

**Property  
Info Pack**



## **Property Info Pack**

**214a Waimairi Road, Ilam**

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**OFFICE ROAD**  
REAL ESTATE



110m<sup>2</sup>



1

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## PROPERTY DETAILS

### ADDRESS:

214a Waimairi Road, Ilam

### LEGAL DESCRIPTION:

Lot 1 DP 27091

### PROPERTY TITLE TYPE:

Cross Lease

### PROPERTY AGE

1970-1979

### PRICING:

Refer to Trademe for the latest price.

### OPEN HOMES:

Refer to Trademe for open home times & dates

### PRIVATE VIEWINGS:

Please contact Morgan - 0274131640

### LISTING:

<https://tinyurl.com/27sww7bj>

### 3D VIRTUAL TOUR:

<https://tinyurl.com/25oelfy8>

### FULL DOCUMENTATION DOWNLOAD:

<https://www.morganperry.co.nz/propertydocuments>

# PROPERTY DESCRIPTION

## DECEASED ESTATE - MUST BE SOLD!

**Download Property Files: <https://www.morganperry.co.nz/propertydocuments>**

Welcome to 214a Waimairi Road, Ilam, where history meets potential. Nestled in the heart of Ilam, Christchurch, this original 1970s unit beckons to those seeking a canvas for transformation.

With a footprint of 110m<sup>2</sup>, this home offers two double bedrooms, one bathroom and a single internal access garage. Imagine the possibilities as you explore the opportunity to create an open-plan kitchen and dining area (your due diligence is required), tailor-made for modern living. Embrace the chance to unleash your creativity and add substantial value, on top of newly established carpets.

Convenience meets charm with a single electric garage, offering secure parking and storage. Partial double glazing and a modern heat pump ensures comfort while maintaining the character of the era. Outside, the tidy exterior and newly established driveway set the stage for a welcoming atmosphere, perfect for first home buyers, small families, downsizers and investors eager to make their mark.

Zoned for Westburn School, Burnside High School and Vilia Maria College and only two minute drive to Canterbury University, this property has opportunities for those wanting to nestle long term, with an added bonus of being within a stones through to the Waimairi Road shops.

There's no question about it; this property must be sold, so don't hesitate to visit an open home, book in a private viewing or walk the 3D virtual tour today.

Please be aware that this information may have been sourced from RPNZ/ Property Guru/ Land Information New Zealand/ Local Council and we have not been able to verify the accuracy of the same. Refer to our Passing Over of Information Statement located in the footer menu of [www.officeroad.co.nz](http://www.officeroad.co.nz).

# PROPERTY PHOTOGRAPHY



# PROPERTY PHOTOGRAPHY



Certificate  
Of Title



Certificate

Of Title

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OFFICE ROAD  
REAL ESTATE



**RECORD OF TITLE  
UNDER LAND TRANSFER ACT 2017  
CROSS LEASE**

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



  
R.W. Muir  
Registrar-General  
of Land

**Identifier**                    **CB10F/284**  
**Land Registration District** **Canterbury**  
**Date Issued**                18 March 1971

**Prior References**  
CB9A/110

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**Estate**                        Fee Simple - 1/2 share  
**Area**                         678 square metres more or less  
**Legal Description**        Lot 1 Deposited Plan 27091  
**Registered Owners**  
Debra Kaye Newsome and Wayne Joseph Newsome as Executors

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<b>Estate</b>	Leasehold	<b>Instrument</b>	L 825376
		<b>Term</b>	999 years from 9/3/1971
<b>Legal Description</b>	Flat 1 Deposited Plan 28624 and Garage 1 Deposited Plan 28624		
<b>Registered Owners</b>	Debra Kaye Newsome and Wayne Joseph Newsome as Executors		

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**Interests**  
825376 Lease of Flat 1 and Garage 1 DP 28624 Term 999 years from 9/3/1971 Composite CT CB10F/284 issued -  
18.3.1971 (affects fee simple)  
825377 Lease of Flat 2 and Garage 2 DP 28624 Term 999 years from 9/3/1971 Composite CT CB10F/285 issued (affects  
fee simple)

