

MCRAE & KNOWLER

PROPERTY BROCHURE

19 OCEAN VIEW PLACE, SOUTHBRIDGE



19 OCEAN VIEW PLACE, SOUTHBRIDGE

Enquiries Over \$489,000

COSY. COMFORTABLE. COASTAL LIVING.

 2  1  2  70 m²  810 m²

Neat, tidy, and easy to enjoy, this two-bedroom home sits on a generous 810sqm section and offers the perfect base for relaxed coastal living.

The open-plan kitchen, dining and living area is warm and welcoming, with a log burner and heat pump creating a cosy spot to unwind after a day outdoors.

Two bedrooms with built-in robes are complemented by a brand-new bathroom, adding a fresh touch to this well-kept home.

Outside, there's plenty of room to enjoy the large garden, along with a substantial double garage providing excellent storage for the boat, bikes, beach gear and everything else that comes with life at the huts.

And then there's the lifestyle. With the Rakaia River right on your doorstep, days here are made for getting outdoors – fishing, exploring, heading out on the water, or making the most of whitebait season. Come summer, the garden becomes the perfect place to relax, while the river and surrounding coastline provide endless opportunities to enjoy the great outdoors.

Whether you're looking for a weekend escape, a summer retreat, or your own little slice of quiet paradise, this is a place where you can slow down, get outside, and enjoy the good stuff



SCAN TO DOWNLOAD
REPORTS AND SALE
PARTICULARS

TANYA MARILLIER

tanya@mkrealestate.co.nz

027 383 3844



LEGALS

Land area	810 sqm
Floor area	70 sqm
Tenure	Freehold
Rateable value	\$ 415,000
Land value	\$ 220,000
Improvements value	\$ 195,000
Rates	\$ 2,676.20
Council zone	Residential Zone D
Technical category	Rural/Unmapped

ENERGY

Heating	Heat Pump
Insulation	Yes
Windows	Aluminum
Water heating	Electric, Wetback (Bath)

CONSTRUCTION

Year built	1995
Exterior	Fiber Cement Board
Roof	Coloursteel
EQ repairs	None

EDUCATION

Primary	Southbridge School
Secondary	Ellesmere College

CHATTELS

Drapes & Blinds, Clothesline, Dishwasher, Electric Stove, Fixed floor coverings, 1x Garden shed, 1x Heat pump & Remote, Light fittings, Smoke detectors, TV Bracket



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

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



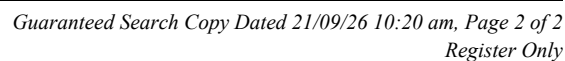

R.W. Muir
Registrar-General
of Land

Identifier **CB32F/965**
Land Registration District **Canterbury**
Date Issued 29 November 1989

Prior References
CB352/196

Estate Fee Simple
Area 810 square metres more or less
Legal Description Lot 9 Deposited Plan 54813
Registered Owners
Lorraine May Fensom

Interests
Fencing Covenant in Transfer 904051.2 - 25.10.1990 at 10:42 am
12773854.2 Mortgage to Westpac New Zealand Limited - 13.7.2023 at 12:42 pm



904051.2 T

Approved by the District Land Registrar Canterbury, No. 964851

MEMORANDUM OF TRANSFER

Canterbury

Land Registry Office

RAYMOND BRUCE ALLAN of Southbridge, Farmer, and ROSEMARY HANNAH ALLAN of Southbridge, Married Woman

being registered as the proprietor of an estate in fee-simple

subject, however, to such encumbrances liens and interests as are notified by memoranda underwritten or endorsed hereon, in all that piece of land situated in

containing 810 square metres

be the same a little more or less being Lot 9 on Deposited Plan 54813 comprised in Certificate of Title 32F/965

PURSUANT to a written agreement dated the 2nd day of October 1990 AND

IN CONSIDERATION of the sum of ELEVEN THOUSAND DOLLARS

paid to them by JOHN O'NEILL CONNELLY of Christchurch, Boilerman and VERONICA MAY CONNELLY his wife

the receipt of which sum is hereby acknowledged

Correct for the purposes of the Land Transfer Act and I certify that Part IIA of the Land Settlement Promotion and Land Acquisition Act 1952 does not apply to the within transaction.

I hereby certify, for the purposes of the Stamp and Cheque Duties Act 1971, that no conveyance duty is payable on this instrument by reason of the application of section 24(1) of the Act, and that the provisions of subsection (2) of that section do not apply.

BARQ

Solicitor for the Transferee

TRANSFER

R.B. & R.H. ALLAN

Transferor

J.O. & V.M. CONNELLY

Transferee

Particulars entered in the Register as shown in the Schedule of Land herein on the date and at the time stamped below.

District
Assistant

Land Registrar
of the District of

1042 25.OCT90 C 904051/2
PARTICULARS ENTERED
LAND REGISTRY CANTERBURY
ASST. LAND REGISTRAR



HARMAN & CO

Solicitors

Christchurch

Inspector: M _____ File No. _____

Receipt No. **73344 2768**Date Permit Issued **13/5/92**

OWNER	
Name	Mr. J Connelly
Mailing Address	30 Renda Ave Brundar Chch S.

BUILDER	
Name	D Wilson
Mailing Address	30A Akaroa St Kaipoi

PROPERTY ON WHICH BUILDING IS TO BE ERECTED/DEMOLISHED

SITE	
Street No.	9
Street Name	Acacia View Pl
Town/District	Southbridge
Ward	

LEGAL DESCRIPTION	
Valuation Roll No.	2411/249/9.
Lot	9
D.P.	54813
Section	
Block	
Survey District	Southbridge

DESCRIPTION OF PROPOSED WORK AND MAIN PURPOSE OF USE

Re-locate dwelling.

FLOOR AREA		DWELLING UNITS	
Whole Sq. Metres	68	Number Erected	

ESTIMATED VALUES \$	ESTIMATED VALUES	
	Building	33,000 00
	Plumbing	3,600 00
	Drainage	3,000 00
	G.S.T.	
TOTAL	39,600 00	

NATURE OF PERMIT (TICK BOX)	
☐	NEW BUILDING - exclude domestic garages and domestic outbuildings
☐	FOUNDATIONS ONLY
☒	ALTERED, REPAIRED, EXTENDED, CONVERTED, RESITED - include installation of heating appliances
☐	NEW CONSTRUCTION OTHER THAN BUILDINGS - include demolitions
☐	DOMESTIC GARAGES AND DOMESTIC OUTBUILDINGS

FEES APPLICABLE

Building Permit	\$ 328 89	Water Connection	\$ _____
Street Damage Deposit	\$ _____		\$ _____
Building Research Levy	\$ 40 81		\$ _____
Plumbing	\$ 199 11		\$ _____
Drainage	\$ _____		\$ _____
Sewer Connection	\$ _____		\$ _____
Vehicle Crossing Levy	\$ _____	G.S.T.	\$ 21 11
M.S. Plumbing	\$ _____	TOTAL:	\$ 600 00

Receipt No. **73344 2768**

Date of Payment **13/5/92**

Authorised Officer **[Signature]**

Special Conditions: _____

Date Inspected _____ REMARKS (e.g. stage reached with work) _____



BUILDING ACT 1991 - SEC 77(1)

LOCAL GOVERNMENT ACT 1974 - SEC 710

NOTICE OF INSPECTIONOwners Name: Mr J ConnellyConsent No: R37582Site Address: 9 ocean view PlaceOfficer: Stewart LawsonAdvice to the Owner/Agent/Occupier/Contractor by
☒ Direct Notification
☐ Telephone contact

