



PROPERTY INFO PACK

85 OTAKI STREET, KAIAPOI

PREPARED BY MORGAN PERRY



**PROPERTY
VENTURES**
REAL ESTATE



85 OTAKI STREET, KAIAPOI

NEWLY RENOVATED & READY FOR A FAMILY - DEADLINE SALE

FEATURES:



PROPERTY DETAILS:

Address: 85 Otaki Street, Kaiapoi
Legal Description: Lot 4 DP 19198
Property Type: House
Sale by: Negotiation
Close To: Shops, supermarket, motorway,
Aquatic Centre

PROPERTY DESCRIPTION:

Newly Renovated & Ready For A Family In Kaiapoi

DEADLINE SALE: All offers to be presented no later than 5:00pm, 29th of October, 2021, unless sold prior.

Come one, come all, to this beautifully positioned, warm, family home, situated at 85 Otaki Street; just a short 20-minute commute from Christchurch's city centre.

Built in the 1960s and situated on a generous 911m² of freehold land, this home boasts huge garaging, allowing for four cars, or two cars with the use of a second garage as a workshop (or dog box, if you've misbehaved).

Sporting three double bedrooms, one bathroom, a separate lounge, conservatory, as well as combined kitchen & dining to allow for endless nights entertaining family & friends.

To take the stress off your hands, our vendor has remodelled almost every square meter of this property. Renovations include but are not limited to; a fully remodelled kitchen, bathroom, toilet, as well as new vinyl planking and carpet, new wiring & LED lights, HRV system and not to mention a fresh lick of paint to boot!

Within a stone's throw to the wide range of Kaiapoi's pubs, restaurants & cafes and only a 4 minute drive to either Countdown Kaiapoi or New World Kaiapoi, your sorted for the weekday 'To Do's', allowing your weekends to be full of fun or peace & quiet.

If you're looking to upsize, wanting affordability outside of Christchurch or simply wanting the added space to grow a family, then this home is definitely for you.

Add this to your open home list, you won't regret it.

DEADLINE SALE: All offers to be presented no later than 5:00pm, 29th of October, 2021, unless sold prior.

PROPERTY PHOTOGRAPHY



PROPERTY PHOTOGRAPHY



OPEN HOME DATES

1. Open Home One: 17 Oct 2021 11.00am - 11.30am
2. Open Home Two: 24 Oct 2021 11.00am - 11.30am
3. Open Home Three: 31 Oct 2021 11.00am - 11.30am
4. Open Home Four: 7 Nov 2021 11.00am - 11.30am

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 **85 OTAKI STREET, KAIAPOI**

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Property Guru document ordering service

Certificate of Title with diagram: 2C/601

CoreLogic Reference: 2993678/1

Processed: 21 September 2021

Sourced from Property Guru, a CoreLogic solution. For any queries about this document or this service please call 0800 355 355 or email documentordering@corelogic.co.nz.



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



Identifier CB2C/601
Land Registration District Canterbury
Date Issued 11 May 1961

Prior References
CB716/88

Estate Fee Simple
Area 911 square metres more or less
Legal Description Lot 4 Deposited Plan 19198
Registered Owners
Harinder Kumar

Interests
11977482.3 Mortgage to ANZ Bank New Zealand Limited - 8.1.2021 at 12:13 pm



RENTAL APPRAISAL

85 OTAKI STREET, KAIAPOI

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RENTAL APPRAISAL.

Date: 21 September 2021

Prepared for: Morgan Perry

Thank you for requesting a rental assessment for **85 Otaki Street, Kaiapoi.**

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
99.7% of homes were occupied

August 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
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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

85 OTAKI STREET, KAIAPOI

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Rating Information Details

Property Description

Property ID:	12171
Valuation Number:	2176120800
Location:	85 Otaki Street KAIAPOI
Legal Description:	LOT 4 DP 19198
Nature Of Improvements:	DWG OBS OI

Current Valuation

Date of Value	Value Type	Value
1/08/2019	Land Value	185000
1/08/2019	Capital Value	380000
1/08/2019	Improvement Val	195000
1/08/2019	QV Land Area	0.0911

Your results have been limited.

Future Valuation

Date of Value	Value Type	Value
1/08/2019	Land Value	185000
1/08/2019	Capital Value	380000
1/08/2019	Improvement Val	195000
1/08/2019	QV Land Area	0.0911

Your results have been limited.

Current Year Rates

Description(basis)	Factor	Rate	Amount
General Rate	380000	0.000498	\$189.24
Uniform Annual General Rate	1	135.00	\$135.00
Bin Organics 140 litre	1	114.00	\$114.00
Bin Rubbish 140 litre	1	131.37	\$131.37
Canterbury Museum Redevelopment	1	3.80	\$3.80
Community Board Kaiapoi - Tuahiwi	380000	0.000010	\$3.80
Community Board Kaiapoi - Tuahiwi fixed	1	20.98	\$20.98
Drainage - Kaiapoi Urban	185000	0.001829	\$338.37
Earthquake Recovery Rate	1	104.45	\$104.45
Sewer - Eastern Districts	1	525.50	\$525.50
Kerbside Rubbish/Recycling Collection	1	105.00	\$105.00
Community Library/Museums Rate	1	185.61	\$185.61
Canterbury Museum Operational	1	30.40	\$30.40
Community Parks & Reserves Buildings/Grants	1	534.80	\$534.80
Roading fixed Rate	1	107.99	\$107.99
Roading Rate	380000	0.000664	\$252.32
Community Swimming Pools Rate	1	149.04	\$149.04
Water UV Treatment	1	6.64	\$6.64
Water - Kaiapoi	1	253.70	\$253.70
General Rate	380000	0.00040182	\$152.69
Uniform Annual General Charge	1	36.71	\$36.71
Air Quality	380000	0.00001188	\$4.51
Civil Defence	1	14.42	\$14.42
Greater ChCh Transport & Development	380000	0.00000388	\$1.47

