



# PROPERTY INFO PACK

## 415 BREEZES ROAD, ARANUI

PREPARED BY MORGAN PERRY



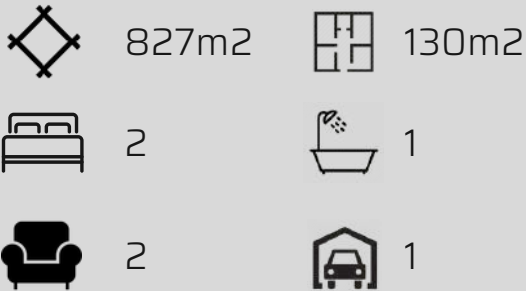
**PROPERTY  
VENTURES**  
REAL ESTATE



# 415 BREEZES ROAD, ARANUI

## AS IS WHERE IS - BREEZES ROAD

### FEATURES:



### PROPERTY DETAILS:

Address: 415 Breezes Road, Aranui  
Legal Description: Lot 2 DP 185588  
Property Type: House  
Sale by: Negotiation  
Close To: Shops, Hot pools, beach

## PROPERTY DESCRIPTION:

### As Is Where Is - Breezes Road

Situated at 415 Breezes Road presents a unique opportunity to buy, repair and renovate this 'As Is Where Is' property. With an ever diminishing market of 'as is' property's, now is the time to put your name on the door for a long term hold, or short term flip.

Built in the 1960s and sitting on a very generous 827m<sup>2</sup> of freehold land, this home boasts single car garaging, with an attached man cave for endless nights of fun.

Sporting two double bedrooms, one bathroom, a separate lounge, conservatory, as well as combined kitchen & dining giving the dwelling the ideal format for any property enthusiast to work their renovation magic.

Our vendors are heavy hearted but motivated and ready to sell with the intention of moving onwards and upwards on their journey to bigger and better things. As such our vendors have most of the required documentation to make a preliminary decision on the costs to repair, however further due diligence is imperative.

Within 15 minutes driving distance to the city centre, or just a short 5 minute commute to New Brighton; weekend activities and outings are plentiful. Take the dog for a walk at Bexley Park during 'smoko' or relax and rewind at the He Puna Taimoana Hot Pools after a hard day swinging the hammer.

If you're looking for a summer project, are already active in the 'as is' market or wanting affordability close to the city centre then please get in touch today; this opportunity won't last long.

Add 415 Breezes Road to your open home list, you won't regret it.

# PROPERTY PHOTOGRAPHY



# PROPERTY PHOTOGRAPHY



# OPEN HOME DATES

1. Open Home One: 7 Nov 2021 12.30pm - 1.00pm
2. Open Home Two: 14 Nov 2021 12.30pm - 1.00pm
3. Open Home Three: 21 Nov 2021 12.30pm - 1.00pm
4. Open Home Four: 28 Nov 2021 12.30pm - 1.00pm

# PRIVATE VIEWINGS

\*\*\*Private viewings available upon request

## CONTACT DETAILS

**P: 0274131640**

**E: MORGAN@PROPERTYVENTURES.CO.NZ**

**W: MORGANPERRY.CO.NZ**

**W: PROPERTYVENTURES.CO.NZ**





# CERTIFICATE OF TITLE 415 BREEZES ROAD, ARANUI

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



  
R.W. Muir  
Registrar-General  
of Land

**Identifier**                                   **CB787/95**  
**Land Registration District**   **Canterbury**  
**Date Issued**                               10 March 1959

**Prior References**  
CB759/45

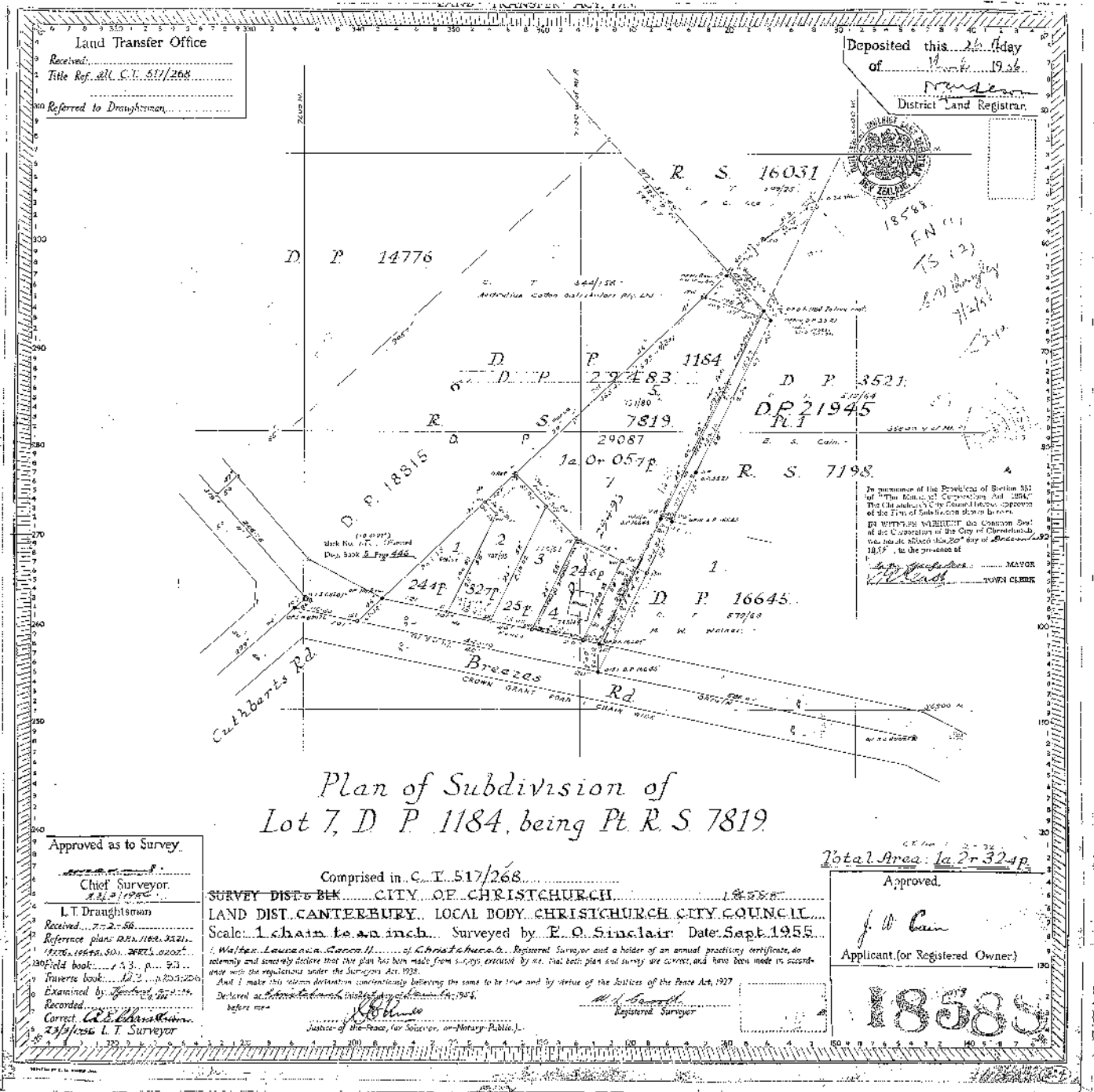
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**Estate**                                       Fee Simple  
**Area**                                       827 square metres more or less  
**Legal Description**           Lot 2 Deposited Plan 18588