☐ Leaving on site
☐ Posting
On 15/3/96 at 10 am/pm this site was inspected pursuant to the Building Act 1991 and the Local Government Act 1974.The purpose of the Inspection was: ☒ Structure ☒ Sanitary Plumbing ☐ Sanitary Drainage
☐ Heating Unit
☐ Siting
☐ Foundation
☐ Slab
☐ Bondbeam
☐ Half Height Veneer

☐ Preline/Bracing
☐ Post Lining Bracing
☐ Stormwater Drainage
☒ Final
☐ Compliance Schedule
☐ WOF Monitoring

☐ Swimming Pool
☐ Dangerous Goods
☐ Complaint
☐ Other (Specify)
☒ CCC Issue - Yes
☐ Partial (Specify)
No

BUILDING WORK -

MAY PROCEED

/

MAY NOT PROCEED

REINSPECTION OF NON-COMPLYING WORK - REQUIRED

YES

NO

INSPECTION NOTES:

Temp at wash basin 65°C

No tempering valve, please remedy

Bolt securely solid fuel burner to floor.

Otherwise all OK.

Note 18/3/96 No tempering valve, RA because as above

All work complies with Building Bylaws.

Signature: [Signature]Date: 15/3/96SEE OVER

Delete that which is not applicable

INSTRUCTIONS:

All work inspected is in accordance with the Building Consent.

Some work is not satisfactory as detailed above and rectification is required. ✓

A formal notice to rectify will be issued.

SIGNED: Contractor/Owner/Agent/Occupier: [Signature]

MR. J. CONNELLY
30 KENDAL AVE.
CHRISTCHURCH 5



DATE: 1-5-92

Dear Sir/Madam,

RE: BUILDING PERMIT APPLICATION: VALUATION REF. NO.

2411/249/9

Description of Work: NEW DWELLING

Receipt of your building permit application is acknowledged.

Before consideration can be given to the processing and issue of the building permit the following is/are required:

Information Required: PERMIT FEES

FOR YOUR INFORMATION: DWELLING WILL BE ACCEPTED AS NEW DWELLING.
NO BOND WILL BE REQUIRED.
UPON RECEIPT OF FEES THE ISSUE OF A BUILDING PERMIT EFFECTED

Please return this letter with information and/or fees.

FEES REQUIRED:	CODE	
Building Permit	BUPE	\$ 370 - 00
Building Research Levy	BRLV	\$ 46 - 00
Drainage and Plumbing	DRPP	\$ 224 - 00
Engineering Check	BUEN	\$
Damage Bond	BUEN	\$
Channel Crossing	CHCF	\$
Road Opening Fee		\$
Water Connection		\$
Planning Dispensation	PLDW	\$
		\$
		\$
Sub Total		\$ 640 - 00
Less Deposit Paid		\$ 110 - 00
Total payable including G.S.T.		\$ 530 - 00

Receipt No.:

If you have any queries please see below for contact telephone and address.

Yours faithfully,

M. W. Cooper

M. Cooper,
BUILDING INSPECTOR

No tempering valve RQ

All complies with the
building bylaw.

Permit issued ^{prior} 1/6/92

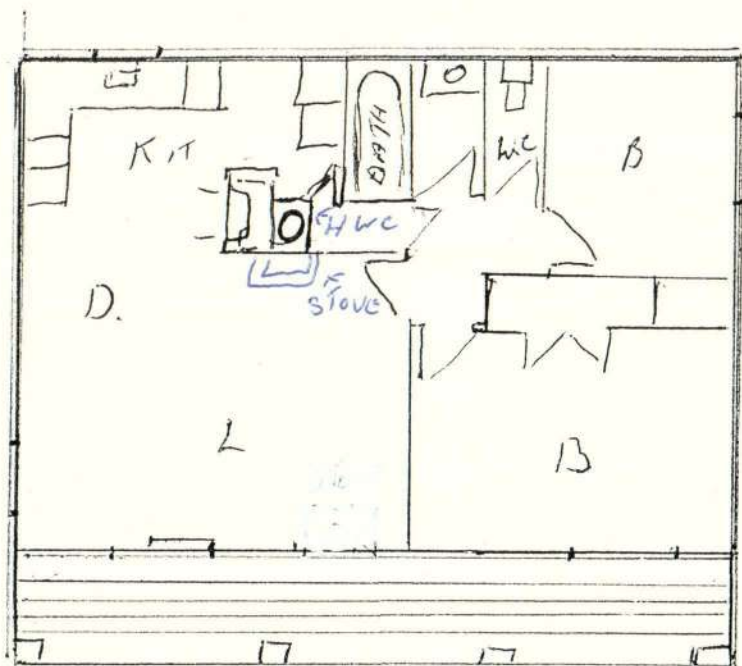
oo No valve RQ

Final 15/3/96

Mr J Connelly

CCC → yes

LOT NO. 9
D.P. NO. 54813
810 sqm.



NINE OCEAN VIEW PLACE

FILE

ADVICE OF COMPLETION OF BUILDING WORK

Section 43 (1), Building Act 1991

To SELWYN DISTRICT COUNCIL

[Cross each applicable box and attach relevant documents]

Under Building Consent No: R37582

From [Owner]:

Name: MR J. CONNELLY

Mailing address: 30 KENDAL AVE
BRYNDWR CHCHS

You are hereby advised that

☒ All

☐ Part only as specified in the attached particulars of the building work under the above building consent is believed to have been completed to the extent required by that building consent.

You are requested to issue

☒ A final

☐ An interim

code compliance certificate accordingly (except where a code compliance certificate has been issued by a building certifier as stated below).

The attached particulars include:

☐ Building certificates

☐ A code compliance certificate issued by a building certifier

☐ Producer statements

Signed by or for and on behalf of the owner:

Name: J. Connelly

Position: Owner

Date: 20 / 3 / 96

9 Ocean View Place.

Inspector: M _____

File No. _____

Receipt No. 36361

Date Permit Issued 28/11/90

VNER

Name J O Connolly

Mailing Address 30 Kendal Ave
Bryndwr

BUILDER

Name Ave Kennedy

Mailing Address 45 Connolly
30 Kendal Ave
Bryndwr

PROPERTY ON WHICH BUILDING IS TO BE ERECTED/DEMOLISHED

SITE

Street No. _____

Street Name Dean View Place

Town/District Southbridge

Riding _____

LEGAL DESCRIPTION

Valuation Roll No. 2411/249 pt.

