

*If you have any questions about the Water, Sewage or Stormwater information above please contact the Selwyn District Council Water Department at 0800 SELWYN or [contactus@selwyn.govt.nz](mailto:contactus@selwyn.govt.nz)*

## Kerbside Waste Collections

The Council provides refuse and recycling collection services for most residential and rural residential properties where these properties occur alongside maintained public roads. Private roads and Right of Ways (as maybe referenced in the Transportation Notes pertaining to this LIM) will not be directly serviced as these access ways are not usually of a sufficient standard to be used safely and efficiently by the collection vehicles. This could also apply to other public roads or streets that are narrow and/or have a lack of vehicle turning facilities. Rural and high country areas and settlements are not covered by regular collection services however localised refuse drop off facilities maybe available for use in specific areas. For further details and advice on refuse collection and recycling services as they may pertain to the property please phone the Council's Asset department on phone 3472 800.

### [Selwyn District Council - Collection Days & Routes](#)

If your address shows “no results found”, this means

- your property is not serviced directly by kerbside collections, OR
- you have a new property and either:
  - o you have requested for your property to be added to the route and it is in the process of being added, OR
  - o you have not yet requested for your property to be added to the route, OR

Please contact Council for further detail.

## Land and Building Classifications

### Energy Infrastructure and Transport

None known

### Culture and Heritage

None known

### Natural Environment

None known

### District-wide matters

None known

### Area-specific matters

None known

### Land Notes

Land Notes: This property is located within the command area of the Central Plains Water Enhancement Scheme in accordance with resource consents issued by Canterbury Regional Council to Central Plains Water Trust. With these resource consents, Central Plains Water Limited has the ability to convey and apply irrigation water land within the command area, subject to obtaining approval from the owners of the land. This property is also directly affected by a global resource consent issued by Selwyn District Council to Central Plains Water Trust for the construction, operation and maintenance of the distribution network of the Central Plains Water Enhancement Scheme (RC15573). This means that the distribution network infrastructure may run through this property. However, this cannot occur unless agreement is provided from the landowner or Central Plains Water Limited exercises its powers of compulsory acquisition as a requiring authority under the Resource Management Act 1991.

Land Notes: For further information on the Central Plains Water Enhancement Scheme including relevant maps, please contact Selwyn District Council and/or Central Plains Water Limited.

Property owners can contact Central Plains Water Limited (CPW) to update their details on (03) 928 2960.

### Listed Land Use Register (LLUR):

Hazardous activities and industries involve the use, storage or disposal of hazardous substances. These substances can sometimes contaminate the soil. Environment Canterbury identifies land that is used or has been used for hazardous activities and industries. This information is held on a publicly available database administered by Environment Canterbury called the Listed Land Use Register (LLUR). The Selwyn District Council may not hold information that is held on the LLUR,

therefore, it is recommended that you check Environment Canterbury's online database at [www.llur.ecan.govt.nz](http://www.llur.ecan.govt.nz).

## Residential Swimming Pool

No pool registered to this property.

## Land Transport Requirement

Ridgens Road is a formed and sealed local road maintained by Selwyn District Council.

## Natural Hazards

This section sets out information that the Council holds relating to natural hazards, such as earthquake, tsunami, erosion, landslip, liquefaction/sedimentation and subsidence, wind and snow, or flooding/inundation.

Climate change is causing natural hazards to become more severe, occur more often, and affect a wider range of areas.

If the Property is identified below as being subject to a natural hazard, it may have been issued a building consent with a waiver or modification of the Building Code to confirm that building work will accelerate, worsen, or result in a natural hazard on the land on which the building work is to be carried out or any other property. If a waiver or modification has been issued, this will be noted in the Building section of the LIM above.

You can obtain further information about natural hazard matters from:

- The District Plan Natural Hazard chapter: [District Plan - Partially Operative Selwyn District Plan \(Appeals Version\)](#)
- [Selwyn District Council Natural Hazard Map](#) – use this map to view any of the natural hazards identified below that impact this Property or in the vicinity of the Property
- Our Duty Planner service at [planning.technical@selwyn.govt.nz](mailto:planning.technical@selwyn.govt.nz), or call 0800 SELWYN (735 996).

## Earthquake

### Earthquake Prone Buildings

If this Property has an Earthquake Prone Building, this will be noted in the Building section of this LIM under "Earthquake Prone Buildings".

## Erosion

### District Plan information relating to erosion

None known

## Landslip and Rockfall

### Regional mapping of landslides / rock avalanches

An earthquake hazard assessment for infrastructure commissioned by Environment Canterbury in 2006 included a regional-scale map of earthquake-induced landslide susceptibility and locations of known rock avalanches. Further information can be found in the technical report: [Selwyn District Engineering Lifelines Project: Earthquake Hazard Assessment](#), Geotech Consulting Ltd commissioned by Environment Canterbury, August 2006. The scope of this report is the Selwyn District. The purpose of the report was to assess earthquake hazards and their potential impacts on engineering lifelines (infrastructure) in Selwyn District.

Climate change may cause increased rain and storm intensity and frequency, and vegetation changes. These impacts of climate change may reduce the Property's resilience and exacerbate the landslip and rockfall hazard.

## Liquefaction and Subsidence

### Liquefaction / Geotechnical risk

The Property is within an area where liquefaction damage is possible in future earthquakes. The Selwyn District Council has mapped areas where a liquefaction assessment is required, and other areas where a liquefaction assessment is only needed for certain activities. [View Selwyn District Council's maps](#). [View Selwyn District Plan rules relating to liquefaction / geotechnical planning requirements](#). Environment Canterbury has separately identified additional areas where liquefaction is possible. [View Environment Canterbury's map showing areas where liquefaction is possible](#). Further information about liquefaction generally can be found in the following technical reports:

- [Review of liquefaction hazard information in eastern Canterbury, including Christchurch City and parts of Selwyn, Waimakariri and Hurunui Districts](#), Environment Canterbury, December 2012. This report covers the Coastal Canterbury from the Waipara River mouth to the Rakaia River mouth, including Banks Peninsula, and inland to Rangiora, Aylesbury, Selwyn and Southbridge. The purpose of this report was to collate liquefaction occurrence during the 2010/11 Canterbury earthquakes, and to determine liquefaction vulnerability.
- [Selwyn District Engineering Lifelines Project: Earthquake Hazard Assessment](#), Geotech Consulting Ltd commissioned by Environment Canterbury, August 2006. This report covers the Selwyn District. The purpose of the report was to assess earthquake hazards and their potential impacts on engineering lifelines (infrastructure) in Selwyn District and for use in infrastructure and emergency management planning.

Climate change may cause changes in groundwater and sea level rise. These impacts of climate change may reduce the Property's resilience and exacerbate the impacts of the liquefaction and subsidence hazard.

As part of any building consent application, you may need a site-specific assessment or site subsoil investigation to establish the level of susceptibility to liquefaction or to confirm that 'good ground' can be achieved for any building work. The scope and testing of any site-specific assessment must be carried out by a CPEng Geotechnical engineer. The ground bearing capacity in this area may not achieve the requirements of the NZ Building Code Clause B1, and specific design may be required. The definition of 'good ground' can be found in the Definitions section of

the [NZ Building Code Handbook](#), and appropriate test methods are detailed in either NZS3604, or NZBC B1/VM4.