**Registered Owners**  
John Fenika and Diane Siua Fenika

---

**Interests**  
7571177.3 Mortgage to (now) Pepper New Zealand (Custodians) Limited - 12.10.2007 at 3:53 pm



Land Transfer Office  
 Received...  
 Title Ref. *all C.T. 517/268*  
 Referred to Draughtsman...

Deposited this *26* day  
 of *October* 19*55*  
 District Land Registrar



In pursuance of the provisions of Section 531 of the Municipal Corporations Act 1954, the City Council of Christchurch, in pursuance of the terms of Sub-section 531(1)(a) of the said Act, has caused this plan to be deposited in the office of the District Land Registrar, in the presence of the Mayor and Town Clerk.

Plan of Subdivision of  
 Lot 7, D.P. 1184, being Pt. R.S. 7819

Approved as to Survey  
 Chief Surveyor  
 L.T. Draughtsman  
 Received...  
 Reference plans...  
 Field book...  
 Traverse book...  
 Examined by...  
 Correct...  
 L.T. Surveyor

Comprised in... C.T. 517/268  
 SURVEY DISTRICT... CITY OF CHRISTCHURCH  
 LAND DISTRICT... LOCAL BODY... CHRISTCHURCH CITY COUNCIL  
 Scale... 1 chain to an inch... Surveyed by... E.O. Sinclair... Date... Sept. 1955  
 I, Walter Lawson, of Christchurch, Registered Surveyor and a holder of an annual practicing certificate, do solemnly and sincerely declare that this plan has been made from surveys, executed by me, that both plan and survey are correct, and have been made in accordance with the regulations under the Surveyors Act 1928.  
 And I make this solemn declaration conscientiously believing the same to be true and by virtue of the Statutes in that behalf made.  
 Deponent...  
 Justice of the Peace, (or Solicitor, or Notary Public)

Total Area: *1a 2r 32sp*  
 Approved  
 Applicant (or Registered Owner)

18585





# RENTAL APPRAISAL 415 BREEZES ROAD, ARANUI

PREPARED BY MORGAN PERRY



**PROPERTY  
VENTURES**  
REAL ESTATE



# RENTAL APPRAISAL.

**Date:** 26 October 2021

**Prepared for:** Morgan Perry

Thank you for requesting a rental assessment for **415 Breezes Road, Aranui.**

In the last year, our office, Harcourts Accommodation Centre, has signed and completed over 1,500 tenancies. When assessing the rental of this property, we have compared it with properties currently available for rent, and properties which we have recently been successfully tenanted. We also confer with rental statistics provided by the Ministry of Business, Innovation and Employment Bond Centre for all properties rented in Christchurch during a given six month period.

We consider this three bedroom property to rent for between **\$440** and **\$460** per week (unfurnished).

## What we will do for you that's different

- We negotiate more than 1,500 tenancies every year, and have over 200 combined years experience in property management to secure you the best terms to maximise your rental income.
- You will have a Property Manager & Tenancy Manager team dedicated to managing your property, so if someone is sick, or on holiday, the work still gets done.
- We pay out rents to our clients every working day of the year, so you can get your money when you want.
- Our Trust Account is independently audited - to give you added peace of mind.
- We provide a Tenant Debt Guarantee.
- Family owned and operated since 1990.

100% of tenants paid their rent on time  
99.8% of homes were occupied

September 2021 statistics

## Your Business Development Team



**Steven Loveridge** BCom (VPM)  
Business Development Manager  
DDI 03 371 0403  
M 0274 838 115  
steven@assetmanagers.co.nz



**Michelle Gledhill**  
Business Development Manager  
DDI 03 371 0413  
M 0274 838 113  
michelle@assetmanagers.co.nz

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. It has been prepared based on information provided and incorporates no warranty or guarantee as to the accuracy of the information which has been provided. Any person who relies on this report for any purpose does so in all respects at their own risk. 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 thereof). Your property may not be able to be rented if it is not compliant with the Residential Tenancies Regulations 2016 and Residential Tenancies (Healthy Homes Standards) Regulations 2019. Information about these regulations can be found here: <http://tenancy.govt.nz>



# COUNCIL RATES & FEES

## 415 BREEZES ROAD, ARANUI

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# Rates and valuation search

Start typing the street number (not the unit number) and name in the search box below to view rates and valuation details.