LAND TRANSFER ACT 1952

Local Transfer Office  
 Received - 10/1/1967  
 Date of Plan 10/1/67  
 Approved by L. T. Simpson 11/5/67

Land and Deeds Plan  
 Form  
 Date  
 Title

D.P. 27091

42 Recreation Reserve.  
 43 Utility Reserve.  
 44 Road.

D.P. 27091

Deposited this 1st day of October 1967  
 by  
 David, Lowell Smith & Partners  
 District Land Registrar

ROAD OR STREET  
 QUALITY OF SURFACE  
 WIDTH



Plan of Subdivision of  
 Pt. Lots 13 & 14 D.P. 3344 & Lot 1 D.P. 18859  
 being Pt. R. S. 12  
 Comprised in C of T. 694/87 & 691/20, Block X Christchurch S. D.  
 Waimairi County Council  
 Surveyed by David, Lowell Smith & Partners, May 1967 Nov-Dec 1968  
 Scale 60 Links to an inch

Area Schedule

Residential Lots	7-0-22.9
M. E. D. 6681 Lot 45	0-0-00.2
Recreation Reserve (Lot 42)	0-2-38.2
Utility Reserve (Lot 43)	0-0-02.8
Road to Vest (Lot 44)	1-3-17.4
<b>Total Area</b>	<b>9-3-01.5</b>

