



80 Tankerville Road Hoon Hay

Damian Dellabarca

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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.



Smart Family Living Starts Here

Welcome to a home where comfort, convenience, and family living come together beautifully.

Set on a freehold, manicured section, this well-presented 3-bedroom home is ideal for families looking for space to grow and room to relax. A family bathroom with a separate toilet adds everyday practicality, making busy mornings that little bit easier.

The open-plan dining and living area creates a warm, inviting hub for everyday life, enhanced by year-round comfort with double glazing, a heat pump, a newly installed log burner (consented), and a full-house water filtration system. Step outside to the sun-drenched deck, perfect for morning coffee or quiet relaxation, or enjoy the separate pergola and BBQ area, ideal for outdoor entertaining with family and friends.

This property also offers excellent outdoor storage and workspace options, including a wood shed for firewood and another shed with power, perfect for hobbies or a workshop. The double garage offers more than just parking, featuring a dedicated entertainment nook with a built-in bar, perfect for hobbies, games, or social gatherings. A flexible bonus that adds real lifestyle appeal.

Location is key, and this home delivers. Just minutes from Spreydon Primary School and within easy reach of Hoon Hay Park, school runs, weekend outings, and family activities are all effortlessly close at hand.

Don't miss this opportunity to secure a family-friendly home in a sought-after location. Deadline closes at 2pm, 13 Feb (unless sold prior). Work-in welcome.

Land Area: 708m²

Floor Area: 109m²

View Online:

<https://changeagents.co.nz/property/smart-family-living-starts-here/>

Open Homes:

Contact Damian or Debbie for viewing times

Damian Dellabarca

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Vendor Transparency Document

Address: 80 Tankerville Street, Hoon Hay, Christchurch

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 _____

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

Laundry bench & tub
New toilet
Replace ceiling in bathroom

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

Vendor: Sign: D. Bainton Print Name: Daina Bainton Date: 15/12/25

Vendor: Sign: Daniel Bainton Print Name: Daniel Bainton Date: 15/12/25

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.



EQC Information Christchurch

Address: 80 Tankerville Street, Hoon Hay, Christchurch

EQC INFORMATION

1. Is the property built after the 2011 earthquake? ☒ No ☐ Yes - Rebuild ☐ Yes - Newbuild (If yes, skip to Land Claim)
2. a) Did you own the property prior to the earthquakes? ☐ Yes ☒ No
b) Did you receive the transfer of EQC and/or Insurance Claim benefits? ☒ Yes ☐ No
3. Did you receive a Deed of Assignment? ☒ Yes ☐ No
4. Was the property purchased "As is, where is"? (No assignment of EQC claims and/or Insurance benefits) ☐ Yes ☒ No
5. Is the property being sold "As is, where is"? ☐ Yes ☒ No

☐ No Claims (Skip table below)

☐ Claims (Complete table below)

	Completed by owner	Completed Managed Repair	Completed by Previous Owner	Outstanding Works	Cash Payment
CLM 2010/012458	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
CLM 2011/090260	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
CLM 2012/036479	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
CLM /	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
CLM /	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Did you lodge the claim/s as the owner of the property or was it assigned to you?

☐ Owner

☐ Assigned to us

6. Is full documentation provided?

☐ Yes

☐ No

7. If there were any Cash Payments/Outstanding Repairs, what do you intend to do?

☐ Transfer the money

☐ Complete the repairs

LAND CLAIM INFORMATION (EQC)

1. Has there been a land claim? (If no go to Insurance)

☐ Yes ☐ No

2. IF YES What is the claim for?

3. Have you received a land claim settlement?

☐ Yes ☐ No

4. Has the Land Remediation (including retaining walls if applicable) been completed?

☐ Yes ☐ No

5. Has EQC identified the land as subject to Increased Liquefaction Vulnerability? (ILV)

☐ Yes ☐ No

6. Has EQC Identified the land as subject to Increased Flooding Vulnerability (IFV)

☐ Yes ☐ No



EQC Information Christchurch

INSURANCE INFORMATION

1. Which company is your Dwelling insurance with? Tower Insurance
2. What is your Policy Number? P00001421215
3. Have you lodged a claim/or had a claim assigned to you? (If no, go to next section) ☐ Yes ☒ No
4. What is the insurance claim number(s)? _____
5. What is the claim(s) for? _____
6. Have the repairs been completed? ☐ Yes ☐ No
7. Have you been paid out by your insurance company for any incomplete repairs? ☐ Yes ☐ No
- Amount of payment(s) \$ _____
8. If there were any Cash Payments/Outstanding Repairs, what do you intend to do? ☐ Transfer the money ☐ Complete the repairs

Any other information provided by the Vendor or Licensee related to EQC & Insurance Claims

N/A

VENDOR DECLARATION

I/We declare that to the best of our knowledge, the information provided is true and correct. I/We give permission for any potential purchaser to contact our Insurance Company with our policy number in order to arrange their own insurance on the property.

Vendor: Sign: Danna Banton Print Name: Danna Banton Date: 15/12/25
Vendor: Sign: Daniel Banton Print Name: Daniel Banton Date: 18/12/25
Vendor: Sign: _____ Print Name: _____ Date: _____

IMPORTANT NOTE FOR PURCHASERS: Any Consents and Compliance Certificates or Reports, EQC Files & Insurance Information 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 instrumentcannot 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 prodecure





RECORD OF TITLE
UNDER LAND TRANSFER ACT 2017
FREEHOLD
Search Copy




R.W. Muir
Registrar-General
of Land

Identifier **CB821/26**
Land Registration District **Canterbury**
Date Issued 10 December 1959

Prior References
CB741/38

Estate Fee Simple
Area 708 square metres more or less
Legal Description Lot 4 Deposited Plan 19253
Registered Owners
Daniel Anthony Bainton and Daina Kathleen Bainton

Interests
11284197.3 Mortgage to Kiwibank Limited - 19.11.2018 at 4:09 pm

Search Copy Dated 21/01/26 11:54 am, Page 2 of 2
Register Only

In-house complaints & disputes resolution procedures

In accordance with Rule 12 Real Estate Agents Act (Professional Conduct and Client Care Rules) 2012

“Our goal at The Network is to give you such a high level of service that the idea of complaints and disputes won't even cross your mind. Of course no-one can be perfect so should you wish to make a complaint, our aim is to provide a better outcome through our in-house procedures than either party could ever achieve using mediation.”

Introduction

All licensed real estate agents are required to have a written in - house complaints and dispute resolution procedure. Our procedure is set out below.

You do not have to use our complaints and resolution procedure. You may make a complaint directly to the Real Estate Agents Authority at any time. You can make a complaint to the Real Estate Agents Authority even if you choose to also use our procedures.

In-house Complaints and Dispute Resolution Procedures

Our complaints and dispute resolution procedures are designed to provide a simple and personalised process for resolving any complaint you might have about the service you have received from our agency.

STEP 1: Call us and speak to the manager. [Ben Dellabarca – (021534334, ben@thenetwork.co.nz)] Tell the manager who you are complaining about and what your concerns are. Let the manager know what you would like done about your complaint.