Areas where there was evidence of liquefaction were mapped following the 2010/11 Canterbury earthquakes by Tonkin & Taylor for the Earthquake Commission (urban areas) and by a group of researchers for Environment Canterbury (rural, commercial and industrial areas). These are available on [Environment Canterbury's liquefaction map](#). Further information can be found in the technical report: [Review of liquefaction hazard information in eastern Canterbury, including Christchurch City and parts of Selwyn, Waimakariri and Hurunui Districts](#), Environment Canterbury, December 2012. This report covers Coastal Canterbury from the Waipara River mouth to the Rakaia River mouth, including Banks Peninsula, and inland to Rangiora, Aylesbury, Selwyn and Southbridge. The purpose of this report was to collate liquefaction occurrence during the 2010/11 Canterbury earthquakes, and to determine liquefaction vulnerability.

## Tsunami

None known

## Flooding and Inundation

### District Plan information relating to flooding and inundation

This Property is within the following flooding or inundation overlay(s) or areas in the District Plan. Information and reports about the relevant overlay are included below. Climate change may cause increased rain and storm intensity and frequency, and sea level rise. These impacts of climate change may reduce the Property's resilience and exacerbate any flooding and inundation hazard.

### Plains Flood Management Overlay

The Plains Flood Management Overlay in the Council's District Plan identifies areas where flooding from a 200-year Average Recurrence Interval (ARI) flood event needs to be managed. [View a map of the overlay](#). [View the rules relating to the overlay](#). Further information can be found in the following technical reports:

[Selwyn River/Waikirikiri floodplain investigation](#), ECAN report, September 2019

[Regional Policy Statement Modelling for Selwyn District Council – District Plan](#), DHI Water and Environment Limited report, November 2019

### Environment Canterbury information regarding flooding and inundation

#### Historic Flooding Photographs

Photographs showing the property during or following past flood events may be available. Flood photographs are available on Environment Canterbury's [flood imagery register](#).

#### Other flooding and inundation information

Climate change may cause increased rain and storm intensity and frequency, and sea level rise. These impacts of climate change may reduce the Property's resilience and exacerbate any flooding and inundation hazard.

### Flood modelling

This Property may be susceptible to flooding from the Selwyn River and/or in heavy rainfall events. [View the flood model results](#). More detail can be found in the technical report: [Selwyn District Flood Model - Hydraulic Model Build Report](#), Tonkin + Taylor commissioned by Selwyn District Council, August 2025.

### Ground Water Level

The ground water level at this Property is not known for this Property. A high ground water level may exacerbate any flooding at this Property, or the impact of any flooding at this Property.

### Exposure Zones

	NZS3604:2011	AS/NZS1170:2002
<b>Wind Region</b>	A	A7
<b>Snow Zone</b>	N4	N4 Sub-alpine
<b>Earthquake</b>	Zone: 2	Z Factor: 0.3
<b>Approximate Altitude (Amsl)</b>	150m	-
<b>Exposure Zone</b>	B	-

### Exposure Zone Descriptions

Zone B: Low

Inland areas with little risk from wind blown sea-spray salt deposits

Zone C: Medium

Inland coastal areas with medium risk from wind blown sea-spray salt deposits. This zone covers mainly coastal areas relatively low salinity. The extent of the affected area varies significantly with factors such as winds, topography and vegetation.

Zone D: High

Coastal areas with high risk wind blown sea-spray salt deposits. This is defined as within 500 m of the sea including harbours, or 100 m from tidal estuaries and sheltered inlets.

### Special Land Features

#### Soil Type

Lismore shallow silt loam

## Land Fill

None known

## Licences/Environmental Health

No information located.

## Network Utility Operators

Information related to the availability of supply, authorisations etc. (e.g. electricity or gas) can be obtained from the relevant Network Utility Operator.

## Other Information

1. The applicant is advised that the Environment Canterbury may have other information in relation to this property including, but not limited to:
  - a) Discharge consents.
  - b) Well permits.
  - c) Consents to take water.
  - d) The existence of contamination and/or hazardous sites.
  - e) Flooding.
  - f) Clean air discharge compliance.

Further information may be obtained from Environment Canterbury by requesting a Land Information Request (LIR). To find out more contact the Environment Canterbury on 0800 ECINFO (0800 324 636) or at <http://www.ecan.govt.nz/>

2. The following further information is supplied on the basis set out in note 2 below.

## Notes

1. The information supplied in the sections of this report, other than 'Other Information', is made available to the applicant pursuant to Section 44A(2) of the Local Government and Official Information Act 1987 by reference to Council files and records. No property inspection, or title search, has been undertaken. To enable the Council to measure the accuracy of this LIM document based on our current records we would appreciate your response should you find any information contained herein which may be considered to be incorrect or omitted. Please telephone the Council on 0800 SELWYN (375 996).
2. The information or documents supplied to the applicant and referred to in the 'Other Information' section of this report has been supplied to the Council by property owners, their agents and other third parties. That information is made available pursuant to section 44A(3) of the Local Government and Official Information Act 1987 on the basis that:
  - a) The information may be relevant to the purposes for which this report is obtained;
  - b) The Council does not warrant or represent the accuracy or reliability of the information. If the subject matter of that information is important to the applicant it is recommended that

relevant professional advice should be taken before reliance is placed upon that information.

3. The information included in the LIM is based on a search of Council records only and there may be other information relating to the land which is unknown to the Council. Council records may not show illegal or unauthorised building or works on the property. The applicant is solely responsible for ensuring that the land is suitable for a particular purpose.

#### 4. Schedule 1 Exempt Building Work

Building owners can carry out certain types of building work without needing to obtain a building consent. This exempt building work is listed in Schedule 1 of the Building Act 2004.

It is the owners' responsibility to ensure that any exempt building work done complies with the Building Code and fits within the provisions of the schedule before they carry out the work.

Please note that Council do not check or review documentation for compliance where information on exempt work has been provided by a property owner to Council. This information is simply filed for record keeping purposes and not to meet any statutory obligation.

Any information of this nature held by Council has been provided at Council's discretion under Section 44A (3) of the Local Government Official Information and Meetings Act 1987 without any representation or warranty.

5. The Council has used its best endeavors to ensure that all information provided in this LIM report is correct and complete in all material respects. In the event that a material error or omission can be proven the Council's liability, whether in contract or in tort shall be limited to the fee paid to Council to obtain this report.
6. This information reflects the Selwyn District Council's current understanding of the site, which is based only on the information thus far provided to it and held on record concerning the site. It is released only as a copy of those records and is not intended to provide a full, complete or totally accurate assessment of the site. As a result the Council is not in a position to warrant that the information is complete or without error and accepts no liability for any inaccuracy in, or omission from, this information.
7. The information contained in this Land Information Memorandum is current at the date the memorandum is issued. Further relevant information may come into the Council's possession subsequent to the date of issue.
8. This Land Information Memorandum includes natural hazard information deemed by Selwyn District Council and Environment Canterbury to be the most up-to-date, useful, and relevant, and is provided in accordance with the Local Government (Natural Hazard Information in Land Information Memoranda) Regulations 2025. All due care has been taken to ensure current information required to be provided under the regulations is presented below.
9. Selwyn District Council and Environment Canterbury may hold superseded or less reliable natural hazards information relating to the land that has not been included in this Land Information Memorandum. Please contact Selwyn District Council or Environment Canterbury if you would like to enquire about this information.

