

MCRAE & KNOWLER

PROPERTY BROCHURE
3 MAURICE JAMES WAY, PREBBLETON



3 MAURICE JAMES WAY, PREBBLETON

Deadline (unless sold prior), Thursday, 26 February, 2pm

SMART DESIGN. FOUR-BEDROOM/OFFICE OPTIONS. STANDOUT GARAGING.



3



2



3



254 m²



700 m²

Welcome to your new home – a space that adapts to your life, not the other way around. Set in the sought-after Prévelles subdivision of Prebbleton Village, this cleverly designed property delivers space, options, and future-proofing in spades.

Featuring three double bedrooms plus an office large enough to function as a fourth double bedroom, this layout offers you real flexibility – whether you need extra sleeping space, a home office, or a hobby room. The master suite is a true retreat, boasting a fully tiled ensuite, a double end shower and large walk-in robe, plus access to a private patio.

The well-appointed kitchen comes complete with a walk-in pantry and connects seamlessly to two generous living areas offering all day sun, creating easy flow for family life and entertaining, while the separate laundry adds to everyday practicality, complimented with a separate walk-in linen storage room.

The standout? The oversized triple-car garage with a storage attic – a design cleverly configured so it can easily be converted into an oversized double garage plus a generous sized workshop, gym, additional storage room or 5th bedroom – options galore!

Add in excellent, secure off-street parking, plus a well fenced, private generous section with inground irrigation and you've got a property designed to compliment your lifestyle.

Offering a modern design with built-in versatility, this unique property gives you the



SCAN TO DOWNLOAD
REPORTS AND SALE
PARTICULARS

TANYA MARILLIER

tanya@mkrealestate.co.nz

027 383 3844



LEGALS

| | |
|---------------------------|--------------------|
| Land area | 700 sqm |
| Floor area | 254 sqm |
| Tenure | Freehold |
| Rateable value | \$1,260,000 |
| Land value | \$480,000 |
| Improvements value | \$780,000 |
| Rates | \$5,729.50 |
| Council zone | Residential Zone A |
| Technical category | Unmapped |

ENERGY

| | |
|----------------------|-------------------------|
| Heating | 2 x Heat Pumps |
| Insulation | Walls & Roof |
| Windows | Aluminum, Double Glazed |
| Water heating | Electric |
| Ventilation | Extractor Fans |

CONSTRUCTION

| | |
|-------------------|------------------|
| Year built | 2022 |
| Exterior | Brick |
| Roof | Coloursteel |
| EQ repairs | Post Quake Build |

EDUCATION

| | |
|------------------------|---|
| Early childhood | Prebbleton Childcare & Education Centre |
| Primary | Prebbleton School |
| Secondary | Lincoln High School |

CHATTELS

Auto Garage Door Opener & 2 x Remotes, Blinds, Ceiling Fan & Remote, Drapes, Clothesline, Dishwasher, Cooktop, Extractor Fans, Heated Towel Rails, 2 x Heat Pumps & 2 x Remotes, Light Fittings, Oven, Range Hood, Smoke Detector, 2 x TV Brackets

NOTES

MCRAE & KNOWLER



This floor plan including furniture, fixture measurements and dimensions are approximate and for illustrative purposes only.
BoxBrownie.com gives no guarantee, warranty or representation as to the accuracy and layout.
All enquiries must be directed to the agent, vendor or party representing this floor plan.

