MCRAE & KNOWLER

PROPERTY BROCHURE

8 RAPERE STREET, ROLLESTON



8 RAPERE STREET, ROLLESTON

SHARP LOOKS.
GENEROUS LIVING.
QUALITY THROUGHOUT.

4 2 2 233 m² 700 m²

With its striking plaster and cedar exterior, this home makes an impression before you even step inside. Offering 234sqm of well-planned living on a generous 700sqm section, there's plenty of space, quality and comfort to enjoy.

Inside, the kitchen is well equipped for those who love to cook and entertain, featuring granite benchtops, a 90cm oven with gas hob, a large walk-in pantry and plumbed double fridge space. The adjoining living area is enhanced by a feature boxed ceiling, adding character and a sense of space, and a separate lounge provides the perfect spot to relax.

Comfort has been well considered, with two heat pumps, a log burner and heat transfer system ensuring year-round warmth.

Features also include:

Separate laundry
Water filtration system
Excellent hallway storage
Carpeted double garage
Attic storage
Kwila outdoor deck

SCAN TO DOWNLOAD REPORTS AND SALE PARTICULARS

TANYA MARILLIER tanya@mkrealestate.co.nz 027 383 3844













LEGALS

Land area	700 sqm
Floor area	233 sqm
Tenure	Freehold
Rateable value	$ 940,000
Land value	$ 370,000
Improvements value	$ 570,000
Rates	$ 4,033.35
Council zone	Residential Zone A
Technical category	Rural/Unmapped

ENERGY

Heating	2 x Heat Pump, Logburner
Insulation	Yes
Windows	Aluminum Double Glazing
Water heating	Gas
Ventilation	Extractor Fans

CONSTRUCTION

Year built	2021
Exterior	Roughcast and Cedar
Roof	Colorsteel
EQ repairs	Post Quake Build

EDUCATION

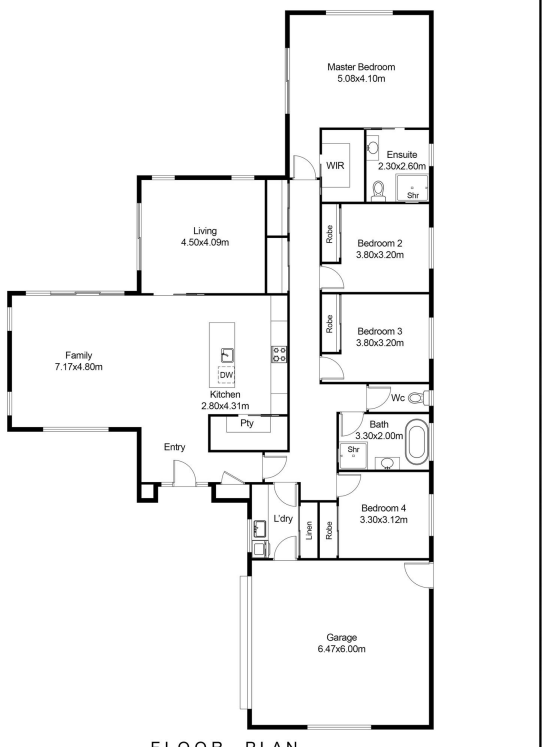
Early childhood	Freckles Early Learning Centre, Little Ferns Early Learning Centre, Three Trees Learning Centre
Primary	Rolleston Christian School, Clearview Primary
Secondary	Rolleston College

CHATTELS

Automatic garage door facility, Window coverings, Clothesline, Dishwasher, Stove, Bathroom extractor fans, Fixed floor coverings, Garden shed, Heated towel rail, Heat pump, Heat Transfer, Light fittings, Rangehood, Smoke detectors, Kitchen waste disposal, Logburner, Water Filter System, Bluetooth In-ceiling Speakers

NOTES

MCRAE & KNOWLER



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.

8 Rapere Street, Rolleston

TITLE & COVENANTS

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 **931723**

Land Registration District **Canterbury**

Date Issued 01 July 2020

Prior References
CB39A/506

Estate Fee Simple

Area 700 square metres more or less

Legal Description Lot 666 Deposited Plan 546564

Registered Owners

Peter Adrian McDonald and Julie Patricia McDonald

Interests

Subject to Part IV A Conservation Act 1987

Subject to Section 11 Crown Minerals Act 1991

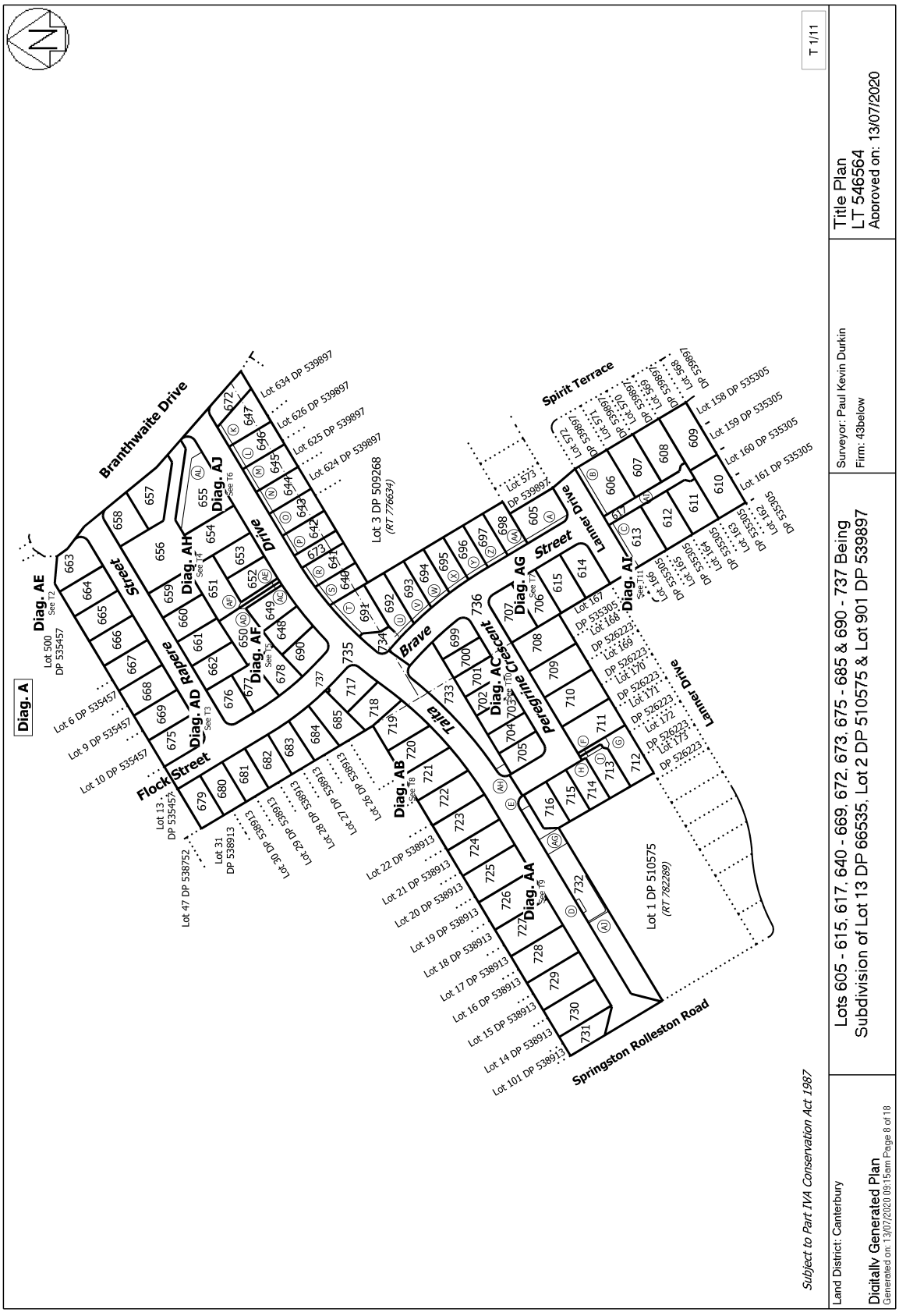
Land Covenant (in gross) in favour of GW Rolleston Limited created by Covenant Instrument 11718125.17 - 1.7.2020 at 3:35 pm