Information Management Team

Date: 27 January 2026

# LIM Report Legend

## Base Layers

### Road

— Road

### Railway

—+ Railway

### District Boundary

 District Boundary

### Township Boundary

 Township Boundary

### Ratepayer Information

 Ratepayer Information

### Parcels

 Parcels

## PODP - Zones and Precincts

### Precincts

 Commercial Precincts

 Industrial Precincts

 Airfield Precincts

 Rural Precincts

## Zones

- Large lot residential zone
- Low density residential zone
- General residential zone
- Medium density residential zone
- Settlement zone
- General rural zone
- Neighbourhood centre zone
- Local centre zone
- Large format retail zone
- Town centre zone
- General industrial zone
- Special purpose zone

## Water\_In

- DIM LINE
- DUCT
- IRRIGATION
- NON SDC SERVICE
- OBsolete
- OUTLINE
- PIPE - TREATED
- PIPE - UNTREATED
- PIPE - SEWER
- SITE\_BOUNDARY

## Sewer\_pt

- CHAMBER
- EQUIPMENT
- FACILITY
- MANHOLE
- NODE
- VALVE

## Water\_pt

- EQUIPMENT - BORE
- EQUIPMENT - GENERATOR
- EQUIPMENT - SAMPLE
- TAP
- EQUIPMENT - OTHER
- FACILITY
- FIRE PLANT
- HYDRANT
- IRRIGATION
- NODE
- OBsolete
- SUPPLY POINT
- TANK
- VALVE

## Sewer\_In

- OUTLINE
- DIM LINE
- DUCT
- IRRIGATION
- NON SDC SERVICE
- OBsolete
- OUTLINE
- PIPE
- SITE\_BOUNDARY
- Soakhole w/Hoz Soakage
- StopBank

## Storm\_pt

- CHAMBER
- EQUIPMENT
- FACILITY
- INLET/OUTLET
- MANAGEMENT
- MANHOLE
- NODE
- SOAKHOLE
- SUMP
- VALVE

## Storm\_In

- CHANNEL
- DIM LINE
- MANAGEMENT
- NON SDC SERICE
- OBsolete
- OUTLINE
- PIPE

## Storm\_py

- CATCHMENTS
- CONSENT AREA
- GROUNDWATER LESS 6M
- OUTLINE OF BASIN
- RATED AREA

## Stormwater Management Area

 Stormwater Management Area

## West Melton Observatory Zone

 West Melton Observatory Zone

## Planning Zones

- High Country
- Port Hills
- Existing Development Area
- Living 1
- Living 2
- Living 3
- Living X
- Living West Melton (North)
- Living Z
- Deferred Living
- Business 1
- Business 2
- Business 3
- Inner Plains
- Outer Plains
- Malvern Hills
- Key Activity Centre
- Living West Melton (South)

## Liquefaction Drains and Water Race

## CDrain\_pt

- GATE
- Site
- WEIR

## CDrain\_In

- DRAIN
- ECAN
- OUTLINE
- StopBank
- Site Boundary

## WRace\_pt

- DISCHARGE
- DIVIDE
- EQUIPMENT
- GATE
- GRILL
- HEADWALL
- MANHOLE
- NODE
- POND
- SITE
- SHAFT
- SOAKHOLE

## WRace\_In

- AQUEDUCT
- CULVERT
- DIM LINE
- EMERGENCY DISCHARGE
- INTAKE
- LATERAL
- LOCAL
- MAIN
- OBsolete
- OUTLINE
- SIPHON
- TUNNEL

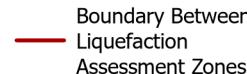
## SDC Cleaned

 SDC Cleaned

## Project Extent

 Project Extent

## Boundary Between Liquefaction Assessment Zones

 Boundary Between Liquefaction Assessment Zones

## Liquefaction Susceptibility

- DBH TC Zoned Area
- Damaging liquefaction unlikely
- Liquefaction assessment needed

## Ecan River Protection Scheme

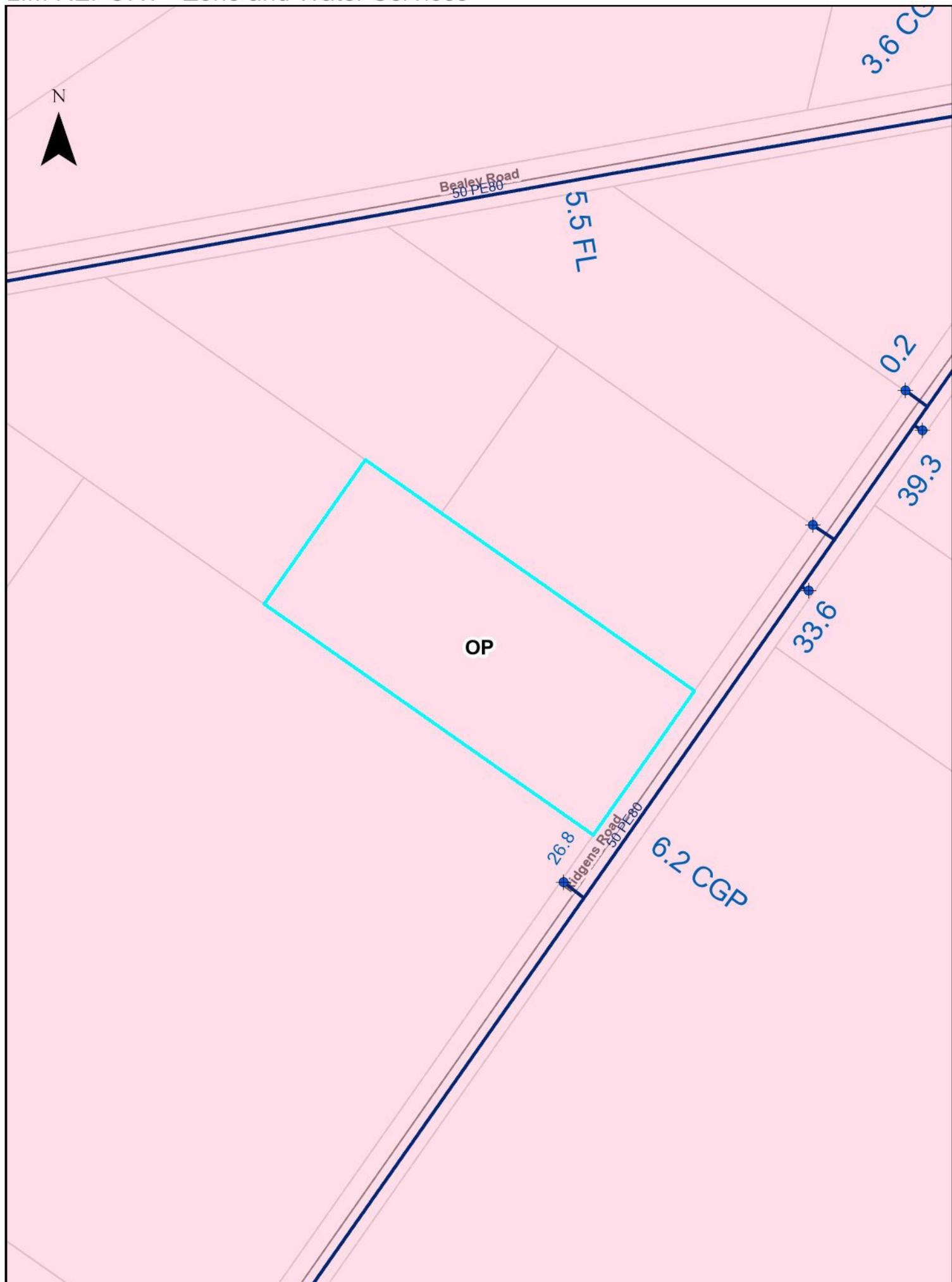
- Properties Beside Rivers
- Halswell Staff Gauges
- Halswell Floodgates
- Halswell Drainage

## Greendale Fault

- Greendale Fault 50m Buffer
- Fault Lines (GNS 2013)
- Folds (GNS 2013)

## Biodiversity

- Canterbury Plains SDC AB and C Classes
- Endangered Flora and Fauna
- Potentially Significant Sites
- Confirmed SNA Sites
- Significant Natural Areas (Final 115)



# LIM REPORT - PODP Zone and Precinct

N  
↑

Bealey Road

GRUZ

Riddens Road

## RESOURCE CONSENT INFORMATION

This document is one of three pages titled “Resource Consent Information” which should be read together.

