

# the **change agents**



## 4A Grassmere Street Papanui

### Debbie Yu

Real Estate Strategist

022 019 1754

**email** [debbie@changeagents.co.nz](mailto:debbie@changeagents.co.nz)

**web** [changeagents.co.nz](http://changeagents.co.nz)

The documents provided in this information pack are review copies only, many provided by third parties and may not be current or complete. The records and reports are subject to update at any time. The information contained is therefore only being provided for basic introductory purposes and should not be relied upon by purchasers. Purchasers are encouraged to obtain their own copies of any records and seek independent legal and professional advice.



**Deadline Treaty**



**So Close to Northlands, Yet Quietly Tucked Away**

Privately set at the rear of the driveway, this well-presented two-bedroom home offers privacy and low-maintenance living in a super convenient location.

The sunny north-facing living area opens to an easy-care courtyard, while both bedrooms include built-in wardrobes. A heat pump, night-store heater, HRV system, and internal access single garage provide year-round comfort and practicality.

Close to Northlands, Pak'nSave Papanui, Northlink, local amenities, and public transport – perfect for first-home buyers, downsizers, or investors.

Deadline: 19 March at 2:00pm (unless sold prior)

Please copy and paste this link for property files:  
<https://thenetwork.co.nz/property/4a-grassmere-street-papanui>

Source: Please be aware that this information may have been sourced from third parties and we have not been able to independently verify the accuracy of the same. Land and Floor area measurements are approximate and boundary lines are indicative only. We highly recommend you to complete your own research and seek independent legal and/or technical advice.

**Floor Area:** 110m<sup>2</sup>  
**CV:** \$565000

**View Online:**  
<https://changeagents.co.nz/property/4a-grassmere-street-papanui/>

**Open Homes:**  
Contact Debbie for viewing times

**Debbie Yu**  
Real Estate Strategist

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**web** [changeagents.co.nz](http://changeagents.co.nz)

# Vendor Transparency Document

Address: 4a Grassmere Street, Papanui

**IMPORTANT NOTE:** This form is completed by or on behalf of the vendor to set out information about the property known by the vendor, or to the best of the vendors knowledge. It is provided to purchasers as initial background information only. The statements are not to be relied on by the purchaser or any third party. Nothing in this form constitutes a warranty, guarantee, or obligation of the vendor.

The vendor agrees that if after signing this form, they become aware of any additional information as described in this form or that may be of any interest to the purchaser, they will notify the Licensee immediately to arrange an update to the form which will be provided to the Purchaser. The vendor also agrees that anything additional discovered by the Licensee may be noted at any time to be disclosed to any potential purchasers.

Additional details or forms verifying information may also be included as an appendix if there is not enough space.

Is the Vendor aware of any weather tightness, structural or geotechnical issues (including any past damage)?

Yes  No

Is the Vendor aware of any other damage or defect to the property including cladding, internal walls, roof, guttering, piling or any other hidden or underlying defects etc?

Yes  No

Is the Vendor aware of any hazards including weatherside cladding, asbestos, dux quest plumbing, scrim or any other similar item that in the vendors discretion, considers may be relevant to a purchaser?

Yes  No

Is the Vendor aware of any chattel, fixture or fitting that does not work or is damaged?

Yes  No

Is the Vendor aware of any issues regarding the neighbourhood including road changes, planned developments, phone towers or received any notice or demand from any local or government authority or other statutory body, from any tenant of the property or any other party? Has the vendor given any consent for neighbouring builds, developments or renovations or any other matter?

Yes  No

Is the Vendor aware of any criminal activity, drug use or creation, deaths (other than as a result of natural cause) or other activity or event that in the vendors discretion & opinion, considers may be relevant to a purchaser?

Yes  No

Is the Vendor aware of any outstanding payments on the property including any building work, insulation, chattels, or items that have been agreed to be added to the rates?

Yes  No

Is the Vendor aware of any work done at the property by any person at any time that was not correctly permitted, consented, signed off or completed in accordance with the applicable laws or Council requirements?

Yes  No

Is the Vendor aware of any matters concerning the boundaries, fencing or title that at the vendors discretion, may cause a prospective purchaser concern? (Eg fencing issues, unclear boundaries or disputes, title complications or requisitions etc)

Yes  No



# Vendor Transparency Document

## Additional Information Provided by the Vendor:

Has the Vendor completed a Healthy Homes Assessment if tenanted?  Yes  No

Does the property have a Healthy Homes Certificate?  Yes  No  NA

Are there any retaining walls on the property?  Yes  No

Has a Code of Compliance Certificate been issued  Yes  No  NA

Is this a legal Home and Income?  Yes  No

Has a Code of Compliance Certificate been issued?  Yes  No  NA

Is there a wood burner or other fire appliance?  Yes  No

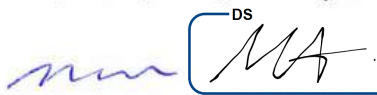
Has a Code of Compliance Certificate been issued?  Yes  No  NA

Is the property insulated?  No  Under Floor  Walls  Roof

For all of the above where applicable has the relevant documentation been:

1) Provided by vendor  Yes  No  NA \_\_\_\_\_

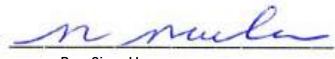
2) Sited by the agent  Yes  No  NA \_\_\_\_\_

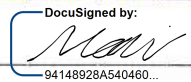
<sup>DS</sup>  


Describe any renovation work done (even if no consents or certificates were required)?

① Replaced hot water cylinder in Oct/Nov 2025.  
 ② Put in bathroom extractor and heater on wall in Nov. 2025.

Is any other information provided by the Vendor or the Licensee (eg Title, District Plan, LIM Disclosures)

Vendor: Sign:  Print Name: Nicola Mary MacLean Date: 20/02/2026

Vendor: Sign:  Print Name: Matthew Ryan Adair Date: 2/20/2026

Vendor: Sign: \_\_\_\_\_ Print Name: \_\_\_\_\_ Date: \_\_\_\_\_

**IMPORTANT NOTE FOR PURCHASERS:** Any Consents and Compliance Certificates or Reports that have been made available to the Licensee will be included in the information pack. It is strongly recommended the Purchaser and/or their lawyer review these documents (which may or may not have been made available to the Licensee). The vendor may not have disclosed all information about the property or may have no knowledge of issues that are important or relevant to the purchaser and the Licensee may not have specialist knowledge or expertise to comment on aspects of the property. As such, this document is not represented as including everything that a purchaser 'should' be aware of. The purchaser must not rely on this information as complete or accurate and must make their own enquiries and seek professional advice in all respects to fully satisfy themselves as to the condition/suitability of the property and any other matters relevant to the purchaser prior to entering into any contract for sale and purchase.



# Understanding Your Title

The information below are some common 'interests' that may be listed on a property title with simple explanations about the restrictions or rights that could affect the property. Some interests, district plan information, LIM information or other information that has come to the Agents attention may be further detailed on the documents supplied. Some documents may not have been made available to the agent such as the LIM report which means the agent may not have been able to verify some information about the property.