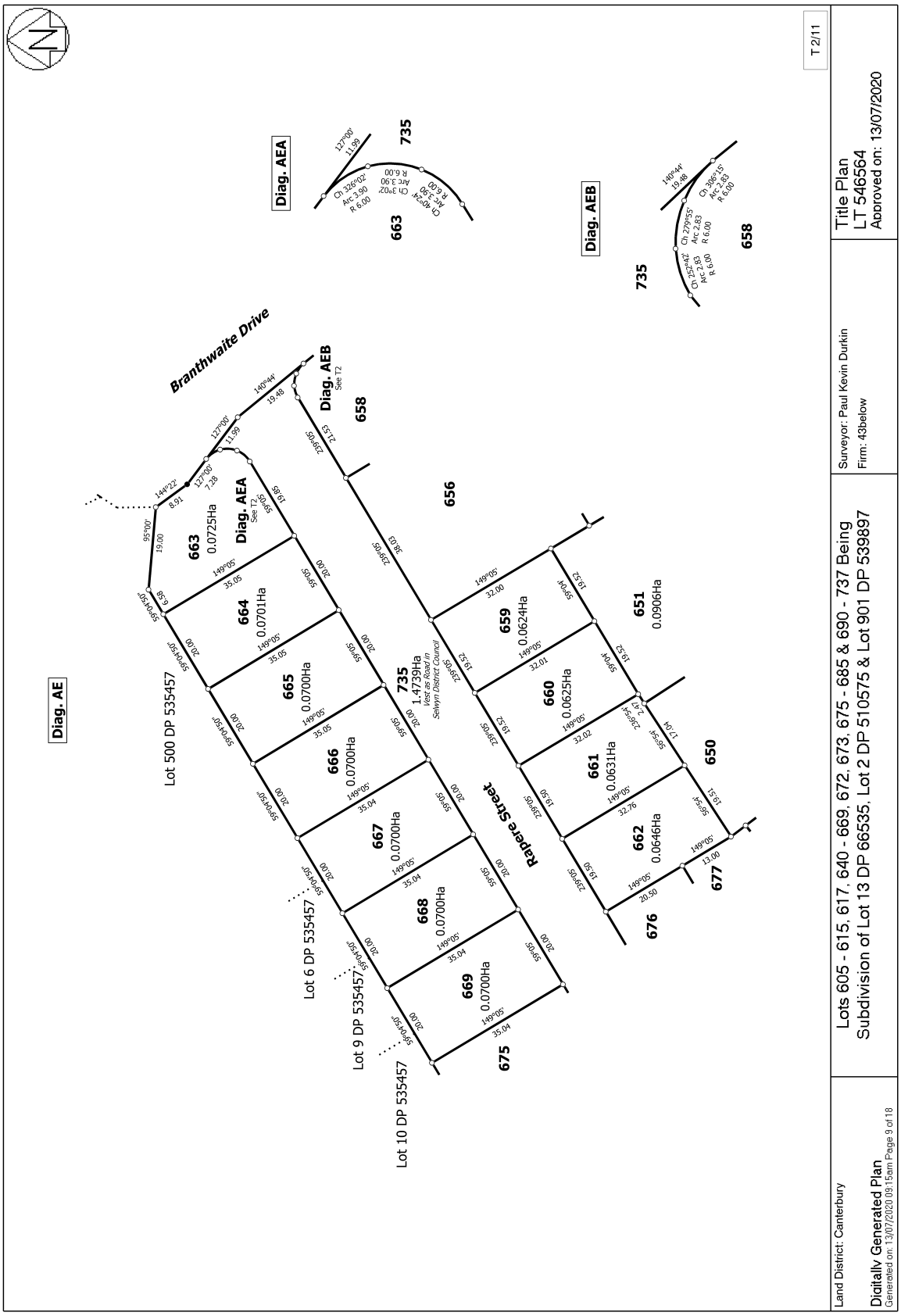
11718125.19 Consent Notice pursuant to Section 221 Resource Management Act 1991 - 1.7.2020 at 3:35 pm

Fencing Covenant in Transfer 11962346.2 - 15.1.2021 at 12:27 pm

12058170.2 Mortgage to Kiwibank Limited - 26.3.2021 at 3:12 pm

13070488.2 Variation of Mortgage 12058170.2 - 1.8.2024 at 10:12 am


Diag. A
Diag. AE
See T12
Lot 500 DP 535457
Diag. AH
See T4
Diag. AJ
See T6
Diag. AD
See T3
Diag. AF
See T5
Diag. AG
See T7
Diag. AC
See T10
Diag. AB
See T8
Diag. AA
See T9
Diag. AI
See T11
Branthwaite Drive
Rapere Street
Flock Street
Drive
Brave Street
Tahia Street
Peregrine Creacent
Lanner Drive
Spirit Terrace
Springston Rolleston Road
Lot 3 DP 509268 (RT 776634)
Lot 1 DP 510575 (RT 782289)
Lot 6 DP 535457
Lot 9 DP 535457
Lot 10 DP 535457
Lot 13 DP 535457
Lot 47 DP 538752
Lot 31 DP 538913
Lot 22 DP 538913
Lot 21 DP 538913
Lot 20 DP 538913
Lot 19 DP 538913
Lot 18 DP 538913
Lot 17 DP 538913
Lot 16 DP 538913
Lot 15 DP 538913
Lot 14 DP 538913
Lot 101 DP 538913
Lot 634 DP 539897
Lot 626 DP 539897
Lot 625 DP 539897
Lot 624 DP 539897
Lot 573 DP 539897
Lot 572 DP 539897
Lot 571 DP 539897
Lot 569 DP 539897
Lot 568 DP 539897
Lot 158 DP 535305
Lot 159 DP 535305
Lot 160 DP 535305
Lot 161 DP 535305
Lot 162 DP 535305
Lot 163 DP 535305
Lot 164 DP 535305
Lot 165 DP 535305
Lot 166 DP 535305
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Lot 26 DP 538913
Lot 27 DP 538913
Lot 28 DP 538913
Lot 29 DP 538913
Lot 30 DP 538913
Subject to Part IVA Conservation Act 1987
T 1/11
Land District: Canterbury
Digitally Generated Plan
Generated on: 13/07/2020 09:15am Page 8 of 18
Lots 605 - 615, 617, 640 - 669, 672, 673, 675 - 685 & 690 - 737 Being Subdivision of Lot 13 DP 66535, Lot 2 DP 510575 & Lot 901 DP 539897
Surveyor: Paul Kevin Durkin
Firm: 43below
Title Plan
LT 546564
Approved on: 13/07/2020


Diag. AE
Diag. AEA
Diag. AEB
Diag. AEB
Diag. AEA
Diag. AEB
Branthwaite Drive
Rapere Street
Lot 500 DP 535457
Lot 6 DP 535457
Lot 9 DP 535457
Lot 10 DP 535457
663 0.0725Ha
664 0.0701Ha
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735 1.4739Ha Vest as Road in Selwyn District Council
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Land District: Canterbury
Digitally Generated Plan
Generated on: 13/07/2020 09:15am Page 9 of 18
Lots 605 - 615, 617, 640 - 669, 672, 673, 675 - 685 & 690 - 737 Being Subdivision of Lot 13 DP 66535, Lot 2 DP 510575 & Lot 901 DP 539897
Surveyor: Paul Kevin Durkin
Firm: 43below
Title Plan
LT 546564
Approved on: 13/07/2020

View Instrument Details

Instrument No	11718125.17
Status	Registered
Date & Time Lodged	01 July 2020 15:35
Lodged By	Tait, Andrew David Royds
Instrument Type	Land Covenant under s116(1)(a) or (b) Land Transfer Act 2017

Affected Records of Title	Land District
931689	Canterbury
931690	Canterbury
931691	Canterbury
931692	Canterbury
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931792	Canterbury

Annexure Schedule Contains 6 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 Andrew David Royds Tait as Covenantor Representative on 14/07/2020 09:59 AM

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 Andrew David Royds Tait as Covenantee Representative on 14/07/2020 09:59 AM

***** End of Report *****

Approved for ADLS by Registrar-General of Land under No. 2018/6263

COVENANT INSTRUMENT TO NOTE LAND COVENANT

Sections 116(1)(a) & (b) Land Transfer Act 2017



Covenantor *Surname(s) must be underlined or in CAPITALS.*

GW ROLLESTON LIMITED

Covenantee *Surname(s) must be underlined or in CAPITALS.*

GW ROLLESTON 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 Covenants	DP546564	Lots 717-730, 699-710, 714, 715, 647, 692, 614, 615, 663, 665-669, 680-685, 678, 648, 654, 659-662, 649-652, 711-713, 691, 640, 641, 642-646, 694-698, 605, 693, 655-658, 606-613, 716, 679, 707, 690, 653, 676, 677, 664, 675 (931689-931715, 931717-931720, 931721-931731, 931735-931752, 931754-931758, 931759-931769, 931772-931779, 931782-931788, 931790, 931792)	In Gross

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].