- Because of the large number of resource consents only consents which fall within the red buffer as identified on the map have been included with this report.
- If further information is required please contact the Council’s Planning Department – Phone Direct 03 3472 868.
- Every effort is made by the Council to identify resource consent in proximity to the property subject to this LIM application. However, it is suggested that a site inspection be undertaken by prospective purchasers to identify any land uses of interest. These may include uses which have existing use rights or other uses which are permitted under the Council’s District Plan.

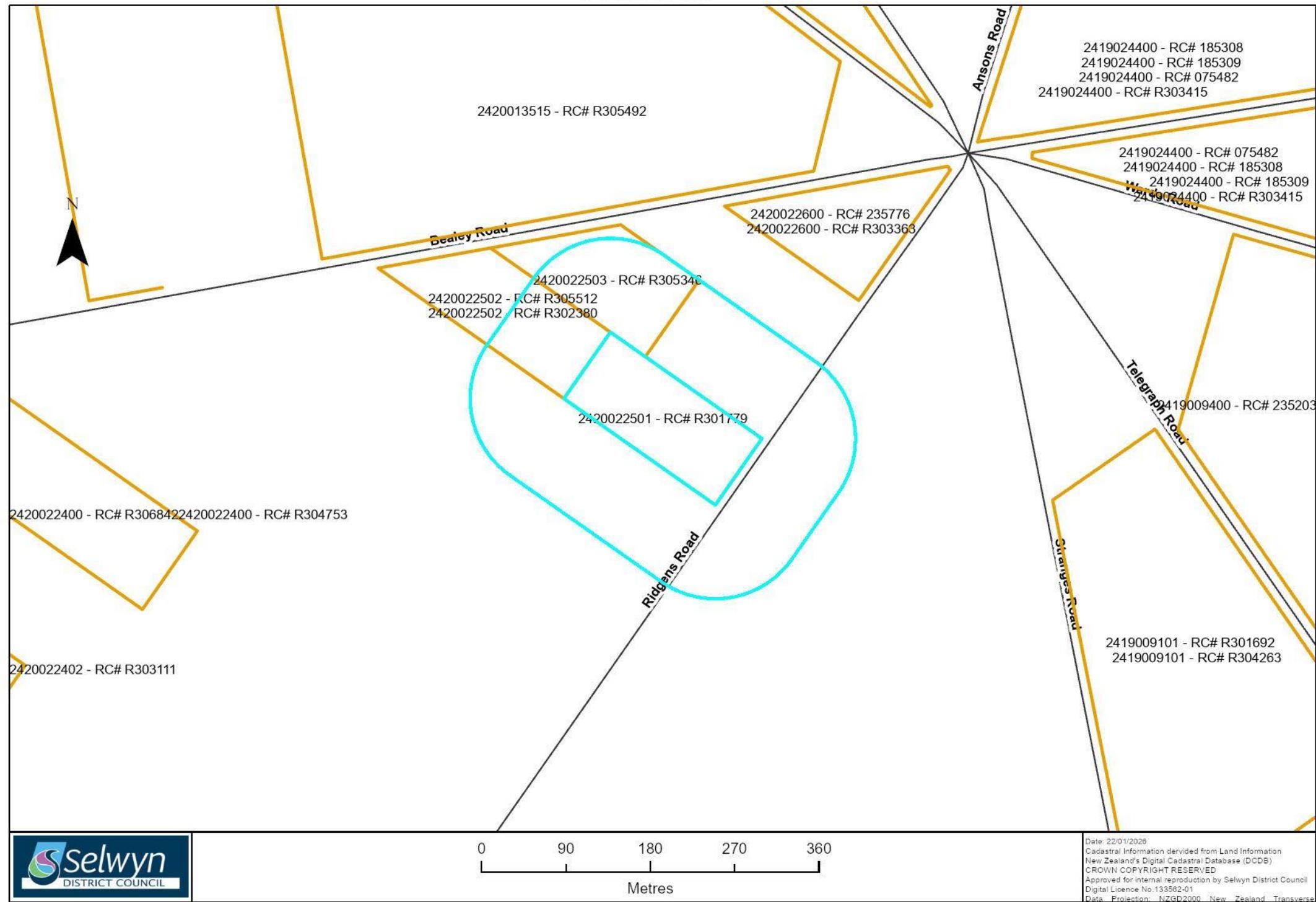
### Resource Consent Status Codes:

GHP	Granted by Hearing
GEC	Granted by Environment Court
GDEL	Granted by Delegation
GCOM	Granted by Commissioner
DCOM	Declined by Commissioner
DHP	Declined by Hearing
WD	Withdrawn application
AP	Approved
DC	Declined
Blank	No decision issued
DN	Decision Notified

ADN	Appeal Decision Notified
AE	Appeal expiry
AEC	Appeal Heard by Environment
AN	Abatement Notice
AR	Appeal received
ARI	Application returned incomplete
AWD	Appeal withdrawn
CC	Cancelled
CCI	Certificate Compliance Issued
D37	Deferred under s.37
D37E	s.37 deferral ends
D91	Deferred under s.91
D91E	s.91 deferral ends
ECDN	Environment Court Decision notified
FI	Further Information
FICR	Further Information request - no clock restart
FR	Formally received
HD	Hearing Date
HH	Hearing held
INV	Invoiced
IR	Information received
LAPS	Lapsed
LD	Lodged
LN	Limited Notified
LS	Lapsed
ODN	Objection decision notified
OH	On Hold
OR	Objection received

PA	Pre- application
PN	Publically notified
PS	Process suspended
RAD	Recommendation adopted by Council
RRA	Recommendation to required authority
S223	Section 223
S224	Section 224
SC	submissions closed
WAR	Written Approval Requested
WARE	Written Approvals Received

2420022501



Assessment_ID	RC Number	Proposal	Decision Date
2420022501	R301779	EXTENSION TO R300446 - TO ERECT DWELLING ON 1.71 HA	1995-07-27
2420022502	R305512	TO ERECT 2ND DWG ON RURAL LOT OF 1.7 HA. ORIGINAL DWG TO BE RELOCATED PRIOR TO COMPLETION OF NEW DWG	2002-05-29
2420022502	R302380	TO ERECT A DWELLING ON RURAL LOT < 4 HA	1996-09-12
2420022503	R305346	TO ERECT DWELLING ON 1.5 HA ZONED OUTER PLAINS	2002-02-22



CODE COMPLIANCE CERTIFICATE  
Section 43(3), Building Act 1991

HIGH STREET, LEESTON  
PRIVATE BAG 1, LEESTON  
PH: (03) 324-3859 FAX: (03) 324-3531

REF NO: .....