These explanations are not intended to be legal advice or to be relied on by a prospective purchaser. Reading and interpreting the documents is a specialist area. It is the purchaser's sole responsibility to ensure they fully understand the title and related documents from their own investigations and independent professional advice, and the purchaser must not rely solely on the information provided by the Agent or Vendor prior to entering into an agreement to purchase the property. It is strongly recommended that the purchaser seeks advice and explanation about the Title, LIM, District Plan and other relevant documents from their own lawyer or registered conveyancer.

## Easements

An easement is the granting or benefit of rights in land that do not include possession. Usually easements allow one party to cross another party's land for a particular purpose, such as rights of way, rights to convey water, gas, electricity or telecommunications, or rights to drain stormwater or sewage. The location of such easements will usually be shown on the plan of the property attached to the certificate of title. "Subject to" means the property gives the benefit to another property. "Appurtenant hereto" means the property has the benefit of the easement.

Easements are not always for the benefit of neighbouring land. An easement in gross has no beneficiary. It is usually in the form of a grant to a territorial authority, or a utility company such as Spark or Vector. The territorial authority or utility company will have the right to access the land for maintenance work.

It must be noted that some easements, such as old drainage easements, may not be recorded on the certificate of title, but will usually appear on district plan maps. There are also a number of "universal" easements, such as those protecting against the undermining of a neighbour's property through excavation. These are common law easements, and not normally registered on the title. May affect use of the property so it is highly recommended to investigate further and seek legal advice.

## The easements created by Easement Instrument.... are subject to Section 243 (a) Resource Management Act 1991

The reference s243(a) of the Resource Management Act 1991 simply means that the easement created under easement instrument .....cannot be surrendered by the owner of the title without prior consent of the council.

## Resource Management Act 241(2)

Refers to details in the RMA section 241(2) likely in relation to the subdivision of the property.

## Consent Notice pursuant to Section 221 Resource Management Act 1991

A consent notice registered against the Title gives notice of the conditions of the subdivision consent under which the land was subdivided which bind the owners going forward. This may affect your use of the property so it is highly recommended to seek further legal advice and view any relevant documentation.

## Lease of Flat 1 & 2

Relate to the cross lease of the property. This may affect your use of the property so it is highly recommended to view memorandum of lease for further details and to seek further legal advice.

## Fencing Covenant

Fencing covenants are used by subdividers and developers to enable them to avoid their contribution to a fence between their property and adjoining land, as provided for in the Fencing Act 1978. Fencing covenants are recorded on the certificate of title, but expire at the time of sale of the adjoining land by the first purchaser, or at the end of 12 years. However, the covenant is not automatically removed from the certificate of title. Please note that fencing covenants registered on titles that adjoin Crown lands – for example, reserves – may run with the land. Do not confuse a Fencing Covenant with a Fencing Agreement (below).

## Fencing Agreement

Is an agreement between adjoining neighbours to do or not do something that would otherwise be permitted. (It contains rules about fencing etc that must be adhered to by various parties.). May affect use of the property so it is highly recommended to view the relevant document and seek further legal advice if there is a Fencing Agreement registered on the title.

## Land Covenant

Contains various rules/regulations in relation to the property as private agreements between parties or imposed by the council. This may affect your use of the property so it is highly recommended to view relevant documentation for specific details and it is recommended to seek further legal advice and a full explanation from your solicitor.

## Building Line Restriction

A building line restriction may limit where you can build on the property. Recommended to investigate further based on your requirements for the property and to confirm there are no obvious encroachments from existing dwellings. Note that some building line restrictions may not be included on the title but are included on the District Plan. It may affect your intended use of the property so it is highly recommended to view relevant documentation and to seek further legal/technical advice for the full details.



### **Marginal Strip**

A Marginal Strip is Crown land adjacent to foreshore, lake, rivers or streams greater than 3 metres wide that is sold or otherwise disposed of, the strip of land no less than 20 metres wide is deemed reserved. This means that the owner of the ex-Crown property located adjacent to the waterway does not own the first 20 metres of that property. This may affect your use of the property so it is highly recommended to seek further investigation/technical advice for full details.

### **Limited as to Parcels**

This means that the property has never been properly surveyed and as such the dimensions of the site it refers to are not guaranteed. This is usually not found in the interests but at the top of the title document. If this is on the title it is highly recommended to seek further legal and specialist advice.

### **Additional Interests/Subject to various acts**

Additional interests may not be common interests on a title and the salesperson may not be familiar with the implications of these interests. It is highly recommended to seek further legal/technical advice.

## **Identifying & Managing Property Risks**

**Buying a property is a significant investment, and it's essential to be aware of potential risks before making a decision. This guide helps buyers identify key issues in a property and understand the necessary due diligence steps to avoid costly surprises.**

**It's important to note that real estate agents and vendors are not specialists in identifying structural, environmental, or legal issues. While they may provide general advice, it is important to seek professional advice from building inspectors, surveyors, and legal experts and other specialist reports.**

### **Recognising Property 'Warning Signs'**

If a property exhibits any of the following warning signs, further investigation is necessary before proceeding with a purchase.

#### **Structural and Material Concerns:**

- Monolithic or Weatherside cladding – These materials may pose water-tightness issues.
- Cracks, chips, or bubbling of cladding – Could indicate structural or moisture problems.
- Flat roof or narrow/no eaves – May require more maintenance and have lower weather resistance.
- Recessed or sloping windows sealed by silicone – Check for leaks or improper sealing.
- Concealed guttering and downpipes – Hidden drainage systems can lead to undetected damage.
- Complex architectural designs – More intricate designs may require specialized inspections.

#### **Interior and Plumbing Issues:**

- Signs of dampness – Look for mold, water stains, or musty odors as potential moisture indicators.
- Scrim wall linings – These older materials can be a fire hazard.
- Asbestos materials – Professional assessment may be required for safety.
- Dux Quest plumbing – This type of plumbing has known failure risks and may need replacement.

#### **Structural Risks and Compliance Issues:**

- Decks over 1m in height – Ensure they meet stability and council compliance standards.
- Retaining walls over 1.5m – Structural integrity should be carefully assessed and CCC requirements.
- Subsidence concerns – Investigate land stability and foundation strength.
- Obscure boundary lines – Verify property boundaries to avoid legal disputes.

#### **Legal and Unpermitted Work:**

- No flashings on windows or doors – This can lead to leaks and weatherproofing failures.
- Signs of unauthorized work – Ensure all renovations or extensions have council approvals.
- Built in the early 1990s to early 2000s – Some properties from this era may have known building issues such as untreated timber.
- Possible criminal activity (drug use/manufacturing) – Look for signs such as chemical odors, covered vents, or unusual wiring.