**Tip:** If you're having trouble finding a unit or flat, try the Alternative Search, or try entering the house number, street name and then unit number (e.g. 1 Main Road 34).

## Property Information

<b>Property address</b>	415 BREEZES ROAD, ARANUI, CHRISTCHURCH
<b>Legal description</b>	Lot 2 DP 18588
<b>Property area (hectares)</b>	0.0827
<b>Valuation number</b>	22851 97000
<b>Differential category</b>	Residential

Rating valuation as valued on 1/8/2019

*Used to calculate your rates from 1 July 2020 until 30 June 2023.*

*Note: If your valuation is adjusted mid-year this may not adjust your rates until the following 1 July.*

Land value	\$90,000
+ Value of improvements	\$230,000
<b>= Capital value</b>	<b>\$320,000</b>

### Rates information

<b>Rate account number</b>	73052057
<b>Current rating year</b>	2021/2022
<b>Current year rates instalments</b>	Instalment 1: \$571.77 Instalment 2: \$571.77 Instalment 3: \$571.77 Instalment 4: \$572.01
<b>Current year's rates</b>	\$2,287.32

**Up-to-date valuations:** Amended valuations, as a result of new improvements to a property or settled objections, may not show on our website for up to 3 weeks.

[Expand all](#) | [Collapse all](#)

How your valuation is assessed



Objecting to your valuation



Changing your valuation



Due dates for instalments





# **ADDITIONAL DOCUMENTATION 415 BREEZES ROAD, ARANUI**

PREPARED BY MORGAN PERRY



**PROPERTY  
VENTURES**  
REAL ESTATE



22/04/2015

John and Diane Fenika  
415 Breezes Road

## Floor Level Survey for 415 Breezes Road, Christchurch

*Survey completed on Friday 27 March 2015 at 9:30am*

A floor level survey was carried out during our inspection using a Zip Level. The levels were taken to determine the extent of any floor level variations across the house. The measurements were taken on top of the existing floor coverings which will have introduced some variation however Buildtech has accounted for this variation during the survey and has reported the actual values on the survey plan. Please see the attached document which party's this document. The levels are shown as relative levels from a zero datum point identified on the plan.

The following device has been used to carry out the floor level survey:  
Zip Level PRO-2000 with  $\pm 1\text{mm}$  precision over 12m vertical and 60m circle.

The following summarizes the key findings of the level survey:

Maximum variation across the garage floor = 16mm +/- (<50mm MBIE criteria)

Maximum variation across the ground floor = 72mm +/- (>50mm MBIE criteria  
Relevel Necessary)

### Summary

This site is a TC3 Dwelling.

It was noted during the floor level survey that there are at least two areas in the ring foundation that had dropped and will require underpinning. These areas are the foundation corner by the rear door and the foundation corner by the sunroom.

The sunroom is constructed on a concrete slab and requires a stick repair to the floor slab.

**T:** +64 (0) 3 634 662  
**E:** info@buildtech.co.nz

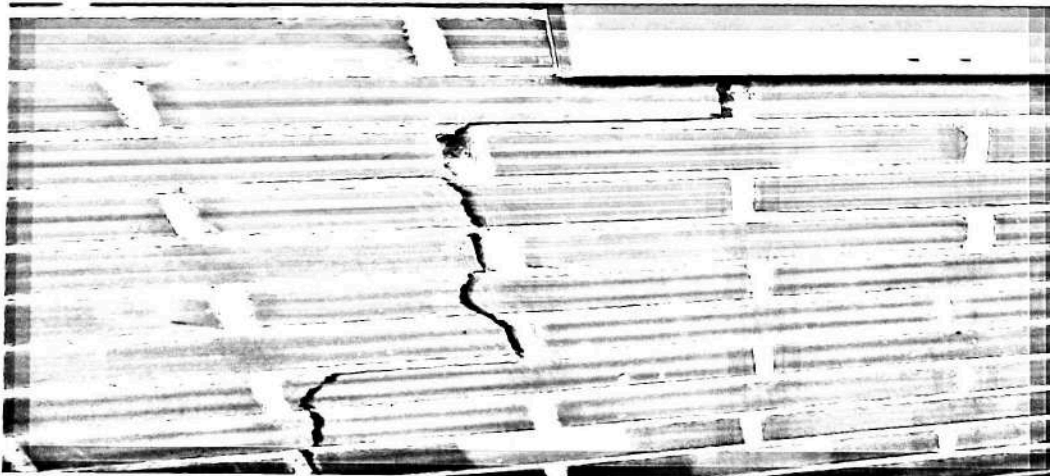
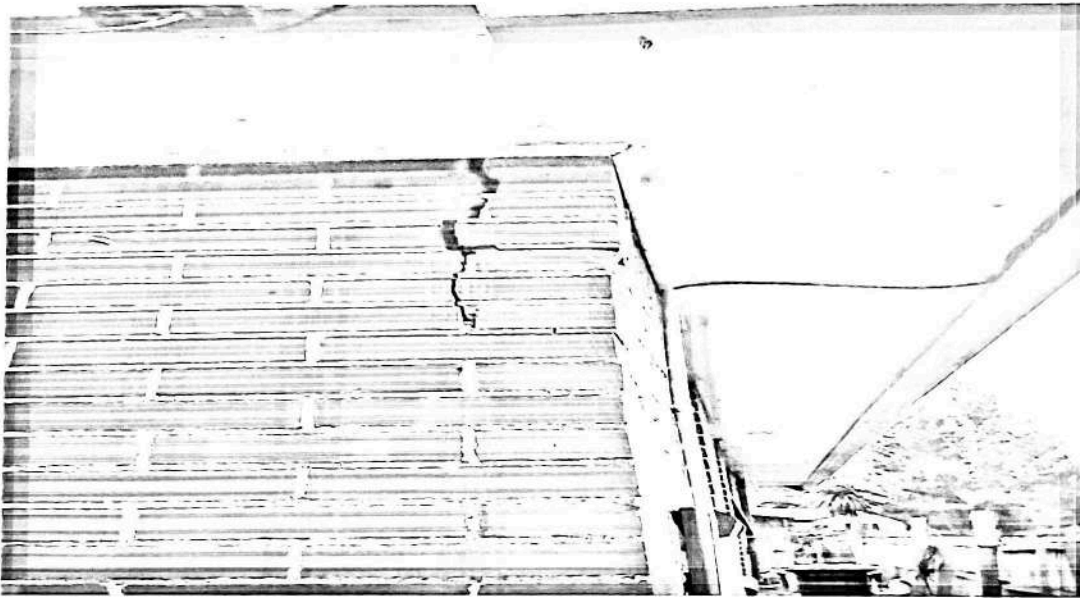
**A:** 20 Birmingham Drive  
Mile End  
Christchurch 8021