Applicant

C D & L M CORNELISSEN  
RIDGENS RD  
R D 1  
CHRISTCHURCH

Consent Details

Consent/PIM No.: R414125  
Date issued: 19/07/96  
Valn No: 2420022501

Project Descrn: NEW CONSTRUCTION  
BEING STAGE 1 OF AN INTENDED 1 STAGES  
DWELLING

Intended Life: INDEFINITE, BUT NOT LESS THAN 50 YEARS

Intended Uses: DWELLING

Project Location: RIDGENS RD, CHARING CROSS

Legal Description: LOT 4 DP 64593 BLK XV HAWKINS SD

Estimated Value: \$ 97,000

The Council's total charges payable for the issue of this Code Compliance Certificate will be payable on receipt of the invoice.

This is a final code compliance certificate issued in respect of all the building work under the above building consent.

SIGNED FOR AND ON BEHALF OF THE COUNCIL:

NAME: K. Hene POSITION: REGULATORY  
MANAGER DATE: 19-7-96



**Selwyn**  
**DISTRICT**  
**COUNCIL**

HIGH STREET, LEESTON  
PRIVATE BAG 1, LEESTON  
PH: (03) 324-3859 FAX: (03) 324-3531

REF NO: .....

**C O D E   C O M P L I A N C E   C E R T I F I C A T E**  
Section 43(3), Building Act 1991

**Applicant**

C D & L M CORNELISSEN  
RIDGENS RD  
R D 1  
CHRISTCHURCH

**Consent Details**

Consent/PIM No.: R417949  
Date issued: 30/06/98  
Valn No: 2420022501

**Project Descrn:** NEW CONSTRUCTION  
BEING STAGE 1 OF AN INTENDED 1 STAGES  
IMPLEMENT SHED

**Intended Life:** SPECIFIED AS 50 YEARS

**Intended Uses:** IMPLEMENT SHED

**Project Location:** RIDGENS RD, CHARING CROSS

**Legal Description:** LOT 4 DP 64593 BLK XV HAWKINS SD

**Estimated Value:** \$ 13,000

The costs of issuing this Code Compliance Certificate including final inspection, where carried out, will be invoiced separately.

This is a final code compliance certificate issued in respect of all the building work under the above building consent.

SIGNED FOR AND ON BEHALF OF THE COUNCIL:

NAME: R. Ogilvie POSITION: Senior Inspector DATE: 1-7-98

**Code Compliance Certificate****091230****Section 95, Building Act 2004****The Owner**

Name of Owner:	Cornelissen Christopher David & Cornelissen Louise Margaret	
Mailing address:	725 Ridgens Road, RD 1, Christchurch 7671	
Street address/registered office:		
Phone number:	Landline:	Daytime: 3747750
	Mobile:	021965682 After hours:
Facsimile number:		
Email address:		
Website:		

**The Building Work**

Street Address of Building:	725 RIDGENS ROAD, CHARING CROSS	
Legal Description of land where building is located:	LOT 4 DP 64593	
Valuation Number:	2420022501	
Current lawfully established use:	Housing	
Type of work:	SOLAR HOT WATER HEATING	
Estimated Value:	\$7,000	
Location of building within site/block number:		
Building Name:	Year Construction Commenced:	2012

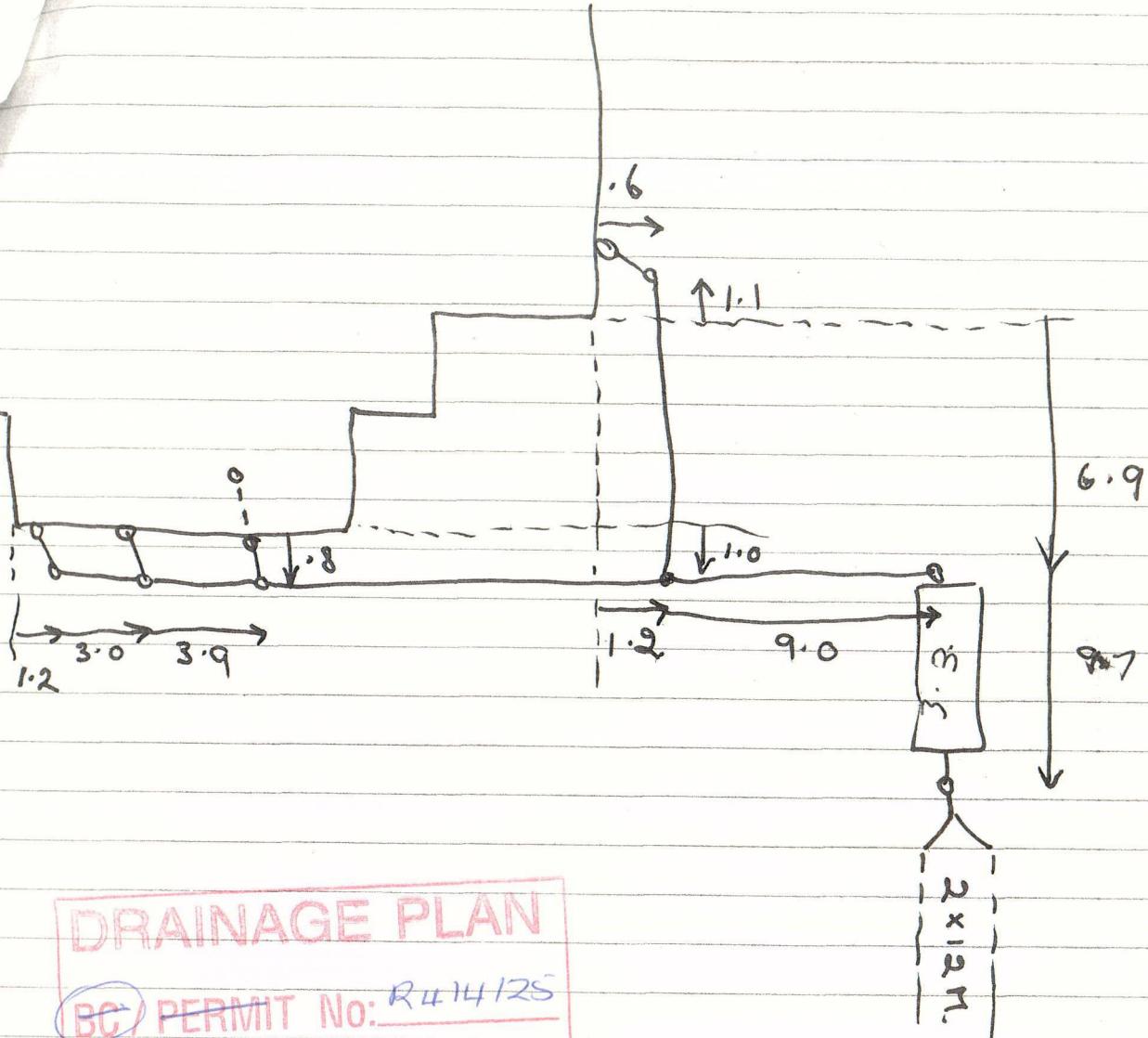
**Code Compliance Certificate:**

The Building Consent Authority named above is satisfied on reasonable grounds, that-  
the Building work complies with the Building Consent