REF: 7200 – © AUCKLAND DISTRICT LAW SOCIETY INC. 2018

ANNEXURE SCHEDULE 1

FALCON'S LANDING – PROTECTIVE COVENANTS

The Covenantor shall not:

1. Permit any works to be carried out on the Burdened Land (including site preparation) prior to the erection and completion of all side and rear boundary fences in accordance with clause 12 below. The berm and kerb crossing up to and including road metalling must be completed prior to construction of the dwelling.
2. Permit the Burdened Land to be occupied or used as a residence either prior to the dwelling being completed (including driveways, pathways, landscaping and seeding of lawns visible from the road boundary frontage) and a Code Compliance Certificate has been issued by the Selwyn District Council or by the erection of temporary structures or by the placing thereon of caravans and/or vehicles used for human habitation.
3. Erect or permit to be erected or placed on the Burdened Land any dwelling house greater than one storey on any lots other than lots 605, 609, 610, 657, 675 and 690 DP546564;
4. Further subdivide or build more than one dwelling on the Burdened Land or use the Burdened Land to assist with the development and/or subdivision of any land adjacent to the Covenantee's development. However the Covenantee retains the right at all times to further subdivide or approve any other subdivision of any lot or any future stage. This Clause shall expire and be of no further effect on 31st December 2030.
5. Use as a roofing material anything other than tiles (clay, ceramic, concrete, decromastic, pre-coated pressed steel), cedar, slate or bitumen shingles or painted long-run pressed steel with less than a **25**-degree roof pitch[i]. This Clause shall expire and be of no further effect on 31st December 2030.
6. Use as exterior cladding material other than clay brick, recycled brick, stained or painted weatherboard, painted or sealed concrete block masonry, natural stone, stucco, plaster, coated zincalume, glazing or any combination of the above. This Clause shall expire and be of no further effect on 31st December 2030.
7. Use a roofing material, guttering, down pipe or exterior cladding material comprising unpainted and/or exposed zinc coated products.
8. Erect any building other than a dwelling house or ancillary buildings in accordance with plans (including site plan, landscape plan and external colour scheme) that have been approved by the Covenantee in its sole discretion prior to the commencement of building with such approval following the Development Information Booklet. In considering plans for approval the Covenantee

shall take into account architectural merit, colours and visual appearance. A construction bond of $2,000 is payable to the Covenantee upon settlement of the sale and purchase of the Burdened Land. This Clause shall expire and be of no further effect on 31st December 2030.

9. Construct a driveway of materials other than of fixed solid materials such as coloured stamped/stencilled or exposed aggregate concrete, asphaltic concrete, concrete cobblestones or pavers or similar. The maximum width of the road crossing shall be 4.8m at the road boundary and should be off-set a minimum of 750mm from the side boundary to allow for landscaping. Such driveway is to be completed in accordance with clause 2 above. Where a swale or other feature exists between the road and the Burdened Land, the driveway crossing the swale shall be constructed in the location, manner and form directed by the Covenantee and/or the Selwyn District Council. Where the Covenantee has constructed a sealed driveway to the Burdened Land, this access point must be used by the Covenantor as the primary driveway entry. This entry point may not be removed or relocated without the prior written consent of the Covenantee. This Clause shall expire and be of no further effect on 31st December 2030.
10. Attach to or protrude from the front (or the side within 7 metres of the road boundary) of the dwelling house, garage or other structure any fixture including but not limited to air-conditioning units, television or radio aerials, satellite dishes, and/or solar panels that in the Covenantee's sole discretion are obtrusive.
11. Permit the installation of control equipment for gas or meter boxes visible on the road front elevation of the dwelling;
12. Erect or permit to be erected on the Burdened Land any fence or boundary wall:
    a) within 3.0 metres of the road boundary[ii] except on:
        (i) on lots which have road frontage on two boundaries, where fencing on the secondary road frontage may be permitted on the boundary;
        (ii) street front fencing on lots specified in (i) above shall be of similar materials to the dwelling;
        (iii) where the secondary road frontage is fenced on the boundary in (i) above, such fencing shall be finished at least 1.0 metre behind the main building line;
        (iv) approval of fence design may be declined at the Covenantee's sole discretion if the planned fencing is seen to potentially cause detriment to the subdivision;

    At all times such fencing shall comply with the District Plan rules.

    b) on boundaries fronting a reserve or waterway that has not received specific design approval of the Covenantee. Such fences shall use the design as specified by the Covenantee. Approval of fence design may be declined at the Covenantee's sole discretion if the planned fencing is

seen to potentially cause detriment to the subdivision or neighbouring amenity. Fencing fronting reserves shall be of 'open' style for a minimum of 50% of the reserve boundary[iii];

c) on the internal boundaries of a height greater than 2.0m above the surrounding finished ground level and of materials other than new timber. All internal boundary fences shall be constructed from masonry or solid timber or in the form of a paling fence and timber capping unless otherwise approved by the Covenantee;

However the Covenantee retains the right at all times to erect boundary fencing on any boundary. Such fencing erected by the Covenantee shall not be removed without the prior written consent of the Covenantee. This Clause shall expire and be of no further effect on 31st December 2030.

13. Cause any damage to landscaping, irrigation, berms and kerbs contained within the legal road reserve either in front of or adjacent to the Burdened Land. Should damage occur, the Covenantee shall immediately repair such damage. If such damage is not immediately repaired, the Covenantee shall have the right to rectify such damage with the reasonable costs of such rectification to be met by the Covenantor, payable on demand.
14. Remove or relocate from the Burdened Land any fence, tree or shrub constructed or installed by the Covenantee that is within 3.0 metres of the road frontage without the prior written consent of the Covenantee. This Clause shall expire and be of no further effect on 31st December 2030.
15. Permit any rubbish, including Builders waste materials to accumulate or to be placed upon the Burdened Land or any adjoining land or permit grass or weeds to grow to a height exceeding 150mm. The Covenantee shall have the right to remove any building materials from the Burdened Land or any adjoining site or to maintain the Burdened Land in a reasonable condition, which in the Covenantee's sole discretion, if left in its current state, may be detrimental to the subdivision with the reasonable costs to be met by Covenantor, payable on demand.
16. Permit the erection of any sign on the Burdened Land other than a professionally sign written and installed sign marketing the Burdened Land for sale. The Covenantee will only permit the erection of signage indicating a business if such signage is acceptable in the sole discretion of the Covenantee and the prior written consent of the Covenantee is obtained by the Covenantor. The Covenantee shall have the right to remove any sign, which in its sole discretion is unacceptable without prior warning.
17. Permit the dwelling to be used as a show home without the prior written consent of the Covenantee. The Covenantee shall retain sole discretion over the number of dwellings to be used for show homes purposes. This Clause shall expire and be of no further effect on 31st December 2030.

General Covenants:

18. Permit any improvements being located on or over the areas marked A, B, C, K, L, M, N, O, P, R, S, T, U, V, W, X, Y, Z, AA and AL on DP546564. Such areas represent a 3.0m landscape strip and must be kept clear at all times.
19. In the event that the Covenantor disagrees with an exercise of discretion by the Covenantee under clause 8 above then the matter shall be referred to an architect nominated by the Covenantee. The consent of the Covenantee shall be deemed to be given if such architect certifies that the proposed buildings and improvements on the Burdened Land are appropriate and suitable for a high quality residential subdivision and will not have any adverse effect on the other lots.
20. The Covenantee shall neither be required nor be liable to enforce such above covenants.
21. The Covenantor (including the Covenantor's successors in title and subsequent assignees) covenant with the Covenantee (including any subsidiary or associated company of the Covenantee or successor or assigns to the Covenantee that they will not oppose, object to, frustrate or take any action, or encourage or cause others to oppose, object to, frustrate or take any action, that might in any way prevent or hinder the Covenantee from progressing and completing the Covenantee's Falcon's Landing development plans and/or effecting any zone change and/or subdivision and/or resource consents needed to generally give effect to the Falcon's Landing development. This covenant by the Covenantor applies (without limitation) to any Resource Consent application, Environment Court application or Territorial Authority Building Consent application or other necessary consent process involving, such development, and the benefit of this covenant also applies to any adjoining or neighbouring property the Covenantee may own or subsequently purchase to progress such development.
22. In this instrument, the following words have the following meanings:

    "Development" means the Covenantee's subdivision known as Falcon's Landing.

    "Covenantee" means GW Rolleston Limited.

    "Covenantor" means and includes all persons executing this instrument as Covenantor, its subsidiaries and associated companies and their executors, administrators, assigns and successors in title.

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[1] *Alternative roofing materials, roof pitch & external cladding materials may be permitted if in the opinion of the Covenantee, those materials and pitch will not adversely effect the development.*

[ii] *The Covenantee retains the right to approve fencing within 3.0m of the road frontage due to the irregular shape, size or orientation of the Burdened Land. For the removal of doubt, the word 'road' includes right of way and access lot or any lot to vest in the Selwyn District Council.*

[iii] *The Covenantee may at their sole discretion approve solid fencing greater than 50% of the frontage of any reserve lot if such increase is required for privacy or design purposes.*

View Instrument Details

Instrument No	11718125.19
Status	Registered
Date & Time Lodged	01 July 2020 15:35
Lodged By	Tait, Andrew David Royds
Instrument Type	Consent Notice under s221(4)(a) Resource Management Act 1991

Affected Records of Title	Land District
931689	Canterbury
931690	Canterbury
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Annexure Schedule Contains 1 Pages.