Approved by Survey  
 Chief Surveyor  
 10/1/67

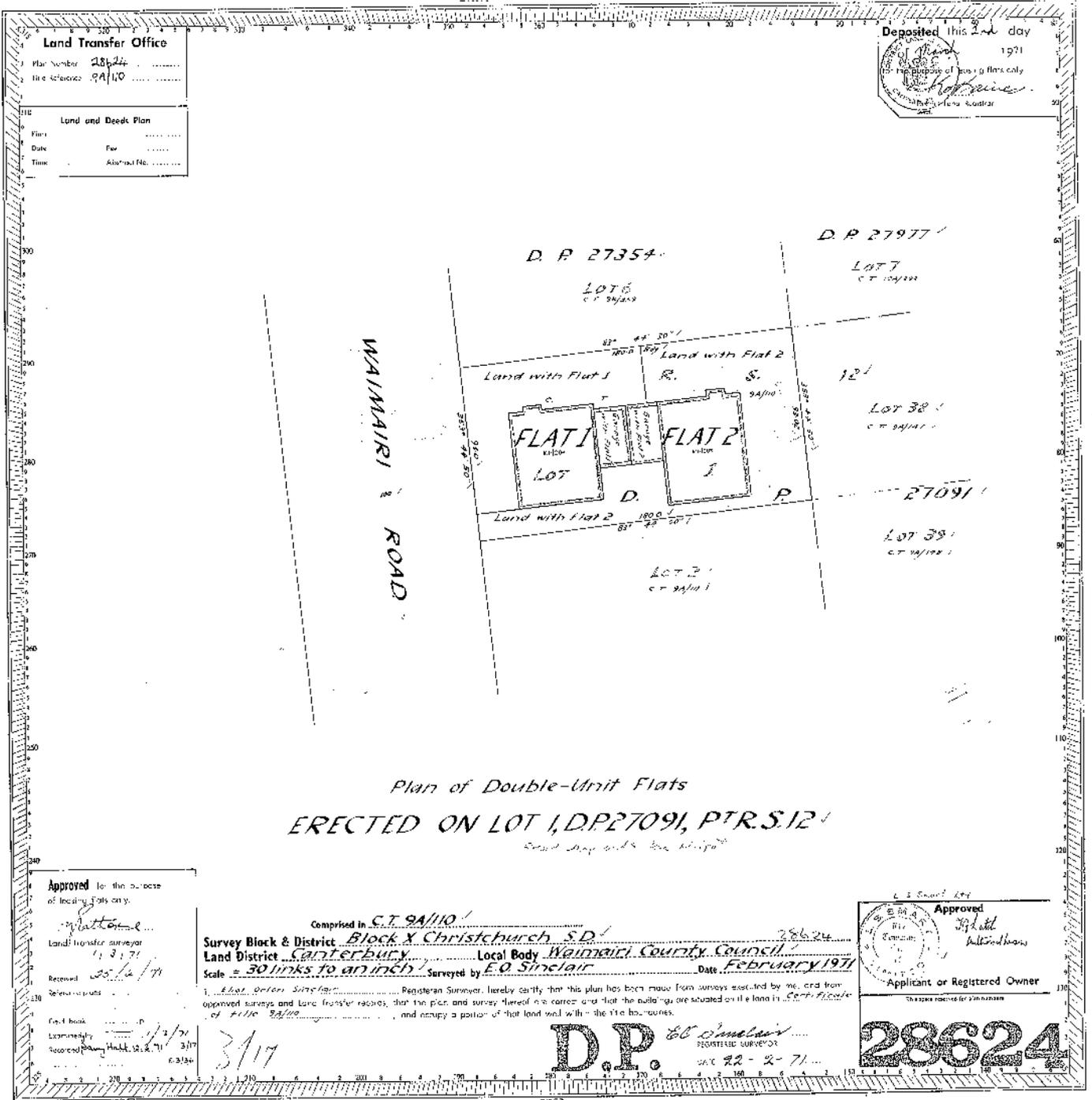
Registered  
 10/1/67

Examined by  
 10/1/67

D.P. 27091

Approved  
 As agent for Registered Owner

D.P. 27091



Rates



Rates

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OFFICE ROAD  
REAL ESTATE

## Property Information

### Rates Details

For the Rating Year 1 July 2023 to 30 June 2024

#### Christchurch City Council

Description of Rates	Factor For Calculation	Value of Factor	% Rate/\$ Charge	Amount (GST incl)
General Rate: Standard	Capital Value	570,000	0.211986	\$1,208.32
Uniform Annual General Charg	Per Unit	1	153.000000	\$153.00
Water Connected	Capital Value	570,000	0.067836	\$386.67
Land Drainage	Capital Value	570,000	0.035731	\$203.67
Sewerage	Capital Value	570,000	0.075347	\$429.48
Waste Minimisation	Per Unit	1	184.750000	\$184.75
Active Travel Rate	Per Unit	1	20.000000	\$20.00
Heritage(Cathedral)	Per Unit	1	6.520000	\$6.52
Heritage Targeted Rate	Capital Value	570,000	0.001886	\$10.75
Heritage Arts Centre	Capital Value	570,000	0.000416	\$2.37
<b>Total for Christchurch City Council</b>				<b>\$2,605.53</b>

#### Canterbury Regional Council

Description of Rates	Factor For Calculation	Value of Factor	% Rate/\$ Charge	Amount (GST incl)
Works & Services	Capital Value	570,000	0.000257	\$1.46
WEC Class D	Capital Value	570,000	0.000364	\$2.07
General Rate	Capital Value	570,000	0.035381	\$201.67
Urban Transport:Chch	Capital Value	570,000	0.030308	\$172.76
WFPP Class A	Capital Value	570,000	0.000565	\$3.22
Rating Unit Annual Charge	Per Unit	1	42.530000	\$42.53
Air Quality	Capital Value	570,000	0.000982	\$5.60
Civil Defence UAGC	Per Unit	1	11.960000	\$11.96
GC Transport & Development	Capital Value	570,000	0.000419	\$2.39
<b>Total for Canterbury Regional Council</b>				<b>\$443.66</b>

#### TOTAL RATES

**TOTAL RATES FOR 2023/2024 YEAR (GST inclusive) \$3,049.19**

[+ Update your rates postal address](#)

[+ How your valuation is assessed](#)

Rental  
Appraisal



Rental

Appraisal

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OFFICE ROAD  
REAL ESTATE



# BIRDS NEST

property management

## Rental Assessment

**Date:** 19th<sup>th</sup> March 2024

**Property** 214a Waimairi Road, Ilam, Christchurch

**Prepared for:** Morgan Perry Office Road Real Estate

Thank you for the opportunity to provide a rental assessment for this property. After viewing the plans for the property, we note the property consists of:

### Key Rental Features:

2



1



1



1



- The front unit unit of 2 maximising the sun with a fenced easily maintained garden
- Two bedrooms with robes, large bathroom, separate toilet and laundry area
- Open plan kitchen dining, huge separate lounge and the bonus of a conservatory for extra living
- Zoned for Westburn Primary School, close to the University, Bush Inn Shops and supermarket

To provide a rental assessment we compare this property against current advertised properties, recently let properties, current rental statistics, and market feedback. We would expect to achieve a rental amount in the range of:

**\$460 - \$480 per week (add \$50-\$70 per week if fully furnished)**

We would be more than willing to offer our service to help successfully rent the property to suitable tenants and continued day-to-day management. If you have any queries or require further information regarding Birds Nest Property Management service, please do not hesitate to contact me.