## Scan to access

- [S&P Agreement Guide](#)
- [Agency Agreement Guide](#)
- [Code of Conduct](#)
- [In-house Complaints procedure](#)





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



  
R.W. Muir  
Registrar-General  
of Land

**Identifier**                    **CB35A/792**  
**Land Registration District** **Canterbury**  
**Date Issued**                11 November 1991

**Prior References**  
CB32A/206

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**Estate**                        Fee Simple - 1/2 share  
**Area**                         696 square metres more or less  
**Legal Description**        Lot 2 Deposited Plan 53764

**Registered Owners**  
Nicola Mary MacLean and Matthew Ryan Adair

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<b>Estate</b>	Leasehold	<b>Instrument</b>	L 964414.1
		<b>Term</b>	999 years commencing on 9.8.1991

**Legal Description**        Flat 1 Deposited Plan 59188

**Registered Owners**  
Nicola Mary MacLean and Matthew Ryan Adair

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**Interests**

964414.3 Lease of Flat 2 Deposited Plan 59188 Term 999 years commencing on 9.8.1991 Composite CT CB35A/793 issued

Subject to rights to drain water over part herein created by Transfer 99126 - 1.7.1913 at 2.24 pm (affects fee simple)

964414.1 Lease of Flat 1 Deposited Plan 59188 Term 999 years commencing on 9.8.1991 Composite CT issued - 11.11.1991





964414.1 L

Approved by the Registrar-General of Land, Wellington No. 237527

CANTERBURY  
Land Registry Office

### MEMORANDUM OF LEASE

LESSORS: ANDREW RICHARD DONNITHORNE of Christchurch, University Registrar and  
HELLEN MARGARET DONNITHORNE his wife

LESSEE: ANDREW RICHARD DONNITHORNE of Christchurch, University Registrar and  
HELLEN MARGARET DONNITHORNE his wife  
SCHEDULE A

C.T.	DESCRIPTION OF FLAT AND LOT & D.P. NO. OR OTHER DESCRIPTION.	ENCUMBRANCES, LIENS & INTERESTS
32A/206	Flat No. 1 on D.P. 59188	SUBJECT TO (i) Drainage Rights in Transfer 99126  (ii) Mortgage 919075/2 and 957682/1
Area	(hereinafter called "the Flat") being that part of that building (hereinafter called "the said building") of which the Flat forms part, erected on that piece of land (hereinafter called "the said land") being Lot 2 DP 53764	
696m <sup>2</sup>		
Locality		
CITY OF CHRISTCHURCH		

TERM: 999 years commencing on the 9th day of August 19 91  
RENTAL: 10 cents per annum payable by the Lessee (if demanded in writing by the Lessors by not later than the first day of December of the year in question).

- The Lessee hereby covenants with the Lessors as set out in Schedule B hereof.
- The Lessors do and each of them doth hereby covenant with the Lessee as set out in Schedule C hereof.
- It is hereby covenanted and agreed by and between the Lessors and each of them and by and between the Lessors and the Lessee as set out in Schedule D hereof.
- The parties hereby agree that the words "proportionate share" shall be deemed to mean a one-half share: calculated in terms of the number of flats contained in the said building, except general rates which shall be assessed and levied in accordance with a separate valuation.
- The parties hereby agree that the words "freehold share" shall be deemed to mean a one-half share: calculated in terms of the number of flats contained in all buildings erected on the said land.
- The parties hereby agree that the covenants and conditions set out in Schedules B, C and D herein form part of this Lease.

AND the Lessors DO HEREBY LEASE to the Lessee and the Lessee DOTN HEREBY ACCEPT this Lease of the Flat to be held by the Lessee as tenant and subject to the conditions restrictions and covenants set forth herein.

IN WITNESS WHEREOF these presents have been executed this  
SIGNED by the said ANDREW RICHARD DONNITHORNE  
AND HELLEN MARGARET DONNITHORNE

15<sup>th</sup> day of August 19 91  
*[Signature]*  
M Donnithorne

as Lessor in the presence of:

*[Signature]*  
Christchurch

SIGNED by the said ANDREW RICHARD DONNITHORNE  
AND HELLEN MARGARET DONNITHORNE

*[Signature]*  
M Donnithorne

as Lessee in the presence of:

*[Signature]*  
Christchurch



20. THAT in the event of the Flat being destroyed or damaged by fire earthquake or from any cause whatsoever during the term hereby created the Lessee shall with all reasonable despatch repair and make good such destruction or damage to the reasonable satisfaction of the Lessors and the cost of so doing shall be borne by the Lessee AND in the event of such destruction or damage occurring in respect of any part of the said building not held by a Lessee pursuant to any lease then the Lessors shall with all reasonable despatch repair and make good such destruction or damage and the Lessee shall bear a proportionate share of the cost of so doing.

21. THAT the Lessors shall not be liable to the Lessee or any other person for any water damage caused either by the overflow of the water supply to the said building or to the Flat or by rainwater entering the Flat.

22. THAT the Lessee shall have the right to let the Flat to a reputable and solvent subtenant provided that the Lessee shall ensure that the subtenant enters into a Tenancy Agreement with the Lessee whereby the subtenant covenants not to do or permit anything to be done in upon or around the Flat which if done or permitted to be done by the Lessee would constitute a breach of any of the covenants conditions and restrictions herein contained.

23. THAT in case of default by the Lessee at any time in the observance or performance of any of the covenants conditions and restrictions herein contained it shall be lawful for but not obligatory upon the Lessors or a majority of the Lessors (but without prejudice to any of the other rights powers or remedies of the Lessors) at the cost and expense of the Lessee in all things to pay all or any moneys and to do and perform all or any acts or things in the opinion of the Lessors or a majority of the Lessors reasonably necessary for the full or partial performance or observance of such covenants conditions or restrictions or any of them and if necessary or convenient for the purpose of exercising any of the powers herein conferred upon the Lessors to enter by servants agents contractors or workmen upon the Flat or any part thereof AND the Lessee will immediately on demand pay to the Lessors all moneys so paid by the Lessors and the costs charges and expenses of each performance and observance by the Lessors and until such payment the same shall be treated as an advance to the Lessee by the Lessors and shall bear interest at the rate of Ten dollars (\$10) per centum per annum computed from the date or respective dates of such moneys being expended until payment thereof to the Lessors PROVIDED HOWEVER that for the purposes of this Clause 23 the word "Lessors" shall be deemed to mean Lessors (other than the Lessee).

24. THAT in the event of this lease being determined or becoming determinable in the manner herein provided then in any such case:—

- (a) the Lessee shall at the direction of the Lessors sell his share in the fee simple of the said land to such person and at such consideration as may be nominated by the Lessors and shall execute all such documents as shall be required to complete any such sale; and
- (b) the Lessors shall use reasonable endeavours to obtain a fair market price for the Lessee's said share in the fee simple but shall not be liable to the Lessee in respect of any loss howsoever incurred; and
- (c) the proceeds of such sale shall be paid to the Lessors who shall be entitled to deduct therefrom all moneys owing by the Lessee to the Lessors and also all expenses and costs howsoever incurred by the Lessors in connection with the arranging of such sale and the completion thereof, and any balance of such proceeds shall be paid to the Lessee by the Lessors;

AND the Lessee doth hereby irrevocably appoint the Lessors to be the Attorneys of the Lessee for the purpose of doing any act matter or thing or executing any document required in connection with the sale of the Lessee's said share in the fee simple (in the event of the Lessee making default in so doing) and no person shall be concerned to see or enquire as to the propriety or expediency of any act matter or thing done or agreed to be done by the Lessors pursuant to this Clause AND the Lessee hereby agrees to allow ratify and confirm whatever the Lessors shall do or agree to do by virtue of any of the powers herein conferred on them PROVIDED HOWEVER that for the purpose of this Clause 24 the word "Lessors" shall be deemed to mean Lessors (other than the Lessee).