Lot 9 D.P. 54813

Section _____ Block _____

Survey District Southbridge

DESCRIPTION OF PROPOSED WORK AND MAIN PURPOSE OF USE

Domestic Garage

FLOOR AREA Whole Sq. Metres 36

DWELLING UNITS Number Erected _____

ESTIMATED VALUES

Building	<u>30000.00</u>
Plumbing	_____
Drainage	_____
G.S.T.	_____
TOTAL	<u>30000.00</u>

NATURE OF PERMIT (TICK BOX)

☐ NEW BUILDING
- exclude domestic garages and domestic outbuildings

☐ FOUNDATIONS ONLY

☐ ALTERED, REPAIRED, EXTENDED, CONVERTED, RESITED
- include installation of heating appliances

☐ NEW CONSTRUCTION
OTHER THAN BUILDINGS - include demolitions

☒ DOMESTIC GARAGES
AND DOMESTIC OUTBUILDINGS

FEES APPLICABLE

Building Permit	\$ <u>57.78</u>	Water Connection	\$ _____
Street Damage Deposit	\$ _____		\$ _____
Building Research Levy	\$ _____		\$ _____
Plumbing	\$ _____		\$ _____
Drainage	\$ _____		\$ _____
Sewer Connection	\$ _____		\$ _____
Vehicle Crossing Levy	\$ _____	G.S.T.	\$ <u>7.22</u>
M.S. Plumbing	\$ _____	TOTAL:	\$ <u>65.00</u>

Receipt No. 36361

Date of Payment 27/11/90

Authorised Officer M. Deo

Special Conditions: _____

Date Inspected _____ REMARKS (e.g. stage reached with work) _____



Seiwyn
DISTRICT
COUNCIL

CENTRES:

P.O. BOX 16342, HORNBY
PH: (03) 495-745 FAX (03) 495-746

LEESTON
P.O. BOX 2, LEESTON
PH: (03) 243-859 FAX (03) 243-531

DARFIELD
P.O. BOX 1, DARFIELD
PH: (0516) 88-416 FAX (0516) 88-542

BUILDING PERMIT APPLICATION

To: The Engineer,

I/We hereby apply for a building permit for the work described below and in accordance with the PLANS AND SPECIFICATIONS HERewith IN TRIPLICATE

Description of Work: GARAGE PRECUT & NAILER TO ASSEMBLE

Proposed use PRIVATE

The following details are attached (please confirm checklist and tick appropriate box).

☒ Site Plan ☒ Elevations ☒ Floor Plan ☒ Cross Section ☒ Specification:
PERMIT POSTED TO Owner ☒ Builder ☐ Applicant ☐

Owner
Name JOHN ONEILL CONNELLY
Mailing
Address 30 KENDAL AVE
BRYNDWR 25
Phone No. 597 676

Builder
Name DAVE KENNADY
Mailing
Address _____
Phone No. _____

Property on which work will be done
Street/Road OCEAN VIEW PLACE
Town/District SOUTH BRIDGE

Designer/Principal Consultant
Name _____
Address _____
Phone No. _____

PROPERTY SIZE

DWELLING UNITS PROPOSED

Ground Floor Existingm²
Proposedm²
Other Floors Existingm²
Proposedm²
Accessory Building area
Existingm²
Proposed PRIVATE GARAGEm²
Total Area of all Buildings
Existing and Proposed 36m²

LEGAL DESCRIPTION

Valuation Roll Number 2411/249 PT
Lot NINE DP 54813
Section 8102 Block _____
Survey District SOUTH BRIDGE
Certificate of Title Supplied: YES/NO

ESTIMATED VALUES (INCLUDING GST)

Building:
(Not including drainage
and Plumbing) \$ 3000.00
Drainage and Plumbing:
(Sanitary work) \$
TOTAL \$

FEES APPLICABLE (INCLUDES GST)

Building Permit BUPF \$ 15.00
Building Research Levy BRLV \$
Drainage and Plumbing DRPP \$
Engineering Check BUEN \$
Damage Bond BUEN \$
Deposit Paid BUPF \$
TOTAL: \$

Signature of Applicant:

Name of Applicant: J. O. CONNELLY
Mailing Address: 30 KENDAL AVE

Deposit
Receipt No. _____ Date _____
Receipt No. 36361 Date: 27.11.90
H043866 28/11/90
PERMIT NO. _____ Date: _____

SCHEDULE OF BUILDING PERMIT FEES AND NOTES

(effective from 1 November 1990)

Estimated value of work (excluding any amount on which plumbing and drainage fees are payable).

1. Note: Deposit of \$50.00 for work up to and including \$10,000; deposit fee \$100.00 for work over \$10,000. Balance of permit fees payable at time permit is issued. BUPF
2. A structural checking fee of 25% of the building permit is added where engineering checks are required.

All fees include GST.

Value of Building

			<u>Fee</u>
	\$		\$
	0	-	3,000
	3,001	-	4,000
	4,001	-	5,000
	5,001	-	6,000
	6,001	-	7,000
	7,001	-	8,000
	8,001	-	9,000
	9,001	-	10,000
	10,001	-	15,000
	15,001	-	20,000
	20,001	-	30,000
	30,001	-	40,000
	40,001	-	50,000
	50,001	-	60,000
	60,001	-	70,000
	70,001	-	80,000
	80,001	-	90,000
	90,001	-	100,000

BUILDING RESEARCH LEVY

for values over \$20,000

\$1.15/\$1,000 (incl GST). This figure applies to the whole building value and includes all building costs including plumbing and drainage. e.g. a building valued at \$20,300 incurs a levy of \$24.15 including GST.

Values in excess of \$100,000 and not exceeding \$500,000 will be assessed at \$720.00 plus \$4.00 (including GST) per every additional \$1,000 or part thereof.

Values in excess of \$500,000 will be assessed at \$2,320.00 plus \$1.00 (incl. GST) per every additional \$1,000 or part thereof.

APPLYING FOR A PERMIT

Floor Areas

The area of each floor in buildings of more than single storey must be entered. For site coverage only the area of the ground floor is computed. In accessory buildings the floor area is for computing permissible floor area.

Proposed Use

The proposed use of every building or part of a building must be clearly indicated: e.g. private car garage, private storage shed, ownership flats, leasehold shop etc.

Stormwater Disposal

An approved method of stormwater disposal must be provided to all buildings and must be fixed before occupation of the building.

Drainage and Plumbing

Where drainage and plumbing work is incorporated with any building work the permits must be uplifted at the same time.

Building Permit Requirements:

Applications will not be processed unless 3 copies of all plans (floor plans, elevations, cross sectional plans, site plans) full specifications, and complete land details are submitted with each application together with the necessary permit fees.

Other services for which fees may be charged are:

Inspections, planning and siting dispensations, sewer and water connections, vehicle crossings, street drainage, valuation roll search etc.

Prior C/T 352/196

Transfer No.

N/C. Order No. 840632/4-41

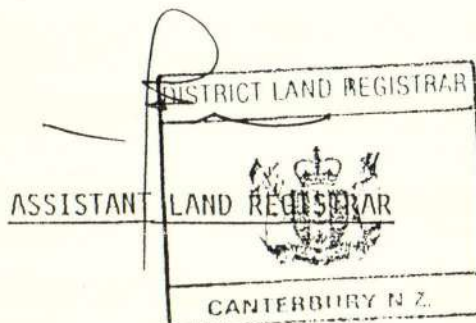


CERTIFICATE OF TITLE UNDER LAND TRANSFER ACT

This Certificate dated the 29th day of November one thousand nine hundred and eighty-nine under the seal of the District Land Registrar of the Land Registration District of CANTERBURY

WITNESSETH that RAYMOND BRUCE ALLAN of Southbridge Farmer and ROSEMARY HANNAH ALLAN of Southbridge, Married Woman as tenants in common in equal shares are ---

taxes of an estate in fee-simple (subject to such reservations, restrictions, encumbrances, liens, and interests as are notified by memorial underwritten or endorsed hereon) in the land hereinafter described, delineated with bold black lines on the plan hereon, be the several admeasurements a little more or less, that is to say: All that parcel of land containing 810 square metres or thereabouts being Lot 9 Deposited Plan 54813 ---



Subject to:

DISCHARGED
Mortgage 399041/3 to The Rural Banking and Finance Corporation Ltd 7.4.1990
at 10.37 a.m. (varied once subsequently)
[Signature]
for A.L.R.