Kind regards,



**Jen BIRD**  
Director

p. 027 512 6302

e. [jen@birdsnestpm.co.nz](mailto:jen@birdsnestpm.co.nz)

[www.birdsnestpm.co.nz](http://www.birdsnestpm.co.nz)

- Experienced Property Manager
- Experienced Property Investor
- Level 4 Property Management Certificate

### Free Healthy Homes Assessment for all new clients

**Please note:** This assessment is valid for 60 days from the date of this assessment. This report is a market appraisal and does not purport to be a valuation, registered or otherwise. It provides an indication only of the amount the subject property may rent for. The rental estimate is provided on the presumption that the home meets all legislative requirements under the Residential Tenancies Act and other relevant legislation, regulations, and policies (including all Acts or Regulations in amendment, consolidation or, substitution therefore).

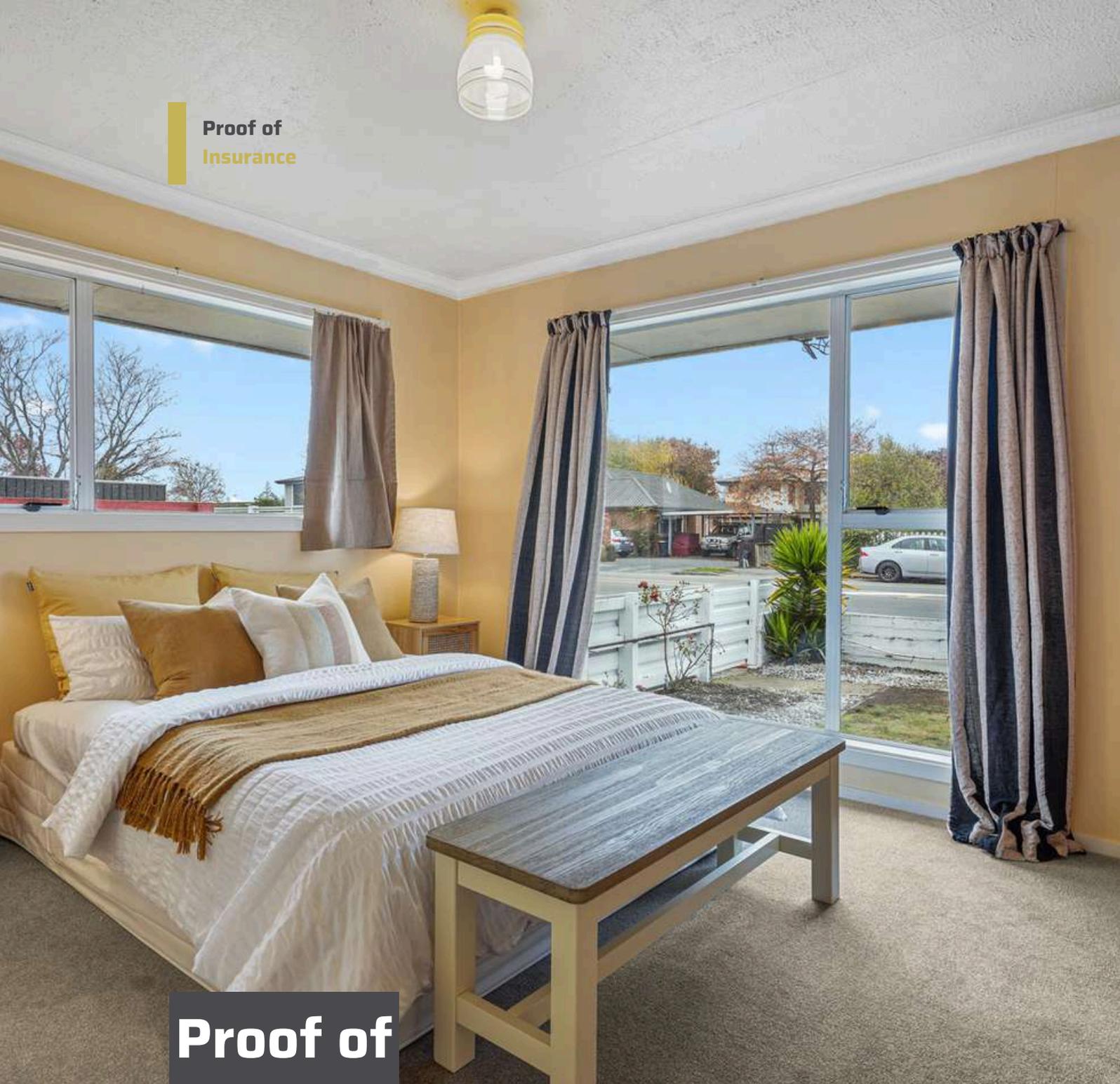
REINZ  
REINZ ACCREDITED RESIDENTIAL  
PROPERTY MANAGER MEMBER



"We engaged Birds Nest to manage a new build rental property. Jen provided invaluable advice about the things we needed to do to get it ready to be rented. Jen has made everything very easy and stress free as a property owner which we have really appreciated."

John. P, July 2023

**Proof of  
Insurance**



**Proof of**

**Insurance**

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**OFFICE ROAD**  
REAL ESTATE

PO Box 1040, Auckland  
New Zealand, 1140  
Phone: 0800 809 378  
Monday to Friday 7.30am to 6.30pm  
Saturday 8.30am to 5.00pm



18 March 2024

250324

Estate of Brian Joseph Newsome  
C/o Papprells Lawyers Unit 12  
71 Gloucester Street  
Christchurch Central  
CHRISTCHURCH 8013

Dear Estate of Brian Joseph Newsome

### Endorsement to your Insurance Cover

We're writing to let you know that we've made changes to your Home and Vehicle Insurance, policy number 0000671665.

Your premium has now changed. Your next payment will be \$51.29, due on 30/03/24. Your regular premiums will be \$78.38, commencing 13/04/24.