STEP 2: The manager may ask you to put your complaint in writing so that he or she can investigate it. The manager will need a brief period of time to talk to the team members involved. We promise to come back to you within 10 working days with a response to your complaint. That response may be in writing. As part of that response we might ask you to meet with members of our team to discuss the complaint and try to agree a resolution.

STEP 3: If we are unable to come to an agreed resolution after a meeting, or if you don't wish to meet with us, then we will provide you with a written proposal to resolve your complaint.

STEP 4: If you do not accept our proposal, please try and advise us in writing within five working days. You can, of course, suggest another way of resolving your complaint.

STEP 5: If we accept your preferred resolution, we will attempt to implement that resolution as soon as possible. If we decline your preferred resolution, we may invite you to mediate the dispute.

STEP 6: If we agree to mediate the complaint but don't settle the complaint at mediation, or we do not agree to mediate the dispute, then that will be the end of our process.

Remember: You can still make a complaint to the Real Estate Agents Authority in the first instance and, even if you use these procedures, you can still make a complaint to the Real Estate Agents Authority at any time.

The Real Estate Agents Authority
c/ - PO Box 25 - 371
Wellington 6146
New Zealand

Phone 0800 for REAA or 0800 367 7322



Property Information

Property address	80 TANKERVILLE ROAD, HOON HAY, CHRISTCHURCH
Legal description	Lot 4 DP 19253
Property area (hectares)	0.0708
Valuation number	22980 06200

Latest rating valuation

Note: This is based on market conditions as at 1 August 2022.

If your valuation is adjusted mid-year, this may not adjust your rates until the following 1 July. The next city-wide revaluation will be applied from 1 July 2026.

Land value	\$370,000
+ Value of improvements	\$290,000

= Capital value	\$660,000
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Rates information

Rate account number	73004570
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Current rating year	2025/2026
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Current year rates instalments	Instalment 1: \$1,010.72 Instalment 2: \$1,010.72 Instalment 3: \$1,010.72 Instalment 4: \$1,011.01
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Current year's rates	\$4,043.17
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Up-to-date valuations: Amended valuations, as a result of new improvements to a property or settled objections, may not show on our website for up to 3 weeks.

Christchurch Property Inspections Report

80 Tankerville Road,
Hoon Hay



Christchurch Property Inspections
145 Blenheim Road,
Riccarton
Christchurch 8042
Ph: 0800 652 123
M: 021 310071
E: office@christchurchpropertyinspections.co.nz
W: www.christchurchpropertyinspections.co.nz

Inspection Date

16/10/2025

Pre-Sale Visual Non-Invasive Property Inspection

IMPORTANT NOTE/DISCLAIMER: The comments, observations and recommendations throughout this report are the professional opinions of the inspector determined by his own abilities and experience in the building industry and the visual impressions/what he is able to see at the time of the inspection.

Client	Raina Bainton
Inspection Date	1.30pm Thursday 16 October 2025
Weather Conditions	Overcast 14 degrees
Property Designation	Please see CERA website at http://cera.govt.nz/my-property/ for information on the land classification of this property



Certificate of Inspection

Client	Daina Bainton
Site	80 Tankerville Road, Hoon Hay
Inspector	Dave Claude
Company	Christchurch Property Inspections
Qualifications	Licensed and qualified builder. LBP No: 115978 Master Inspector MIANZ Reg. 2324090647CH

The following areas of property were inspected:

Site	Yes	Roof exterior	Yes
Subfloor	Yes approx. 50% viewed from manhole	Interior	Yes
Roofspace	Yes approx. 50% viewed from manhole	Services	Yes
Exterior	Yes	Accessory unit, ancillary space & buildings	Yes

Any limitations to the coverage of the inspection are detailed in the written report.

I hereby certify that I have carried out the inspection of the property site at the above address taking into account aspects of NZS 4306:2005 Residential Property Inspection – and I am competent to undertake this inspection.

Signed: 

Dave Claude
Licensed and qualified builder | LBP No: 115978 | Master Inspector MIANZ Reg. 2324090647CH

An inspection carried out with reference to aspects of NZS 4306:2005 is not a statement that the property complies with the requirement of any Act, regulation, or bylaw, nor is the report a warranty against any problems developing after the date of the property report. Refer to NZS 4306:2005 for full details. A signed copy of this certificate is held on file.

THE PROPERTY

Site	Flat urban site with street frontage to the east.	Photo
Dwelling	This is a single-storey 3-bedroom, 1 bathroom home. Summerhill stone veneer over timber frame, timber subfloor sitting on vented concrete ring foundation. Painted corrugated steel roofing.	
Garage	Detached double with covered deck attached.	
Driveway	Concrete. In sound usable condition for age.	
Garden	Established trees and shrubs. Note: It is important with this type of cladding to keep gardens clear from the base of the wall cladding.	
Lawn	Established grass.	
Letterbox	Generally in sound condition for age.	
Boundary Fence	Fences on all boundaries. Generally in sound condition for age.	
Paths/Patios/Decks	Concrete paths to front and back doors. Generally in sound condition for age. Deck due for recoating.	

EXTERIOR

Cladding	<p>Summerhill stone veneer appears generally sound with no significant visible cracking or movement.</p> <p>Note:</p> <p>(No watertightness or weathertightness tests are carried out during visual, non-invasive inspections of this kind so all comments regarding these issues are on the basis of observation only.)</p> <p>For a comprehensive invasive investigation a weathertightness expert will be required to inspect and advise on the claddings condition and maintenance requirements.</p>	Photo 24
Foundation	Vented concrete ring foundation, appears generally sound with no visible significant cracking or movement.	
Subfloor	<p>Concrete piles supporting timber bearers, joists, and timber floor boards.</p> <p>Note: Due to current NZ legislation (Health & Safety at Work Act 2015) in regard to working alone and in confined spaces – we will only provide a very limited visual inspection of the subfloor area that can be seen from the manhole location (within a 2m radius). If you have any concerns about the quality of the subfloor we strongly recommend engaging a qualified re-levelling contractor to provide you with a specialist subfloor inspection report or to commission a critter crawler inspection of the entire subfloor (Contact our office to arrange this).</p>	9, 20
Soffits	Painted fibrous cement board. Generally sound, typical for age.	
Painting	<p>Generally sound, typical for age.</p> <p>Note: Regular painting as mentioned will help maintain the cladding in a good condition.</p>	25
Fascia	Painted timber. Generally sound, typical for age.	