3 Maurice James Way, Prebleton



**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 **977605**

Land Registration District **Canterbury**

Date Issued 28 April 2021

Prior References

905042

Estate Fee Simple

Area 700 square metres more or less

Legal Description Lot 28 Deposited Plan 556577

Registered Owners

Michael John Tutbury as to a 7/10 share

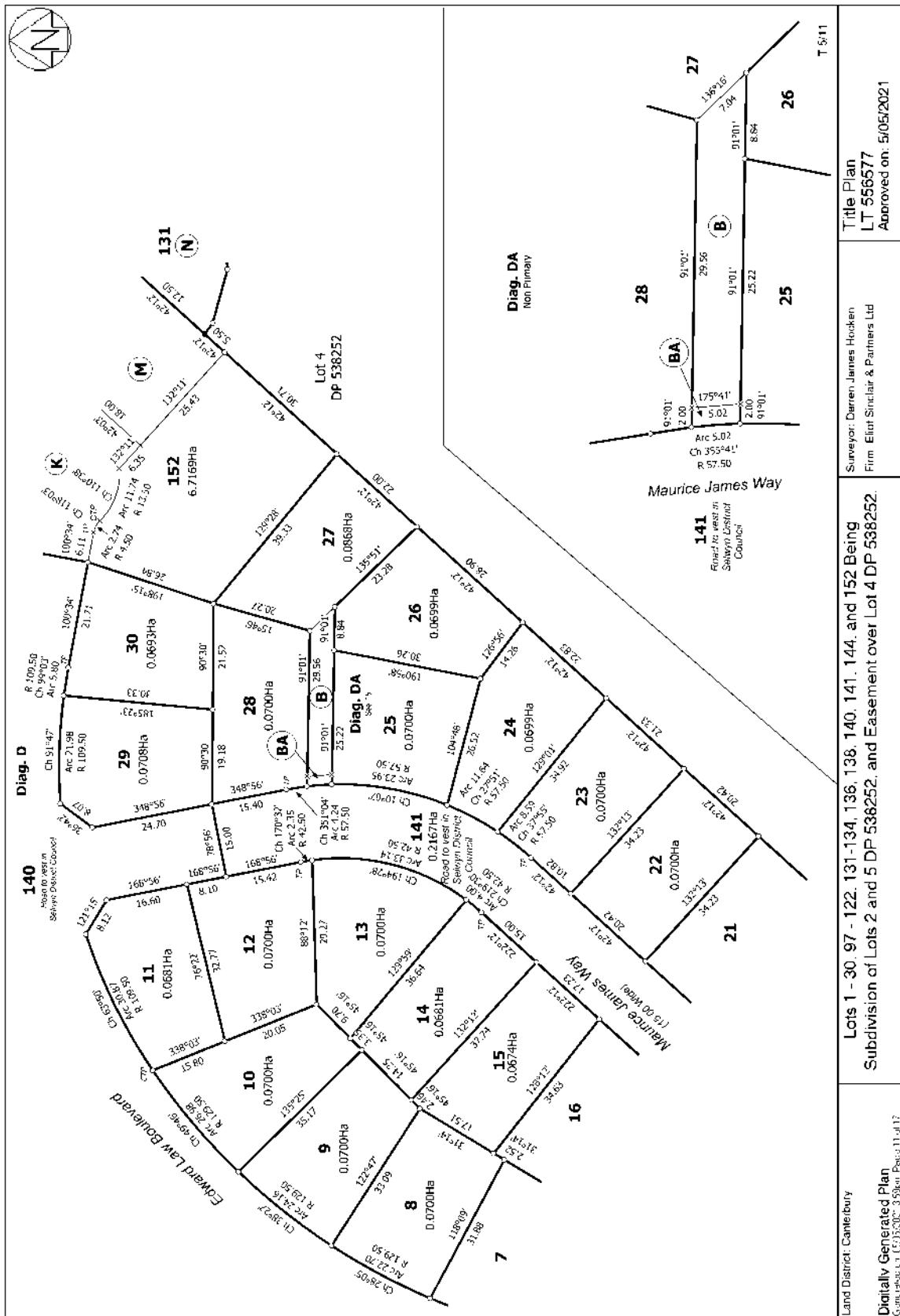
Susan Antonia Thomas as to a 3/10 share

Interests

12035451.12 Consent Notice pursuant to Section 221 Resource Management Act 1991 - 28.4.2021 at 4:40 pm

12035451.13 Consent Notice pursuant to Section 221 Resource Management Act 1991 - 28.4.2021 at 4:40 pm

Land Covenant in Covenant Instrument 12035451.19 - 28.4.2021 at 4:40 pm



View Instrument Details



Instrument No 12035451.19
Status Registered
Date & Time Lodged 28 April 2021 16:40
Lodged By Segaran, Sanjay Ari
Instrument Type Land Covenant under s116(1)(a) or (b) Land Transfer Act 2017