DISCHARGED
Mortgage 466534/6 to Bank of New Zealand
- 9.12.1983 at 10.37 a.m.
[Signature]
for A.L.R.

Transfer 904051/2 to John O'Neill Connelly of Christchurch, Boilerman and Veronica May Connelly his wife (Fencing Covenant) -
25.10.1990 at 10.42am
[Signature]
for A.L.R.

347/965

347/965

J. CONNELLY LOT 9.
OCEAN VIEW PLACE

DP. 54813

BOUNDARY OPPOSITE 19.87

LOT 9
DP 54813
CT

AREA 810 M²

4.8 M

6 M WIDE

6 M LENGTH

PROPOSED
GARAGE
PRIVATE

1.5 M

64.28.30

56.5'9" (BOUNDARY LENGTH)

FUTURE HOUSE

7 M 620

BOUNDARY 15.03 M

DRIVEWAY

ROAD FRONTAGE
OCEAN VIEW PLACE LOT 9 DP. 54813

LOT 9
DP 54813
CT

AREA 810m²

4m 870

6m WIDE

6m LENGTH

PROPOSED
GARAGE
PRIVATE
36sm²

1m

64.28.30

56.59 (Boundary Length)



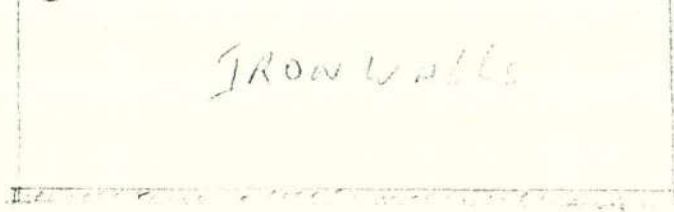
FUTURE HOUSE

7m 620

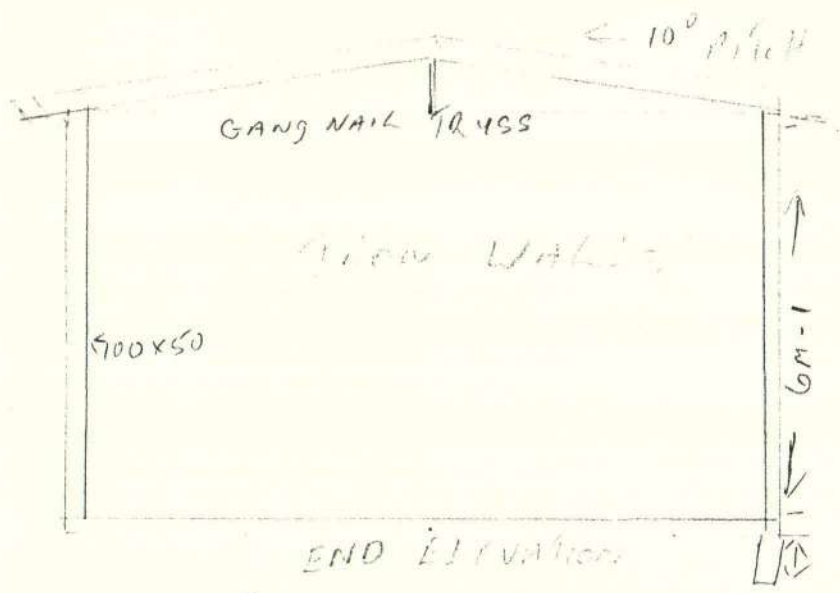
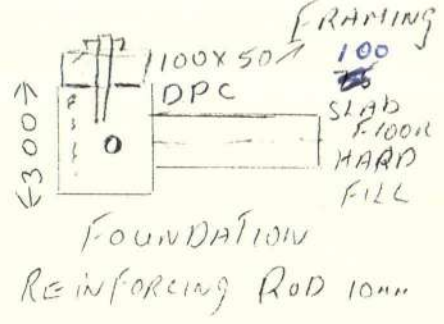
BOUNDARY 15.03m