25. THAT there shall be no merger of this Lease with the Lessee's freehold estate in the said land.

26. THAT if any dispute or question or difference whatsoever shall arise between the parties to this Lease or their respective representatives or assigns or between one of the parties hereto and representatives of the other of them relating to these presents or any clause or anything herein contained or the construction hereof or as to duties or liabilities of either party in connection with the said land, the said building or the Flat or as to the use or occupation thereof then and in every such case the matter in difference shall be referred to arbitration in accordance with the Arbitration Act 1908 and its Amendments or any Act in substitution thereof.

27. That notwithstanding any provision contained or implied herein, where any part of the Flat or the electrical and plumbing equipment drains or other amenities serving the Flat also relate to or serve (a) any other flat in any building erected on the said land or (b) any part of any such building which the Lessors are liable to maintain pursuant to this lease, then the same shall be maintained in good order condition and repair by the Lessee together with (a) the lessees of the other flats to which the same relate or which are served thereby and (b) the Lessors where the same relate to or serve any part of any such building AND the cost of so doing shall be borne by the Lessee, the lessees of such other flats and the Lessors as the case may be in such shares as may be fair and reasonable having regard to the use and benefit derived therefrom.

28. THAT in the event of the Lessee or any Lessor requiring any matter or thing to be done by the Lessors which the Lessors are empowered to do pursuant to the terms of this Lease or pursuant to their rights and powers as owners of the said land and the buildings thereon or which may be desirable for the efficient and harmonious administration of the said land and the buildings thereon the following procedure shall be carried out:—

- (a) Such Lessee or Lessor shall give notice thereof in writing setting out the proposed action and shall cause the same to be served upon all the other Lessors either personally or by leaving the same at or posting the same to the last known respective place of abode or address of the other Lessors and in the event of such notice being effected by post the same shall be sent by registered letter and service shall be deemed to have been effected on the day after posting thereof.
- (b) If the proposed action is not agreed to within fourteen days after the last date of service of the said notices that matter shall be deemed to be a question to be arbitrated pursuant to Clause 26 hereof.
- (c) That parties hereto shall be bound by any decision arrived at in accordance with the provisions of this Clause and the parties hereto shall give all reasonable assistance in the carrying out and implementation of such decision.

29. THAT notwithstanding the provisions of Clause 28 hereof, any exterior painting of the said building shall be carried out in such a colour scheme as is agreed upon by the Lessors but if agreement cannot be reached then the colour scheme shall be as near as it is practicable to the existing colour scheme.

30. THAT without negating the provisions of Sections 97 and 98 of the Land Transfer Act 1952, upon registration of a Memorandum of Transfer of the Lessee's interest hereunder to any Transferee, the Transferor shall thenceforth be released from all future liability whatsoever under the covenants and agreements herein expressed or implied but without releasing the Transferor from any liability which may have arisen hereunder prior to the registration of such Memorandum of Transfer and thenceforth after the registration of any such Memorandum of Transfer the obligations herein expressed or implied on the part of the Lessee shall in all respects devolve upon and be observed and performed by such Transferee, and the Lessors shall have no recourse to the Transferee's antecedents in title.

31. THAT wherever used in these presents:—

- (a) The expression "the Lessors" shall include and bind the person's executing these presents as Lessors and all the Lessors for the time being under these presents and all the respective executors administrators successors assigns and successors in title of each Lessor and if more than one jointly and severally.
- (b) The expression "the Lessee" shall include and bind the person's executing these presents as Lessee and all the Lessees for the time being under these presents and all the respective executors administrators successors assigns and successors in title of each Lessee and if more than one jointly and severally.
- (c) The expression "a majority of the Lessors" shall be deemed to mean any number of Lessors for the time being who together own more than an undivided one-half share in the fee simple of the said land.
- (d) Words importing one gender shall include the other gender as the case may require.
- (e) Words importing the singular or plural number shall include the plural or singular number respectively.

I hereby certify, for the purposes of the Stamp and Cheque Duties Act, 1971, that no lease duty is payable on this instrument by reason of the application of Section 35(1) of that Act, and that the provisions of subsection (2) of that section do not apply.

Solicitor for the Lessee

Solicitor for the Lessor

Particulars entered in the Register at the date and at the time recorded below



District Land Registrar of the District of Canterbury

# LEASE

Composite Certificate of Title issued for the Lessee's interest in within Lease and share in the simple Estate see Volume 35A Folio 792.

**REGISTER**

10.37 11.NOV91 C 964414

PARTICULARS ENTERED IN REGISTER  
LAND REGISTRY CANTERBURY  
ASST. LAND REGISTRAR



GOUGH & IRVING  
SOLICITORS  
CHRISTCHURCH



## 4A GRASSMERE STREET, PAPANUI, CHRISTCHURCH, 8052

Prepared on 26th February 2026



**Vanessa Sumpter**  
**QUINOVIC CASHMERE**

Office 3, 140 Colombo Street, Sdyenham  
Christchurch 8023

m: 0278487778

w: 0278487778

[vanessa.sumpter@quinovic.com](mailto:vanessa.sumpter@quinovic.com)



The Proprietor  
Grassmere Street  
Papanui

26th February 2026

Dear Proprietor,

Thank you for the opportunity to appraise your property at 4A Grassmere Street, Papanui.

Careful consideration has been taken to provide you with an appraisal for your property in today's market conditions. The range below is an indicator of what the sliding scale is for potential rental rate based on highs and lows of the demand.

To establish a rental market value, I have carefully considered the premises, size, location, along with current market conditions and similar properties currently being rented.

Should you have any questions relating to the information contained within this appraisal, please do not hesitate to contact me on the details below.

I am happy to spend some time with you to discuss the steps involved with renting your property. I look forward to working with you to achieve your goals.

Yours Sincerely,

Vanessa Sumpter  
Principal & General Manager  
QUINOVIC CASHMERE  
Office 3, 140 Colombo Street, Sydenham  
Christchurch 8023