| Affected Records of Title | Land District |
|---------------------------|---------------|
| 977578 | Canterbury |
| 977579 | Canterbury |
| 977580 | Canterbury |
| 977581 | Canterbury |
| 977582 | Canterbury |
| 977583 | Canterbury |
| 977584 | Canterbury |
| 977585 | Canterbury |
| 977586 | Canterbury |
| 977587 | Canterbury |
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| 977598 | Canterbury |
| 977599 | Canterbury |
| 977600 | Canterbury |
| 977601 | Canterbury |
| 977602 | Canterbury |
| 977603 | Canterbury |
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| 977606 | Canterbury |
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| 977609 | Canterbury |
| 977610 | Canterbury |
| 977611 | Canterbury |
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| 977620 | Canterbury |
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| 977630 | Canterbury |
| 977631 | Canterbury |
| 977632 | Canterbury |
| 977633 | Canterbury |

Annexure Schedule Contains 5 Pages.

Covenantor Certifications

I certify that I have the authority to act for the Covenantor and that the party has the legal capacity to authorise me to lodge this instrument

I certify that I have taken reasonable steps to confirm the identity of the person who gave me authority to lodge this instrument

I certify that any statutory provisions specified by the Registrar for this class of instrument have been complied with or do not apply

I certify that I hold evidence showing the truth of the certifications I have given and will retain that evidence for the prescribed period

Signature

Signed by Sanjay Ari Segaran as Covenantor Representative on 28/04/2021 12:31 PM

Covenantee Certifications

I certify that I have the authority to act for the Covenantee and that the party has the legal capacity to authorise me to lodge this instrument

I certify that I have taken reasonable steps to confirm the identity of the person who gave me authority to lodge this instrument

I certify that any statutory provisions specified by the Registrar for this class of instrument have been complied with or do not apply

I certify that I hold evidence showing the truth of the certifications I have given and will retain that evidence for the prescribed period

Signature

Signed by Sanjay Ari Segaran as Covenantee Representative on 28/04/2021 12:31 PM

*** End of Report ***

This approved format may be used for lodgement as an electronic instrument under the Land Transfer Act 2017

Form 26

Covenant Instrument to note land covenant
(Section 116(1)(a) & (b) Land Transfer Act 2017)

Covenantor

SUBURBAN ESTATES LIMITED

Covenantee

SUBURBAN ESTATES LIMITED

Grant of Covenant

The Covenantor, being the registered owner of the burdened land(s) set out in Schedule A, **grants to the Covenantee** (and, if so stated, in gross) the covenant(s) set out in Schedule A, with the rights and powers or provisions set out in the Annexure Schedule(s).

Schedule A

Continue in additional Annexure Schedule, if required

| Purpose of covenant | Shown (plan reference) | Burdened Land (Record of Title) | Benefited Land (Record of Title) or in gross | |
|---------------------|------------------------|--|--|--|
| Land Covenant | DP 556577 | 977578 977579 977580 977581 977582 977583 977584 977585 977586 977587 977588 977589 977590 977591 977592 977593 977594 977595 977596 977597 977598 977599 977600 977601 977602 977603 977604 977605 977606 977607 977608 977609 | 977578 977579 977580 977581 977582 977583 977584 977585 977586 977587 977588 977589 977590 977591 977592 977593 977594 977595 977596 977597 977598 977599 977600 977601 977602 977603 977604 977605 977606 977607 977608 977609 | 977578 977579 977580 977581 977582 977583 977584 977585 977586 977587 977588 977589 977590 977591 977592 977593 977594 977595 977596 977597 977598 977599 977600 977601 977602 977603 977604 977605 977606 977607 977608 977609 |

This approved format may be used for lodgement as an electronic instrument under the Land Transfer Act 2017