Signature

Signed by Andrew David Royds Tait as Territorial Authority Representative on 14/07/2020 02:50 PM

***** End of Report *****

Selwyn DISTRICT COUNCIL

www.selwyn.govt.nz

IN THE MATTER of the Resource Management Act 1991

AND

IN THE MATTER of Resource Consent 175169, 175243, 175617, 185190 & 185381 and Deposited Plan 546564

CONSENT NOTICE PURSUANT TO SECTION 221 RESOURCE MANAGEMENT ACT 1991

To: The District Land Registrar
Canterbury Land Registration District

TAKE NOTICE that the land hereinafter described is subject to conditions in relation to a subdivision consent as follows:-

> *"That the discharge of roof stormwater must not arise from unpainted galvanised sheet materials or copper building materials. The use of these materials is prohibited;*
> *&*
> *That, unless a resource consent has been granted otherwise, any fence between the front façade of the dwelling and the street boundary or Private Right of Way or shared access over which an allotment has legal access which is parallel or generally parallel to that boundary shall be a maximum height of one metre. For lots with frontage to more than one road, any fencing on the secondary road boundary is to be no higher than 1.8 metres. Any other fence shall be a maximum height of one metre if it is located within three metres of the street boundary or Private right of Way or shared access over which allotment has legal access."*

AND THAT you are hereby requested to register the same pursuant to Section 221 of the Resource Management Act 1991.

DESCRIPTION OF LAND

All those pieces of land being Lots 605 – 615, 640 – 669, 675 – 685 and 690 – 730 DP 546564 held in Records of Title 931689 – 931715, 931717 – 931731, 931735 – 931752, 931754 – 931769, 931772 – 931779, 931782 – 931788, 931790 and 931792

DATED this 30th day of June 2020

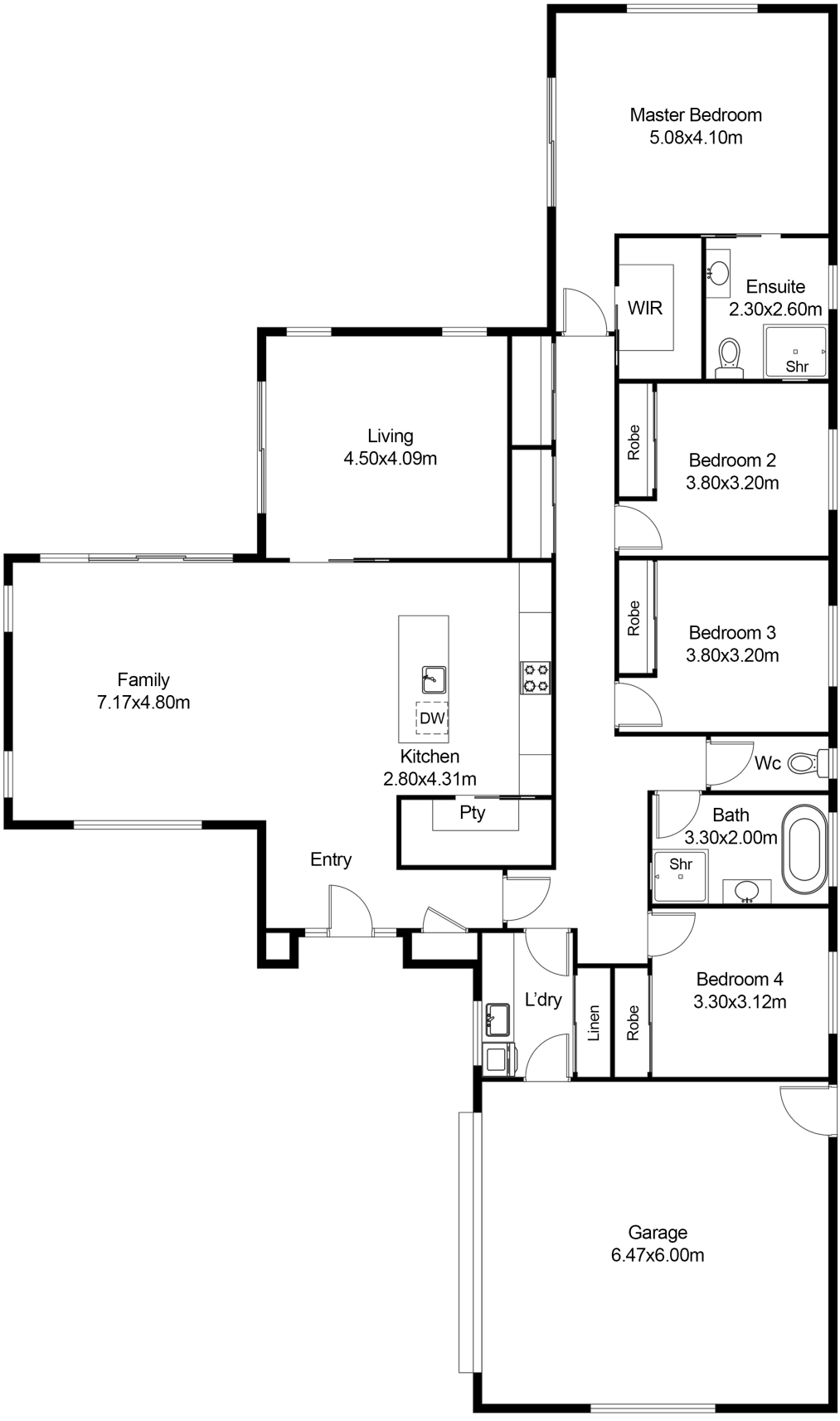
SIGNED for and on behalf of
THE SELWYN DISTRICT COUNCIL

_____Authorised Officer

www.selwyn.govt.nz
Selwyn District Council, 2 Norman Kirk Drive Rolleston / PO BOX 90, Rolleston 7643
Tel: 03 347 2800 Fax: 03 347 2799 Email: admin@selwyn.govt.nz

ADDITIONAL DOCS

MCRAE & KNOWLER



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.

8 Rapere Street, Rolleston

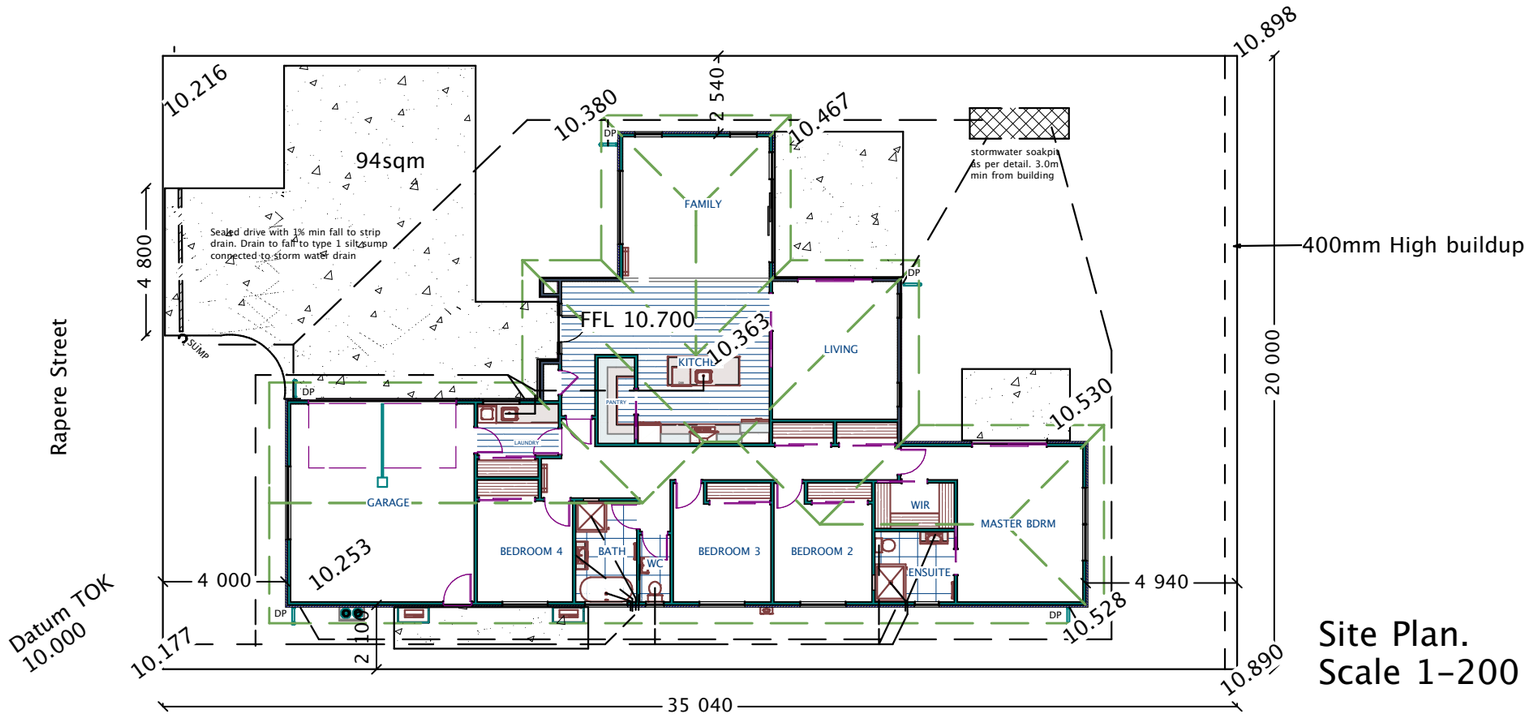
Site Details

Address	8 Rapere Street
Town-City	Rolleston
Area	Selwyn
Lot	666
DP	546564
Land Area	700m²
Plan Footprint	233.8m²
Coverage	33%
Wind Zone	High
Wind Region	A
Earthquake Zone	2
Snow Zone	N4

SECURITY FENCING.
Security fences to be errected to unprotected boundaries to meet F5 of the building code.
Lockable gates to entry.