Downpipes, G/T & Stormwater	<p>PVC downpipes fall to earthenware storm water risers, appear sound usable condition. Gully traps clear.</p> <p>No guarantees can be given as to the state of the underground piping due in part to the ongoing nature of seismic activity in the Canterbury region. No pipework tests were undertaken during this inspection.</p> <p>Sewer vent pipe corroded</p>	23
Guttering	<p>PVC. Generally sound, typical for age.</p> <p>Note: It is important to maintain clean guttering to eliminate blockages that may cause moisture ingress into the wall framing.</p>	
Roofing	<p>Painted steel roofing with lead head nail fixings. Generally sound, typical for age.</p> <p>This type of roofing will need to be checked occasionally as part of routine maintenance.</p> <p>Note: Lead head nails are old and no longer perform well, these may require replacement in the future.</p> <p>Restrictions: Due to current NZ Health & Safety at Work Act 2015 in regard to working alone and at height: We will provide only a very limited visual inspection of the exterior roofing which can be seen from a ladder (3.6m) at several locations around the building. If you have concerns about the quality of the roof cladding or roof structure, we recommend further investigation by a qualified roofing professional.</p> <p>(No watertightness or weathertightness tests are carried out during visual, non-invasive inspections of this kind so all comments regarding these issues are on the basis of observation only. Furthermore for health and safety reasons (as specified above) the inspector does not walk on the roof and all comments are based on the limitations of line-of-sight observations made from laddertop positions or in the case of two or more storey buildings from scaffolding, if present, or from vantage points either on the ground or inside the building).</p>	5, 6
Windows	Aluminium double glazed. Generally sound, typical for age.	

INTERIOR

Floor Levels	<p>Spot checked throughout using a Bosch GLL 3-80 mini laser. Findings below.</p> <p>26mm variation over 10m well within guidelines below.</p> <p>MBIE GUIDELINES: 1. The floor slope between two points greater than 2m apart is less than 0.5% (1:200)</p> <p>Floor levels are spot checked using a Bosch GLL 3-80 mini laser. This is not a comprehensive floor level survey and is not designed to replace an engineer's assessment. These measurements are to be treated as indicative readings only. Floors are spot checked at different areas of the house. If a more in depth survey is required, a zip level survey should be commissioned to capture the exact floor level condition.</p>	Photo 13
Insulation Ceiling	<p>Insulfluff 80mm thick. Generally sound, typical for age.</p> <p>Would benefit from installing substantial layer of modern insulation.</p>	8
Insulation Floors	<p>Sisalation foil insulation was viewed in the sub floor; this insulation no longer meets today's requirement and is also a known electrical hazard.</p> <p>No moisture barrier installed. Quite damp.</p>	10
Roof Structure	<p>Steel roofing over building paper, timber purlins and timber rafters. Generally sound, typical for age. No significant rot or borer visible.</p> <p>NB: Due to current NZ legislation (Health & Safety at Work Act 2015) – in regard to working alone and in confined spaces; we will only provide a very limited visual inspection of the roof cavity which can be seen from a ladder at the manhole location (within a 2m radius) and/or any safe attic access space available. If you have any concerns about the quality of the structure, insulation or pest infestation we recommend further investigation by a qualified roofing/insulation/pest contractor to provide you with a specialist report.</p>	7
Moisture Tests See note below	<p>Multiple moisture readings were taken in each room and on window sills. The readings give an overall indication of the moisture levels in the house but do not mean that there may not be areas with high moisture levels. Whilst every effort is made to detect moisture problems it is not possible to check every square metre of the interior wall space during inspection.</p>	14-19

Moisture Testing
The tester used is a Trotec T660 Moisture Tester.
This meter measures the moisture content of wood from up to 40mm deep. On this particular meter readings between 0 and 40 are considered dry. Readings from 40 to 80 are considered marginal and 80 and above is high levels of possible moisture.
It is up to clients to arrange an invasive inspection if they consider it necessary which may require the removal of linings etc. to confirm, prove or disprove the actual situation.
Christchurch Property Inspections cannot prove dampness or wetness. This can only be done by directly and invasively checking which is not the purpose of our report.
All moisture testing is done with care and experience as to where and what should be checked.
The 'Trotec T660' is regarded as a reputable non-invasive moisture meter.

SERVICES

Hot Water	180L mains pressure electric hot water cylinder manufactured 2011 and located in the kitchen storage. Generally sound, typical for age. Untested. Seismic strapping is installed.	Photo 11
Electrical Services	A mixture of original fuses and mini circuit breakers on switchboard. (See switchboard photo) Power was on at time of inspection. Untested.	12
Plumbing Services	Some polybutylene pipework visible. No Dux Qest plumbing observed.	
Ventilation System	HRV. Control panel in hallway.	
Smoke Alarms	Installed within 3m of all bedrooms. Untested.	
Intruder Alarms	N/A.	

HALLWAY

Flooring	Carpet. Appears in good condition, typical for age.	Photo
Walls	Painted plasterboard. Generally sound, typical for age.	
Ceiling	Painted stipple. Generally sound, typical for age.	
Lighting	Fixed. Operational. Generally sound, typical for age.	
Doors	Paint finish. Operational. Generally sound, typical for age.	
Storage	Operational. Generally sound, typical for age.	
Architrave/ Skirting	Paint finish. Generally sound, typical for age.	
Heating	N/A.	
Moisture Levels	Tested low at time of inspection.	

LAUNDRY

Flooring	Vinyl. Appears in good condition, typical for age.	Photo
Walls	Painted plasterboard. Generally sound, typical for age.	
Ceiling	Painted plasterboard. Generally sound, typical for age.	
Lighting	Fixed. Operational. Generally sound, typical for age.	
Doors	Paint finish. Operational. Generally sound, typical for age.	
Windows	Aluminium double glazed. Operational. Generally sound, typical for age.	
Architrave	Paint finish. Generally sound, typical for age.	
Dryer Ducting	N/A.	
Laundry Tub	Stainless steel sink, steel base. Generally sound, typical for age.	
Storage	Operational. Generally sound, typical for age.	
Plumbing Fittings	PVC waste water pipe and braided water pipes have no visible leaking.	
Plumbing Fittings	Good pressure. Generally sound, typical for age.	
Moisture Levels	Tested low at time of inspection.	

KITCHEN/DINING

Benchtop	Formica. Generally sound, typical for age.	Photo
Cabinets	Laminate. Generally sound, typical for age.	
Sink & Waste	Stainless steel. Generally sound, typical for age.	
Plumbing Fittings	PVC waste water pipe and braided water pipes have no visible leaking.	
Plumbing Fittings	Good pressure. Generally sound, typical for age.	
Oven	Freestanding 600mm. Generally sound, typical for age. Untested. Check with vendors immediately prior to property settlement that all oven and hob functions are fully operational.	
Hob	Generally sound, typical for age. Untested.	
Range Hood	600mm extractor. Operational. Externally ducted. Generally sound, typical for age.	
Fridge Space	730mm x 1660mm.	
Windows	Aluminium double glazed. Operational. Generally sound, typical for age. Some architraves badly swollen from moisture but tested dry.	19
Doors	Paint finish. Operational. Generally sound, typical for age.	

Flooring	Vinyl planking and carpet in dining area. Appears in good condition, typical for age.	
Walls	Painted lining paper. Generally sound, typical for age.	
Ceilings	Painted pinex tiles. Generally sound, typical for age.	
Lighting	Pendant and fixed. Operational. Generally sound, typical for age.	
Architrave/ Skirting	Paint finish. Generally sound, typical for age.	
Storage	Operational. Generally sound, typical for age. HWC inside.	
Heating	Gree high wall heat pump and log burner. Generally sound, typical for age. Untested.	
Moisture Levels	Tested low at time of inspection.	