Schedule A Continued

Continue in additional Annexure Schedule, if required

| Purpose of covenant | Shown (plan reference) | Burdened Land (Record of Title) | Benefited Land (Record of Title) or in gross |
|---------------------|------------------------|--|--|
| Land Covenant | DP 556577 | 977610 977611 977612 977613 977614 977615 977616 977617 977618 977619 977620 977621 977622 977623 977624 977625 977626 977627 977628 977629 977630 977631 977632 977633 | 977610 977611 977612 977613 977614 977615 977616 977617 977618 977619 977620 977621 977622 977623 977624 977625 977626 977627 977628 977629 977630 977631 977632 977633 |

Covenant rights and powers (including terms, covenants and conditions)

Delete phrases in [] and insert memorandum number as required.

Continue in additional Annexure Schedule if required.

The provisions applying to the specified covenants are those set out in:

[Memorandum number _____, registered under section 209 of the Land Transfer Act 2017].

[Annexure Schedule ____].

Annexure Schedule

Insert instrument type

Land Covenant

Continue in additional Annexure Schedule, if required

1.0 Land Covenants ("Covenants")

1.1 The Covenantor and the Covenantee have agreed to the creation of land covenants for the benefit of the subdivision detailed in LT Plan 556577. To achieve this the Covenantor hereby covenants with the Covenantee, as registered proprietors, as set out below and requests that such covenants be noted against each of the titles having the benefit and those having the burden of these covenants.

1.2 These covenants shall:

- (a) Run with each of the Records of Title listed as Burdened Land in Schedule A, and
- (b) Be for the benefit of and appurtenant to each of the Records of Title listed as Benefited Land in Schedule A.

2.0 Interpretation

2.1 For the purpose of these covenants:

- (a) "Allow" includes to do, facilitate, permit and suffer.
- (b) "Land" and "Lot" means any Lot having the burden and/or the benefits of these covenants as described in Clause 1.2 above.
- (c) "Net Area" means the total area of the Lot less the area of any strip of land that is used (either solely by the Lot, or together with neighbouring lots) for the purpose of pedestrian and/or vehicle access to the public road.
- (d) "Subdivision" means the Lots described in LT 556577.

Annexure Schedule

Insert instrument type

Land Covenant

Continue in additional Annexure Schedule, if required

3. The Covenantor shall not:

- (a) Erect on the land more than one dwelling.
- (b) Erect a dwelling on the land unless it has a minimum floor area, including garaging, of not less than:
 - (i) 200m² for sections with a net area of 600m² or over;
 - (ii) 160m² for sections with a net area between 500m² and 599m² (both inclusive);
 except with the prior written consent of Suburban Estates Limited. For the avoidance of doubt there is no specific minimum for sections with a net area of 499m² or under,
- (c) Erect on the land a dwelling that is not built on-site and from an individual design.
- (d) Erect on the land:
 - (i) any dwelling; or
 - (ii) any other structure that requires a building consent,
 other than a dwelling or structure the plans and specifications for which have been first approved in writing by Suburban Estates Limited, which plans must, amongst other things, detail exterior cladding (including colours) to be used and identify the Lot and Deposited Plan number for the land, and must be submitted to Suburban Estates Limited prior to the Council building consent application. Suburban Estates Limited may in its sole and absolute discretion approve or otherwise such plans and specifications.
- (e) Erect on the land any kitset or relocated dwelling, or build on the land using any second-hand materials, except with the prior written consent of Suburban Estates Limited.
- (f) Construct or place on the land or permit to be on the land any caravan, hut or other structure, for any kind of permanent or temporary residential use other than a new dwelling or structure approved in accordance with these covenants.
- (g) Allow any gas bottle, clothes line, exterior heat pump unit, rubbish bin, shed, glasshouse, pergola, boat, caravan, campervan, or similar to be visible from the roadway adjacent to the land, except with the prior written consent of Suburban Estates Limited.
- (h) Erect any front or side fences within one metre of a road boundary.
- (i) Commence any construction on the land without first partially constructing the berm and kerb crossing, including graveling from the road kerb to four metres inside the boundary of the land.