DRIVEWAY

ROAD FRONTAGE
OCEAN VIEW PLACE LOT 9 DP 54813
J. CONNELLY



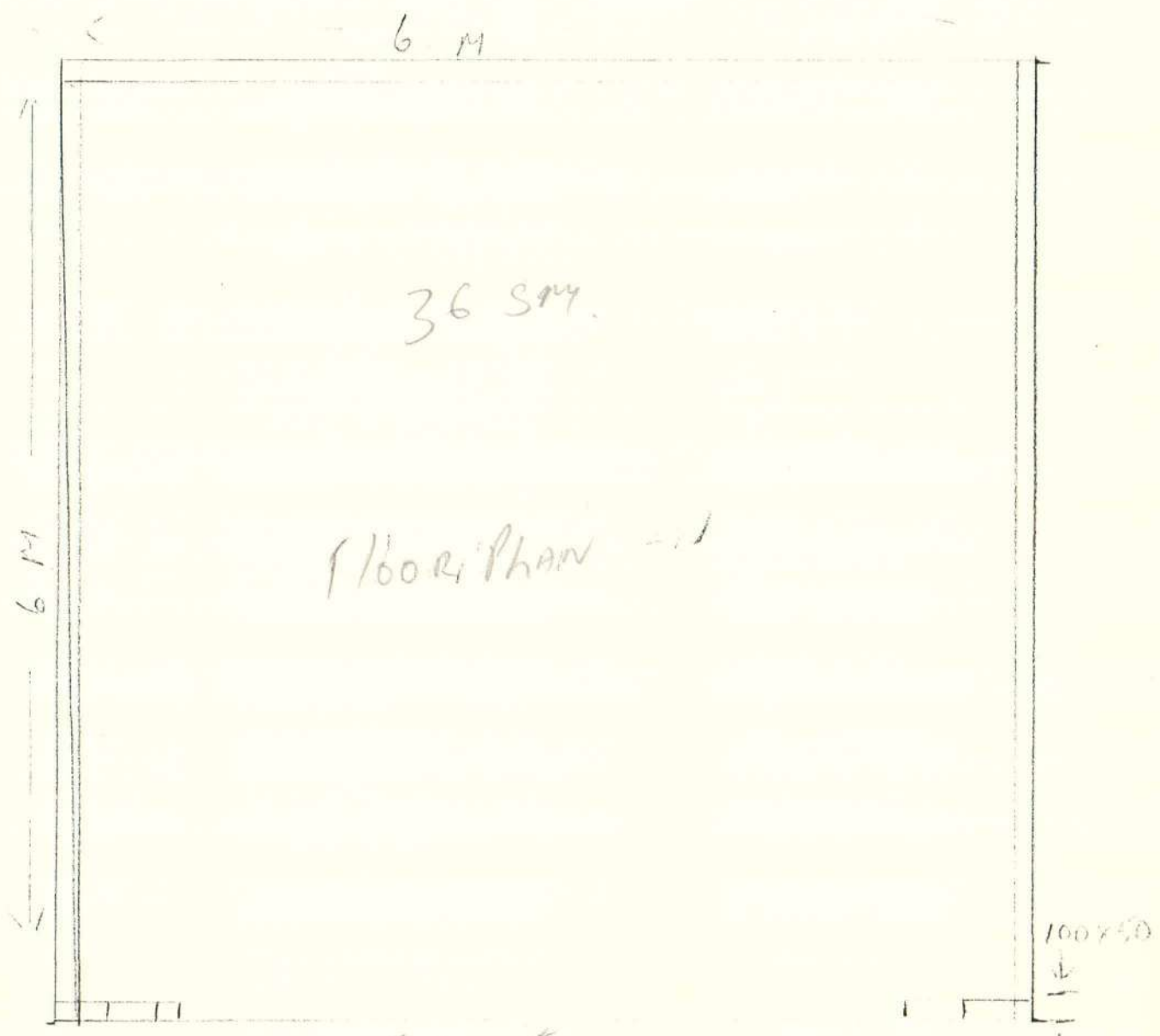
SIDE ELEVATION



END ELEVATION
STANDARD GARAGE

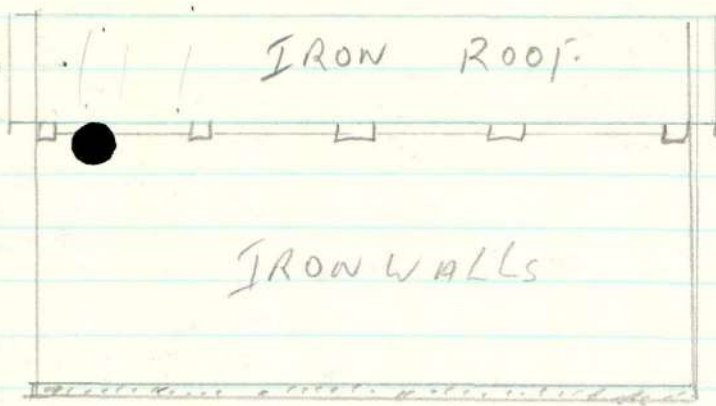
J. CONNELLY
D.P. 54813
LOT 9.
OCEAN VIEW PLACE

CONCRETE FOUNDATION 300
100

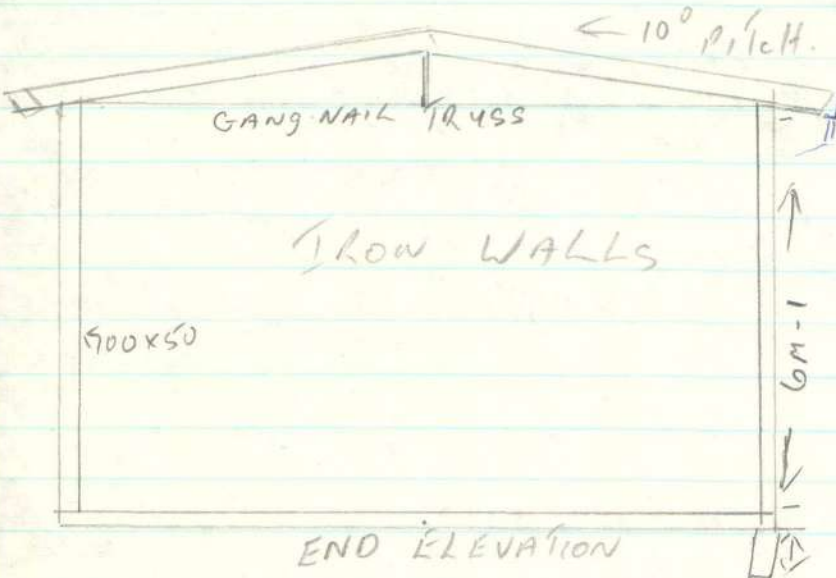
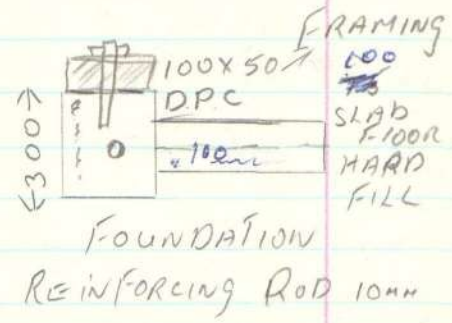