Sediment Fences to boundaries where runoff could occur.





Site Plan.
Scale 1-200

Plan Directory

Page	View
1	Site Plan
2	Floor Plan
3	Elevations
4	Bracing Layout Window & Door Sizes.
5	Cross Sections A, Framing Schedule.
6	Construction Details
7&9	Flashing Details
10	Wet Area Fixings.
11	Drainage Plan
12	Drainage Details
13	Electrical Layout Plan
14	Slab Dimensions
15	Roof Layout
16 & 17	Roof Details

DT Design
Mobile 022 101 8879
email dtdesignnz@icloud.com

All measurements, distances from boundaries and other relevant details to be confirmed on site and with respective authorities before building commences. E&OE

DT DESIGN

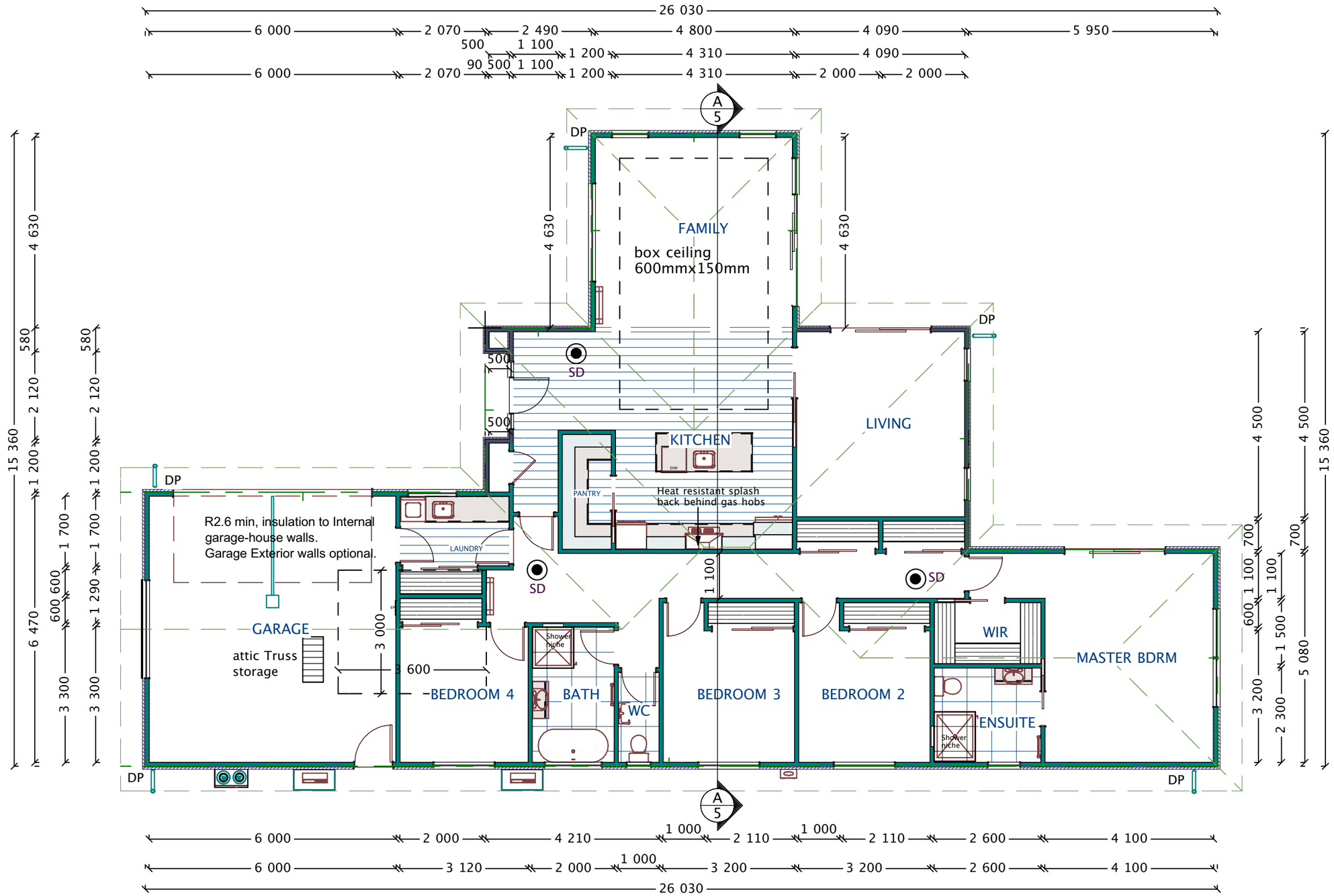
LICENSED BUILDING PRACTITIONER * BUILDING CONFIDENCE *

Proposed
Residence For

Bells Development
Lot 666 Rapere Street
Rolleston

Date: *28/9/2020* Area:
Scale: 1-200 Plan #
Drawn By: *D Sowerby*

Page: 1



Vinyl Floors

SD

Smoke Alarm. Complying with BS EN 14604, ISO 12239, or AS 3786.

Note.
All recessed downlights to be CA80, CA135, IC-F rated with 1-per 5m² minimum

Tiled Shower in both bathrooms
All shower units to have 10mm toughened safety glazing to doors & screens to comply with AS/NZS 2208:1996

Food preparation surfaces shall be easily maintained in a hygienic condition. Stainless steel, decorative high pressure laminate, and tiles are examples of suitable materials for these surfaces.

All painted surfaces in wet areas to be painted with Acrylic Semi Gloss Enamel

Floor Plan
Area 233.8m² O/Frame
Scale 1-125

DT Design
Mobile 022 101 8879
email dtdesignnz@icloud.com

All measurements, distances from boundaries and other relevant details to be confirmed on site and with respective authorities before building commences. E&OE

