



# PROPERTY INFO PACK

**260 ILAM ROAD, BURNSIDE**

PREPARED BY MORGAN PERRY

OFFICE ROAD  
REAL ESTATE

AGENT X (2021) LTD - LICENSED AGENT REAA (2008)



MORGAN  
PERRY  
RESIDENTIAL

# 260 ILAM ROAD, BURNSIDE

## PRIMELY POSITIONED WITH SCHOOL OPTIONS GALORE

### FEATURES:



160m<sup>2</sup>



528m<sup>2</sup>



4



2



1



2

### PROPERTY DETAILS:

Address: 260 Ilam Road, Burnside

Legal Description: Lot 1 DP 67120

Property Type: House

Sale by: Deadline Sale

Close To: Jellie Park, Schools, Shops

### PROPERTY DESCRIPTION:

**Deadline Sale:** All offers to be presented on 15/06/2022 at 5pm unless sold prior.

Whether you're wanting to move into zone for the great schools in the area or you're looking to grow a family, this one's for you!!!!

Built in the 1940s, extended, rewired and replumbed in the early 2000s and situated on 528m<sup>2</sup> of easy-care freehold land, this primely positioned, freshly painted 4-bedroom (3 doubles, 1 single), 2 bathroom home is a classic example of living with ease. Equipped with an extended master with both an ensuite and walk-in wardrobe, 260 Ilam Road is vacant and ready for immediate possession for you to fulfil your homely dreams.

Sporting a modern kitchen that overlooks open plan living and dining areas, 260 Ilam Road effortlessly showcases indoor-outdoor flow, allowing for all forms of entertaining. Relax and unwind this winter and put your feet up in front of the toasty built-in freestanding gas fireplace after a hard day's work.

This is your opportunity to live within a stone's throw to Jellie Park, Ilam shops, and a hop skip and a jump to Cobham Intermediate and Burnside High School, whilst also being in zone for both Christchurch Girls High and Christchurch Boys High. Your schooling options really are plentiful.

Take an opportunity to 'walk the house' using our 3D walkthrough technology, visit me at the next open home or lodge your interest for a private viewing today.

Get prepared prior to summer and lock in friends and family for bbq's galore, because 260 Ilam Road is really an exquisite example of an entertainer's dream.

Our vendors are proactive, motivated and ready to sell and as such, all the documents (LIM, builders report, council property files, EQC, title etc) are ready and waiting for you to start due diligence today, with immediate possession.

Don't wait, because this gem won't last long.

Beyond the basics;

- Master with ensuite & walk-in wardrobe.
- Open plan living & dining with exquisite indoor-outdoor flow.
- Girls High & Boys High zone
- Double garage
- \* Freestanding gas fireplace
- \* Freshly painted
- \* Stones through to Jellie Park (gym, pools, frisbee golf)
- \* Freehold title



# PROPERTY PHOTOGRAPHY





# PROPERTY PHOTOGRAPHY





# PROPERTY PHOTOGRAPHY





# OPEN HOME DATES

1.

Open Home One: Check Trademe for available times

2.

Open Home Two: Check Trademe for available times

3.

Open Home Three: Check Trademe for available times

4.

Open Home Four: Check Trademe for available times

# PRIVATE VIEWINGS

\*\*\*Private viewings available upon request

## CONTACT DETAILS

**P: 0274131640**

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

**W: MORGANPERRY.CO.NZ**

**W: OFFICEROAD.CO.NZ**

**W: MORGANPERRY.CO.NZ**

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# CERTIFICATE OF TITLE

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**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**                               **CB39B/694**  
**Land Registration District**   **Canterbury**  
**Date Issued**                             25 September 1995

**Prior References**  
CB36D/883                               CB517/106

**Estate**                                     Fee Simple  
**Area**                                     528 square metres more or less  
**Legal Description**                 Lot 1 Deposited Plan 67120  
**Registered Owners**  
Whitty Brothers Limited

**Interests**

A90367.3 Transfer creating the following easements

Type	Servient Tenement	Easement Area	Dominant Tenement	Statutory Restriction
Right of way	Lot 1 Deposited Plan 67120 - herein	A DP 67120	Lot 1 Deposited Plan 63317 - CT CB39C/505	
Right of way	Lot 1 Deposited Plan 67120 - herein	A DP 67120	Lot 1 Deposited Plan 63317 - CT CB39C/506	
Right of way	Lot 1 Deposited Plan 67120 - herein	A DP 67120	Lot 2 Deposited Plan 67120 - CT CB39B/695	