Annexure Schedule

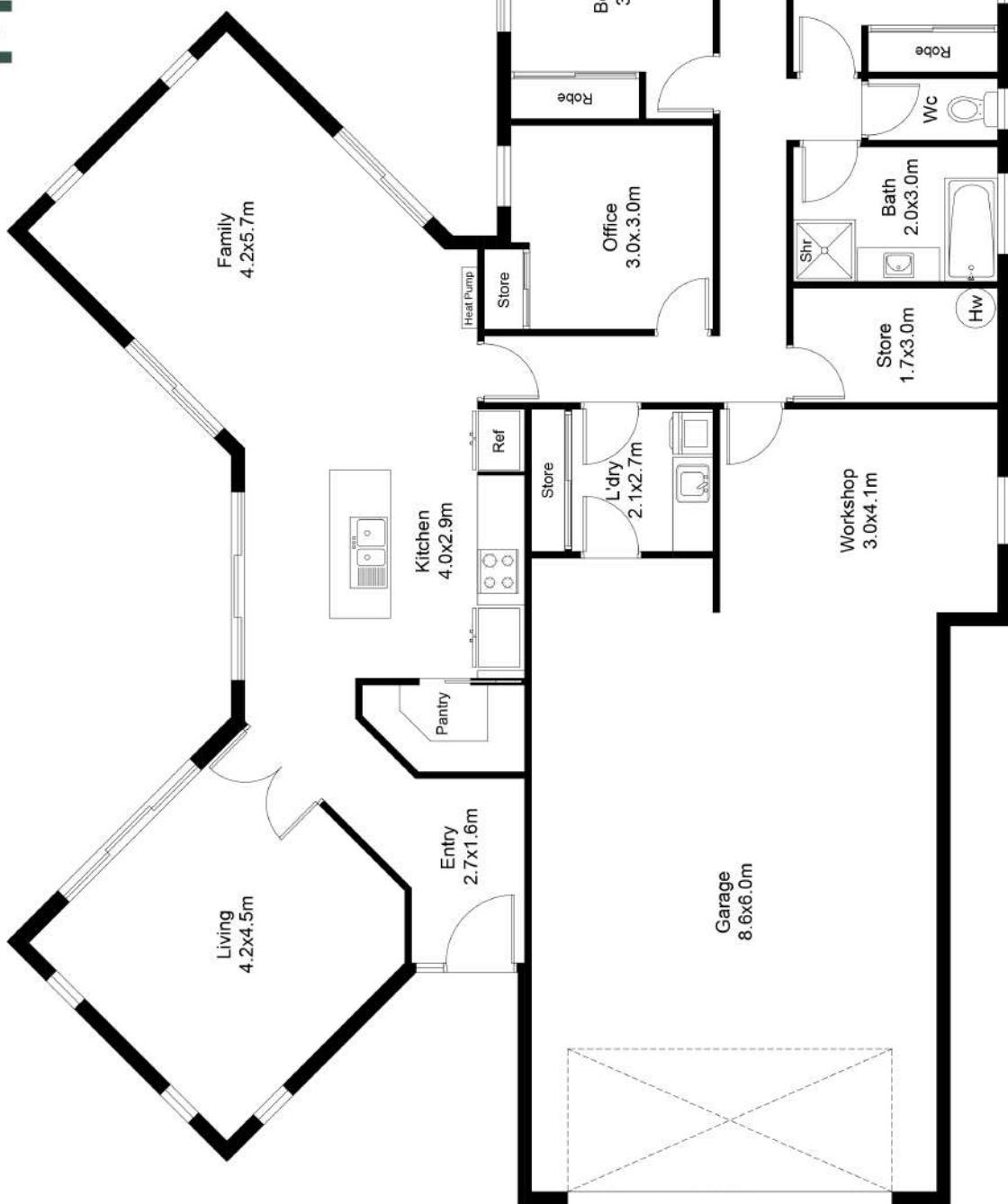
Insert instrument type

Land Covenant

Continue in additional Annexure Schedule, if required

- (j) Commence any construction on the land unless the land is fully fenced with either permanent or temporary fencing.
- (k) Use the dwelling on the land as a showhome or display home except with the prior written consent of Suburban Estates Limited.
- (l) Remove or relocate any tree, shrub or landscape feature within the front one metre of the land from any road boundary, except with the prior written consent of Suburban Estates Limited.
- (m) Remove or damage, or permit to be removed or damaged, the entrance walls, features and/or columns erected on Lots 1, 2, 3, 4, 5, 18, 19, 97 and 122 and located at the areas marked "FA", "G", "FB", "FC", "HB", "HC", "HD", "I", "J", "W", "V", "P", "X" and "T" on LT Plan 556577.
- 4. The Covenantor shall keep any vacant land mown and tidy, with grass/weeds no higher than 150mm, and free from rubbish including accumulated builders' waste materials.
- 5. The covenants set out in paragraphs 3(a) – (l) inclusive and paragraph 4 shall cease to have any effect after 31 July 2035.
- 6. Neither Suburban Estates Limited nor the Selwyn District Council shall be liable or called upon to erect or contribute to the erection of any boundary or dividing fences between any lot and any other adjoining property owned by Suburban Estates Limited or the Council but this provision shall not enure for the benefit of any subsequent purchasers of adjoining property from either Suburban Estates Limited or the Council.
- 7. The Covenantor and the Covenantee agree that Suburban Estates Limited does not have nor shall have any legal responsibility or liability for the enforcement, applicability or lack of action with respect to enforcement or applicability of any of these covenants.