John Clarke  
Selwyn District Council Building Consent Authority Signatory

Issue Date: 28/01/13

Commission  
Ridgens Rd R 41425  
B. O'Connell (12500)  
11/10/95



**DRAINAGE PLAN**

**BC PERMIT NO:** R 41425

**DATE:** 25/07/95

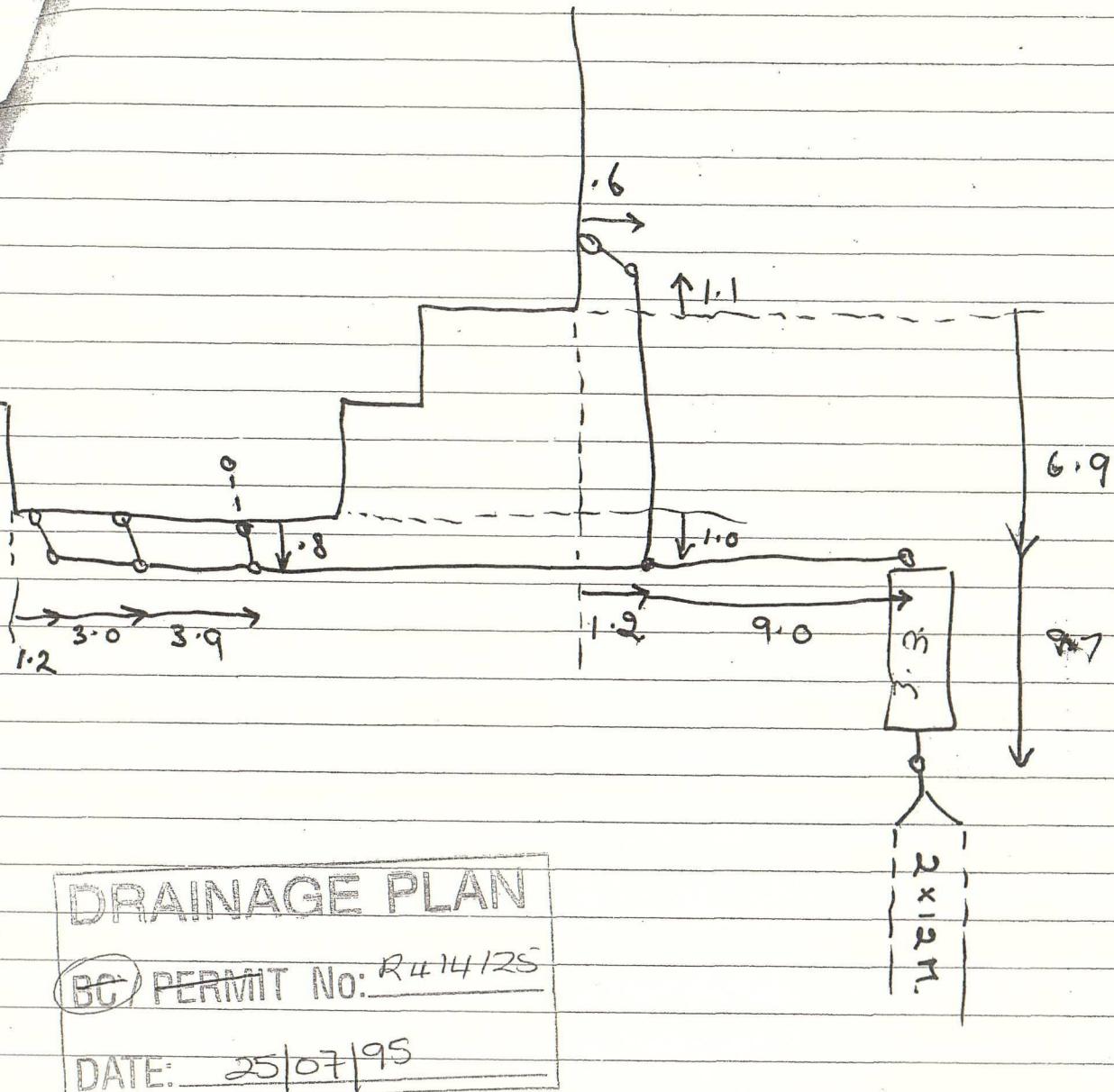
24200-225-01

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Ridgens Rd

B. O'Connell (12500)

11/10/95



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Connelision

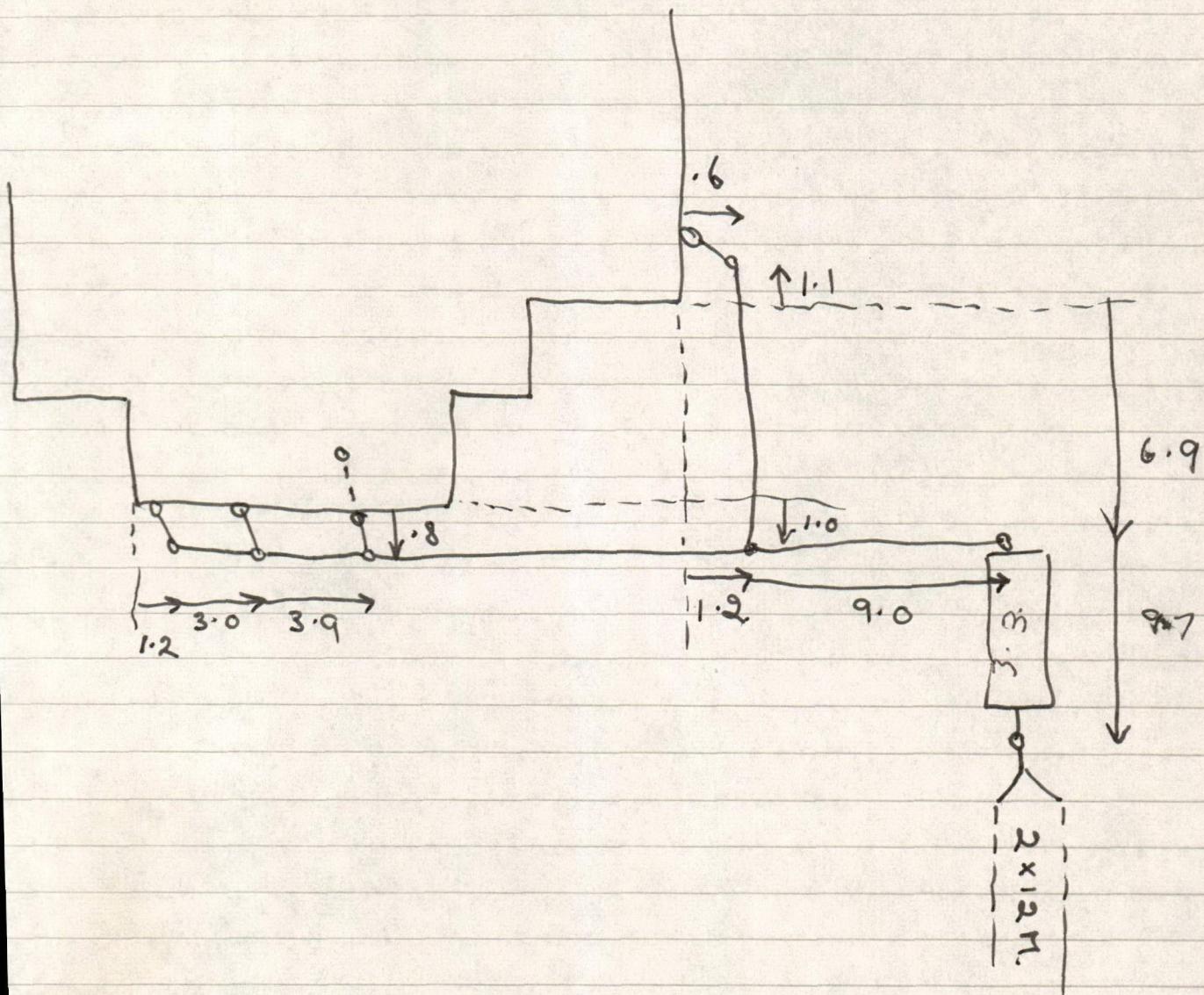
Ridgens Rd

B. O'Connell

11/10/95

R414125

(12500)







## INTERACTION BETWEEN EXISTING ACTIVITIES IN RURAL ZONES

When considering buying a rural property, especially if it is a small block, there are some important things that need to be considered.