LIVING

Windows/ Slider	Aluminium double glazed. Operational. Generally sound, typical for age. Swollen window architrave.	Photo 19
Flooring	Carpet. Appears in good condition, typical for age.	
Walls	Painted lining paper and grooved panel. Generally sound, typical for age.	
Ceilings	Painted plasterboard. Generally sound, typical for age.	
Lighting	Fixed. Operational. Generally sound, typical for age.	
Architrave/ Skirting	Paint finish. Generally sound, typical for age.	
Heating	N/A.	
Moisture Levels	Tested low at time of inspection.	

COVERED DECK

Flooring	Timber decking. Appears in sound condition, typical for age.	Photo
Framing	Stained timber. Generally sound, typical for age.	
Roof	Clearlite. Generally sound, typical for age.	

BATHROOM

Shower	Shower enclosure with acrylic wall liner. Glass screen with safety glass. Good pressure. Generally sound, typical for age.	Photo
Vanity	Porcelain top and laminate cupboard and drawers. Operational and generally in sound condition for age.	
Bath	Acrylic. Generally sound, typical for age.	
Plumbing Fittings	PVC waste water pipe and braided water pipes have no visible leaking.	
Extractor	Operational. Externally ducted. Generally sound, typical for age.	
Flooring	Tiles. Appears in good condition, typical for age.	
Walls	Painted plasterboard and half high tiles. Generally sound, typical for age. Walls need painting due to new ceiling.	
Ceiling	New aqua line ceiling installation underway. Yet to be painted.	
Doors	Paint finish. Operational. Generally sound, typical for age.	
Windows	Aluminium double glazed. Operational. Generally sound, typical for age.	
Lighting	Downlights. Operational. Generally sound, typical for age.	

Heating	Heated towel rail. Generally sound, typical for age. Untested.	
Architrave	Paint finish. Generally sound, typical for age.	
Moisture Levels	Tested low at time of inspection.	

TOILET

Pan & Cistern	Porcelain. Dual flush. Operational. Generally sound, typical for age.	Photo
Flooring	Vinyl. Appears in good condition, typical for age.	
Walls	Painted plasterboard and half high tiles. Generally sound, typical for age.	
Ceilings	Painted plasterboard. Generally sound, typical for age.	
Door	Paint finish. Operational. Generally sound, typical for age.	
Windows	Aluminium double glazed. Operational. Generally sound, typical for age.	
Lighting	Fixed. Operational. Generally sound, typical for age.	
Architrave/ Skirting	Paint finish. Generally sound, typical for age.	
Moisture Levels	Tested low at time of inspection.	

BEDROOM 1 LAST RIGHT

Flooring	Carpet. Appears in good condition, typical for age.	Photo
Walls	Painted plasterboard. Generally sound, typical for age.	
Ceiling	Painted stipple. Generally sound, typical for age. Hairline crack along sheet join.	22
Lighting	Fixed. Operational. Generally sound, typical for age.	
Doors	Paint finish. Operational. Generally sound, typical for age.	
Windows	Aluminium double glazed. Operational. Generally sound, typical for age. Moisture damage reveal, repair needs finishing.	21
Wardrobe	Double slider. Built in. Operational. Generally sound, typical for age.	
Architrave/ Skirting	Paint finish. Generally sound, typical for age.	
Heating	N/A.	
Moisture Levels	Tested low at time of inspection.	

BEDROOM 2 BESIDE BATHROOM

Flooring	Carpet. Appears in good condition, typical for age.	Photo
Walls	Painted plasterboard. Generally sound, typical for age.	
Ceiling	Painted stipple. Generally sound, typical for age.	
Lighting	Fixed. Operational. Generally sound, typical for age.	
Doors	Paint finish. Operational. Generally sound, typical for age.	
Windows	Aluminium double glazed. Operational. Generally sound, typical for age. Moisture damage reveal, repair needs finishing.	21
Wardrobe	Double slider. Built in. Operational. Generally sound, typical for age.	
Architrave/ Skirting	Paint finish. Generally sound, typical for age.	
Heating	N/A.	
Moisture Levels	Tested low at time of inspection.	

BEDROOM 3 BESIDE LIVING

Flooring	Carpet. Appears in good condition, typical for age.	Photo
Walls	Painted plasterboard. Generally sound, typical for age.	
Ceiling	Painted stipple. Generally sound, typical for age.	
Lighting	Fixed. Operational. Generally sound, typical for age.	
Doors	Paint finish. Operational. Generally sound, typical for age.	
Windows	Aluminium double glazed. Operational. Generally sound, typical for age.	
Wardrobe	Double slider. Built in. Operational. Generally sound, typical for age.	
Architrave/ Skirting	Paint finish. Generally sound, typical for age.	
Heating	N/A.	
Moisture Levels	Tested low at time of inspection.	

GARAGE

Flooring	Concrete and loose laid vinyl.	Photo
Walls	Concrete block. Generally sound, typical for age.	
Cladding	Concrete block and timber gable end. Generally sound, typical for age.	26
Ceiling	Unlined, timber frame. Generally sound, typical for age.	
Roof	<p>Painted corrugate with lead head nail fixings. Generally sound, typical for age.</p> <p>This type of fixing will need to be occasionally checked for general maintenance purposes.</p> <p>Note: Lead head nails are old and no longer perform well, these may require replacement in the future.</p>	
Guttering	PVC. Generally sound, typical for age.	
Downpipes	PVC. Generally sound, typical for age.	
Side Door	Aluminium single glazed. Operational. Generally sound, typical for age.	
Windows	Aluminium and steel single glazed. Operational. Generally sound, typical for age.	
Garage Door	Coloured steel, sectional, auto opener. Generally sound, typical for age.	

Lighting	Fixed. Operational. Generally sound, typical for age.	
Louvre	Coloured steel. Generally sound, typical for age. Untested.	
Deck	Hardwood timber. Generally sound, typical for age.	

EQC SCOPE

General Comments	No significant EQ damage visible at time of inspection.
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General Comments and Conclusion

This house appears to be sound and well-built to the standard of the time. Floor is within MBIE guidelines in indicative areas measured. Only low-moderate moisture meter readings were recorded.

There are a few maintenance issues mentioned in report. With these taken care of and typical ongoing maintenance carried out, this house should remain a good building for years to come.

Please note that stipple can contain asbestos which becomes an issue only when working on it.

Due to the large number of different flooring options available that look the same once installed (vinyl, laminate, hybrid, composite etc), the inspector has used their best judgement to identify the flooring type, however we cannot guarantee it is not a similar product with the same visual characteristics. For confirmation of the exact type of flooring used, we recommend confirming with the agent or vendor.

NB: Image gallery below and the accompanying comments form an integral part of this report and must be viewed and read in conjunction with the rest of the report.

NB. This property was occupied and furnished at the time of inspection which did limit the visual inspection. Should there be an opportunity to undertake an inspection prior to settlement when the areas are clear of furniture and personal items we recommend you check for any maintenance or defects that may have been concealed at the time of this inspection.