Your revised insurance schedule is enclosed. Please read it carefully and if you have any questions give us a call.

If for any reason you are not happy with your Policy you have the right to cancel. Please call us on 0800 809 378 and we will be happy to help.

At Westpac Insurance, insuring your home, contents, vehicle, boat and other belongings means you don't have to worry if things go wrong - and you won't have to start all over again if you lose everything.

Yours sincerely,

The Westpac Insurance team



DLE-PS351 L000156

Westpac Home, Contents, Vehicle and Boat Cover is arranged by Westpac New Zealand Limited ("Westpac") and underwritten by IAG New Zealand Limited ("IAG"). None of Westpac Banking Corporation ABN 33 007 457 141 incorporated in Australia, Westpac, or any member of the Westpac group of companies guarantee the obligations of, or any products issued by, IAG or any member of the IAG group of companies. Westpac will receive commission payments as a result of the arrangement of IAG policies. Terms, conditions, exclusions and limits apply. More detail can be found in the policy document. Any claim payment is subject to your claim being accepted. The material in this document is provided for information purposes only and is not a recommendation or opinion in relation to Westpac Home, Contents, Vehicle and Boat Cover.

Westpac New Zealand Limited.



## Important Information from IAG New Zealand Limited

### Insurer Financial Strength Rating

Westpac Home, Contents, Vehicle and Boat Cover is underwritten by IAG New Zealand Limited (IAG). IAG has received a financial strength rating of AA- from Standard & Poor's (Australia) Pty Ltd, an approved rating agency.

A rating of AA- means IAG has a "very strong" claims-paying ability, as you can see in the scale below.

AAA	Extremely Strong	AA	Very Strong	A	Strong	BBB	Good
BB	Marginal	B	Weak	CCC	Very Weak	CC	Extremely Weak
D	Default	SD	Selective Default				

The ratings from "AA" to "CCC" may be modified by the addition of a plus (+) or minus (-) sign to show relative standing within the major rating categories.