Zoned rural these areas are foremost for Horticultural and Agricultural farming, plus their associated activities. As these activities operate 24 hours a day seven days a week, it is important to appreciate that as towns and cities have their own unique characteristics, so too do rural areas.

In particular your attention is drawn to the following matters that are part of the rural character of the District.

- (a) Use of agricultural chemicals including ground or aerial application of sprays and fertilisers, subject to manufacturers instructions, adopted codes of practice and other formal controls.
- (b) Some farming activities may commence early in the morning or operate through the night such as harvesting of crops, operation of irrigators or bringing dairy cows in for milking.
- (c) Although excessive noise is not permitted the noise levels associated with permitted land uses such as orchard sprayers, birdscarers, cowsheds (especially at dawn), woolsheds, use of working dogs, aircraft for rural management, tractors, headers and assorted agricultural machinery will in the majority of situations not be considered excessive. Farm animals may make a substantial amount of noise especially deer during the roar, bulls, animals at weaning time, roosters, donkeys and peacocks.
- (d) There are a variety of rural odours including those from established piggeries, spraying of animal effluent on pasture, silage, growing of certain crop species, burning of orchard prunings, hedge prunings and stubble, application of fertilisers, spray from farm chemicals and composting.
- (e) District roads are used to move stock from one part of a farm to another, or one property to another. It is therefore in the landowners best interests to maintain stock proof road boundary fences and gates.
- (f) The existing state of district roads serving the property must be recognised, particularly if any road is unsealed. Unsealed roads can create dust. Dust can also be generated from paddocks when they are being worked or during strong winds.
- (g) Fencelines along road frontages do not always follow the legal road boundary. The road boundary can frequently be located inside what looks like private property.
- (h) Rural dwellings depend upon septic tanks and on-site systems for the disposal of sewage. The septic tanks are the responsibility of the property owner and require regular maintenance to ensure proper functioning.
- (i) Council water supply is not available to every property. Where it is not available, and the landowner seeks to construct a new dwelling, the District Council will not issue a Code Compliance Certificate until the owner provides proof that a potable water supply is available.

# Buying or selling your property?



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New Zealand Residential Property  
Sale and Purchase Agreement Guide





## This guide tells you...

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what a sale and purchase agreement is

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what's in a sale and purchase agreement

---

what happens after you sign the sale and purchase agreement

---

what happens if you have a problem

---

where to go for more information

### Where to go for more information

This guide is available in other languages. You can find translated copies of this guide on [rea.govt.nz](http://rea.govt.nz) and [settled.govt.nz](http://settled.govt.nz).

The New Zealand Residential Property Agency Agreement Guide is also available on [settled.govt.nz](http://settled.govt.nz). The guide tells you more about the agreement you sign with the agency helping to sell your property.

We welcome any feedback you have on this publication.

The information in this guide was accurate when published. However, the requirements this information is based on can change at any time. Up-to-date information is available at [rea.govt.nz](http://rea.govt.nz).

# Key things to know about sale and purchase agreements

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- A sale and purchase agreement is a legally binding contract between you and the other party involved in buying or selling a property.
- You must sign a written sale and purchase agreement to buy or sell a property.
- You need to read and understand the sale and purchase agreement before you sign it.
- Even if a standard sale and purchase agreement is being used, you should always get legal advice before you sign the agreement and throughout the buying and selling process.
- You can negotiate some of the terms and conditions in a sale and purchase agreement.
- You can include additional clauses, such as what to do if there are special circumstances. Your lawyer plays an important role in providing advice on what the sale and purchase agreement should say.
- A sale and purchase agreement becomes unconditional once all the conditions are met.
- In most cases, the real estate professional is working for the seller of the property, but they must treat the buyer fairly.
- If your real estate professional or anyone related to them wants to buy your property, they must get your written consent to do this. They must also give you a valuation of your property by an independent registered valuer.
- The sale and purchase agreement is only available in English. You may need assistance interpreting it if English is not your primary language.

## What a sale and purchase agreement is

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A sale and purchase agreement is a legally binding contract between you and the other party involved in buying or selling a property. It sets out all the details, terms and conditions of the sale. This includes things such as the price, any chattels being sold with the property, whether the buyer

needs to sell another property first or needs a property inspection and the settlement date.

A sale and purchase agreement provides certainty to both the buyer and the seller about what will happen when.



# What's in a sale and purchase agreement

Your sale and purchase agreement should include the following things.

## Basic details of the sale

Different sale methods like tender or auction might mean the sale and purchase agreement can look different, but all sale and purchase agreements should contain:

- the names of the people buying and selling the property
- the address of the property
- the type of title, for example, freehold or leasehold
- the price
- any deposit the buyer must pay
- any chattels being sold with the property, for example, whiteware or curtains
- any specific conditions you or the other party want fulfilled
- how many working days you have to fulfil your conditions (if there are any conditions)
- the settlement date (the date the buyer pays the rest of the amount for the property, which is usually also the day they can move in)
- the rate of interest the buyer must pay on any overdue payments (such as being late on paying the deposit or the remaining amount at the settlement date).

## General obligations and conditions you have to comply with

The sale and purchase agreement includes general obligations and conditions that you will need to comply with. For example, these may include:

- access rights – what access the buyer can have to inspect the property before settlement day
- insurance – to make sure the property remains insured until the settlement date and outline what will happen if any damage occurs before settlement day
- default by the buyer – the buyer may have to compensate the seller if they don't settle on time, for example, with interest payments
- default by the seller – the seller may have to compensate the buyer if they don't settle on time, for example, by paying accommodation costs
- eligibility to buy property in New Zealand – people who have migrated to New Zealand may not be permitted to immediately buy property or may need to get consent from the Overseas Investment Office.

Your lawyer will explain these clauses to you.

## Check...

Always check your sale and purchase agreement with a lawyer before signing.

Buying or selling a property where the owner isn't able to participate, like a mortgagee sale or deceased estate, can mean the real estate professional has limited information about the property. It pays to allow for this when deciding what conditions the buyer and seller might need.

## Remember...

Before you sign a sale and purchase agreement, whether you're the buyer or the seller, the real estate professional must give you a copy of this guide. They must also ask you to confirm in writing that you've received it.

## Specific conditions a buyer may include

Some buyers will present an unconditional offer, which means there are no specific conditions to be fulfilled. Some buyers will include one or more conditions (that must be fulfilled by a specified date) in their offer such as:

- title search – this is done by the buyer's lawyer to check who the legal owner of the property is and to see if there are any other interests over the property such as caveats or easements
- finance – this refers to the buyer arranging payment, often requiring bank approval for a mortgage or loan
- valuation report – a bank may require the buyer to obtain a valuation of the property (an estimate of the property's worth on the current market) before they agree to a loan
- Land Information Memorandum (LIM) – provided by the local council, this report provides information about the property such as rates, building permits and consents, drainage, planning and other important information
- property inspection – a buyer paying for an inspection provides an independent overview of the condition of the property rather than relying on an inspection that has been arranged by the seller

- engineer's or surveyor's report – similar to the above but more focused on the entire section and the structure of the property
- sale of another home – the buyer may need to sell their own home in order to buy another.