For our full Terms and Conditions, please see below link to our website:

https://www.christchurchpropertyinspections.co.nz/files/ugd/aa7ca9_a43eb36c894748b3ba63d2a32c7f12bc.pdf

Dave Claude
Licensed and qualified builder
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Master Inspector MIANZ Reg. 2324090647CH
Property Inspector
Christchurch Property Inspections
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PHOTO GALLERY



1.North elevation



2.East elevation



3.South elevation



4.West elevation



5.Typical roof



6.Roof penetration



7. Roof structure



8. Ceiling insulation



9. Typical pile and subfloor moisture barrier



10. Subfloor insulation



11. 180L mains pressure HWC manufactured 2011



12. Switchboard



13. Floor levels checked with laser level



14. Typical low moisture reading below windows



15. Typical window reveal reading



16. Beside exterior doors



17. Beside toilet water supply



18. Beside shower



19. Low moisture on swollen architraves



20. Damp ground under house



21. An example of unfinished reveal repairs



22. Cosmetic ceiling crack in bedroom 1



23. Sewer vent pipe corroded



24. Hole from old toilet overflow pipe should be sealed



25. Deck due for recoating



26. Garage gable end due for painting

Important Note | Disclaimer

THE COMMENTS, OBSERVATIONS AND RECOMMENDATIONS THROUGHOUT THIS REPORT ARE THE PROFESSIONAL OPINIONS OF THE INSPECTOR DETERMINED BY HIS OWN ABILITIES AND EXPERIENCE IN THE BUILDING INDUSTRY AND THE VISUAL IMPRESSIONS/WHAT HE IS ABLE TO SEE AT THE TIME OF THE INSPECTION.

Please note: **This report is a non-invasive visual inspection report and not a structural report.** This report does not seek to address the structural integrity of the buildings on the property or provide authoritative advice on structural matters. If the commissioner of this report has concerns regarding the structural issues a separate report should be obtained from a professional structural engineer. The report is not intended as an all-encompassing Report dealing with the Premises from every aspect. The age of the buildings was taken into consideration when the inspection and reporting was carried out.

This report excludes asbestos testing which is beyond the scope of this inspection; we have no expertise in this specialised area and we do not advise on whether there is asbestos present in the dwelling. Tests can be arranged for you by contacting the New Zealand based companies listed in the Yellow Pages if there is any reason to suspect the presence of asbestos.

This inspection excludes chattels and all floorcoverings although our Inspector may choose to make an observation if there are any obvious or apparent defects.

Whilst every effort and all due care is taken to be as thorough as possible in inspecting this property Christchurch Property Inspections and its contractor/inspector does not accept liability for any issues missed during this inspection through human error or oversight. The inspector exercises his best professional judgement to identify issues but is still subject to human fallibility. The client is deemed to have accepted this clause on delivery of the report.

The inspection of electrical components, plumbing and drainage has not been carried out by a registered person and is a visual inspection of these aspects only. Appliances including stoves, ovens, heat pumps, night stores, HRV & DVS systems and other are tested by simply switching on (if this is possible) and there is no guarantee that such electrical appliances are operating correctly. The purchaser is advised to seek assurances from the real estate salesperson/agent or directly from the vendor as to the status of all appliances in the home.

Since the inception of the Building Act 1991, Councils can no longer issue retrospective building permits. We recommend checking the records of the local territorial authority to ensure that all necessary permits, consents, and Code Compliance Certificates are obtained and that the materials and finishes match the approved plans. It is also important to confirm that the floor layout matches the plans.

The legal boundaries information is shown on the Certificate of Title that your solicitor or the listing agent will supply. Christchurch Property Inspections accepts no liability for the accuracy of any boundary lines or the position of fences. Christchurch Property Inspections accepts no liability that any alterations or renovations comply with building permits or consents issued or for any defects concealed, unable to be seen or evident.

At all times clients should rely on their own judgment when purchasing a property.

This report is based on a non-invasive inspection of the aspects mentioned in the report and applies to the property at the date of inspection only. **No liability is accepted for areas within the house and on the property not inspected for whatever reason including because of inadequate or blocked access or where areas are obscured with occupier's personal effects, furniture etc.** No liability can be accepted for defects, faults or sub-standard workmanship or illegal alterations that are covered by various materials and/or cladding or underground services. No liability can be accepted for any weathertightness or watertightness issues affecting the building or for Christchurch Property Inspection failing to identify any ingress of moisture/water issues.

There are many different cladding types and it is sometimes not possible to be certain of the precise product details during a visual, non-invasive inspection such as this so we recommend your solicitor obtain the Property File from the Christchurch City Council (or relevant authority if outside the CCC area) for exact cladding details.

With claddings such as Polystyrene and Monolithic or similar, including roughcast over other cladding like weatherboards, block etc, or where there may be no cavity between the cladding and the framing we are unable to determine conclusively that moisture ingress has not occurred and will not do so in the future. Homes classed or categorized as “Leaky Homes” require an invasive inspection to conclusively determine issues relating to weather and watertightness and our own findings are limited to what can be determined by a visual, non-invasive inspection.

Clients are advised to proceed to an invasive inspection which may require the removal of linings or cladding for absolute confirmation of the status of their properties with respect to these weather/water issues. There is also no guarantee where houses are built in high wind zone areas or when there is heavy rain and winds that the house will not leak.

The inspection of showers is limited to testing only using the provided shower rose or hand held rose from outside the shower which limits the ability to find leaks.

Work carried out before the implementation of the Building Act 1991 would have been subject to the issuing of the necessary permits by the appropriate Local Body and would have been the responsibility of the owner at the times.

Christchurch Property Inspections strictly limits its responsibility to the client who commissioned this report only for their own use or for general maintenance/repairs and not to any third party including any vendors or proposed purchasers. Whilst there are no restrictions on the circulation of this report to prospective purchasers and others, pre-sale inspections are carried out for the owners/vendors of the property and any purchaser or prospective purchaser wishing to rely on or use the report must have the report re-issued/addressed in their names by contacting Christchurch Property Inspections in writing and pay our fees accordingly. In some cases it may be necessary for us to carry out a follow-up inspection depending on the length of time that has elapsed since the inspection.

In all inspections the inspector will not touch or move vendor's, tenant's or occupant's possessions or other items within the house and Christchurch Property Inspections will not be responsible for linings, flooring and other areas not able to be seen because of such possessions or items obscuring line of sight observations. This applies equally where carpeting, mats and so on might be obscuring/covering a view of any issues or defect in concrete or wooden flooring.

Subfloor can be accessed by the inspector provided there is a suitably sized subfloor access hatch and adequate crawl space(ground clearance) underfloor. It is the vendor or agent's responsibility to provide clear access to the hatch.

All purchasers are advised to carry out their own pre-settlement inspection to confirm that no visible issues or problems have arisen or occurred between the date of our inspection and the date of settlement.