**W:** www.buildtech.co.nz

# Buildtech

MBIE guidelines note that any underpinning requires engineer's design. This will include the PS1 and PS4 from the engineer and a PS3 from an LBP registered builder for the works.

It was also noted during the inspection that a considerable amount of brick veneer had split and would require replacement. Due to the fact that over 70% of the cladding is damaged it would most likely require all the cladding to be removed and replaced as per attached photos.



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**E:** info@buildtech.co.nz

**A:** 33 Birmingham Drive,  
Middletown,  
Christchurch 8021

**W:** www.buildtech.co.nz

# Buildtech

**External Garage -**

No repair required to this stand alone structure.

Yours sincerely,



Chris Stevens

Pre-Construction Manager/ Senior Assessor

**T:** +64 3 366 6662

**E:** [info@buildtech.co.nz](mailto:info@buildtech.co.nz)

**A:** 33 Birmingham Drive,

Middleton,

Christchurch 8021

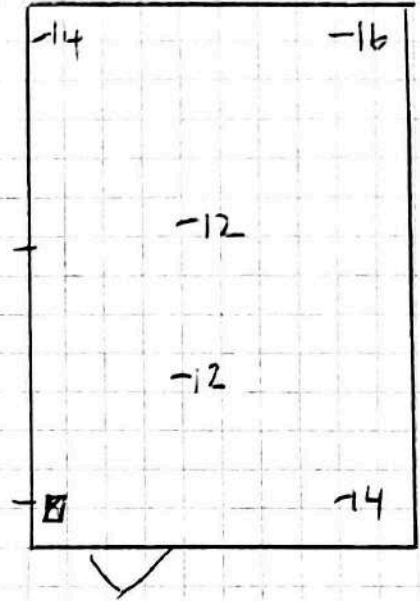
**W:** [www.buildtech.co.nz](http://www.buildtech.co.nz)



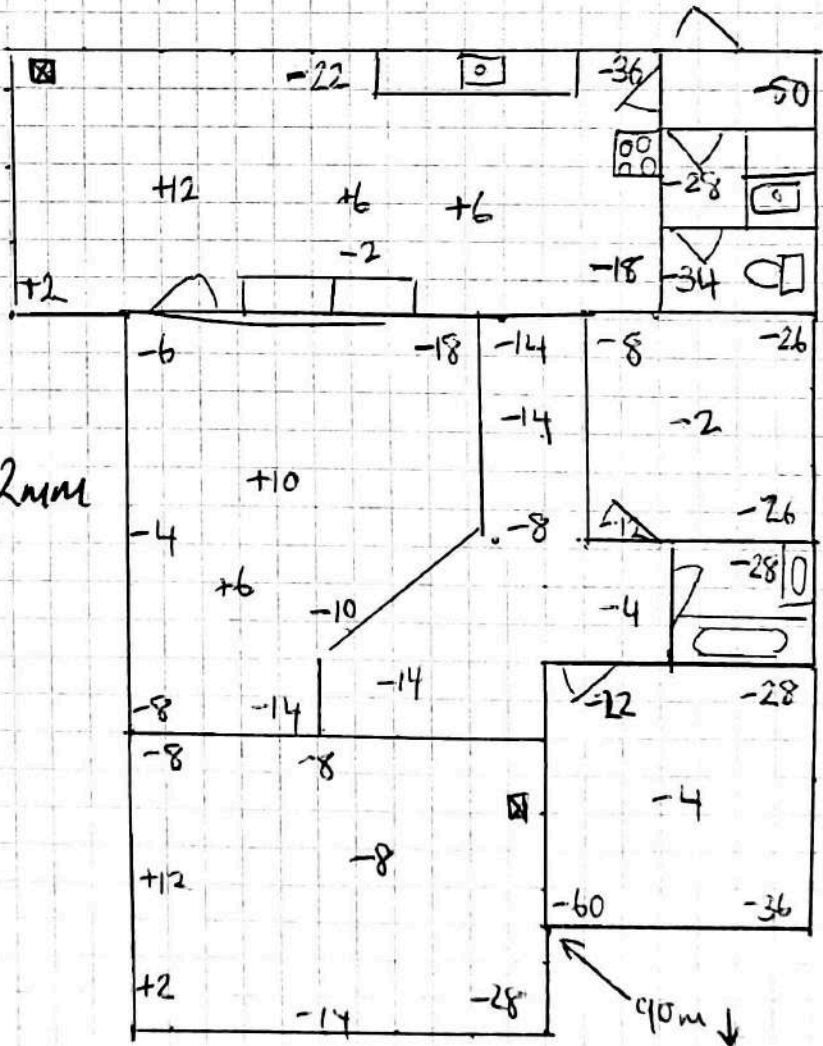
# 415 Breezes Rd

floor Levels 27/3/2015

By Chris Stevens  
Buildtech



Garage F/L +/- 16mm



House F/L +/- 72mm

No1 Wharf  
Ritchie Street  
P.O. Box 642  
Timaru, New Zealand

Phone: (03) 688-6713  
Fax: (03) 688-6722  
Mobile: (021) 737-474

Email: admin@detim.co.nz  
www.designengineering.co.nz

8 October 2010

John and Diane Fenika  
Property Owner  
415 Breezes Road  
Christchurch

Dear John

## **Earthquake Assessment of Property at 415 Breezes Road, Bexley, Christchurch - Site observation dated 8 October 2010**

### Introduction

Design Engineering (SI) Limited was engaged by the client to provide a structural assessment report of the building to check if it suffers structural damage/s after the 4<sup>th</sup> September earthquake and the preceding aftershocks.