# Your Property

## 4A GRASSMERE STREET, PAPANUI, CHRISTCHURCH,

2  1  1  -  110m<sup>2</sup> 



## Your Property History

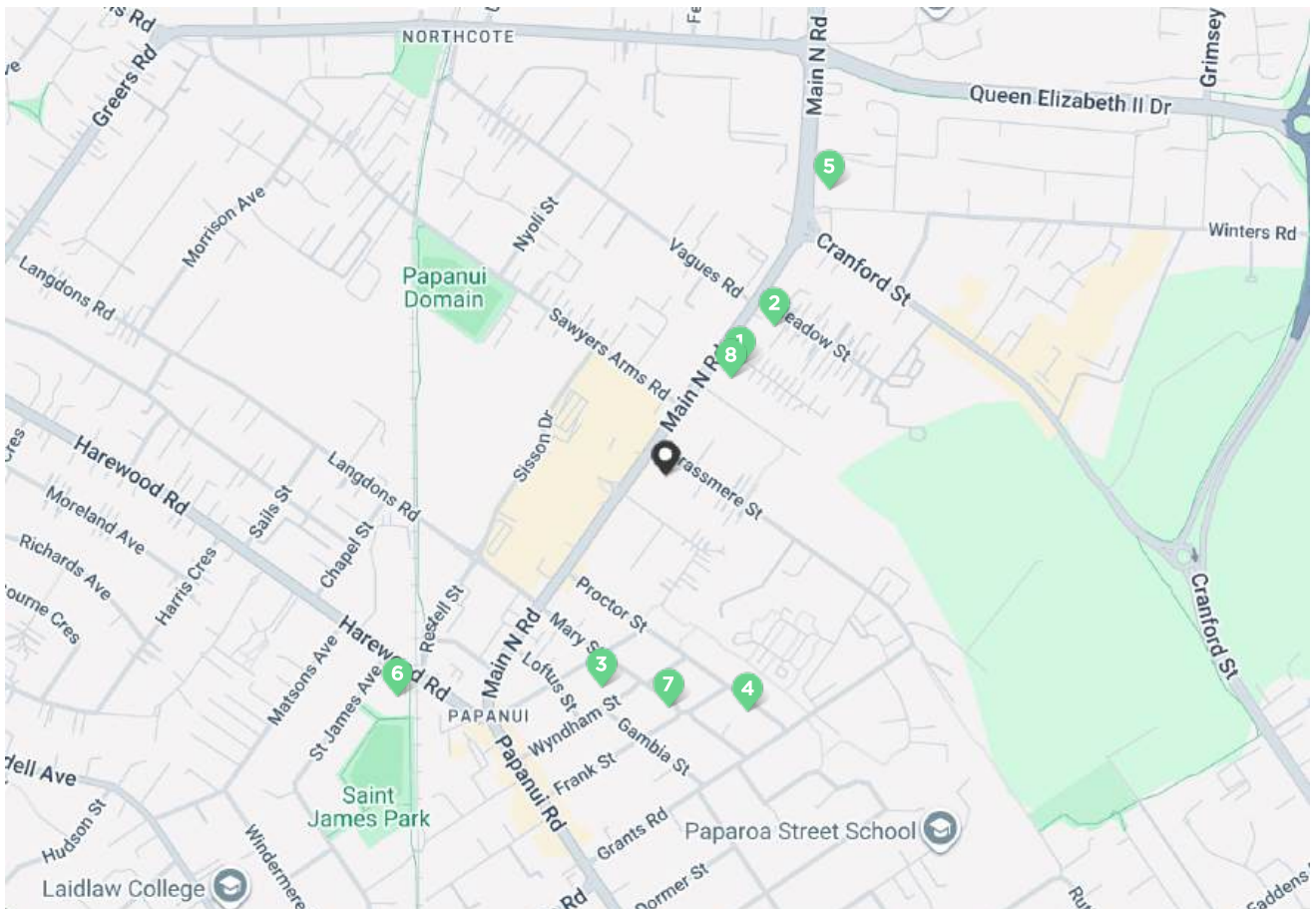
- 22 Sep, 2021 - Sold for \$520,000
- 14 Sep, 2021 - Listed for sale as Not Disclosed
- 7 Feb, 2017 - Sold for \$360,000
- 6 Feb, 2017 - Listed for sale at \$339,000
- 6 May, 1994 - Sold for \$126,000
- 6 Nov, 1991 - Sold for \$125,000



### Introducing Vanessa Sumpter

Vanessa brings a wealth of experience in hospitality, real estate and operational leadership to her role as Principal & General Manager of Quinovic Cashmere. From revitalising underperforming properties to launching new developments, her leadership consistently delivers elevated customer experiences, improved operational performance and long-term value for stakeholders. Vanessa's core strength lies in her ability to combine commercial acumen with a deeply human approach to leadership.

# Comps Map: Rentals








				
1 1/6 APOLLO PLACE, PAPANUI, CHRISTCHURCH, 8052	2	1	1	\$485
2 1/8B MEADOW STREET, PAPANUI, CHRISTCHURCH, 8052	2	1	1	\$520
3 1/39 WYNDHAM STREET, PAPANUI, CHRISTCHURCH, 8053	2	1	1	\$520
4 1/15 PROCTOR STREET, PAPANUI, CHRISTCHURCH, 8053	2	1	1	\$520
5 1/3 WINTERS ROAD, REDWOOD, CHRISTCHURCH, 8051	2	1	1	\$530
6 12/27 HAREWOOD ROAD, PAPANUI, CHRISTCHURCH, 8053	2	1	1	\$500
7 1/29 MARY STREET, PAPANUI, CHRISTCHURCH, 8053	2	1	1	\$550
8 6/3 SHEARER AVENUE, PAPANUI, CHRISTCHURCH, 8052	2	1	1	\$540

\* This data point was edited by the author of this CMA and has not been verified by Cotality

# Comparable Rentals






## 1 1/6 APOLLO PLACE, PAPANUI, CHRISTCHURCH, 8052



 2  1  1  -  120m<sup>2</sup>  
 Age 1970 DOM 2 days Capital Value \$495,000  
 Listing Date 04-Jan-26 Distance 0.27km CV Date 01-Aug-22  
 Listing Price \$485/week






## 2 1/8B MEADOW STREET, PAPANUI, CHRISTCHURCH, 8052



 2  1  1  -  90m<sup>2</sup>  
 Age 1970 DOM 7 days Capital Value \$455,000  
 Listing Date 31-Oct-25 Distance 0.38km CV Date 01-Aug-22  
 Listing Price \$520/week






## 3 1/39 WYNDHAM STREET, PAPANUI, CHRISTCHURCH, 8053



 2  1  1  -  90m<sup>2</sup>  
 Age 1970 DOM 1967 days Capital Value \$465,000  
 Listing Date 25-Jun-20 Distance 0.46km CV Date 01-Aug-22  
 Listing Price \$520/week






## 4 1/15 PROCTOR STREET, PAPANUI, CHRISTCHURCH, 8053



 2  1  1  -  100m<sup>2</sup>  
 Age 1990 DOM 228 days Capital Value \$590,000  
 Listing Date 03-Jun-25 Distance 0.52km CV Date 01-Aug-22  
 Listing Price \$520/week

## 5 1/3 WINTERS ROAD, REDWOOD, CHRISTCHURCH, 8051








 2  1  1  -  100m<sup>2</sup>  
 Age 1980 DOM 7 days Capital Value \$460,000  
 Listing Date 23-Oct-25 Distance 0.68km CV Date 01-Aug-22  
 Listing Price \$530/week

DOM = Days on market \* This data point was edited by the author of this CMA and has not been verified by Cotality

# Comparable Rentals






6 12/27 HAREWOOD ROAD, PAPANUI, CHRISTCHURCH, 8053



 2  1  1  -  73m<sup>2</sup>  
 Age 2024 DOM 2 days Capital Value \$620,000  
 Listing Date 14-Oct-25 Distance 0.72km CV Date 01-Aug-22  
 Listing Price \$500/week






7 1/29 MARY STREET, PAPANUI, CHRISTCHURCH, 8053



 2  1  1  -  90m<sup>2</sup>  
 Age 1970 DOM 21 days Capital Value \$530,000  
 Listing Date 04-Feb-26 Distance 0.48km CV Date 01-Aug-22  
 Listing Price \$550/week