A Land Information Memorandum from the Council may not disclose unauthorised work but this document should contain Building Consents or permits for any additions or alterations that may have occurred over the life of the residence. Your solicitor normally obtains a copy from the Council on your behalf.

We certify that this inspection has been undertaken by our Building Inspector, **(Dave Claude Licensed Building Practitioner and Master Inspector)**, independently of the owner of the property or any other party to the property **unless otherwise stated**.

If we may be of further assistance please do not hesitate to contact our office. Thank you for the opportunity of providing our service to you.

Floor levels are spot checked using a Bosch GLL 3-80 mini laser. This is not a comprehensive floor level survey and is not designed to replace an engineer's assessment. These measurements are to be treated as indicative readings only. Floors are spot checked at different areas of the house. If a more in depth survey is required, a zip level survey should be commissioned to capture the exact floor level condition.

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Dear Sir/Madam

Thank you for submitting your property enquiry from our Listed Land Use Register (LLUR). The LLUR holds information about sites that have been used or are currently used for activities which have the potential to cause contamination.

The LLUR statement shows the land parcel(s) you enquired about and provides information regarding any potential LLUR sites within a specified radius.

Please note that if a property is not currently registered on the LLUR, it does not mean that an activity with the potential to cause contamination has never occurred, or is not currently occurring there. The LLUR database is not complete, and new sites are regularly being added as we receive information and conduct our own investigations into current and historic land uses.

The LLUR only contains information held by Environment Canterbury in relation to contaminated or potentially contaminated land; additional relevant information may be held in other files (for example consent and enforcement files).

Please contact Environment Canterbury if you wish to discuss the contents of this property statement.

Yours sincerely

Contaminated Sites Team

Property Statement from the Listed Land Use Register

Visit ecan.govt.nz/HAIL for more information or
contact Customer Services at ecan.govt.nz/contact/ and quote ENQ443877

Date generated: 14 January 2026
Land parcels: Lot 4 DP 19253



The information presented in this map is specific to the property you have selected. Information on nearby properties may not be shown on this map, even if the property is visible.

Sites at a glance

Sites within enquiry area

There are no sites associated with the area of enquiry.

More detail about the sites

There are no sites associated with the area of enquiry.

Disclaimer

The enclosed information is derived from Environment Canterbury's Listed Land Use Register and is made available to you under the Local Government Official Information and Meetings Act 1987.

The information contained in this report reflects the current records held by Environment Canterbury regarding the activities undertaken on the site, its possible contamination and based on that information, the categorisation of the site. Environment Canterbury has not verified the

accuracy or completeness of this information. It is released only as a copy of Environment Canterbury's records and is not intended to provide a full, complete or totally accurate assessment of the site. It is provided on the basis that Environment Canterbury makes no warranty or representation regarding the reliability, accuracy or completeness of the information provided or the level of contamination (if any) at the relevant site or that the site is suitable or otherwise for any particular purpose. Environment Canterbury accepts no responsibility for any loss, cost, damage or expense any person may incur as a result of the use, reference to or reliance on the information contained in this report.

Any person receiving and using this information is bound by the provisions of the Privacy Act 1993.

Listed Land Use Register

What you need to know

What is the Listed Land Use Register (LLUR)?

The LLUR is a database that Environment Canterbury uses to manage information about land that is, or has been, associated with the use, storage or disposal of hazardous substances.

Why do we need the LLUR?

Some activities and industries are hazardous and can potentially contaminate land or water. We need the LLUR to help us manage information about land which could pose a risk to your health and the environment because of its current or former land use.

Section 30 of the Resource Management Act (RMA, 1991) requires Environment Canterbury to investigate, identify and monitor contaminated land. To do this we follow national guidelines and use the LLUR to help us manage the information.

The information we collect also helps your local district or city council to fulfil its functions under the RMA. One of these is implementing the National Environmental Standard (NES) for Assessing and Managing Contaminants in Soil, which came into effect on 1 January 2012.

For information on the NES, contact your city or district council.

How does Environment Canterbury identify sites to be included on the LLUR?

We identify sites to be included on the LLUR based on a list of land uses produced by the Ministry for the Environment (MfE). This is called the Hazardous Activities and Industries List (HAIL)¹. The HAIL has 53 different activities, and includes land uses such as fuel storage sites, orchards, timber treatment yards, landfills, sheep dips and any other activities where hazardous substances could cause land and water contamination.

We have two main ways of identifying HAIL sites:

- We are actively identifying sites in each district using historic records and aerial photographs. This project started in 2008 and is ongoing.
- We also receive information from other sources, such as environmental site investigation reports submitted to us as a requirement of the Regional Plan, and in resource consent applications.

¹ The Hazardous Activities and Industries List (HAIL) can be downloaded from MfE's website www.mfe.govt.nz, keyword search HAIL

How does Environment Canterbury classify sites on the LLUR?

Where we have identified a HAIL land use, we review all the available information, which may include investigation reports if we have them. We then assign the site a category on the LLUR. The category is intended to best describe what we know about the land use and potential contamination at the site and is signed off by a senior staff member.

Please refer to the Site Categories and Definitions factsheet for further information.

What does Environment Canterbury do with the information on the LLUR?

The LLUR is available online at www.llur.ecan.govt.nz. We mainly receive enquiries from potential property buyers and environmental consultants or engineers working on sites. An inquirer would typically receive a summary of any information we hold, including the category assigned to the site and a list of any investigation reports.

We may also use the information to prioritise sites for further investigation, remediation and management, to aid with planning, and to help assess resource consent applications. These are some of our other responsibilities under the RMA.

If you are conducting an environmental investigation or removing an underground storage tank at your property, you will need to comply with the rules in the Regional Plan and send us a copy of the report. This means we can keep our records accurate and up-to-date, and we can assign your property an appropriate category on the LLUR. To find out more, visit www.ecan.govt.nz/HAIL.



My land is on the LLUR – what should I do now?

IMPORTANT! Just because your property has a land use that is deemed hazardous or is on the LLUR, it doesn't necessarily mean it's contaminated. The only way to know if land is contaminated is by carrying out a detailed site investigation, which involves collecting and testing soil samples.

You do not need to do anything if your land is on the LLUR and you have no plans to alter it in any way. It is important that you let a tenant or buyer know your land is on the Listed Land Use Register if you intend to rent or sell your property. If you are not sure what you need to tell the other party, you should seek legal advice.

You may choose to have your property further investigated for your own peace of mind, or because you want to do one of the activities covered by the National Environmental Standard for Assessing and Managing Contaminants in Soil. Your district or city council will provide further information.

If you wish to engage a suitably qualified experienced practitioner to undertake a detailed site investigation, there are criteria for choosing a practitioner on www.ecan.govt.nz/HAIL.



I think my site category is incorrect – how can I change it?

If you have an environmental investigation undertaken at your site, you must send us the report and we will review the LLUR category based on the information you provide. Similarly, if you have information that clearly shows your site has not been associated with HAIL activities (eg. a preliminary site investigation), or if other HAIL activities have occurred which we have not listed, we need to know about it so that our records are accurate.