### Building Brief

The above structure is a one-storey residential building. The main building was built of entirely timber structure on subfloor and pile foundation with brick veneer cladding. There is an extension (conservatory) to the building that is constructed of light roof and wall on concrete slab foundation.

### Observations

1. There are visible wall and ceiling cracks on different part of the building. Movement of the building is seen mostly from the door levels.
2. There are visible cracks and movements observed on the brick veneer cladding especially in around openings such as windows and doors.
3. There is a 5-8 mm crack on the concrete floor running from east to west.

### Conclusion/Recommendation

1. The cracked/damage ceiling, walls and door jambs needs to be repaired or replaced with an acceptable material complying with the New Zealand Building Standards.
2. The damaged brick veneer cladding needs to be repaired to avoid moisture intrusion.
3. The crack on the floor needs to be repaired by square cutting (400mm out from the crack-both sides) the damage portion and replaced with new concrete.
4. All repairs must be made by an approved contractor.
5. This inspection is carried out in light of Clause B1 (Structure) of the New Zealand Building Code (NZBC) only. The observation is solely made to finding any defects from the



Certification, Compliance & Consulting Engineers



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I Zone Drive, Rolleston  
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Dunedin Office  
32a Cresswell St.  
Dunedin  
Phone : (03) 477 1713 / Fax : (03) 477

earthquake considered. It is advised to engage a full builder's report to uncover other potential damages to other parts of the building other than structure (i.e. electrical, water, sewer, stormwater, fire protection, weathertightness, etc.)

6. As of the date of inspection, there are some structural damages observed in the building as a result of the 4<sup>th</sup> September earthquake and the latest aftershocks. The building is still safe to use but the repair must be made as soon as possible.

Best Regards

  
Jhonnal Calleja

BSc, MIPENZ (Civil, Structural), CPEng

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Dunedin  
Phone : (03) 477 1713 / Fax : (03) 477



What's Up House Inspections Canterbury

P.O. Box 37 141

Halswell, Christchurch

Ph: 322 9031

Email: [john.wuhi@xtra.co.nz](mailto:john.wuhi@xtra.co.nz)

## **EARTHQUAKE DAMAGE PHOTOS**

**415 BREEZERS ROAD, ARANUI**

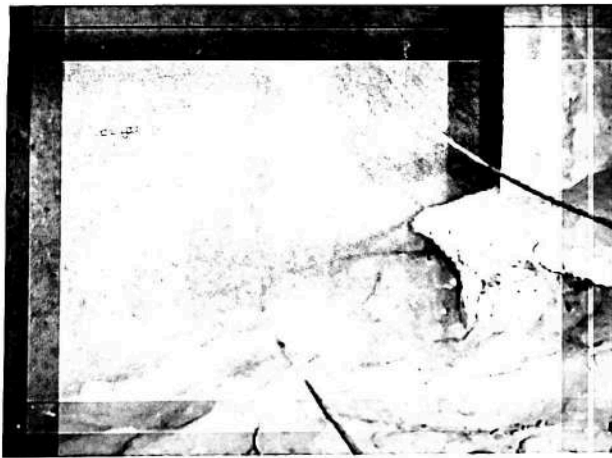
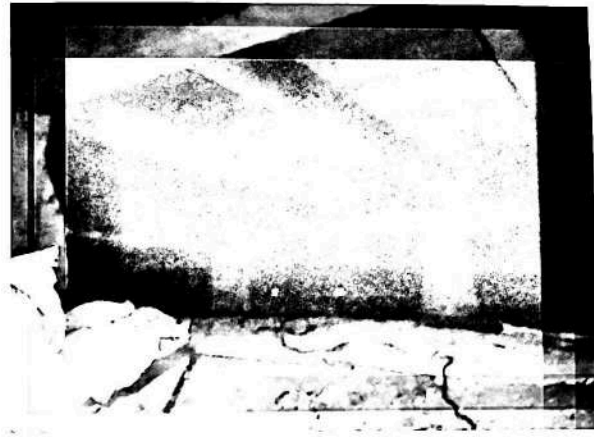
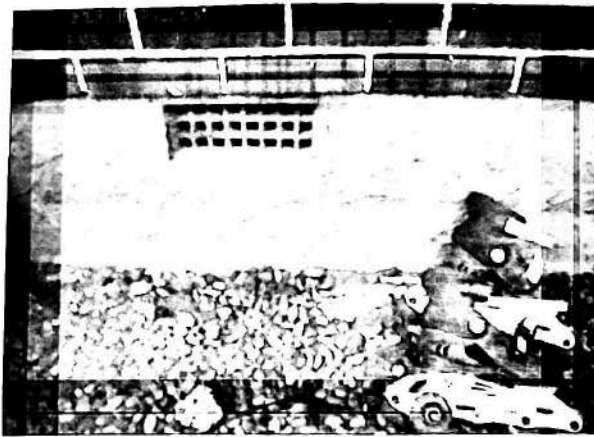
**CHRISTCHURCH**

A visual inspection was carried out on Monday 11th November 2013 to assess earthquake damage to the above property.



Property is situated on the North side of Breezers Road, built Approx late 1950s. Dwelling structure is of timber frame with brick veneer cladding and a concrete tiled roof.