8 6/3 SHEARER AVENUE, PAPANUI, CHRISTCHURCH, 8052

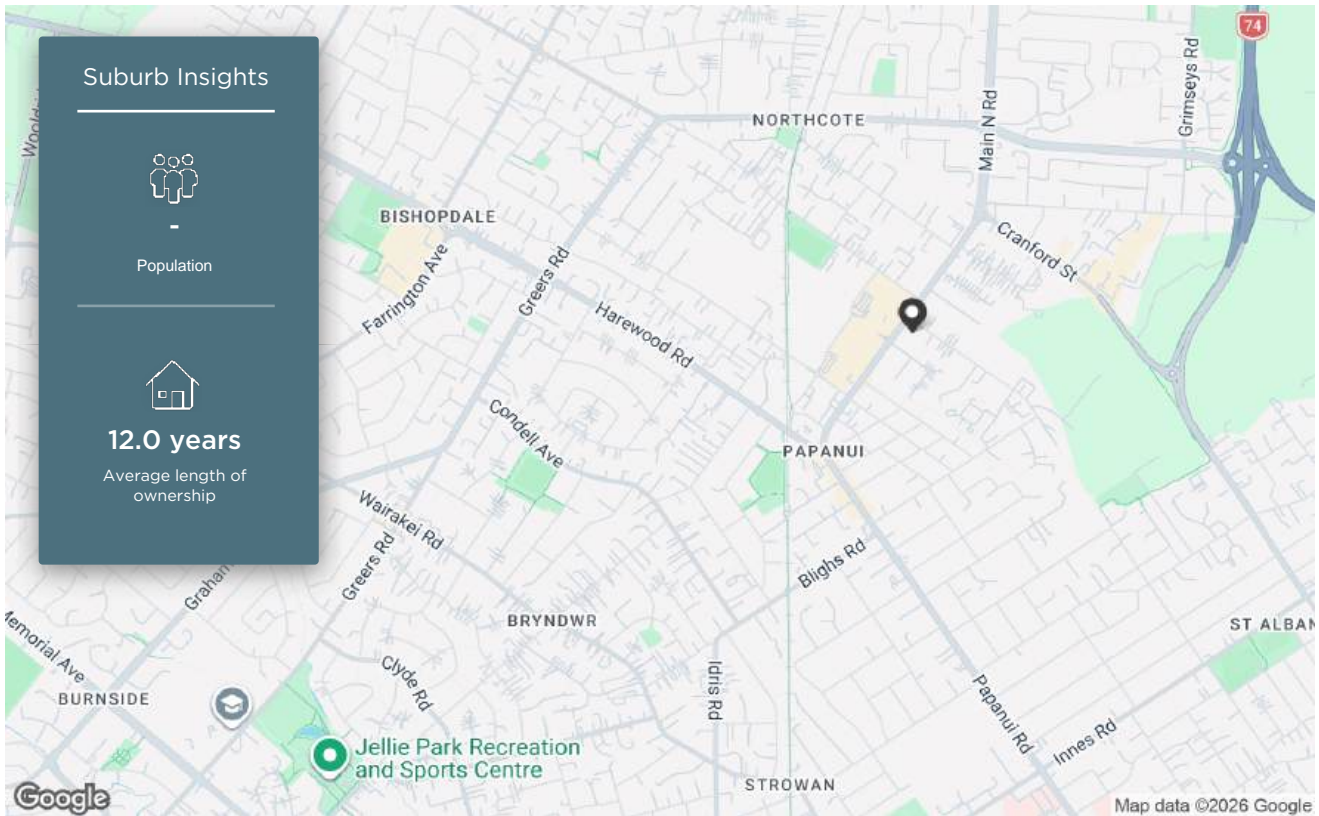


 2  1  1  92m<sup>2</sup>  77m<sup>2</sup>  
 Age 2022 DOM 7 days Capital Value \$620,000  
 Listing Date 30-Oct-25 Distance 0.24km CV Date 01-Aug-22  
 Listing Price \$540/week

DOM = Days on market \* This data point was edited by the author of this CMA and has not been verified by Cotality

# Papanui

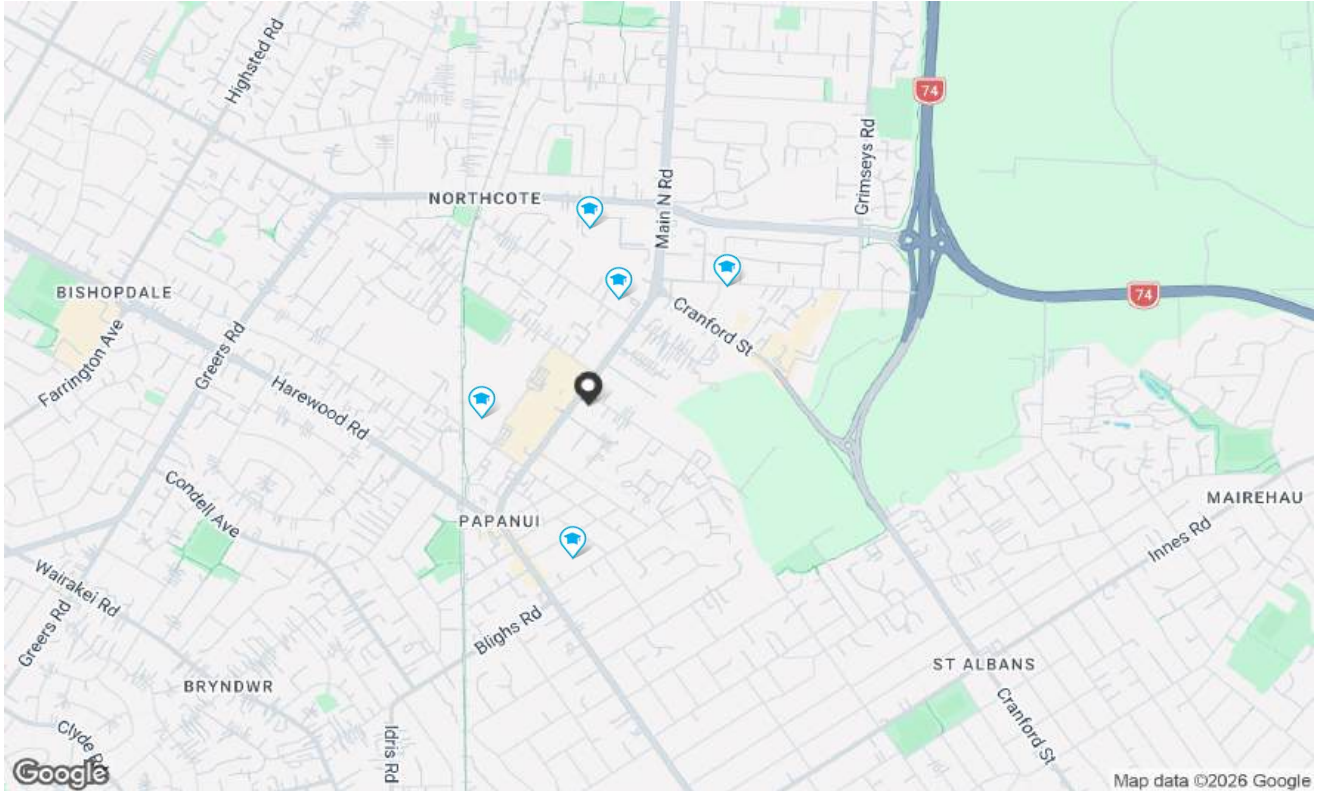
## Demographic








The size of Papanui is approximately 3 square kilometres. The population of Papanui in 2006 was 5,892 people. By 2013 the population was 7,146 showing a population growth of 21.3% in the area during that time. The predominant age group in Papanui is 65+ years. In general, people in Papanui work in a professional occupation. Currently the median sales price of houses in the area is \$722,000.