If we have incorrectly identified that a HAIL activity has occurred at a site, it will be not be removed from the LLUR but categorised as Verified Non-HAIL. This helps us to ensure that the same site is not re-identified in the future.

IMPORTANT!

The LLUR is an online database which we are continually updating. A property may not currently be registered on the LLUR, but this does not necessarily mean that it hasn't had a HAIL use in the past.



Sheep dipping (ABOVE) and gas works (TOP) are among the former land uses that have been identified as potentially hazardous. (Photo above by Wheeler & Son in 1987, courtesy of Canterbury Museum.)

Contact us

Property owners have the right to look at all the information Environment Canterbury holds about their properties.

It is free to check the information on the LLUR, online at www.llur.ecan.govt.nz.

If you don't have access to the internet, you can enquire about a specific site by phoning us on (03) 353 9007 or toll free on 0800 EC INFO (32 4636) during business hours.

Contact Environment Canterbury:

Email: ecinfo@ecan.govt.nz

Phone:

Calling from Christchurch: (03) 353 9007

Calling from any other area: 0800 EC INFO (32 4636)



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E13/101

Listed Land Use Register

Site categories and definitions

When Environment Canterbury identifies a Hazardous Activities and Industries List (HAIL) land use, we review the available information and assign the site a category on the Listed Land Use Register. The category is intended to best describe what we know about the land use.

If a site is categorised as **Unverified** it means it has been reported or identified as one that appears on the HAIL, but the land use has not been confirmed with the property owner.

If the land use has been confirmed but analytical information from the collection of samples is not available, and the presence or absence of contamination has therefore not been determined, the site is registered as:

Not investigated:

- A site whose past or present use has been reported and verified as one that appears on the HAIL.
- The site has not been investigated, which might typically include sampling and analysis of site soil, water and/or ambient air, and assessment of the associated analytical data.
- There is insufficient information to characterise any risks to human health or the environment from those activities undertaken on the site. Contamination may have occurred, but should not be assumed to have occurred.

If analytical information from the collection of samples is available, the site can be registered in one of six ways:

At or below background concentrations:

The site has been investigated or remediated. The investigation or post remediation validation results confirm there are no hazardous substances above local background concentrations other than those that occur naturally in the area. The investigation or validation sampling has been sufficiently detailed to characterise the site.

Below guideline values for:

The site has been investigated. Results show that there are hazardous substances present at the site but indicate that any adverse effects or risks to people and/or the environment are considered to be so low as to be acceptable. The site may have been remediated to reduce contamination to this level, and samples taken after remediation confirm this.

Managed for:

The site has been investigated. Results show that there are hazardous substances present at the site in concentrations that have the potential to cause adverse effects or risks to people and/or the environment. However, those risks are considered managed because:

- the nature of the use of the site prevents human and/or ecological exposure to the risks; and/or
- the land has been altered in some way and/or restrictions have been placed on the way it is used which prevent human and/or ecological exposure to the risks.

Partially investigated:

The site has been partially investigated. Results:

- demonstrate there are hazardous substances present at the site; however, there is insufficient information to quantify any adverse effects or risks to people or the environment; or
- do not adequately verify the presence or absence of contamination associated with all HAIL activities that are and/or have been undertaken on the site.

Significant adverse environmental effects:

The site has been investigated. Results show that sediment, groundwater or surface water contains hazardous substances that:

- have significant adverse effects on the environment; or
- are reasonably likely to have significant adverse effects on the environment.

Contaminated:

The site has been investigated. Results show that the land has a hazardous substance in or on it that:

- has significant adverse effects on human health and/or the environment; and/or
- is reasonably likely to have significant adverse effects on human health and/or the environment.

If a site has been included incorrectly on the Listed Land Use Register as having a HAIL, it will not be removed but will be registered as:

Verified non-HAIL:

Information shows that this site has never been associated with any of the specific activities or industries on the HAIL.

Please contact Environment Canterbury for further information:

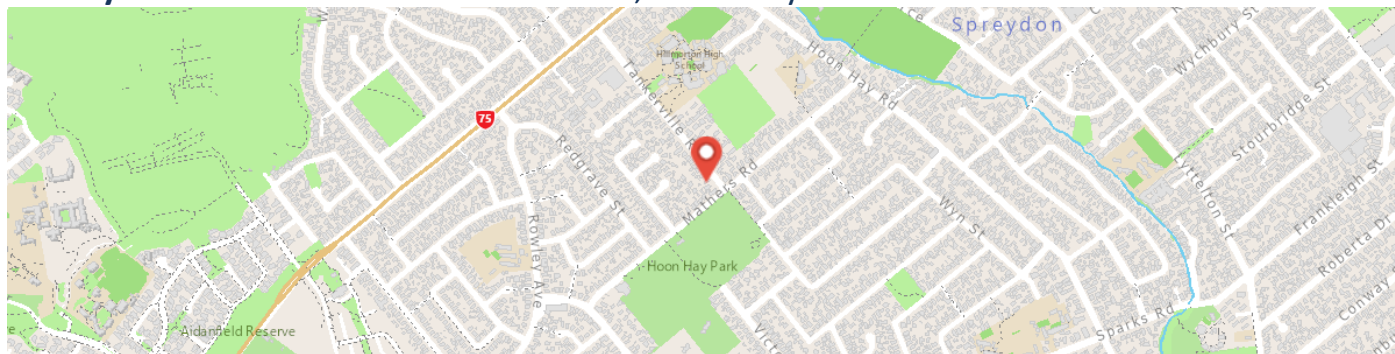
(03) 353 9007 or toll free
on 0800 EC INFO (32 4636)
email ecinfo@ecan.govt.nz



Property Search

— All about a property and its environment

Physical Address: 80 Tankerville Road, Hoon Hay



Document Date: 15/01/2026 12:12:47 PM



 Property Rating Unit Boundary

Photo Date

Aerial Photo Date(s):

Property Information

Street Address: 80 Tankerville Road

Locality: Hoon Hay

Appellation: Lot 4 DP 19253

Rating Area (ha): 0.0707999

Valuation Number: 2298006200

Land Value: \$370000

Capital Value: \$660000

Local Council: Christchurch City Council

Property Details

Titles:

- CB821/26

Land Parcels:

- Lot 4 DP 19253

Rating Units:

- Valuation Number:

Property Information from the local, regional and national government.