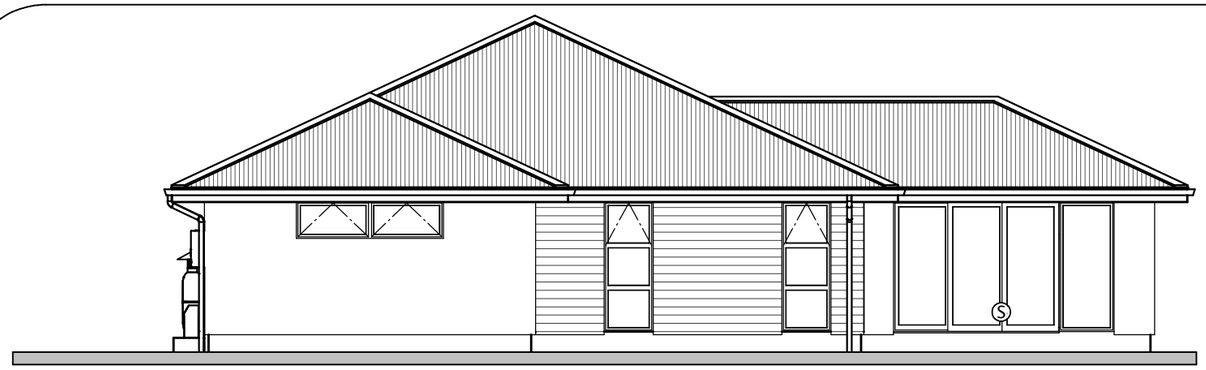
DT DESIGN

LICENSED BUILDING PRACTITIONER · BUILDING CONFIDENCE

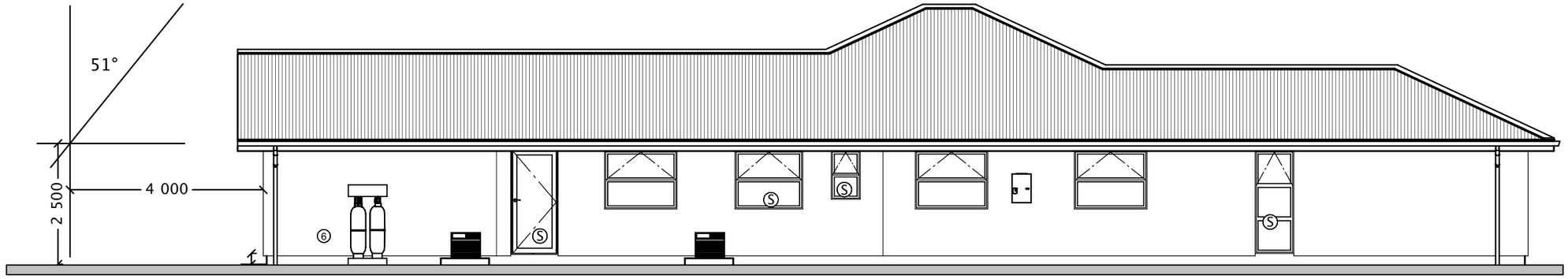
Proposed
Residence For

Bells Development
Lot 666 Rapere Street
Rolleston

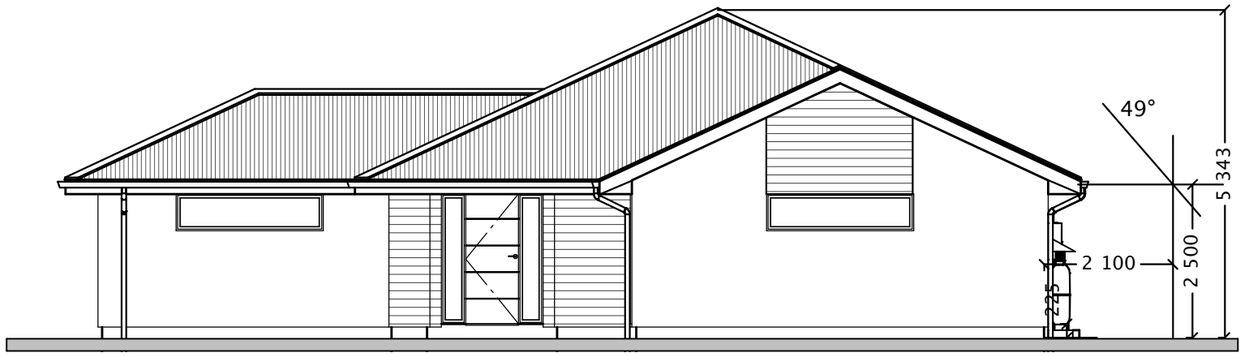
Date: *28/9/2020* Area:
Scale: 1-100 Plan #
Drawn By: *D Sowerby*



North Elevation



East Elevation

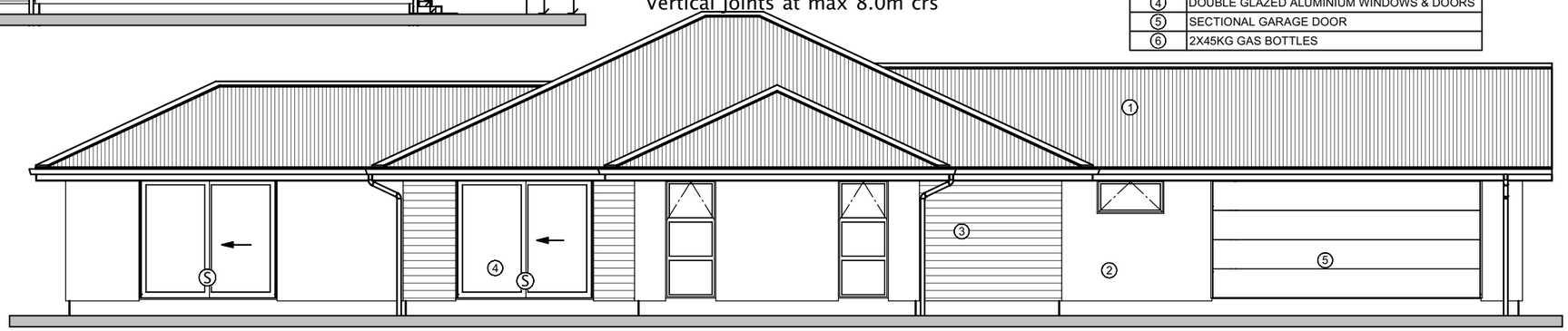


South Elevation

AAC Panel control joints to be located over structural Supports as per sec 9.1 Branz appraisal

Horizontal joints max 6.0m crs
Vertical joints at max 8.0m crs

NOTE SCHEDULE	
1	25° CORRUGATE COLOURSTEEL ROOF
2	AAC PANEL 50MM
3	CEDAR CLADDING
4	DOUBLE GLAZED ALUMINIUM WINDOWS & DOORS
5	SECTIONAL GARAGE DOOR
6	2X45KG GAS BOTTLES



West Elevation

DT Design
Mobile 022 101 8879
email dtdesignnz@icloud.com

All measurements, distances from boundaries and other relevant details to be confirmed on site and with respective authorities before building commences. E&OE

DT DESIGN

LICENSED BUILDING PRACTITIONER BUILDING CONFIDENCE

Proposed
Residence For

Bells Development
Lot 666 Rapere Street
Rolleston

Date: *28/9/2020* Area:

Scale: 1-100 Plan #

Drawn By: *D Sowerby*

Form 7
Code compliance certificate

Section 95, Building Act 2004

The building

Street address of building:	8 Rapere Street, Rolleston
Legal description of land where building is located:	LOT 666 DP 546564
Building name:	N/A
Location of building within site/block number:	8 Rapere Street Rolleston
Level/unit number:	N/A
Current, lawfully established, use:	2.0 Housing: 2.0.2 Detached Dwelling
Year first constructed:	2020

The owner

Name of owner:	Bell Developments S.I Limited & Thomas Ashton Bell as Guarantor
Contact person:	Tom Bell
Mailing address:	59 Rossington Drive, West Melton
Street address/registered office:	N/A
Phone number:	Landline: N/A Mobile: 0277262606
Daytime:	Landline: N/A Mobile: 0277262606
After hours:	Landline: N/A Mobile: 0277262606
Facsimile number:	No information provided
Email address:	belldevelopments@outlook.co.nz
Website:	No information provided

First point of contact for communications with the council/building consent authority:

Building work

Building consent number:	BC201921
Description:	4 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: Carl Greening
Position: Building Control Officer
On behalf of: Selwyn District Council
Date: 23 March 2021

Certificate Reference ID

Electrical Certificate of Compliance and Electrical Safety Certificate

Customer Information:

Company:

Name: TOM BELL DEVELOPMENTS

Address: 8 RAPERE ST
BELLSTON

Email:

Phone:

Job Details:

Full location of installation: E WALL OUTSIDE & LOUNGE & HALLWAY

The work undertaken is: ☑

☐ High-risk ☑ General ☐ Low-risk

For: ☐ The full installation ☐ Part of installation

Prescribed electrical work done in accordance with: (Y or N)

☐ A Certified Design

☑ Part 2 of AS/NZS 3000:

☐ Part 1 of AS/NZS 3000:

☑ Manufactures Instructions

☐ Additional Standards Used: *if (Y) specify*

Period of work done: *start* *finish*

Description of work carried out: INSTALLATION OF 2x HEATPUMPS OUTDOOR UNITS ON E WALL INDOOR UNITS HALLWAY & LOUNGE

Electrical Worker & Electrical Contractor Details

Company: DC INSTALLATIONS LTD

Electrical Worker: Dion Young

Registration / Licence No: E19441

Email contact: dionsparky@hotmail.com

Mobile No: 022 884 7420

Electrical workers under supervision:

Name: ✓ Registration No: ✓

ELECTRICAL CONNECTION:

(Connection is the final step in the PEW that will allow the electricity to flow in the installation or part of the installation on which other prescribed work has been done)

INSTALLATION IS SAFE TO CONNECT ☑

☐ All ☑ Part (or) Identify the parts of installation which are safe to connect to a power supply:

HEATPUMPS

Supply system which is safe to connect ☑

☑ Single Phase MEN supply ☐ Earthing System

☐ Three Phase MEN Supply / Other: (specify)

☐ The installation has been tested as required by the Electricity Safety Regulations 2010 and amendments.

Attachments: ☒none ☒electronic ☒paper

☐ Record of Inspection ☑ Manufactures Instructions

☐ Certified Designs ☐ Testing Documents

☑ Supplier Declarations of Conformity

☐ Additional Work Details Other

Electronic Reference info:

TESTING

Visual ✓✓ Polarity ✓✓ Insulation Resistance >99 MΩ Earth Continuity .5 Ω Bonding 1 Ω

Fault-loop Impedance .52 / .53 Ω PSCC 618 A/kA 6KA RCD's —

I certify that the Prescribed Electrical Work referenced on this certificate has been done lawfully and safely and the information contained on this Certificate of Compliance is correct.

Person Issuing This Certificate: Name: DION YOUNG Date of Issue: 19/3/21

Signature: Registration/Licence No: E19441

-ELECTRICAL SAFETY CERTIFICATE-

I certify the installation or part installation is connected to a POWER SUPPLY and is SAFE TO USE.

Person Who Did The Connection:

Name: DION YOUNG Registration/Licence No E19441 Date of Connection 19/3/21

Signature (of person who did the connection):

ESC is for ☐ The full installation ☑ Part of installation

Copy 1

This document is important and must be retained by the receiver

active ELECTRICAL SUPPLIERS LTD

COCHCBOOK:ACT

ELECTRICAL CERTIFICATE OF COMPLIANCE & ELECTRICAL SAFETY CERTIFICATE

REFERENCE/CERTIFICATE ID NO.:

This form has been designed to be used by licensed electrical workers to certify that installations or Part installations under **Part 1** or **Part 2 of AS/NZS 3000** are safe to be connected to the specified system of electrical supply.