- 8. If any dispute arises between or among the parties concerning these covenants and if the dispute is not resolved by negotiation, then the parties shall submit the dispute to arbitration by an independent arbitrator appointed jointly by the parties or in the absence of agreement appointed by the Branch President for the time being of the Canterbury Branch of the New Zealand Law Society.

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FLOOR PLAN

This floor plan including furniture, fixture measurements and dimensions are approximate and for illustrative purposes only. BoxBrownie.com gives no guarantee, warranty or representation as to the accuracy and layout. All enquiries must be directed to the agent, vendor or party representing this floor plan.

Form 7

Code compliance certificate

Section 95, Building Act 2004

The building

Street address of building: 3 Maurice James Way, Prebbleton
Legal description of land where building is located: LOT 28 DP 556577
Building name: N/A
Location of building within site/block number: 3 Maurice James Way
Prebbleton
Level/unit number: 0
Current, lawfully established, use: 2.0 Housing: 2.0.2 Detached Dwelling
Year first constructed: 2021

The owner

Name of owner: Today Homes Limited
Contact person: Today Homes Limited
Mailing address: PO Box 8043, Riccarton, Christchurch
Street address/registered office: N/A
Phone number: Landline: 033416460 Mobile: N/A
Daytime: Landline: 033416460 Mobile: N/A
After hours: Landline: 033416460 Mobile: N/A
Facsimile number: No information provided
Email address: brendon@todayhomes.co.nz
Website: No information provided
First point of contact for communications with the council/building consent authority:

Building work

Building consent number: BC211912
Description: 3 bedroom domestic dwelling with attached garage
Issued by: Selwyn District Council

Code compliance

The building consent authority named below is satisfied, on reasonable grounds, that - the building work complies with the building consent.