## Foundations



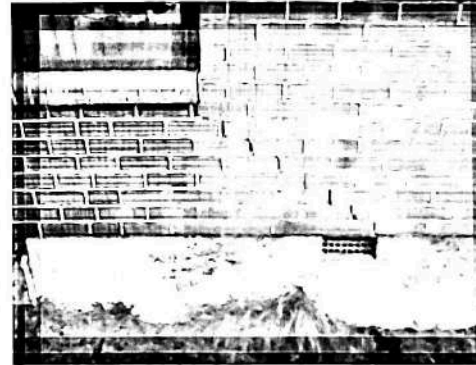
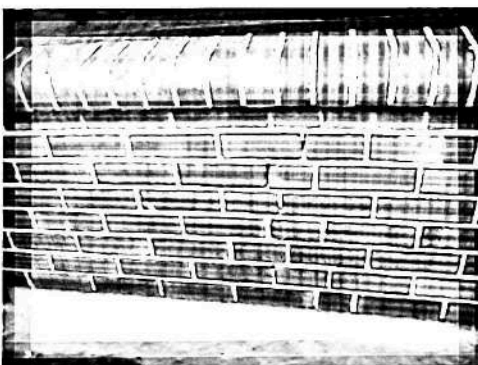
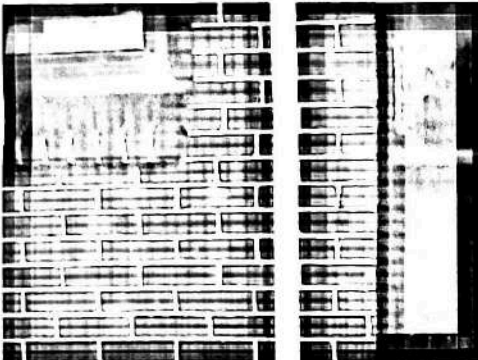
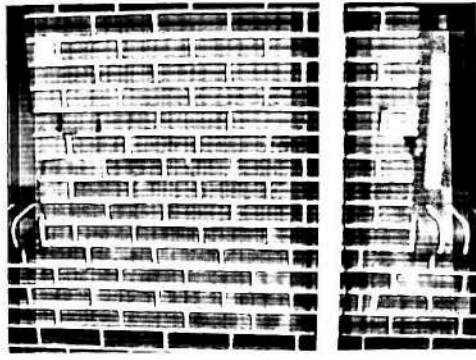
Concrete ring foundation with hairline cracks to all elevations generally around vents with minor spalling to plaster finish at South East corner. Vents are weak points in foundation wall and cracks require epoxy repair in conjunction with repairs to piles.

Suspended timber floor on concrete piles and timber sub floor framing. Pile to bearer connections are intact however due to Earthquake movement a number of piles require re-setting and packing to achieve pre earthquake levels, i.e general undulation to areas.

Floor levels were checked with a laser level and were within a variance of Approx 45mm generally lower to South East corner. Stress wrinkling of Vinyl in Dining/Kitchen noted.

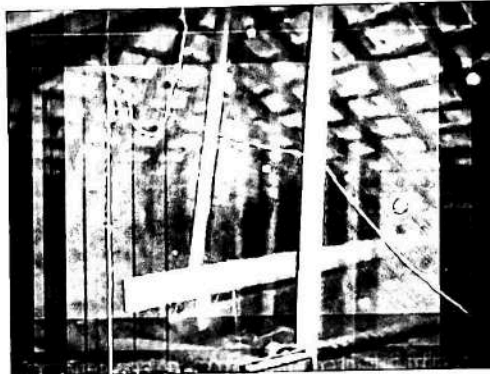
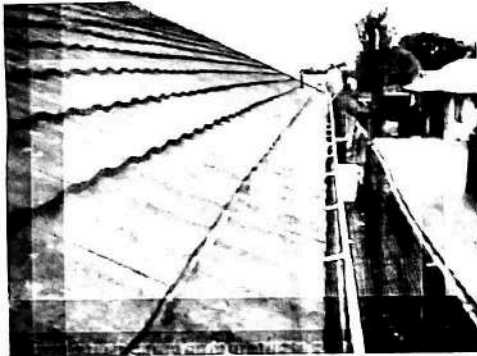
Note: No fixed floor coverings were lifted at time of inspection.

## Major cladding



Original red brick with stepped cracking observed to mortar joints at all elevations with approx 20 - 30 cracked bricks and displacement to some panels which has compromised brick ties. Due to displacement I believe panels to some elevations will require re-laying.

## Roof



Rafter framed roof clad with concrete tile. A number of displaced tiles observed in Valleys and to lower row on South elevation. These tiles require re-instating and re-tensioning wires to secure. Cracks to some areas of mortar on Ridge and Hip tiles, requires re-pointing to weather proof.

Detached flashing to pipe work protruding through cladding, requires repair.

## Chimney



Metal flue with corrosion noted, concrete capping has detached and requires re-flashing to seal and weatherproof.

## Window Frames



Separation of window flashing to frame on Living room window alongside Conservatory due to displacement at foundation, wall requires repair to weatherproof in conjunction with repair to foundation pad supporting Conservatory.

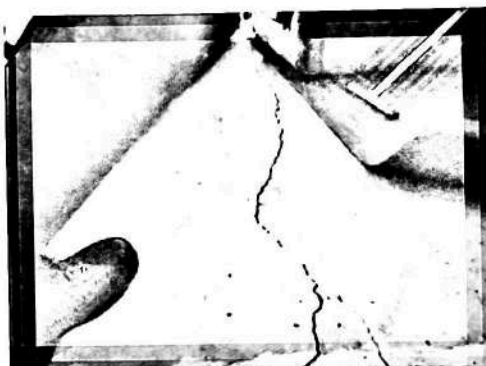
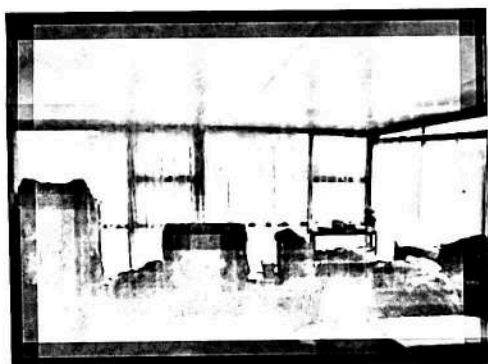
Separation between frames and brickwork to a number of window openings with gaps visible, requires re-sealing, or flashing trim in conjunction with brick veneer repairs to prevent water ingress.