A90367.4 Transfer creating the following easements

Type	Servient Tenement	Easement Area	Dominant Tenement	Statutory Restriction
Right of way	Lot 1 Deposited Plan 63317 - CT CB39C/505	A DP 63317	Lot 1 Deposited Plan 67120 - herein	
Right of way	Lot 1 Deposited Plan 63317 - CT CB39C/506	A DP 63317	Lot 1 Deposited Plan 67120 - herein	

The rights of way granted by Transfer A90367.3 and A90367.4 and specified in Easement Certificate A196008.10 are subject to Condition 11 of Council's Consent as set out in Document 251928.1

A196003.10 Easement Certificate specifying the following easements - 25.9.1995 at 12.31 pm

Type	Servient Tenement	Easement Area	Dominant Tenement	Statutory Restriction
Right of way, right to drain water and sewage and convey water, electric power and telephonic communications	Lot 1 Deposited Plan 67120 - herein	A DP 67120	Lot 3 Deposited Plan 67120 - CT CB39B/696	

The easements specified in Easement Certificate A196003.10 when created will be subject to Section 243(a) Resource Management Act 1991



11605821.2 Mortgage to Bank of New Zealand - 29.11.2019 at 10:25 am

Approvals: *[Signatures]*

SCHEDULE OF EASEMENTS		DOMINANT TENEMENT
NATURE	SEVIENT TENEMENT SHOWN	LOT
RIGHT OF WAY	A	LOTS 6 & 7
WATER & SEWER	A	DP 13000
POWER & ELECTRICAL	B	LOT 7
TELEPHONE & COMMUNICATIONS	B	DP 13000
		LOT 1 LOT 6
		DP 13000

The Christchurch City Council hereby assents to the laying out or making of the private way shown on the plan and to the grant and/or reservation of the rights of way thereover.

Subject however to the following conditions as set out in the accompanying report and abstract deposited in the office of the District Registrar at Christchurch

Conditions: N° 11  
 Dated this 2nd day of May 1994  
 IN WITNESS WHEREOF the Chairman Seal of the Christchurch City Council was hereunto affixed in the presence of  
 Mayor / Councillor  
 Administration Chairman.

Total Area 917m<sup>2</sup>

Comprised in Cst 6711070 & 345/563, 517/106 (ESMT ONLY)

I, MALCOLM GEORGE SMITH

Registered Surveyor and holder of an annual practicing certificate for the year 1993 hereby certify that this plan has been made from surveys executed by me or under my directions, that both plan and survey are correct and have been made in accordance with the Survey Regulations 1972 or any regulations made thereunder.