FRONT

J. CONNELLY DP. 54813
OCEAN VIEW PLACE LOT 9.

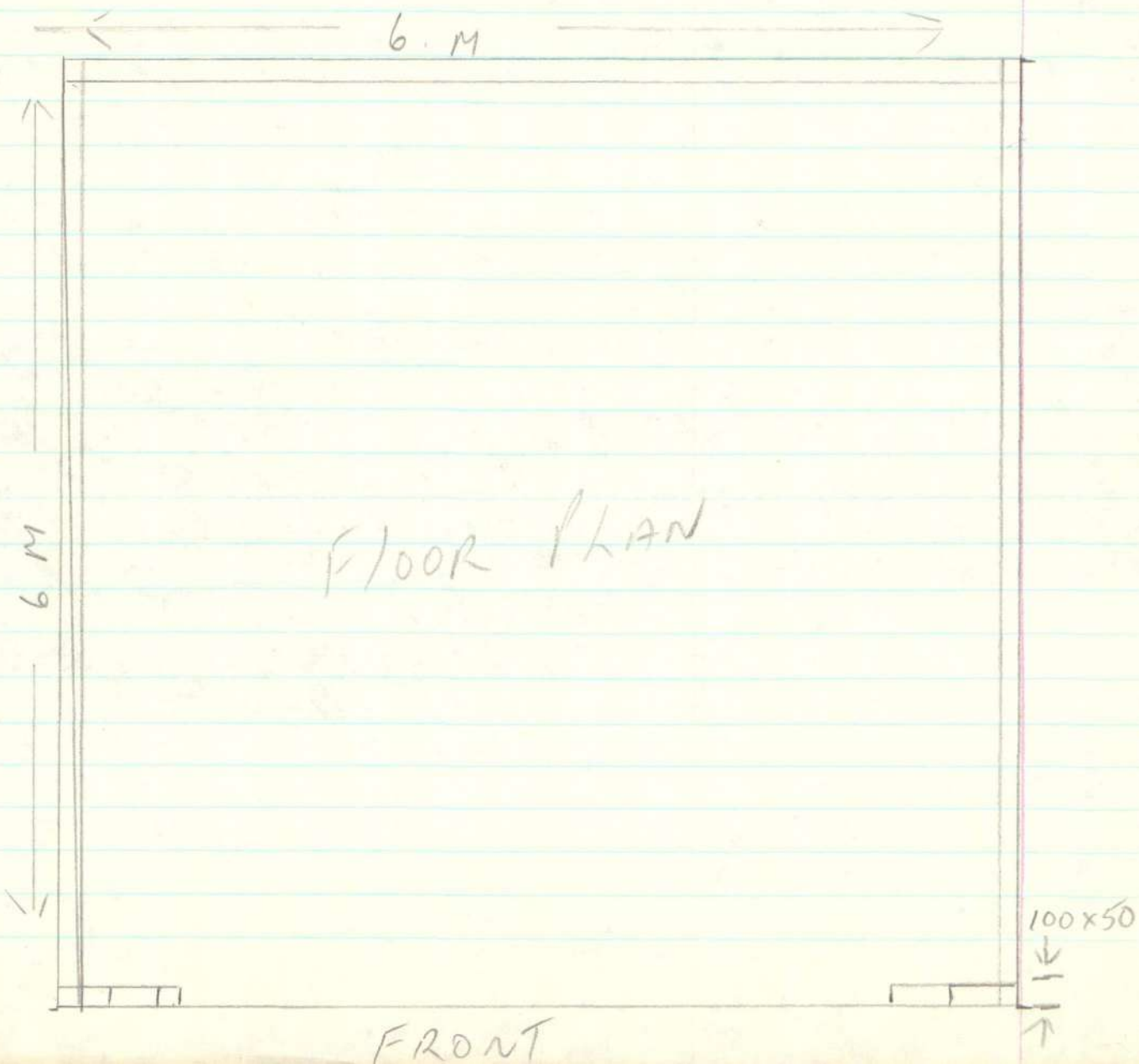


SIDE ELEVATION



END ELEVATION
STANDARD GARAGE

CONCRETE FLOOR FOUNDATION 300
100mm

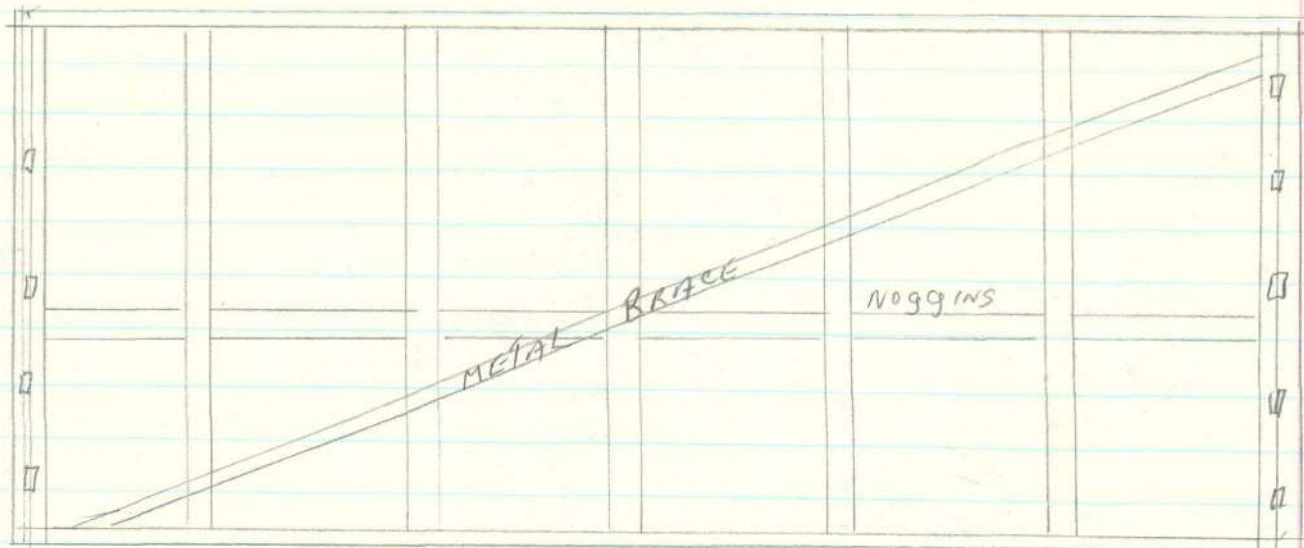


J. CONNELLY

D.P. 54813

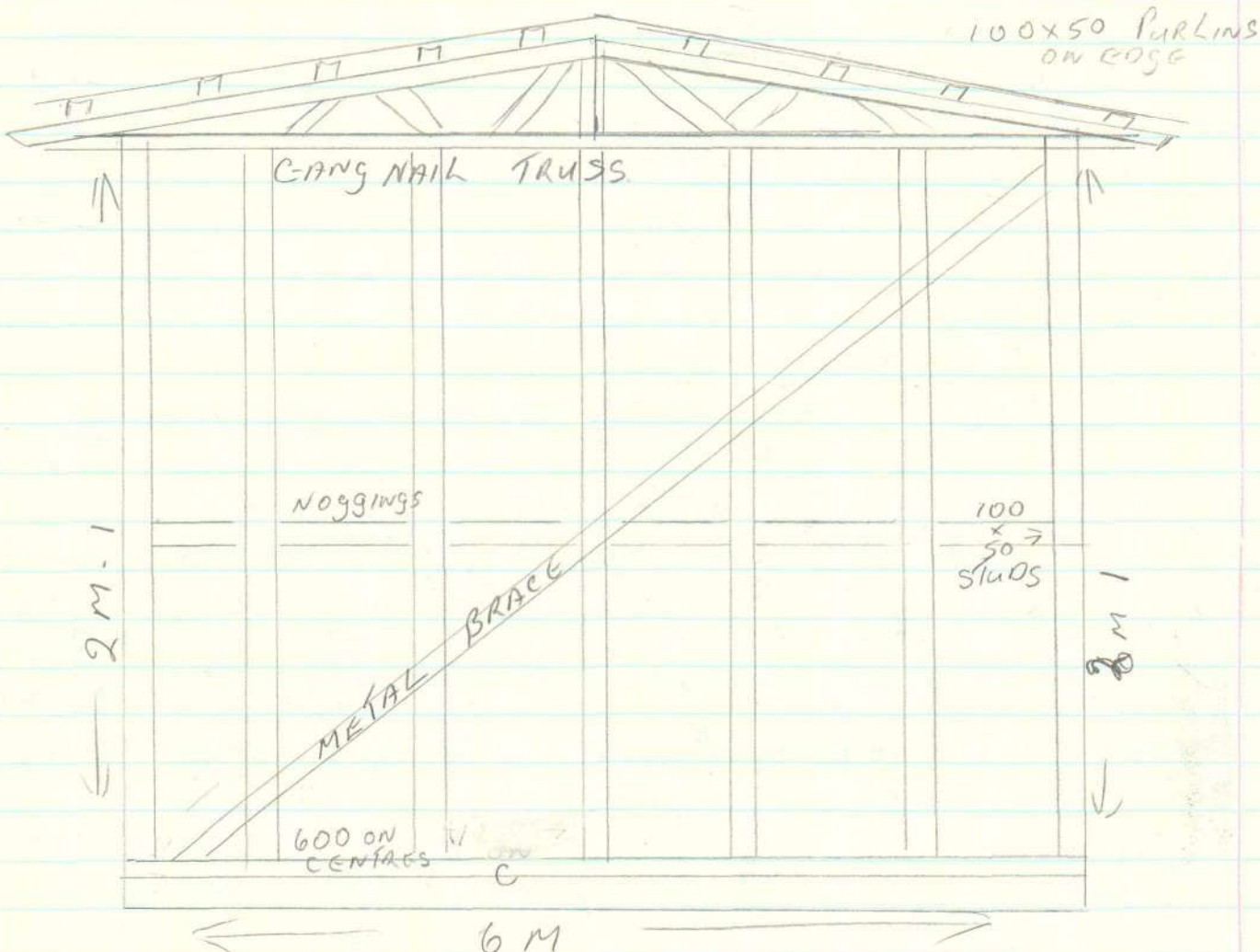
LOT 9.

OCEAN VIEW PLACE.