Security screen door on North East elevation is binding and requires adjustment to open and close correctly

A number of window opening sashes are binding in openings and require adjustment to clear and seal when shut.



## Conservatory



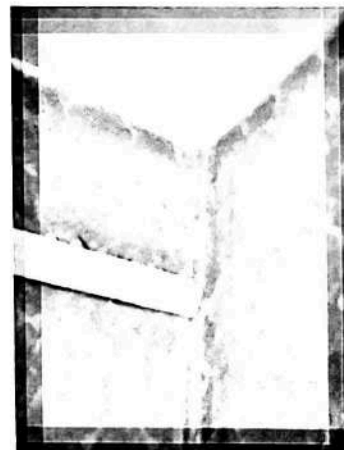
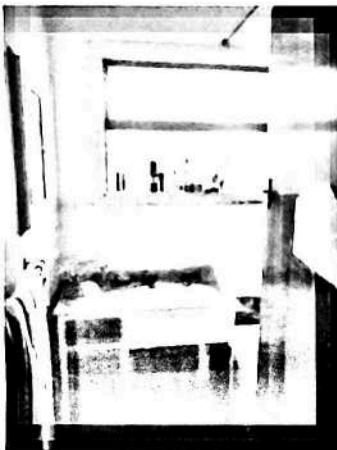
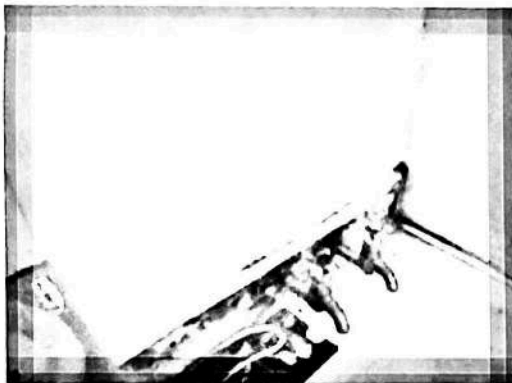
Attached Conservatory, constructed approx 1996 over concrete pad foundation floor slab. Cracking noted to concrete floor and separation at Dwelling Foundation line in conjunction with slab dropping approx 40mm towards West elevation.

Slab requires repair/reconstructing to pre earthquake levels.

Separation of trim also noted to door reveal of internal sliding door, requires repair.

## Interior

### **Kitchen/Living/Bathroom/Bedrooms**

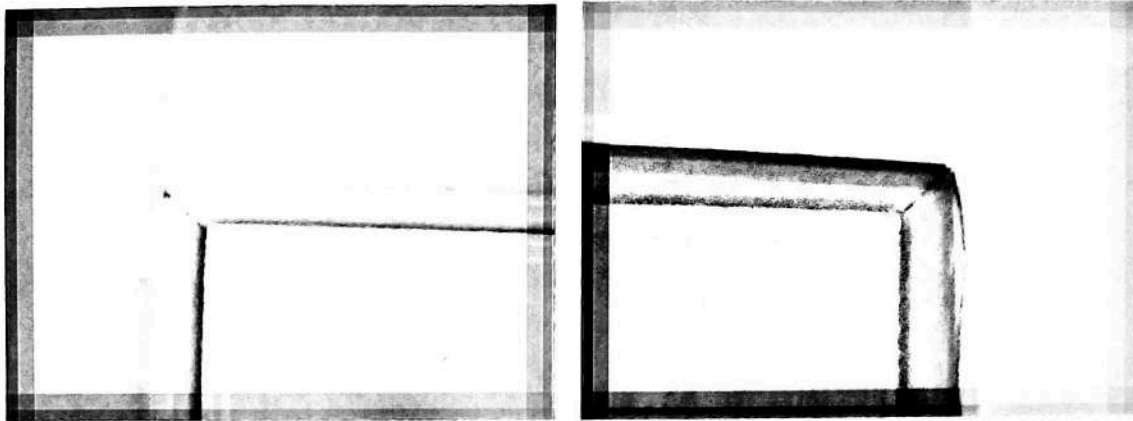


Internal wall and ceiling linings have been recently re-stopped and re-painted in Living rooms and Bedrooms. Original wallpaper in Laundry with cracks observed under paper at door and window openings and wrinkling of paper to internal corners. Requires repair prep and repainting in conjunction with future redecoration.

Leak to Bath water pipe feeds in Bathroom may be earthquake related as leak appears to have been consistent for some time, requires repair. Water damaged Gib board at head of Bath requires replacing.

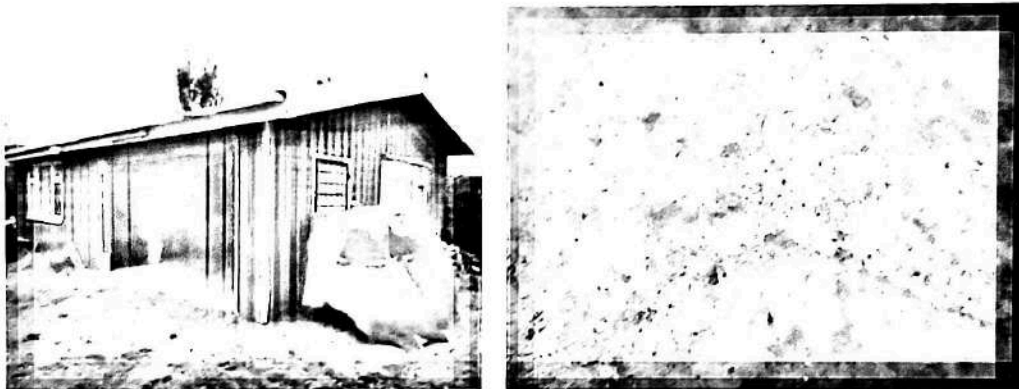
Separation to some timber trim - requires re-fixing, prep and repainting.