Dated at Christchurch this 17th day of January 1994

Signature: *[Signature]*  
 Title: Surveyor

Field Book: *[Blank]*  
 Traverse Book: *[Blank]*

Reference Plans DP 11876, 13000, 44674, 1829  
 61334  
 553, 9519, 9509

Examined: *[Signature]*  
 Title: District Land Registrar

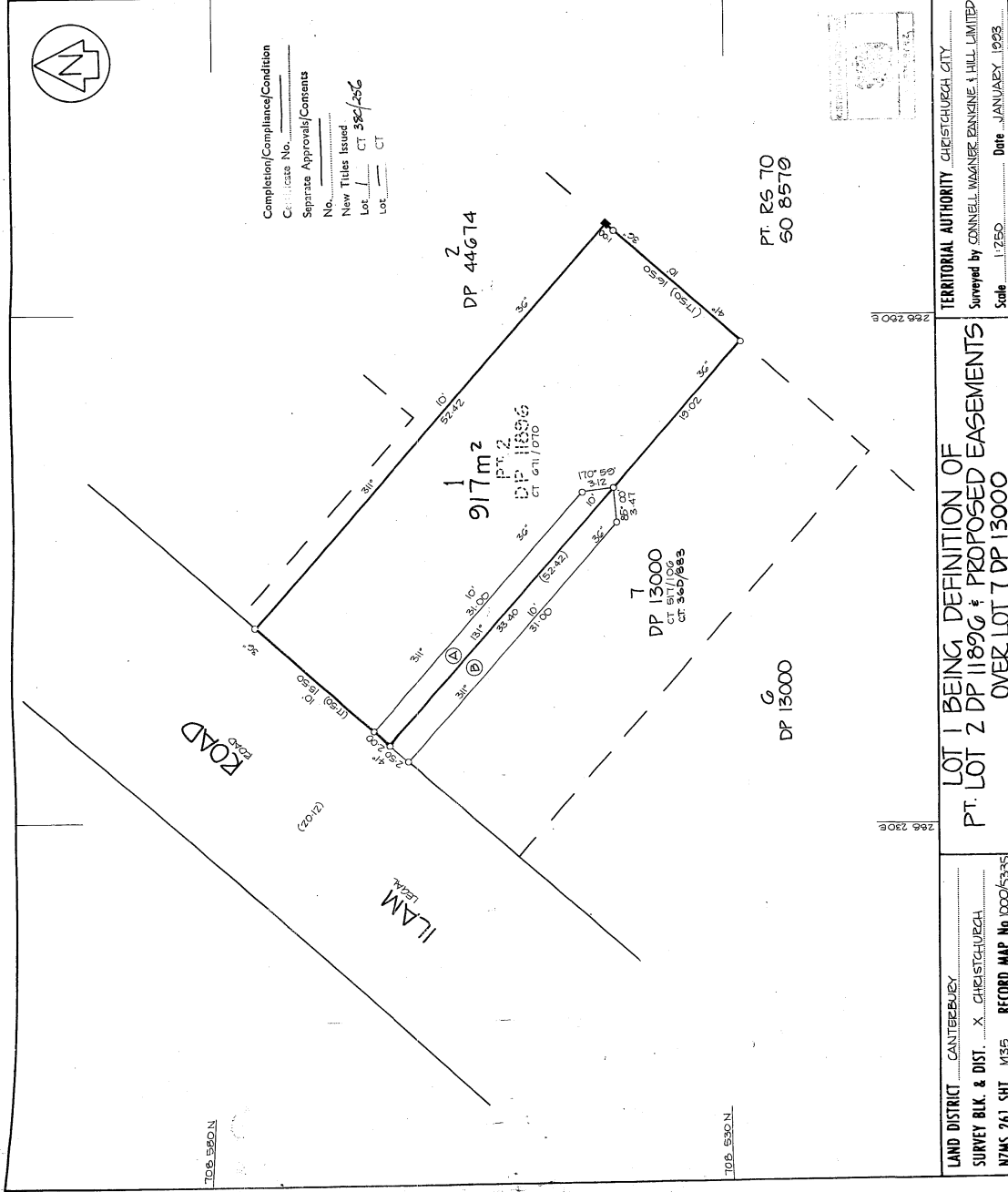
Approved as to Survey: *[Signature]*  
 Title: Deputy Chief Surveyor