The rating scale above is in summary form. A full description of this rating scale can be obtained from [www.standardandpoors.com](http://www.standardandpoors.com).

As a member of the Insurance Council of NZ, IAG is committed to complying with the Fair Insurance Code. A copy of the Code can be found at [www.icnz.org.nz](http://www.icnz.org.nz).

### Declaration

1. In accepting this policy/endorsement and paying your premium, you confirm all previous information provided for the purposes of this insurance is complete and correct. You have disclosed all information relevant to the acceptance of this policy/endorsement.
2. By previous proposals and this schedule, IAG New Zealand Limited (IAG) collects and holds personal information about you for the purposes of evaluating your application for insurance. Failure to provide the information sought may result in the application being declined or your insurance being void from the beginning.
3. When you took out your policy you authorised IAG to:
  - (a) check details against the Insurance Claims Register and place information on the Insurance Claims Register which other insurers can access
  - (b) disclose personal information to other members of the insurance industry and/or parties who have a financial interest in the subject matter of this insurance
  - (c) obtain personal information held by any other party regarding your existing and previous insurances.
4. You can ask to see your information held by IAG and on the Insurance Claims Register and to correct any details that are wrong at any time, as detailed in our Privacy Statement – <https://www.iag.co.nz/privacy>

### Making a complaint to IAG

We understand that things don't always go to plan and there may be times when you feel we've let you down. If this happens, we want you to tell us. We'll do our best to put things right as soon as possible or explain something we could have made clearer.

What you can expect to happen

Step 1: Let us know what your concerns are.

Call: 09 969 6000

Write to: Private Bag 92130, Auckland 1142

We'll acknowledge your complaint within five business days.

Step 2: If we're unable to come to a resolution together, you'll be referred to a manager. Our aim is to investigate and resolve your complaint within two weeks. If this is not possible, we'll advise you of progress within 10 business days.

Step 3: If after working with a manager, we haven't been able to make it right, we'll escalate your case to a Complaints Resolution Officer to review.

Step 4: If we're unable to resolve your complaint, we'll advise you in writing. You can refer your case to the Insurance & Financial Services Ombudsman (IFSO) Scheme. The IFSO is an independent authority that will carry out an impartial investigation. Find out more at <https://www.ifso.nz/complaints>



Policy 0000671665  
 Schedule Number 0000186156  
 Printed 18/03/24  
 Page 1 of 1

**The Insured(s)** Estate of Brian Joseph Newsome **Date of Birth** 11/1933  
**Postal Address** C/o Papprills Lawyers Unit 12 **Westpac Customer Number** 0037209518  
 71 Gloucester Street  
 Christchurch Central  
 CHRISTCHURCH 8013  
**Period of Insurance** from 05/03/24 to 13/04/24 and subject to extension fortnightly thereafter.

**HOME COVER SCHEDULE** (Policy wording as per form CP1229-1 01-18)

**Cover Selected** Replacement based on Sum Insured  
**Situation of Home** 214A Waimairi Road  
 Ilam  
 Christchurch 8041  
**Occupancy** Owner Occupied  
**Year Built** 1975  
**Number of Dwellings** 1  
 (As defined by the Act.)  
**EQ Cover** \$300,000  
**Sum Insured** \$663,200  
**Excess** \$400  
 If the home is a holiday home, let, leased, rented or tenanted, an additional excess will apply to the above.

**Terms and Conditions**

**Natural Disaster Special Excess**  
 Please note your Policy is subject to a Natural Disaster Special Excess of \$5000. Please refer to the Natural Disaster benefit of your Policy Wording for details.

**PREMIUM DETAILS**

<b>Fortnightly</b>	<b>Premium</b>	\$45.62
	<b>Earthquake levy</b>	\$18.46
	<b>Fire Service levy</b>	\$4.08
	<b>GST</b>	\$10.22
	<b>Total</b>	\$78.38

**Next Payment Date** 30/03/24 **Bank Account to be debited** 03-0830-0331490-025

**Supply Correction Information**

This revised policy schedule is Supply Correction Information as applicable for purposes of the Goods and Services Tax Act 1985. If an amount is payable, this document becomes Taxable Supply Information on payment of your periodic policy premium.  
 IAG New Zealand Limited, GST number 51-860-403.