## Doors



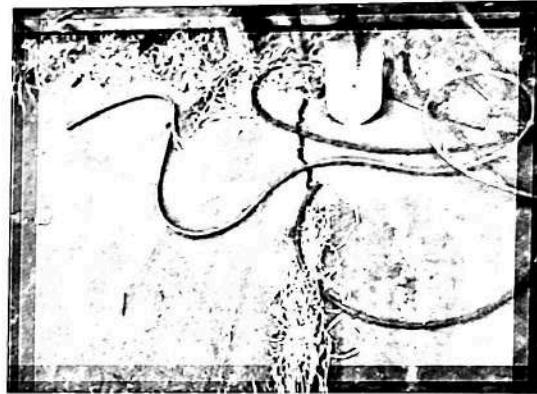
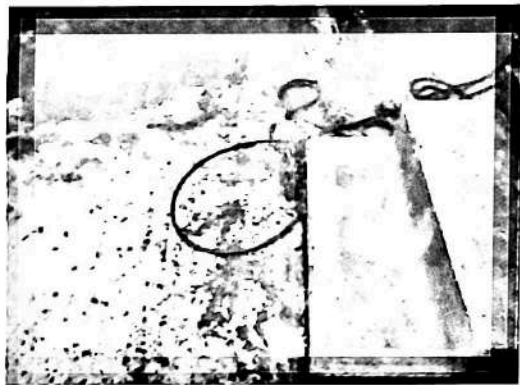
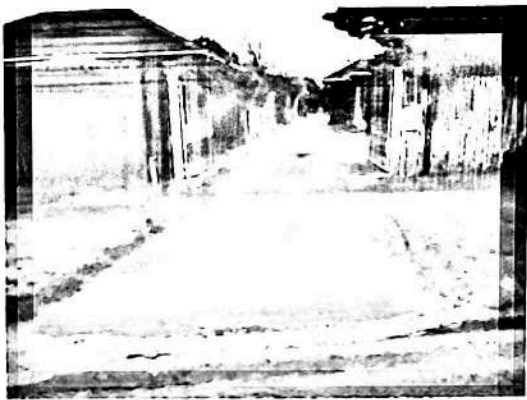
Door to Bedroom 1 & 2 are binding in opening and require re-aligning or easing to clear jamb head.

## Garage



Freestanding Garage with timber construction, iron 'Tray' profile roofing/cladding. Minor hairline cracks to concrete floor slab, requires epoxy repair. Gib lined walls with crack on East wall through stopping noted, requires re-stopping repair.

## Drive / Paths



Original concrete Drive with historic cracks which have been accentuated by earthquake movement.

Separation to steps and cracks to Paths noted.

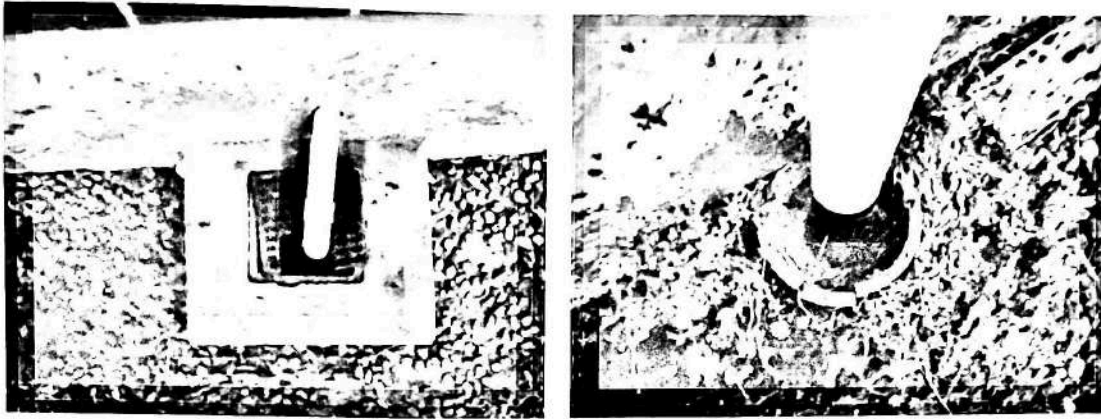
I recommend repair/replacing.

## Fencing



Earthquake ground settlement/movement has resulted to leaning and dropping of East boundary fence, I recommend re straightening repair.

## Stormwater/Drainage



Blocked stormwater outlet on North elevation, requires clearing. Due to earthenware pipes installed and earthquake movement, I recommend having underground pipes CCTV video inspected for damage/leaks etc.

### Summary

To summarize: Settlement/undulation and separation of Conservatory foundation requires repair along with repairs to Foundation wall and re-packing of piles. Damaged brick veneer requires re-laying and re-pointing as required and cracked bricks require replacing. Displaced tiles on roof require re-fixing and pipe work and Chimney require re-flashing to weatherproof.

General area received moderate to extensive damage with Liquefaction to roads and footpaths and is undergoing ongoing repairs. Property is currently categorised in Green Zone, Technical Category 3, Blue – refer [www.cera.govt.nz](http://www.cera.govt.nz).

Note: Scope of this report is not subject to the weathertightness capabilities of dwelling.

If I can be of any further assistance, please do not hesitate to contact me.

Regards

John Adams  
Accredited Building Surveyor





## SELLING AGENT: MORGAN PERRY

---

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.

✓ 10 years of social media marketing.

✓ 15 years in sales.

✓ 12 years running businesses.

✓ An unwavering drive.

# \$1200

## REFERRAL REWARDS



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



# CONTACT ME TO MAKE AN OFFER

MORGAN@PROPERTYVENTURES.CO.NZ  
0274131640



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