19 17 93  
 Deposited this 17th day of January 1994

File No: **DP63317**

Received: 4 3 93

Map No: A13166



LOT 1 BEING DEFINITION OF PT. LOT 2 DP 11896 & PROPOSED EASEMENTS OVER LOT 7 DP 13000

LAND DISTRICT CANTERBURY

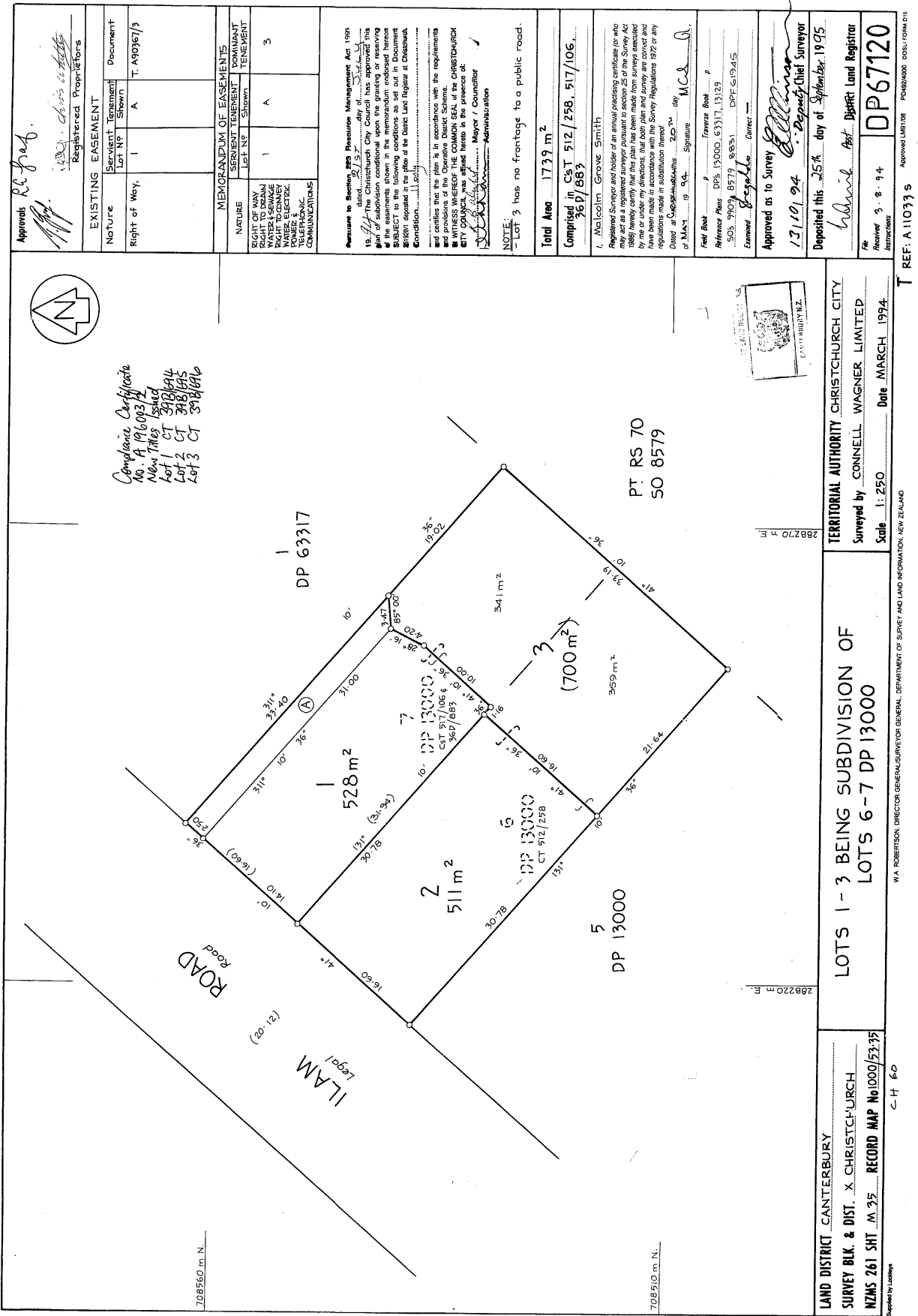
SURVEY BLK. & DIST.  CHRISTCHURCH

NZMS 261 SH1 M35 RECORD MAP No 000015535

CH 60V

A 2 A 3 A 2





Compliance Certificate  
No. A 191093  
New Titles Issued  
Lot 1 CT 512/258  
Lot 2 CT 512/258  
Lot 3 CT 512/258

Approvals R.C. Ford  
*[Signature]*  
Registered Proprietors

EXISTING EASEMENT		Document
Nature	Servient Tenement (Lot No. Shown)	
Right of Way	1 A	T. A90967/3

MEMORANDUM OF EASEMENTS		Dominant Tenement	Subservient Tenement
Nature	Servient Tenement (Lot No. Shown)		
RIGHT OF WAY WATER & SEWERAGE RIGHT TO CONVEY ELECTRICITY POWER & TELEPHONIC COMMUNICATIONS	1 A	A	3

Measure to Section 228 Resource Management Act 1991  
2/15  
19. The Christchurch City Council has approved this plan of subdivision conditional upon the granting or reserving of the easements shown in the memorandum endorsed herein SUBJECT to the following conditions as set out in Document 367/883. The Director of the District Land Registrar is required to endorse the plan if it is in accordance with the requirements and provisions of the Resource Management Act 1991 and the provisions of the Operational District Scheme, Christchurch City Council was advised herein in the presence of the Mayor / Councillor Administration

NOTE:  
- Lot 3 has no frontage to a public road.  
Total Area 1739 m<sup>2</sup>  
Comprised in CS T 512/258, 517/106  
367/883

I, Malcolm Grove Smith  
Registered Surveyor and holder of an annual practicing certificate (or who may act as a registered surveyor pursuant to section 25 of the Survey Act 1980) do hereby certify that the above plan of subdivision has been made in accordance with the Survey Regulations 1972 or any regulations made in substitution thereof  
Director at Christchurch this 25<sup>th</sup> day of September 1994  
Signature M.G.S.  
Field Book  
Reference Plans DP 13000, 63317, 13129  
503, 9959, 8577, 8853, DP 619245  
Examined by *[Signature]* Correct

Approved as to Survey *[Signature]*  
13/10/94  
Deposited this 25<sup>th</sup> day of September 1994  
*[Signature]* District Land Registrar

File  
Number  
Instructions  
DP 67120  
Approved LMS/108 POU24000 DOTSU (FORM 6)

LAND DISTRICT CANTERBURY  
SURVEY BLK. & DIST. X CHRISTCHURCH  
NZMS 261 SH1 M.35 RECORD MAP No 1000/53.35  
C. H. 60

TERITORIAL AUTHORITY CHRISTCHURCH CITY  
Surveyed by CONNELL WAGNER LIMITED  
Scale 1:250 Date MARCH 1994

W.A. ROBERTSON, DIRECTOR GENERAL/SURVEYOR GENERAL, DEPARTMENT OF SURVEY AND LAND INFORMATION, NEW ZEALAND

T REF: A110735



# RENTAL APPRAISAL

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# RENTAL APPRAISAL.