Signature: Chris Westwood

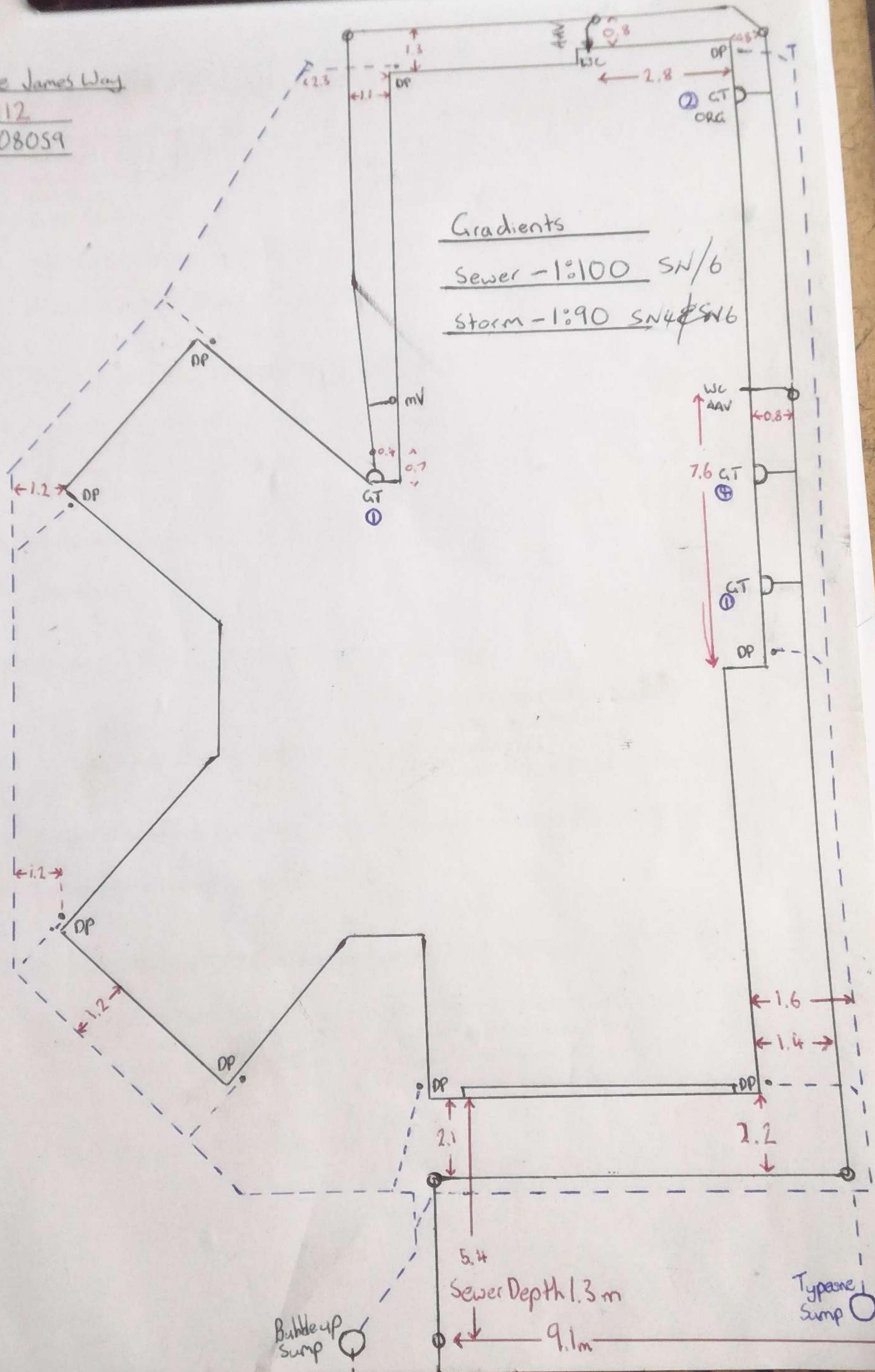
Position: Building Surveyor Commercial Inspection

On behalf of: Selwyn District Council

Date: 29 March 2022

1/10/21

3 Maurice James Way
BCN: 211912
T. Newfield - 08059



Buying or selling your property?



New Zealand Residential Property
Sale and Purchase Agreement Guide





This guide tells you...

what a sale and purchase agreement is

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 and settled.govt.nz.

The New Zealand Residential Property Agency Agreement Guide is also available on 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.

Key things to know about sale and purchase agreements

- 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

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

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 or visit us online at 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



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.