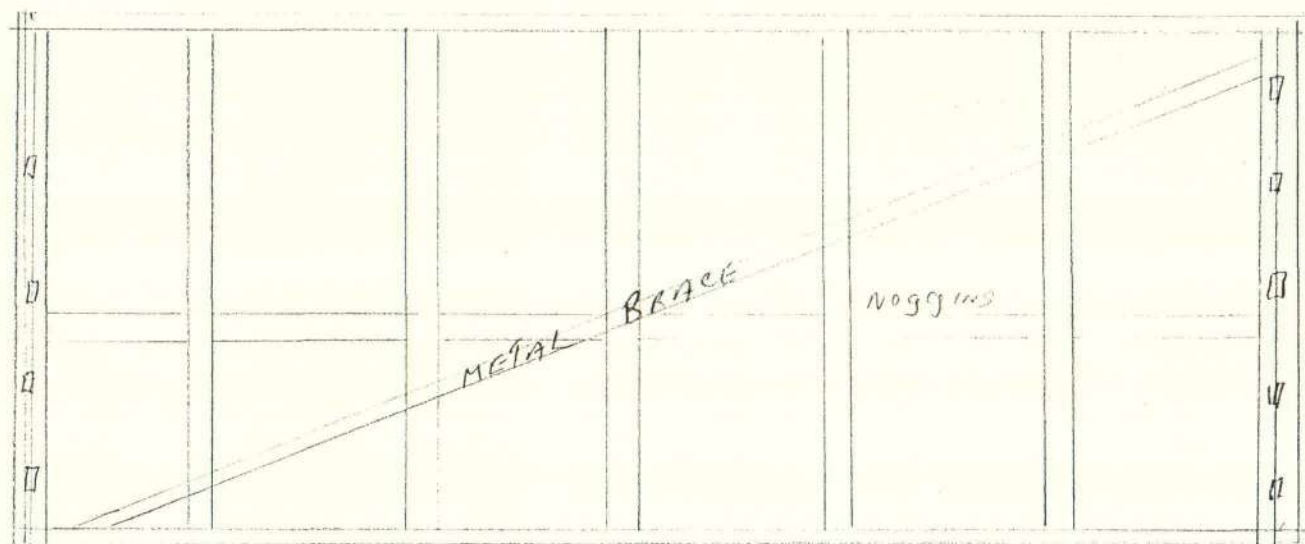
SIDE WALL.
PRE NAILED SIDE

CROSS SECTION



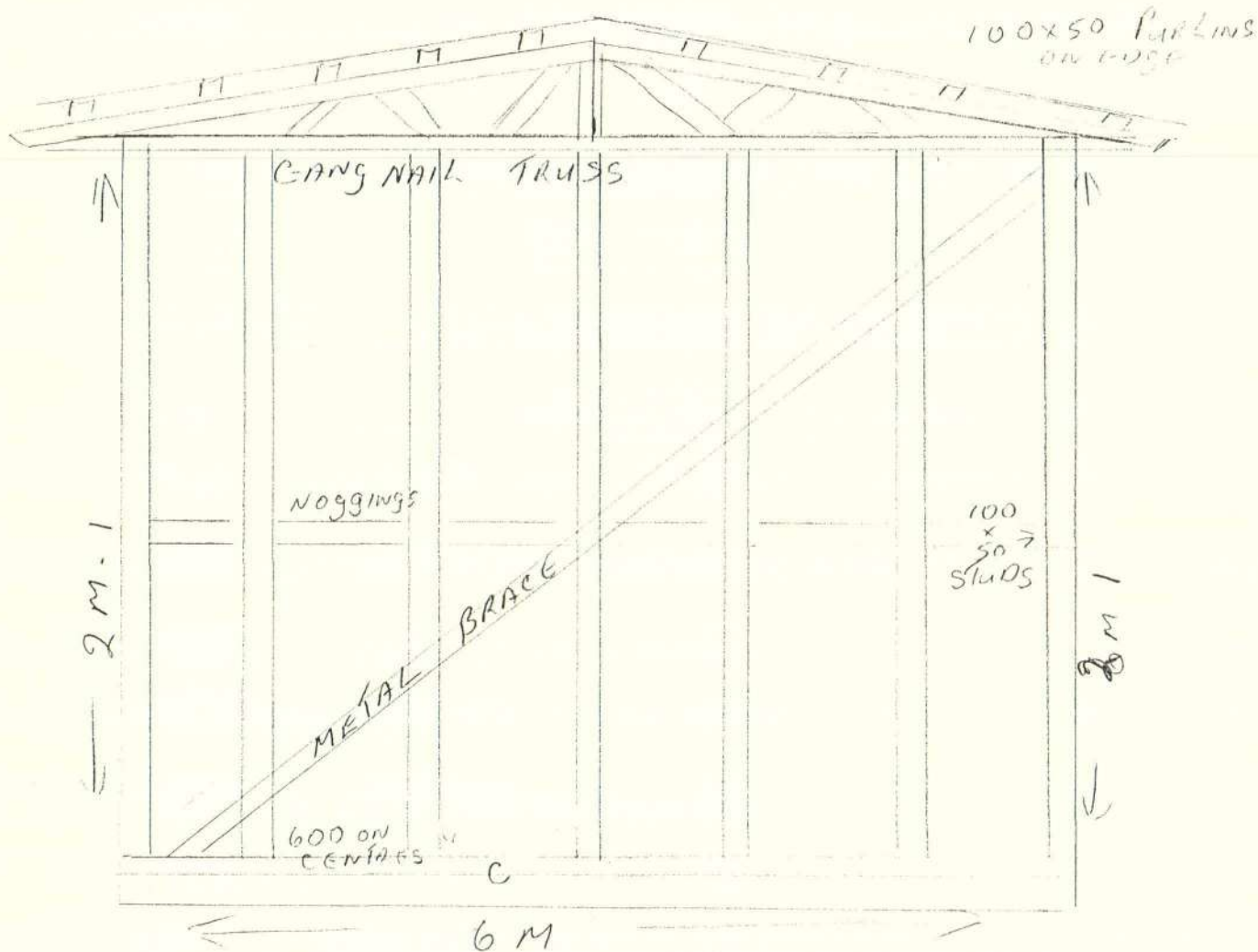
END PRE NAILED END.
CROSS SECTION

J. CONNOLLY D.P. 54513 Lot 9.
OCEAN VIEW PLACE.



SIDE WALL.
PRE NAILED SIDE

CROSS SECTION



Iron Roof WALLS

FRAMING TREATED & DRESSED 100x50 STUDS PURLINS TRUSSES
METAL BRACING

GANG NAILED TRUSSES 150mm x 50 ON END

FOUNDATION HOLDING BOLTS 150mm x 10mm

1" REINFORCE ROD 10mm

SPROUTING & DOWN PIPE

RIDGEING

BUILDING PAPER FOR ROOF
DEEP Paper Foundation

IRON ROOF @ WALLS

FRAMING TREATED @ DRESSED 100x50 STUDS, PURLINS, TRUSSES
METAL BRACING.

BANG NAILED TRUSSES 150MMx50 ON END

FOUNDATION HOLDING BOLTS 150MMx50

" REINFORCE ROD 10MM

SLUTING @ DOWN PIPES

RIDGING

BUILDING PAPER FOR ROOF-
D C P FOR FOUNDATION

SPECIFICATIONS

IRON ROOF & WALLS

FRAMING TREATED & DRESSED 100X50 STUDS, PURLINS, TRUSSES.
METAL BRACING.

GANG NAILED TRUSSES 150MM X 50 ON END

FOUNDATION HOLDING BOLTS 150MM X 10mm

" " REINFORCE ROD 10MM

SPOUTING & DOWN PIPES
RIDGING.

BUILDING PAPER FOR ROOF
D.C.P. PAPER FOUNDATION

DATE 28-11-90

VALUATION NO. 2411/249 PT

PERMIT NO.

28/11/90
H1043866

DESCRIPTION OF WORK GARAGE

JOB ADDRESS OCEAN VIEW PLACE

OWNER J.O. CONNELLY

BUILDER J. KENNEDY

PHONE NO. 597-676

PHONE NO.