The real estate professional helps the buyer and the seller to include the conditions they each want. Even though the real estate professional works for the seller, they also have to deal fairly and honestly with the buyer. While they're not expected to discover hidden defects, they can't withhold information and must tell the buyer about any known defects with the property. If a buyer needs time to check a property for defects, including a property inspection condition may be important.



# What happens after you sign the sale and purchase agreement

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Signing the sale and purchase agreement is not the end of the sale or purchase process.

## Both parties work through the conditions until the agreement is unconditional

A conditional agreement means the sale and purchase agreement has one or more conditions that must be met by a specified date and before the sale goes through.

The buyer pays the deposit. Depending on what the sale and purchase agreement says, the buyer may pay the deposit when they sign the agreement or when the agreement becomes unconditional. If the deposit is made to the real estate agency, it must be held in their agency's trust account for 10 working days before it can be released to the seller.

## An agreement for sale and purchase commits you to buy or sell

Once you've signed the sale and purchase agreement and any conditions set out in it have been met, you must complete the sale or purchase of the property.

The length of time between the conditions being met and the settlement date varies. Settlement periods can be lengthy if the property hasn't been built yet or the sale and purchase agreement includes conditions for one party to buy or sell another property. The real estate professional has obligations to keep you informed of important updates that come up during this time.

## Pre-settlement inspection

This is the chance for the buyer to check the property and chattels are in the same condition they were when the sale and purchase agreement was signed and to check that the seller has met any conditions, for example, there is no damage to walls or chattels haven't been removed from the property.

It's important to raise any concerns you find at the pre-settlement inspection with your lawyer and the real estate professional as soon as possible to allow enough time for an issue to be resolved. If it's less than 24 hours before settlement, the vendor may not be obligated to set things right.

## Payment of a commission

Once the sale is complete, the seller pays the real estate professional for their services. The real estate agency usually takes the commission from the deposit they're holding in their trust account. The seller should make sure the deposit is enough to cover the commission. The real estate professional cannot ask the buyer to pay for their services if they have been engaged by the seller.

## The buyer pays the rest

The buyer pays the remainder of the amount for the property on the day of settlement, usually through their lawyer.

## Buying a tenanted property

If the property is tenanted, the agreement for sale and purchase should specify this. It may also contain a specific date for possession that may differ from the settlement date.

If the buyer requires the property to be sold with 'vacant possession', it is the seller's responsibility to give the tenant notice to vacate in accordance with the tenant's legal rights.

It is recommended that you seek legal advice if you are buying a property that is currently tenanted.

# What happens if you have a problem

If something has gone wrong, first discuss your concern with the real estate professional or their manager. All agencies must have in-house procedures for resolving complaints.

If you can't resolve the issue with the real estate agency or you don't feel comfortable discussing it with them, you can contact the Real Estate Authority (REA). We can help in a number of ways if your complaint is about the real estate professional. For example, we can help you and the real estate professional or agency to resolve

the issue and remind them of their obligations under the Real Estate Agents Act 2008. When you contact us, we'll work with you to help you decide the best thing to do.

Call us on **0800 367 7322**, email us at [info@rea.govt.nz](mailto:info@rea.govt.nz) or visit us online at [rea.govt.nz](http://rea.govt.nz)

## About settled.govt.nz



### Settled.govt.nz guides you through home buying and selling.

Buying or selling your home is one of the biggest financial decisions you will make. It's a complex and sometimes stressful process with potentially significant emotional and financial impacts if things go wrong.

**Settled.govt.nz** provides comprehensive independent information and guidance for home buyers and sellers. You can find information about the risks and how they can impact you and get useful tips on how to avoid some of the major potential problems.

**Settled.govt.nz** will help to inform and guide you through the process from when you're thinking of buying or selling right through to when you're moving in or out. You'll find valuable information, checklists, quizzes, videos and tools. From understanding LIMs, to sale and purchase agreements, to when to contact a lawyer, **settled.govt.nz** explains what you need to know.

**Settled.govt.nz** is brought to you by the Real Estate Authority – Te Mana Papawhenua (REA).

### For more information

For more information on home buying and selling, visit **settled.govt.nz** or email [info@settled.govt.nz](mailto:info@settled.govt.nz)



# About the Real Estate Authority – Te Mana Papawhenua (REA)

REA is the independent government agency that regulates the New Zealand real estate profession.

Our purpose is to promote and protect the interests of consumers buying and selling real estate and to promote public confidence in the performance of real estate agency work.

## What we do

Our job is to promote a high standard of conduct in the real estate profession and protect buyers and sellers of property from harm.

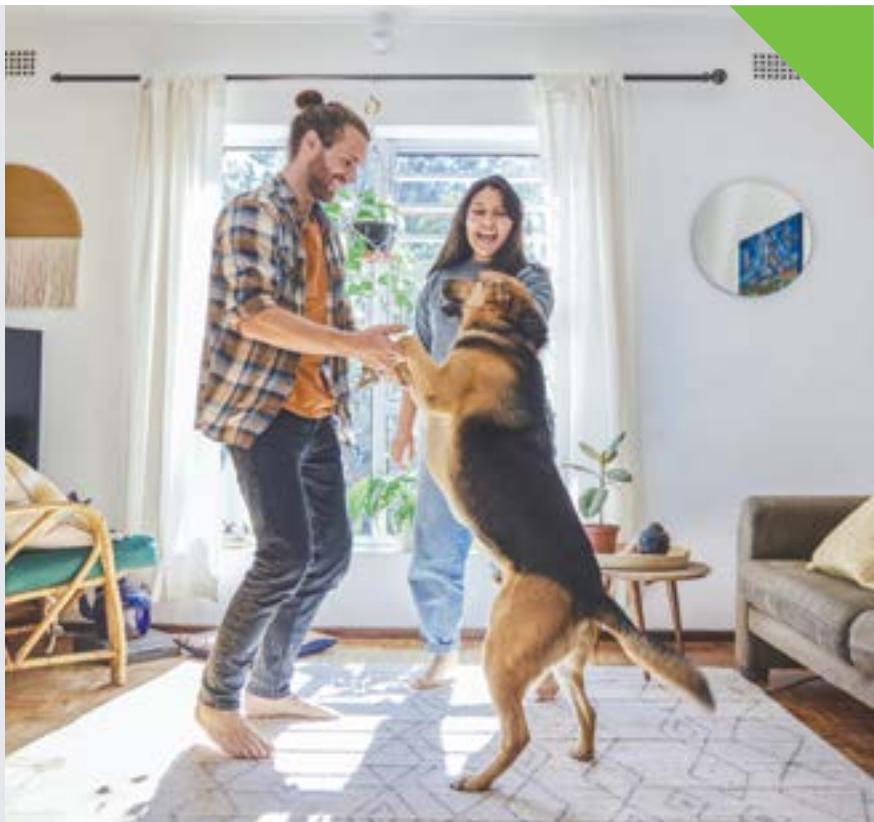
- We provide independent information for people who are buying and selling property through our [settled.govt.nz](https://settled.govt.nz) website.
- We provide guidance for real estate professionals and oversee a complaints process.
- We license people and companies working in the real estate industry.

- We maintain a Code of Conduct setting out the professional standards real estate professionals must follow.
- We maintain a public register of real estate professionals that includes information about disciplinary action taken in the last 3 years.

The Real Estate Agents Authority is a Crown agent, established under the Real Estate Agents Act 2008. The Real Estate Authority is the operating name of the Real Estate Agents Authority.

## For more information

To find out more about REA, visit [rea.govt.nz](https://rea.govt.nz), call us on **0800 367 7322** or email us at [info@rea.govt.nz](mailto:info@rea.govt.nz)



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