Please read the following information.

Underwritten by IAG New Zealand Limited (herein referred to as "the Underwriter")

**Please check your Schedule to ensure that all the information is current and correct.**

**If there are any changes to any circumstances relevant to this policy at any time, you must immediately notify the Underwriter in writing.**



DLE-PS352 M000156

2D  
Floor Plan

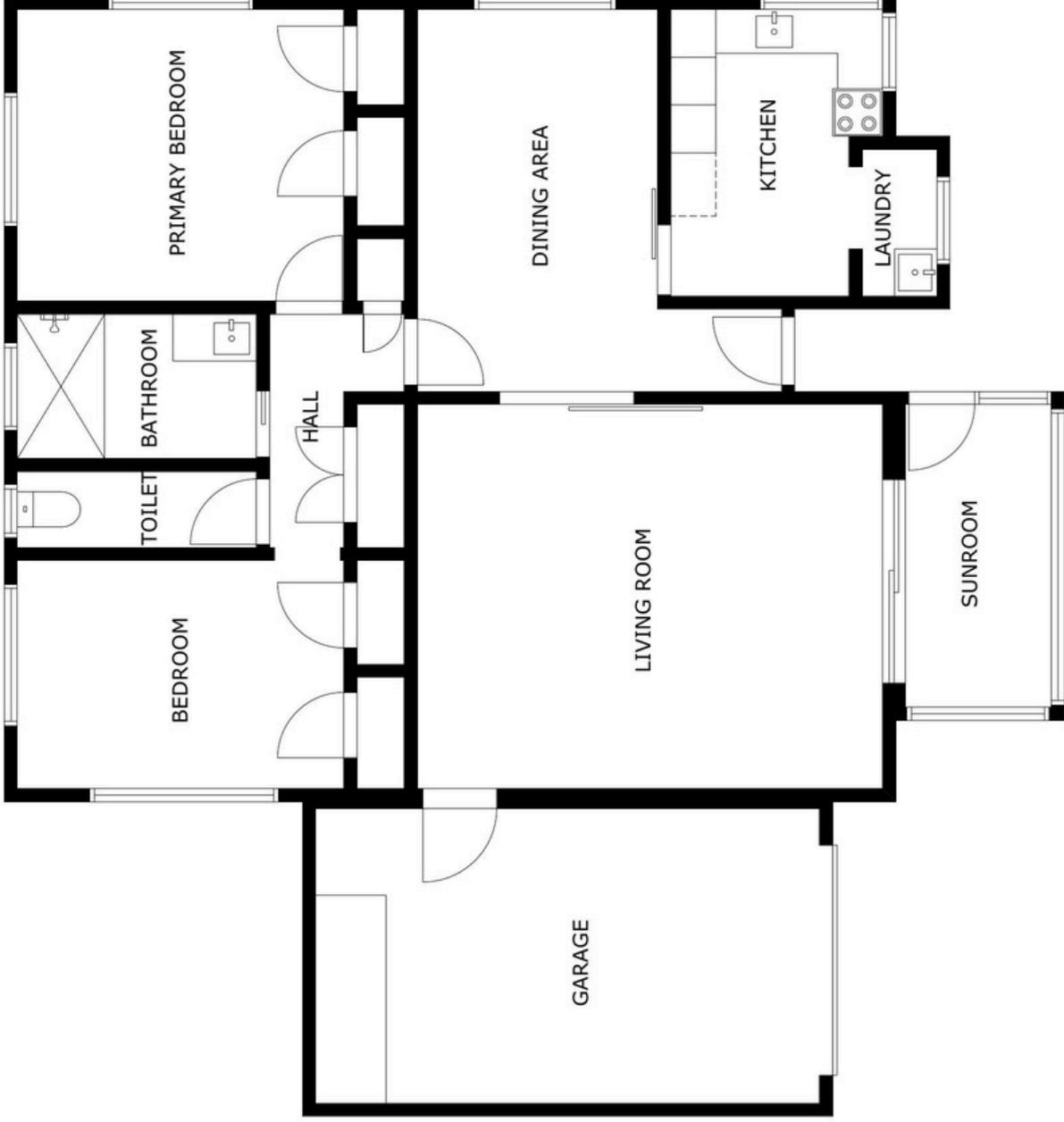


2D

Floor Plan

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OFFICE ROAD  
REAL ESTATE



**214A WAIMAIRI ROAD, ILAM, TOTAL APPROX FLOOR AREA = 110M<sup>2</sup>**

WHILST EVER ATTEMPT HAS BEEN MADE TO ENSURE THE ACCURACY OF THE FLOOR PLAN CONTAINED HERE, MEASUREMENTS OF DOORS, WINDOWS, ROOMS AND ANY OTHER ITEMS ARE APPROXIMATE AND NO RESPONSIBILITY IS TAKEN FOR ANY ERROR, OMISSION OR MISSTATEMENT. THIS PLAN IS FOR ILLUSTRATIVE PURPOSES ONLY AND SHOULD BE USED AS SUCH BY ANY PROSPECTIVE PURCHASER.



**Additional  
Documentation Link**



**Additional**

**Documentation Link**

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**OFFICE ROAD**  
REAL ESTATE

## ADDITIONAL DOCUMENTATION LINK

The following link will contain all documentation related to the property which may include (but not always):

- Listed land use register (LLUR)
- Flood management area (FMA)
- Land information memorandum (LIM)
- Council property files
- Council rates & fees
- Certificate of title
- Building inspection report
- Proof of insurance
- EQC documentation
- Rental appraisal
- 2D floor plan
- Any other documents the agent deems necessary

### DOCUMENTATION LINK:

**<https://www.morganperry.co.nz/propertydocuments>**

# ABOUT ME



15 YEARS IN SALES.



15 YEARS RUNNING  
BUSINESSES



55+ 5 STAR  
REVIEWS

# PASSING OVER OF INFORMATION

The attached material has been compiled by the collection of records, documents, or information which may have been supplied by third parties, the vendor or the vendor's agent. Accordingly, it is merely passing over the information as supplied to us.

## **WARNING:**

No responsibility for the accuracy of the materials whole or in any part is made by Office Road Real Estate Limited or any of the company's licensees, employees, or officers.