Location Details:

Contact Details: (Name and address) Peter McDonald - 8 Rapare Street, Rolleston

Name of Electrical worker: R. Van Schalkwyk

Registration/Practising licence number: E001517

Phone & email: Robinvs1@gmail.com

Name and registration number of person(s) supervised:

Certificate of Compliance

Type of work: ☐ Addition ☐ Alteration ☑ New work

The prescribed electrical work is: ☑ Low risk ☐ General ☐ High-risk (Specify):

Means of compliance: ☐ Part 1 of AS/NZS 3000 ☑ Part 2 of AS/NZS 3000

Additional Standards or electrical code of practice were required: ☑ No ☐ Yes (specify):

Date or range of dates that prescribed electrical work undertaken:

Contains fittings that are safe to connect to a power supply? ☑ Yes ☐ No

Specify type of supply system: Single phase

The installation has an earthing system that is correctly rated (where applicable) ☑ Yes ☐ No

Parts of the installation to which this certificate relates that are safe to connect to a power supply?

☑ All ☐ Parts (specify) As per description of work

The work relies on manufacturers instructions: ☐ Yes ☑ No

If yes – identify the instruction manual including name, date and version. Also attach a copy of manufacturer's instructions to this certificate.
(Or provide reference to readily accessible electronic format, eg Internet link.)

Identify:
Link:

The work has been done in accordance with a certified design: ☐ Yes ☑ No

If yes – identify the certified design including name, date and version. Also attach a copy of the certified design to this certificate.
(Or provide reference to readily accessible electronic format, eg Internet link.)

Identify:
Link:

The work relies on a Supplier Declaration of Conformity (SDoC): ☐ Yes ☑ No

If yes - identify the SDoC including name, date and version OR EESS registration. Also attach a copy of the SDoC to this certificate.
(Or provide reference to readily accessible electronic format, eg Internet link.)

Identify:
Link:

The installation has been satisfactorily tested in accordance with the Electricity (Safety) Regulations 2010 ☐ No ☑ Yes

Description of Work: Install new vanity lights x2 bathrooms.
Altered x2 switches.
Shifted x2 PP and switches to adjacent wall, and installed x2 Pendants above bed.
Added new PP in hallway.

Test Results (provide values)		
Polarity (Independent earth):	Correct	
Insulation resistance:	>200	Ohms
Earth Continuity:	0.1	Ohms
Bonding:	N/A	Ohms
Fault Loop Impedance	PASS	Ohms
Other (specify):		

By signing this document I certify that the completed prescribed electrical work to which this Certificate of Compliance applies has been done lawfully and safely, and the information in the certificate is correct.

Certifier's signature: [signature] **Date:** 11/06/2022

Electrical Safety Certificate

By signing this document I certify that the installation, or part of the installation, to which this Electrical Safety Certificate applies is connected to a power supply and is safe to use.

Certifier's name: R. Van Schalkwyk

Registration/Practising licence number: E001517

Certifier's signature: [signature]

Certificate Issue Date: 11/06/2022

Connection Date:

CUSTOMER COPY – THIS IS AN IMPORTANT DOCUMENT AND SHOULD BE RETAINED FOR A MINIMUM OF 7 YEARS

This Electrical Safety Certificate also confirms that the electrical work complies with the building code for the purposes of Section 19(1)(e) of the Building Act 2004.

ELECTRICAL CERTIFICATE OF COMPLIANCE & ELECTRICAL SAFETY CERTIFICATE

REFERENCE/CERTIFICATE ID No.:

This form has been designed to be used by licensed electrical workers to certify that installations or Part installations under **Part 1 or Part 2 of AS/NZS 3000** are safe to be connected to the specified system of electrical supply.

Location Details: 8 Rapere Street, Rolleston

Contact Details: (Name and address) Peter McDonald

Name of Electrical worker: Robin Van Schalkwyk **Registration/Practising licence number:** E001517

Phone & email: 027 764 4732 Robinvs7@gmail.com

Name and registration number of person(s) supervised:

Certificate of Compliance

Type of work: ☐ Addition ☐ Alteration ☑ New work

The prescribed electrical work is: ☐ Low risk ☐ General ☐ High-risk (Specify):

Means of compliance: ☐ Part 1 of AS/NZS 3000 ☑ Part 2 of AS/NZS 3000

Additional Standards or electrical code of practice were required: ☐ No ☐ Yes (specify):

Date or range of dates that prescribed electrical work undertaken:

Contains fittings that are safe to connect to a power supply? ☑ Yes ☐ No

Specify type of supply system:

The installation has an earthing system that is correctly rated (where applicable) ☑ Yes ☐ No

Parts of the installation to which this certificate relates that are safe to connect to a power supply?

☑ All ☐ Parts (specify) As per disciption of work

The work relies on manufacturers instructions: ☐ Yes ☑ No

If yes – identify the instruction manual including name, date and version. Also attach a copy of manufacturer's instructions to this certificate.
(Or provide reference to readily accessible electronic format, eg Internet link.)

Identify:
Link:

The work has been done in accordance with a certified design: ☐ Yes ☑ No

If yes – identify the certified design including name, date and version. Also attach a copy of the certified design to this certificate.
(Or provide reference to readily accessible electronic format, eg Internet link.)

Identify:
Link:

The work relies on a Supplier Declaration of Conformity (SDoC): ☐ Yes ☑ No

If yes - identify the SDoC including name, date and version OR EESS registration. Also attach a copy of the SDoC to this certificate.
(Or provide reference to readily accessible electronic format, eg Internet link.)

Identify:
Link:

The installation has been satisfactorily tested in accordance with the Electricity (Safety) Regulations 2010 ☐ No ☑ Yes

Description of Work: Installed new ceiling fan in master Bedroom.

Test Results (provide values)		
Polarity (Independent earth):	Correct	
Insulation resistance:	>200	Ohms
Earth Continuity:	0.1	Ohms
Bonding:	N/A	Ohms
Fault Loop Impedance	Pass	Ohms
Other (specify):		

By signing this document I certify that the completed prescribed electrical work to which this Certificate of Compliance applies has been done lawfully and safely, and the information in the certificate is correct.

Certifier's signature: R **Date:** 28/01/2025

Electrical Safety Certificate

By signing this document I certify that the installation, or part of the installation, to which this Electrical Safety Certificate applies is connected to a power supply and is safe to use.

Certifier's name: R. van Schalkwyk **Registration/Practising licence number:** E001517

Certifier's signature: R **Certificate Issue Date:** 28/01/2025 **Connection Date:**

CUSTOMER COPY – THIS IS AN IMPORTANT DOCUMENT AND SHOULD BE RETAINED FOR A MINIMUM OF 7 YEARS

This Electrical Safety Certificate also confirms that the electrical work complies with the building code for the purposes of Section 19(1)(e) of the Building Act 2004.

ELECTRICAL CERTIFICATE OF COMPLIANCE & ELECTRICAL SAFETY CERTIFICATE

REFERENCE/CERTIFICATE ID NO.:

This form has been designed to be used by licensed electrical workers to certify that installations or Part installations under Part 1 or Part 2 of AS/NZS 3000 are safe to be connected to the specified system of electrical supply.

Location Details: 8 Rapere Street, Rolleston, Christchurch

Contact Details: (Name and address) Peter McDonald

Name of Electrical worker: R. van Schalkwyk

Registration/Practising licence number: E001517

Phone & email: Robinvs7@gmail.com 0277644732

Name and registration number of person(s) supervised:

Certificate of Compliance

Type of work: ☐ Addition ☐ Alteration ☑ New work

The prescribed electrical work is: ☑ Low risk ☐ General ☐ High-risk (Specify):

Means of compliance: ☐ Part 1 of AS/NZS 3000 ☑ Part 2 of AS/NZS 3000

Additional Standards or electrical code of practice were required: ☑ No ☐ Yes (specify):

Date or range of dates that prescribed electrical work undertaken:

Contains fittings that are safe to connect to a power supply? ☑ Yes ☐ No

Specify type of supply system: Single Phase

The installation has an earthing system that is correctly rated (where applicable) ☑ Yes ☐ No

Parts of the installation to which this certificate relates that are safe to connect to a power supply?

☑ All ☐ Parts (specify) As per description of work

The work relies on manufacturers instructions: ☐ Yes ☑ No

If yes – identify the instruction manual including name, date and version. Also attach a copy of manufacturer's instructions to this certificate.
(Or provide reference to readily accessible electronic format, eg Internet link.)

Identify:
Link:

The work has been done in accordance with a certified design: ☐ Yes ☑ No

If yes – identify the certified design including name, date and version. Also attach a copy of the certified design to this certificate.
(Or provide reference to readily accessible electronic format, eg Internet link.)

Identify:
Link:

The work relies on a Supplier Declaration of Conformity (SDoC): ☐ Yes ☑ No

If yes - identify the SDoC including name, date and version OR EESS registration. Also attach a copy of the SDoC to this certificate.
(Or provide reference to readily accessible electronic format, eg Internet link.)

Identify:
Link:

The installation has been satisfactorily tested in accordance with the Electricity (Safety) Regulations 2010 ☐ No ☑ Yes

Description of Work:

Installed new heat transfer Kit. Main input comming from lounge fire place. Output (~~Heat~~) into office and ~~Hallway~~ hallway.