<https://propertysearch.canterburymaps.govt.nz/>

Page 2

Street Address:
Locality:
Legal Description:
Data Source:
Rating Hectares:
Capital Value: \$
Land Value: \$

EQC Claims:

- CLM/2010/012458
- CLM/2011/221893
- CLM/2011/090260
- CLM/2012/036479

Land Zoning

Technical Category:

- TC2 (Christchurch)

District Plan:

- Residential Suburban

Source Data: <https://districtplan.ccc.govt.nz/PropertySearch/PropertySearchContainer.html>

Schools

Schools Nearby (3km):

- Addington School
- Aidanfield Christian School
- Cashmere High School
- Christchurch South Intermediate
- Discovery One School
- Halswell Residential College
- Hillmorton High School
- Hoon Hay School
- Manning Intermediate
- Middleton Grange School
- Oaklands School
- Our Lady of Assumption School (Chch)
- Rowley Avenue School
- Sacred Heart School (Christchurch)
- Somerfield School
- Spreydon School
- TKKM o Te Whanau Tahi
- Unlimited Paenga Tawhiti
- West Spreydon School
- Wharenui School

School Zones:

- Christchurch Adventist School

- Middleton Grange School (Years 11 - 13)
- Hillmorton High School (Year 9-15)
- Hillmorton High School (Year 7&8)
- St Thomas of Canterbury College
- Aidanfield Christian School
- Spreydon School
- Discovery One School

Transport

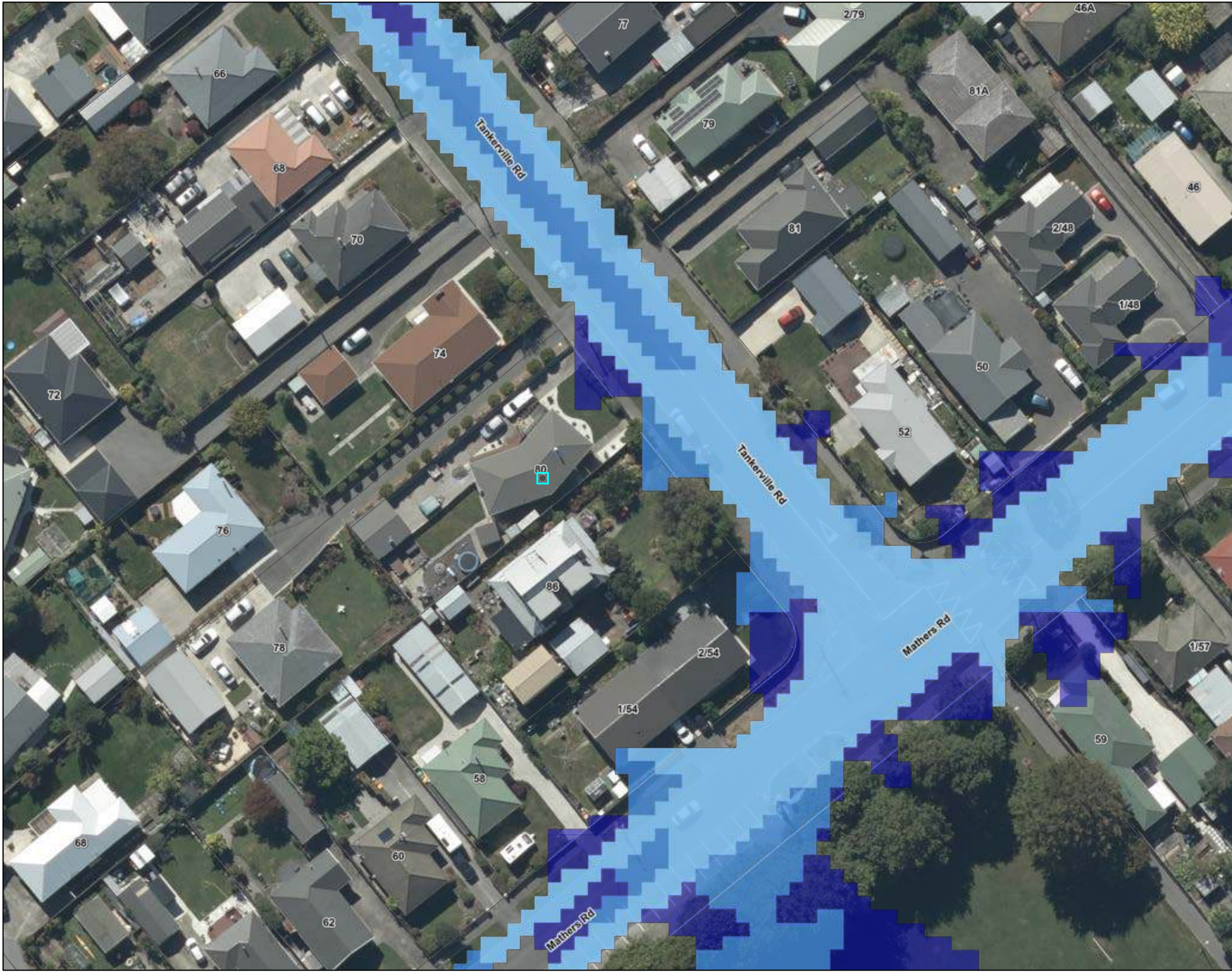
Bus Stops within 200 m:

Schedule Information: <http://rtt.metroinfo.org.nz/rtt/public/Schedule.aspx>

Bus Routes within 200 m:

Terms and Conditions:

<https://apps.canterburymaps.govt.nz/canterburyMaps/TermsandConditions.pdf>



ArcGIS Web Map

Parcel Outline

Street Address Label

Flood Extent 10 Year

Flood Extent 50 Year

Flood Extent 200 Year

RatingUnit

Christchurch City Council



ph: 03 941 8999 web: ccc.govt.nz

Accuracy not guaranteed. Onsite verification required.
Display of data scale dependant.
Client selected legend.
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N

Date: 15/01/2026 12:15 PM
Scale: 1: 500 on A3

0 0.0025 0.005 0.01 0.015 0.02

Km



Christchurch District Plan Property Search

Zones and Designations



Map Legend

Land Use Zones

Labels

Zone Labels

Zone

OCP

Open Space
Community
Parks Zone

OMF

Open Space
Metropolitan
Facilities Zone

OWM

Open Space
Water and
Margins Zone

RS

Residential
Suburban Zone

SPS

Specific Purpose
(School) Zone

80 Tankerville Road Property Search Results

The information below is relevant to the selected property. Click on the blue text below for more details.

Land Use Zones

Zone

RS Residential
Suburban Zone

This property is on the following planning maps: [45](#)

	Transport Zone
	City centre zone
	Medium Density Residential Zone
	Neighbourhood Centre Zone

Designations and Heritage Orders

Designation

 Designation

The Property Search function is a tool to assist with navigating to particular properties or areas. The data used in the Property Search tool has been derived from the planning maps. All due care has been taken by the Christchurch City Council to ensure the information is accurate and reflects the information on the planning maps. However, the information and maps shown through the Property Search function are not the planning maps themselves. Users are recommended to refer also to the planning maps. The Property Search function page provides a direct link to the planning maps at the bottom of the information relevant to the property.

Christchurch City Council accepts no liability for any error, omission, or inaccuracy of the information or from any use of or reliance on the information provided through the Property Search function.

Buying or selling your property?



New Zealand Residential Property
Sale and Purchase Agreement Guide





This guide tells you...

what a sale and purchase agreement is

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 and settled.govt.nz.

The New Zealand Residential Property Agency Agreement Guide is also available on 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.

Key things to know about sale and purchase agreements

- 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

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

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

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 or visit us online at rea.govt.nz

About settled.govt.nz



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 or email info@settled.govt.nz



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

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 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,
call us on **0800 367 7322**
or email us at
info@rea.govt.nz



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