HOUSEHOLD STRUCTURE		OCCUPATION		HOUSEHOLD INCOME		AGE	
TYPE	%	TYPE	%	TYPE	%	TYPE	%
One Family	61.4	Agricultural and Fishery	1.5	-20K	4.5	0-9	12.8
Two Families	2.2	Clerical	10.0	20-30K	8.2	10-19	11.3
Three+ Families	0.0	Elementary	10.1	30-50K	14.6	20-29	11.6
Lone Occupant	32.4	Legislators, Admin and Managers	14.9	50-70K	12.9	30-39	12.1
Share Accommodation	4.4	Plant and Machinery Operator	5.8	70-100K	20.3	40-49	13.1
Other	0.9	Professional	19.4	100K+	29.1	50-59	11.2
		Service and Sales	14.3			60-64	4.2
		Technicians	14.3			65+	23.9
		Trades	8.9				

# Local Schools



SCHOOL	DISTANCE	SCHOOL TYPE	SECTOR	YEARS
 Papanui High School	0.43km	Secondary	-	9-13
 St Joseph's School (Papanui)	0.48km	Full Primary	-	1-8
 Christchurch Adventist School	0.68km	Composite	-	1-13
 Marian College	0.78km	Secondary	-	9-13
 Papanui Primary School	0.78km	Contributing	-	1-6



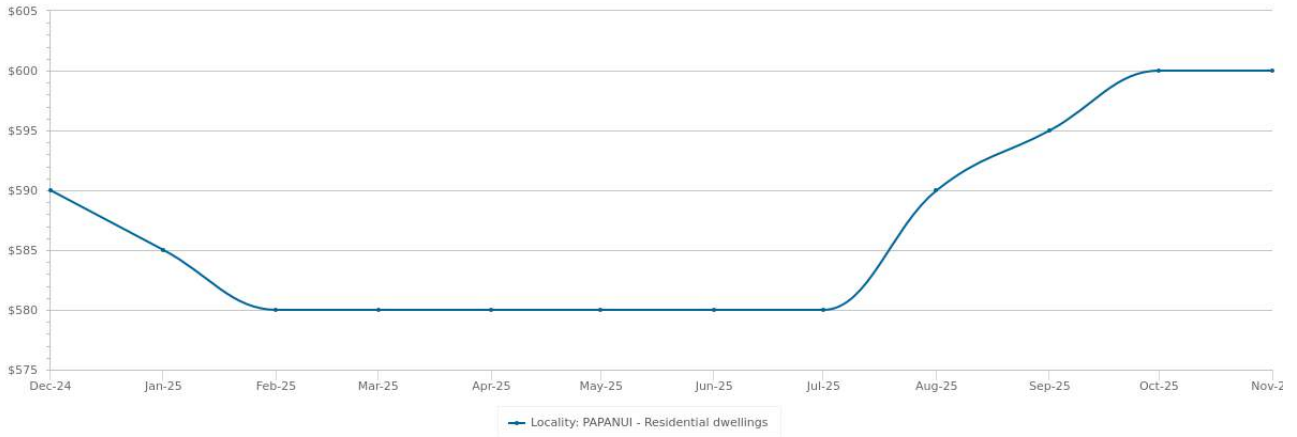
Property is within school catchment area



Property is outside school catchment area

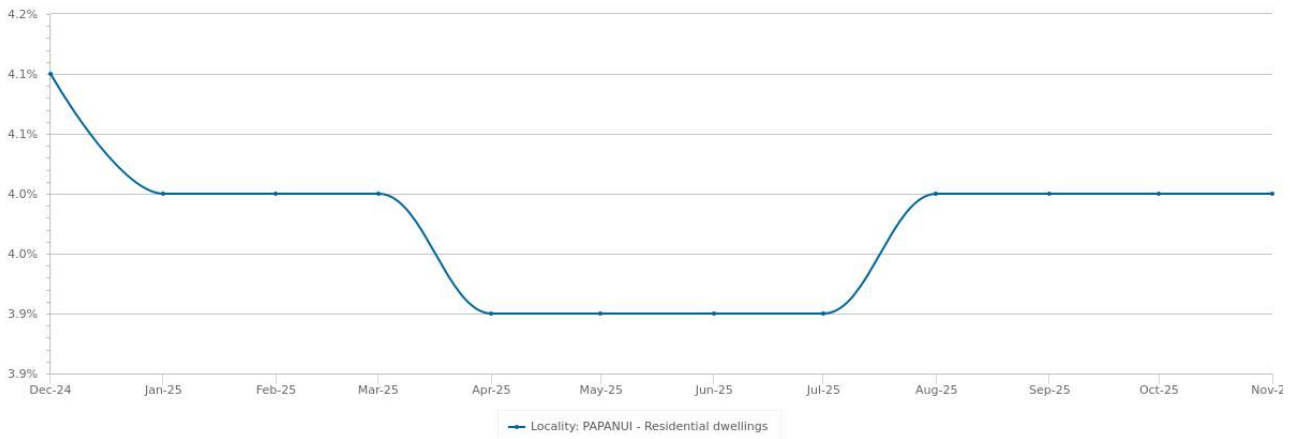
# Recent Market Trends

Median Asking Rent - 12 months



Statistics are calculated over a rolling 3 month period

Gross Rental Yield - 12 months

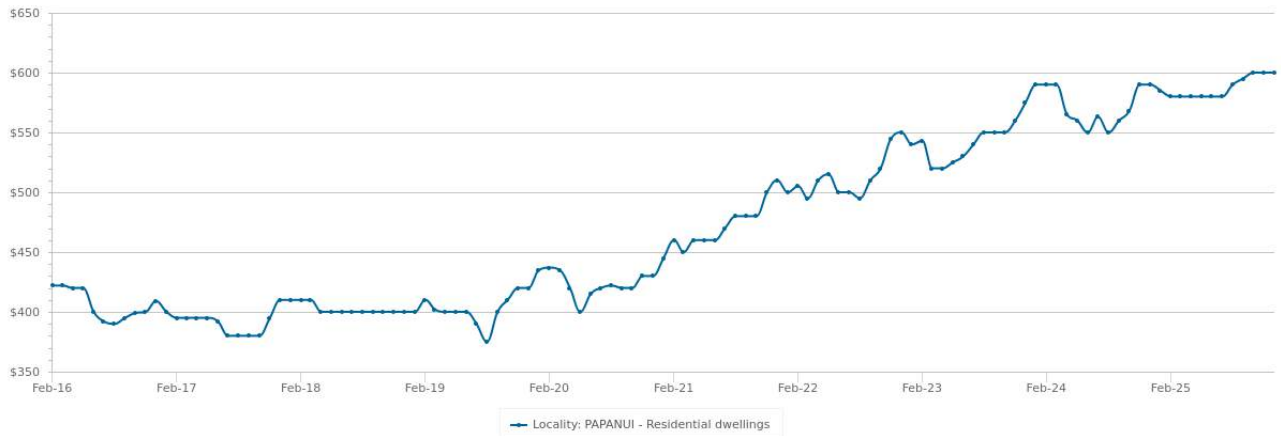


Statistics are calculated at the end of the displayed month

PERIOD	ASKING RENT	CHANGE	GROSS RENTAL YIELD	RENTAL OBSERVATIONS
Nov 2025	\$600	0.0%	4%	126
Oct 2025	\$600	0.8% ▲	4%	126
Sep 2025	\$595	0.8% ▲	4%	117
Aug 2025	\$590	1.7% ▲	4%	99
Jul 2025	\$580	0.0%	3.9%	111
Jun 2025	\$580	0.0%	3.9%	117
May 2025	\$580	0.0%	3.9%	120
Apr 2025	\$580	0.0%	3.9%	105
Mar 2025	\$580	0.0%	4%	111
Feb 2025	\$580	-0.9% ▼	4%	117
Jan 2025	\$585	-0.8% ▼	4%	129
Dec 2024	\$590	0.0%	4.1%	135