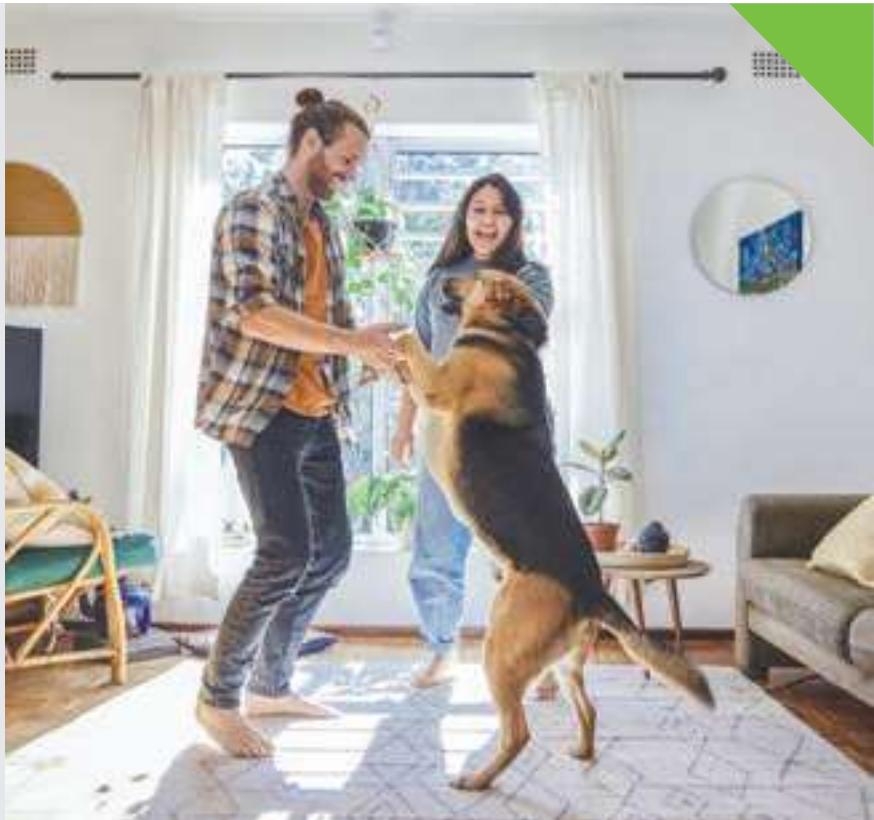
- We provide independent information for people who are buying and selling property through our settled.govt.nz website.
- We provide guidance for real estate professionals and oversee a complaints process.
- We license people and companies working in the real estate industry.

- 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, call us on **0800 367 7322** or email us at info@rea.govt.nz



Approved under section 133 of the Real Estate Agents Act 2008. Effective from 14 October 2022.



INTRODUCING

TANYA MARILLIER

Having firmly established herself as a trusted local expert in Selwyn's real estate market, Tanya understands that buying or selling a home isn't just a transaction—it's a journey. With eight years of experience and over \$100 million in real estate sales, she brings passion, expertise, and meticulous attention to detail to every client and customer she works with.

Tanya's top priority is always her clients. She takes the time to listen, understand their needs, and tailor her approach to ensure the best possible outcome. "One-size-fits-all" Real Estate is not an ethos she believes in.

Her goal is to make the process smooth, stress-free, and even enjoyable. What truly sets Tanya apart is her commitment to delivering exceptional service beyond just the sale.

In a fast-paced and ever-changing property market, Tanya stays ahead by continuously refining her strategies and adapting to new challenges. She leverages cutting-edge tools, market insights, and innovative techniques to give her clients a competitive edge.

Before real estate, Tanya spent over 16 years excelling in corporate finance, administration, and office management. Her strong organizational skills, attention to detail, and client-focused mindset have been key to her continued success—just ask her happy clients.



SCAN TO REQUEST
A MARKET PRICE
UPDATE

This information has been supplied by the vendor or the vendor's agents. Accordingly McRae & Knowler is merely passing over the information as supplied to us by the vendor or the vendor's agents. We cannot guarantee its accuracy and reliability as we have not checked, audited, or reviewed the information and all intending purchasers are advised to conduct their own due diligence investigation seeking the relevant independent legal or technical advice. To the maximum extent permitted by law McRae & Knowler do not accept any responsibility to any person for the accuracy of the information herein.