DESIGNER

CONSULTING ENGINEER

PHONE NO.

PHONE NO.

APPLICATION REFERRED TO:-

PLANNER

166 28.11.90

BUILDING INSPECTOR

m.w. cooper

ENVIRONMENTAL HEALTH OFFICER

DESIGN ENGINEER

DRAINAGE & PLUMBING INSPECTOR

FIRE SERVICE

CORRESPONDENCE TO APPLICANT

REPLY FROM APPLICANT

INSPECTIONS:-

FOUNDATION

DPC/SUB FLOOR

FRAMING/MOISTURE TEST

FRAMING OK 10/12/90 Rudy

BRACING

ROOF

PLUMBING & DRAINAGE

HEATING UNIT

FIRE PROTECTION

FINAL

CONDITIONS:-

Zoning	
Designation	
Predominant/Existing Use	
Planning/Appl./Dispensation	
Development Plan	
Subdivision Clearance	
Front Yard	
Other Yards	
Separation	
Recession Plane/Height	
Vehicle access to rear	
Site coverage/max. floorspace	
Materials/Design Appearance	
Road widening	
Off street parking	
Access and Loading	
Landscaping	
Signs	
Airport Height/Insulation	
Clearance from Drain/Waterway	
Other comments	

HEALTH INSPECTION

Water supply	
Sanitary conveniences, washing facilities	
Business premises and public buildings	
Drainage	
Plumbing	
Stormwater disposal	
Health Act	
Clean Air Act	
Dangerous Goods Act	
C.R.C. Water right	
Other comments	

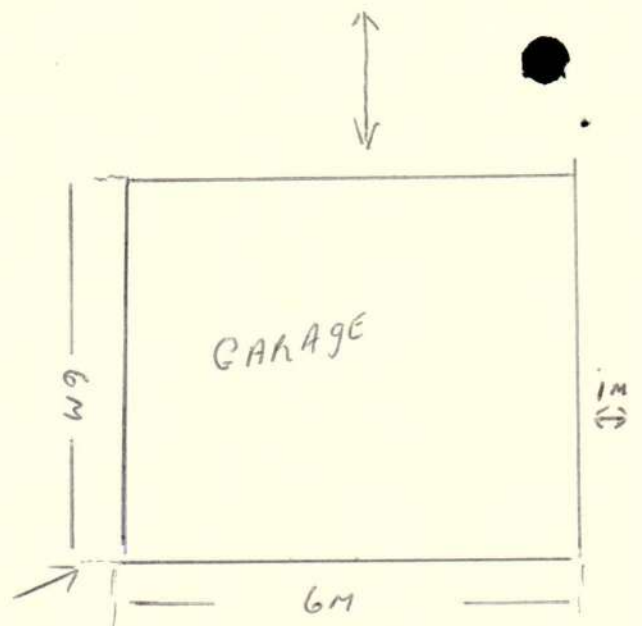
BOUNDARY SIDE 19.87M

LOT NO. 9.

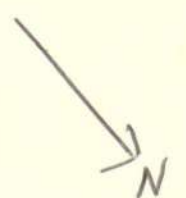
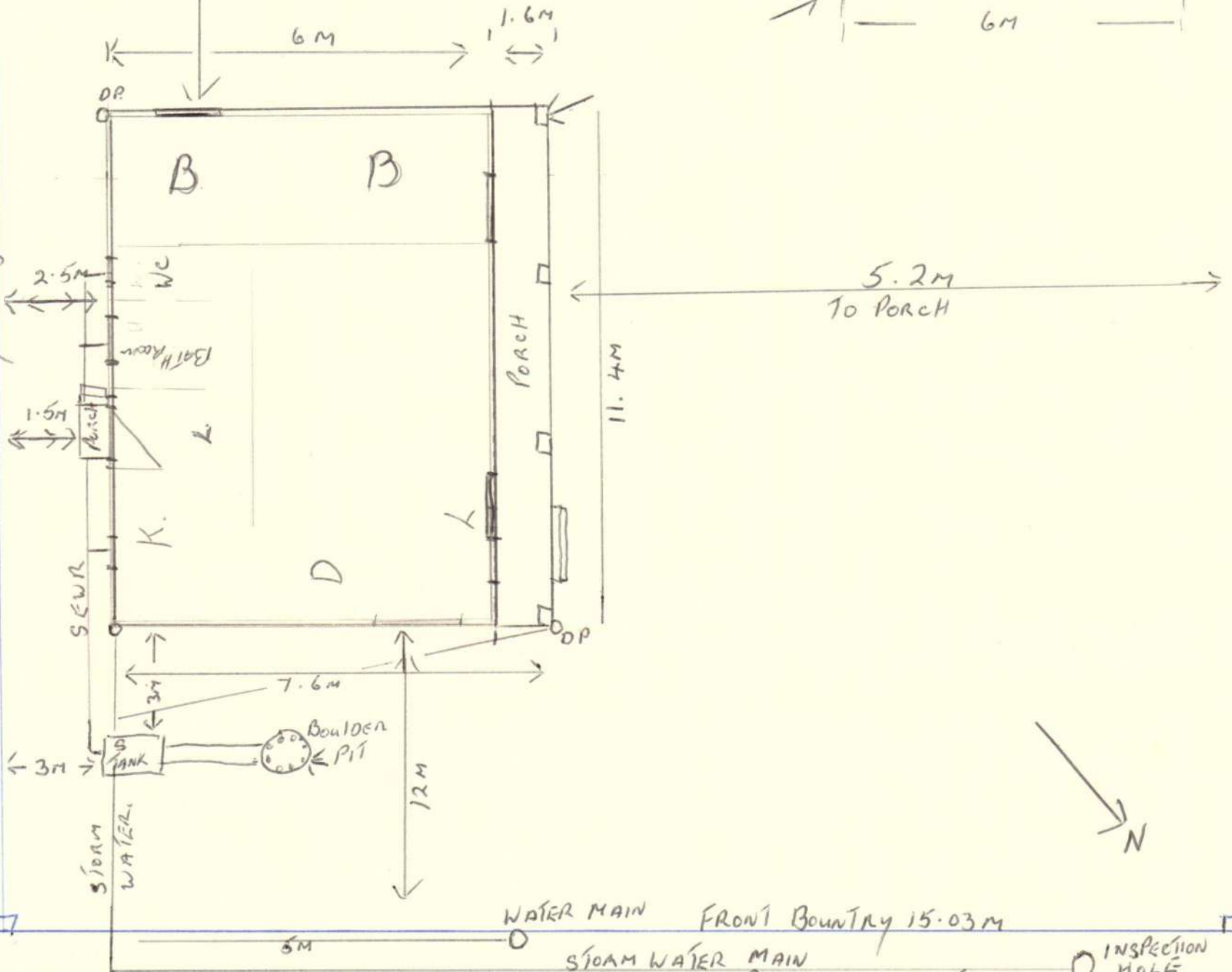
D.P. 54813.

81059M

33.19M.



BOUNDARY LENGTH 56.59M



NINE OCEAN VIEW PLACE
LITTLE RAKAIA SOUTH BRIDGE

J. CONNELLY
30 KENDAL AVE
3597-676

ROAD FRONTAGE

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. Selling real estate since 2018, and in excess of \$100 million in 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.

 tanya@mkrealestate.co.nz

 mkrealestate.co.nz

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