Passenger Transport - Urban	1	141.48	\$141.48
Waimakariri FP - Class A	380000	0.00000789	\$3.00
W-E-C Catchment Works Class B	380000	0.00001690	\$6.42
Works & Services Rate	380000	0.00001012	\$3.85
Total			\$3,556.56

[Previous](#)



ADDITIONAL DOCUMENTATION 85 OTAKI STREET, KAIAPOI

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16. Conclusion

After consideration of all relevant factors, the value has been assessed at \$730,000. This can be apportioned as follows:

Land Value	\$380,000
Value of Improvements	\$335,000
Value of Land and Improvements	\$715,000
<hr/>	
Chattels	\$15,000
Market Value	\$730,000

17. Valuation

Under instruction from Sandeep Chandramohan Khanna, Phil Wilkinson Valuations has undertaken a valuation of 85 Otaki Street, Kaiapoi 7630. We confirm that we have inspected the property on 27th September 2021 and have prepared this report.

We confirm our assessment of the market value is:

\$730,000
(Seven Hundred and Thirty Thousand Dollars)

Including GST

18. Covid-19 Disclaimer

Since the Covid-19 lockdown in New Zealand last year, the real estate property market has experienced significant activity and double-digit house price inflation in Canterbury. This is being fuelled by low interest rates and an increase in demand from New Zealand residents returning home from abroad.

However, the market conditions could rapidly change due to a number of reasons including the pandemic creating further economic uncertainty, market reaction to government policies designed to limit house price escalation and changes in lending policies and interest rates. We therefore advise that the valuation is current at the date of valuation only.



Steve Marshall B Com (VPM), ANZIV, SPINZ
Registered Valuer

Phil Wilkinson Valuations

TEL: 027 480 4696

Email: steve.marshall@propertyvaluations.co.nz



ELECTRICAL CERTIFICATE OF COMPLIANCE & ELECTRICAL SAFETY CERTIFICATE

REFERENCE/CERTIFICATE ID No.:

Renovation

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:

85 Otaki Street, Kaipoi

Contact Details:
(Name and address)

Harry Chamber

Name of Electrical worker:

Taranjeet Singh

Registration/Practising licence number:

E266004

Phone & email:

0224357695

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):

Electrical Renovation Completed in house

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: 25-08-2021

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

Specify type of supply system: 230 Volt MEN

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):

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:

Re-wiring of house Completed.
Installed 2 additional inside power point and one IP rated outside. Switchboard upgraded from fuses to MCB & RCD. Range hood, Extractor fan installed. 23 downlight installed. Towel Rail & dryer LT installed.
All Tests Completed & passed.

Test Results (provide values)

Polarity	Pass
Independent earths	Pass
Insulation resistance:	500M Ohms
Earth Continuity:	0.04 Ohms
Bonding:	0.04 Ohms
Fault Loop Impedance:	0.52 Ohms
Other (specify):	Visual Pass

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: Taranjeet Singh

Date: 25-8-21

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: Taranjeet Singh

Registration/Practising licence number: E266004

Certifier's signature: Taranjeet Singh

Certificate Issue Date: 25-8-21

Connection Date: 25-8-21

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

This Electrical Safety Certificate also certifies that the electrical work complies with the building code for the purposes of Section 1(2)(a) of the Building Act 2004.

GASFITTING CERTIFICATE OF COMPLIANCE – GAS SAFETY CERTIFICATE



Certificate of Compliance:

Client Name:

Reference / Job #: ICP (if known):

Address of work:

Suburb: Town / City:

Description of gasfitting work: (If different gasfitting work was done by different people, state who did what gasfitting.)

Gas supply pressure kPa Risk classification (tick one) Low-Risk General High-risk

Gas type (tick one) Natural gas LPG Biogas Other (specify)

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 manufacturer's instructions: No Yes
 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 means of compliance (specify):
 Yes – AS/NZS 5601.1 sections 3 to 6 Yes – AS/NZS 5601.2 sections 3 to 9 No

Were any other standards or gas code of practice required for compliance?
 Yes (specify) No

Parts of the gas installation to which this certificate relates that are safe to connect to a gas supply?
 All Parts (specify)

Date(s) on which the work was done:

Name and registration number of anyone who carried out work under supervision:

By signing this document I confirm that I am satisfied that the work described in this certificate of compliance has been done lawfully and safely, and that the information on this certificate is correct.

Certifier name: Registration number:

Certifier Signature: Date:

Gas Safety Certificate:

By signing this document I confirm that the work described in this Gas Safety Certificate, and the installation or part installation, is connected to a gas supply and is safe to use.

Name of person authorised to certify the connection:

Registration number: Date of completion or connection:

Certifier Signature: Date:

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



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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LICENSED REAA 2008