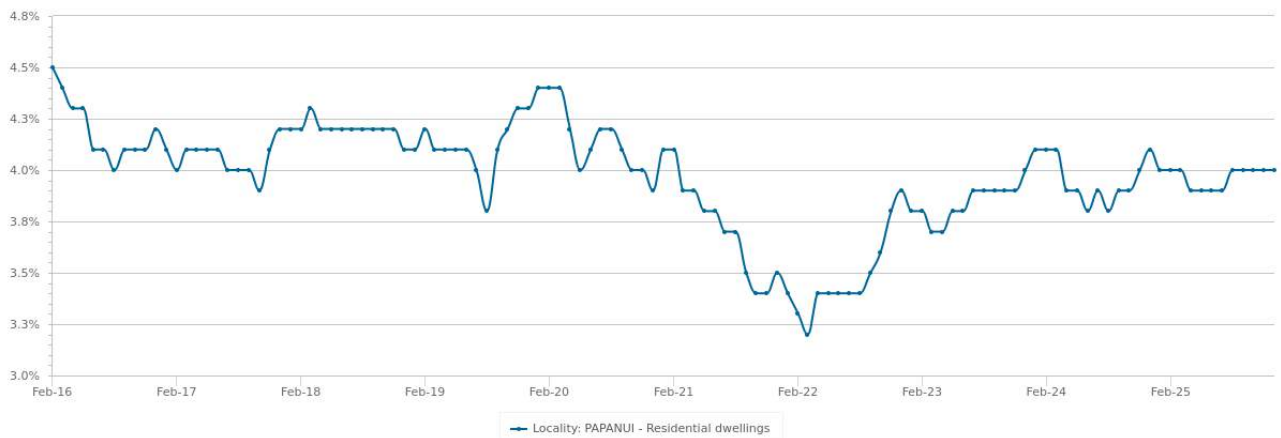
# Long Term Market Trends

Median Asking Rent - 10 years



Statistics are calculated over a rolling 3 month period

Gross Rental Yield - 10 years



Statistics are calculated at the end of the displayed month

PERIOD	ASKING RENT	CHANGE	GROSS RENTAL YIELD	RENTAL OBSERVATIONS
2025	\$600	1.7% ▲	4%	126
2024	\$590	2.6% ▲	4.1%	135
2023	\$575	4.5% ▲	4%	126
2022	\$550	7.8% ▲	3.9%	111
2021	\$510	18.6% ▲	3.5%	138
2020	\$430	2.4% ▲	3.9%	111
2019	\$420	5.0% ▲	4.3%	92
2018	\$400	-2.4% ▼	4.1%	123
2017	\$410	0.2% ▲	4.2%	131
2016	\$409	-	4.2%	106

# Summary

**4A GRASSMERE STREET, PAPANUI, CHRISTCHURCH,**



## Appraisal Range

\$480-\$520

## Notes from your agent

## Disclaimer

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# Buying or selling your property?

**REA**  
REAL ESTATE AUTHORITY  
TE MANA PAPAWHENUA

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New Zealand Residential Property  
Sale and Purchase Agreement Guide





## This guide tells you...

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what a sale and purchase agreement is

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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](https://www.rea.govt.nz) and [settled.govt.nz](https://www.settled.govt.nz).

The New Zealand Residential Property Agency Agreement Guide is also available on [settled.govt.nz](https://www.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](https://www.rea.govt.nz).

# Key things to know about sale and purchase agreements

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- 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

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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

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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

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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](mailto:info@rea.govt.nz) or visit us online at [rea.govt.nz](http://rea.govt.nz)

## About settled.govt.nz

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### 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](http://settled.govt.nz) or email [info@settled.govt.nz](mailto:info@settled.govt.nz)



# About the Real Estate Authority – Te Mana Papawhenua (REA)

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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.

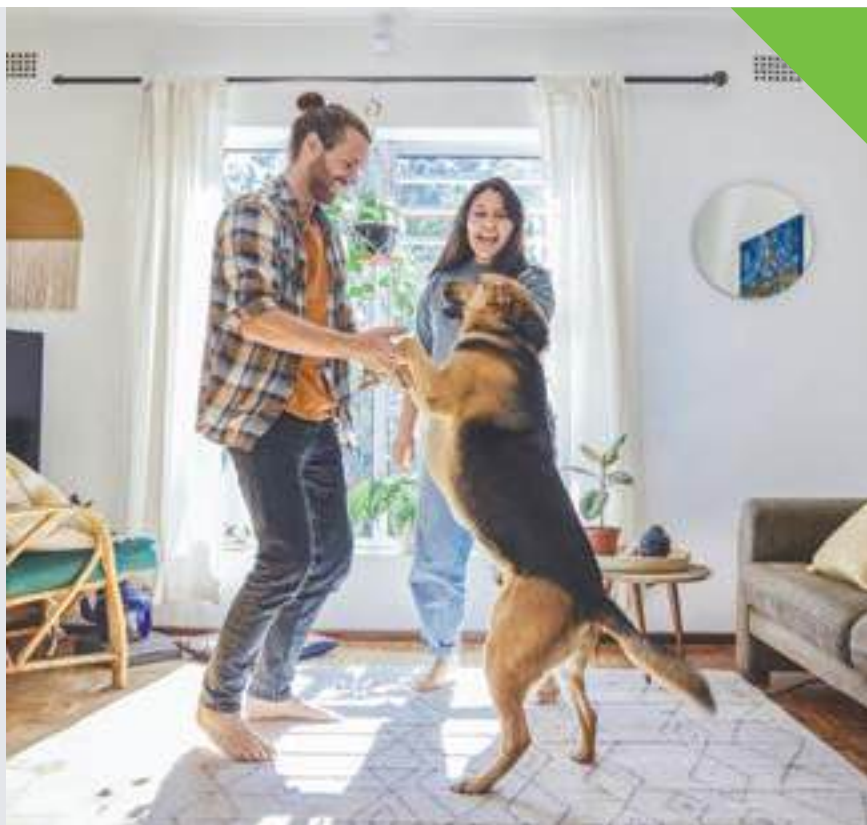
- We provide independent information for people who are buying and selling property through our [settled.govt.nz](https://settled.govt.nz) website.
- We provide guidance for real estate professionals and oversee a complaints process.
- We license people and companies working in the real estate industry.

- 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](https://rea.govt.nz), call us on **0800 367 7322** or email us at [info@rea.govt.nz](mailto:info@rea.govt.nz)



Approved under section 133 of the Real Estate Agents Act 2008. Effective from 14 October 2022.