This material is provided to assist you with obtaining relevant information about the property, it is not intended that you rely solely on this information, and you should conduct your own investigation. This could be legal, technical or any other advice relating to the property or information on the property.

## **OBTAINING ADVICE:**

Office Road Real Estate Limited and its licensees recommend you seek legal advice before signing a sale and purchase agreement or other contractual documents. You should also be aware you can and may need to seek technical or other advice and information prior to signing a sale and purchase agreement or other contractual documents.

## MY STORY

With well over a decade of business experience, Morgan understands what it takes to grow a brand from the ground up.

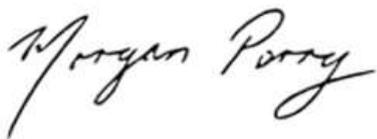
Having developed multiple businesses and charities, in industries including Health, Marketing and IT, Morgan has the ability to adjust his approach to suit the unified goal, with an unequivocal drive to succeed in anything he does.

Whilst Morgan loved the challenges of business he knew his true passion lay with sales. Having worked with some of Australasia's largest brands including British Petroleum, Mobil, Coles and Woolworths, Morgan understands the need to deliver, on time, every time, a high level of work to exceed expectations.

Morgan's goal in the Real Estate industry is to remove the stigma sometimes attached to Real Estate Salespeople, delivering an experience that is holistic, genuine and professional.

Listing with Morgan will get you a high-level negotiator, with years of business experience, who's prepared to 'go into bat' for you.

Kind regards,



Morgan Perry  
Licensed Salesperson  
Office Road Real Estate



# \$1200

## REFERRAL REWARD



REFER ME AN APPRAISAL; IF IT RESULTS  
IN A LISTING & SALE, EARN YOURSELF 12  
ERNEST RUTHERFORD'S

MORGAN@OFFICEROAD.CO.NZ | 0274131640

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PERRY**  
RESIDENTIAL

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REAL ESTATE

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