Test Results (provide values)		
Polarity (Independent earth):	Correct	
Insulation resistance:	>200	Ohms
Earth Continuity:	0.2	Ohms
Bonding:	N/A	Ohms
Fault Loop Impedance	Pass	Ohms
Other (specify):		

By signing this document I certify that the completed prescribed electrical work to which this Certificate of Compliance applies has been done lawfully and safely, and the information in the certificate is correct.

Certifier's signature: [signature] **Date:** 4/10/2026

Electrical Safety Certificate

By signing this document I certify that the installation, or part of the installation, to which this Electrical Safety Certificate applies is connected to a power supply and is safe to use.

Certifier's name: R. Van Schalkwyk

Registration/Practising licence number: E001517

Certifier's signature: [signature]

Certificate Issue Date: 4/10/2026

Connection Date:

CUSTOMER COPY – THIS IS AN IMPORTANT DOCUMENT AND SHOULD BE RETAINED FOR A MINIMUM OF 7 YEARS

This Electrical Safety Certificate also confirms that the electrical work complies with the building code for the purposes of Section 19(1)(e) of the Building Act 2004.

Form 7
Code compliance certificate

Section 95, Building Act 2004

The building

Street address of building:	8 Rapere St, Rolleston
Legal description of land where building is located:	LOT 666 DP 546564
Building name:	N/A
Location of building within site/block number:	8 Rapere St Rolleston
Level/unit number:	0
Current, lawfully established, use:	2.0 Housing: 2.0.2 Detached Dwelling
Year first constructed:	2025

The owner

Name of owner:	PA & JP Mcdonald
Contact person:	Peter Mcdonald
Mailing address:	8 Rapere Street, Rolleston
Street address/registered office:	N/A
Phone number:	Landline: N/A Mobile: 0224517386
Daytime:	Landline: N/A Mobile: 0224517386
After hours:	Landline: N/A Mobile: 0224517386
Facsimile number:	N/A
Email address:	mcdonaldpa2014@outlook.com

First point of contact for communications with the council/building consent authority:
Kira Collins (FiresNThings); Mailing Address: 576 Hanmer Road
Leeston 7682; Phone: 033243125; Email: consents@firesnthings.nz

Building work

Building consent number:	BC251330
Description:	Installation of Solid Fuel Heater - Masport Osburn 1600
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.

Attachment
No attachments

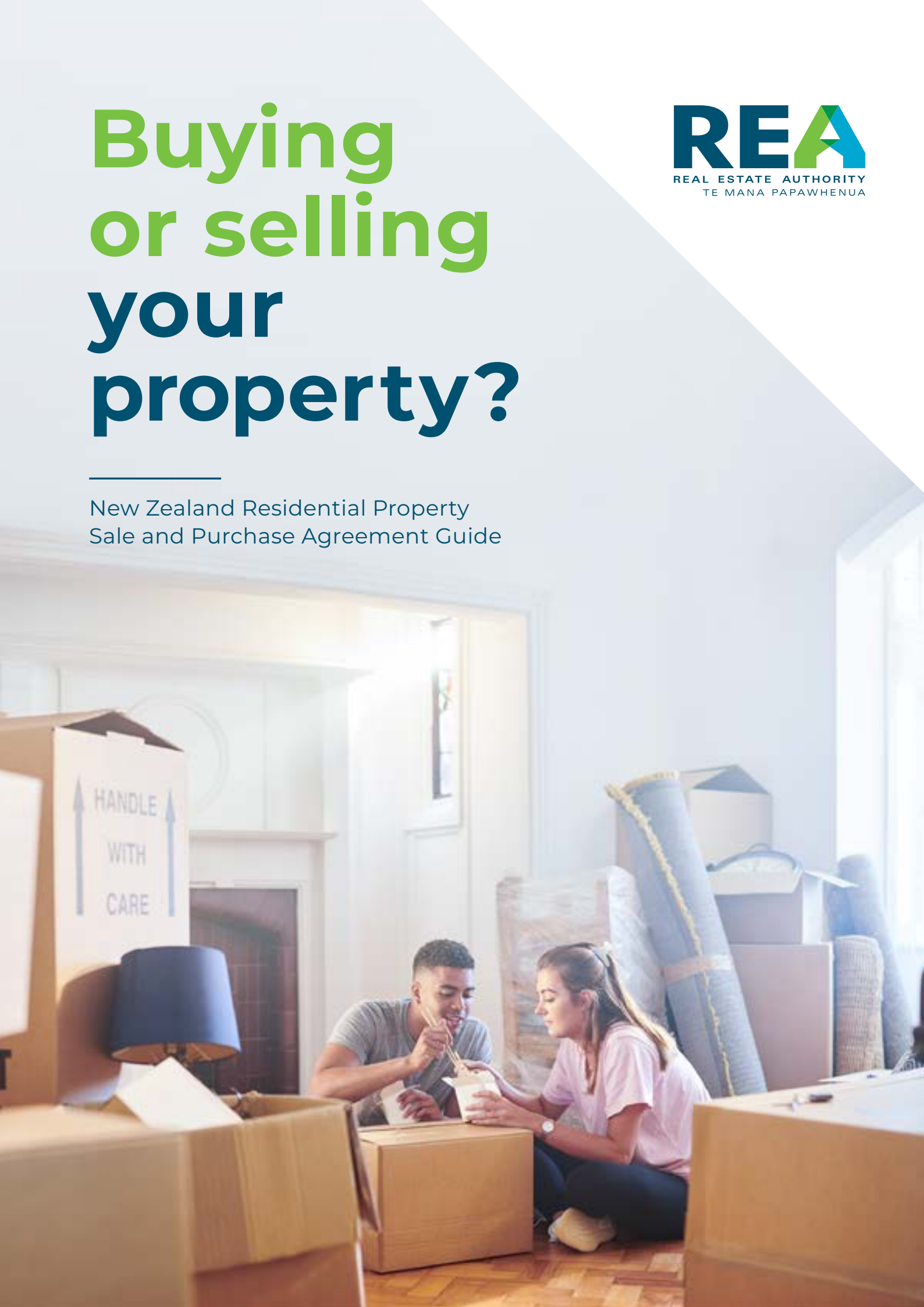
Signature: Mike Collett
Position: Senior Building Surveyor Residential Inspections
On behalf of: Selwyn District Council
Date: 05 September 2025

REA GUIDELINES

Buying or selling your property?

REAL ESTATE AUTHORITY
TE MANA PAPAWHENUA

New Zealand Residential Property
Sale and Purchase Agreement Guide



REAL ESTATE AUTHORITY
TE MANA PAPAWHENUA



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.

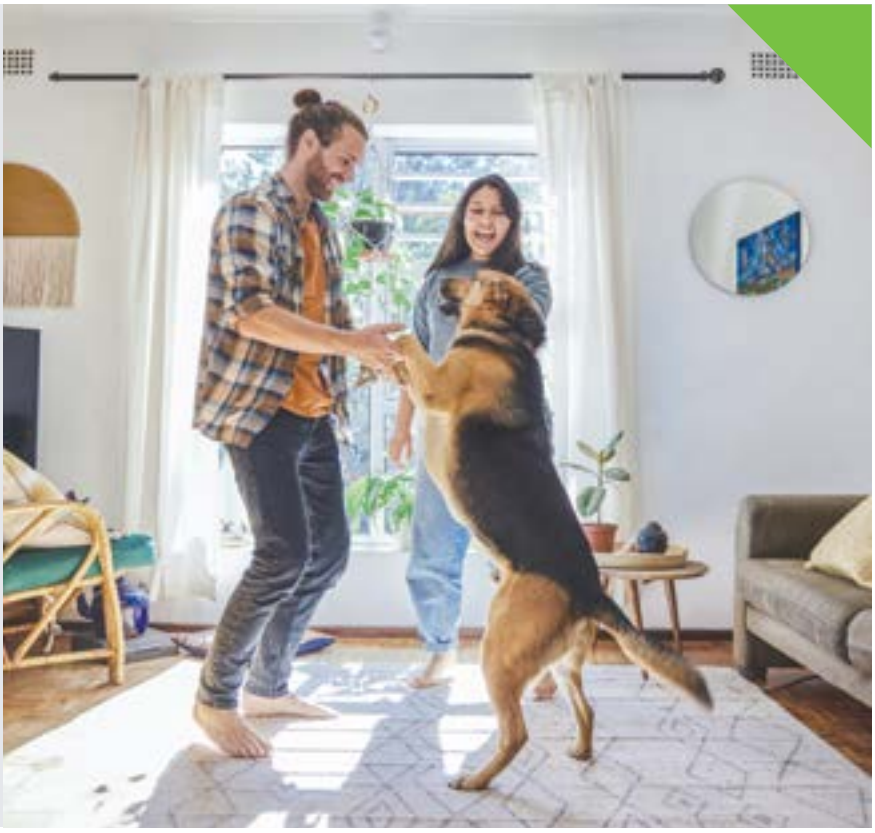
- We provide independent information for people who are buying and selling property through our settled.govt.nz website.
- We provide guidance for real estate professionals and oversee a complaints process.
- We license people and companies working in the real estate industry.
- We maintain a Code of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

settled.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.

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