**Date:** 29 March 2022

**Prepared for:** Kate Strong

Thank you for requesting a rental assessment for **260 Ilam Road, Burnside.**

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 property to rent for between **\$640** and **\$660** 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.

99.9% of tenants paid their rent on time  
100% of homes were occupied

February 2022 statistics

## Your Property Management Team



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



**Jen Neil**  
Property Manager  
DDI 03 371 0408  
M 0274 838 119  
jen@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 therefor). 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

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# Rates and valuation search

Start typing the street number (not the unit number) and name in the search box 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

### Rates Details

**For the Rating Year 1 July 2021 to 30 June 2022**

Christchurch City Council

Description of Rates	Factor For Calculation	Value of Factor	% Rate/\$ Charge	Amount (GST incl)
General Rate: Standard	Capital Value	610,000	0.315506	\$1,924.59
Uniform Annual General Charge	Per Unit	1	138.000000	\$138.00
Water Connected	Capital Value	610,000	0.071436	\$435.76
Land Drainage	Capital Value	610,000	0.041885	\$255.50
Sewerage	Capital Value	610,000	0.084700	\$516.67
Waste Minimisation	Per Unit	1	196.450000	\$196.45
Active Travel Rate	Per Unit	1	20.000000	\$20.00
Heritage(Cathedral)	Per Unit	1	6.520000	\$6.52
Heritage Targeted Rate	Capital Value	610,000	0.000077	\$0.47
Heritage Arts Centre	Capital Value	610,000	0.000205	\$1.25
<b>Total for Christchurch City Council</b>				<b>\$3,495.21</b>

Canterbury Regional Council

Description of Rates	Factor For Calculation	Value of Factor	% Rate/\$ Charge	Amount (GST incl)
Works & Services	Capital Value	610,000	0.000351	\$2.14
WEC Class D	Capital Value	610,000	0.000518	\$3.16
General Rate	Capital Value	610,000	0.041199	\$251.31
Urban Transport:Chch	Capital Value	610,000	0.027709	\$169.02
WFPP Class A	Capital Value	610,000	0.000806	\$4.92
Rating Unit Annual Charge	Per Unit	1	36.710000	\$36.71
Air Quality	Capital Value	610,000	0.001214	\$7.41
Civil Defence UAGC	Per Unit	1	14.420000	\$14.42
GC Transport & Development	Capital Value	610,000	0.000398	\$2.43
<b>Total for Canterbury Regional Council</b>				<b>\$491.52</b>

TOTAL RATES

**TOTAL RATES FOR 2021/2022 YEAR (GST inclusive) \$3,986.73**

Receive your rates invoice by email

[Find out more](#)

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

How your valuation is assessed



Objecting to your valuation



Changing your valuation



Due dates for instalments





# PROOF OF INSURANCE

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12 May 2022

## Certificate of Currency

This certificate confirms details of the insurance cover for C & P WHITTY.

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Name of insured	CHRIS & PENELOPE WHITTY
Interest insured	Residential Home
Location	260 ILAM ROAD BURNSIDE CHRISTCHURCH 8053
Type of cover	Cover Option Maxi - Sum Insured Replacement Value
Sum insured	\$ 670,260 (excluding GST) With the addition of GST this equates to \$ 770,799
Period of insurance	From 11/03/2022 to 11/03/2023 at 4pm
Interested party	Bank of New Zealand First Mortgagee
Policy Notes/Cover Restrictions	There is no cover for any existing damage pre-dating the inception of the policy.

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Please refer to the policy document and schedule for the full policy terms, conditions and exclusions which may limit the scope of this insurance cover.



# EQC, LIM, COUNCIL PROPERTY FILE & BUILDING REPORT

## 260 ILAM ROAD, BURNSIDE

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# DOWNLOAD LINK

[filefling.co.nz/property/260ilamroad00](https://filefling.co.nz/property/260ilamroad00)



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## SELLING AGENT: MORGAN PERRY

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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

# 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 document.





# CONTACT ME TO MAKE AN OFFER

MORGAN@OFFICEROAD.CO.NZ  
0274131640

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