



## 5/527 Worcester Street Linwood

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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 buying starts here.

Tucked away at 5/527 Worcester Street is a tidy, redecorated two-bedroom unit that quietly ticks boxes most buyers are actively searching for – freehold title, private outdoor space, and genuine move-in readiness.

Step inside and you'll appreciate the fresh feel throughout, anchored by a brand new kitchen that makes everyday living easy and practical. The home is Healthy Homes certified, giving you confidence around warmth, dryness, and compliance – whether you're planning to live in it or rent it out. Both bedrooms are well-proportioned, and the layout simply works.

One of the real standouts here is the good-sized, private backyard – a rare bonus for a unit. It's ideal for relaxed afternoons, a bit of gardening, or simply enjoying your own outdoor space without the upkeep of a large section. Off-street parking adds further convenience, rounding out a very user-friendly package.

This is the kind of property that appeals across the board:

- First-home buyers wanting an affordable, no-stress entry
- Downsizers chasing low-maintenance living without compromise
- Investors looking for a compliant, easy-to-rent asset

Well-presented, well-located, and easy to own – homes like this are always in demand.

If you've been waiting for a smart, sensible opportunity that just makes sense, this is one you'll want to see sooner rather than later. Get in touch today to arrange a viewing.

To be sold at Deadline of Friday 6 February 2026 (unless sold prior)

**Land Area:** 270m<sup>2</sup>

**Floor Area:** 59m<sup>2</sup>

**CV:** \$340000

### View Online:

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

### Open Homes:

Contact Damian or Debbie for viewing times

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Real Estate Strategist

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# Vendor Transparency Document

Address: 5/527 Worcester Street, Linwood, 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)?

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

Signed by:



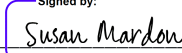
Vendor: Sign: 

C57591B842F1432...

Print Name: Kimberley Mardon

Date: 18/12/2025

Signed by:



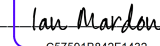
Vendor: Sign: 

C57591B842F1432...

Print Name: Susan Mardon

Date: 18/12/2025

Signed by:



Vendor: Sign: 

C57591B842F1432...


Print Name: Ian Mardon

Date: 18/12/2025


**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.

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Initial




Initial



Initial







# 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 prodecure







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



R.W. Muir  
Registrar-General  
of Land

**Identifier** **455502**  
**Land Registration District** **Canterbury**  
**Date Issued** 29 June 2011

**Prior References**  
CB173/271

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**Estate** Fee Simple  
**Area** 270 square metres more or less  
**Legal Description** Lot 5 Deposited Plan 414737  
**Registered Owners**  
Kimberley Sophie Mardon as to a 99/100 share  
Susan Faye Mardon and Ian Leslie Mardon as to a 1/100 share

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**Interests**

Appurtenant hereto are rights of way, rights to drain water and sewage, rights to convey water, electricity, telecommunications and computer media created by Easement Instrument 8781614.7 - 29.6.2011 at 3:49 pm

The easements created by Easement Instrument 8781614.7 are subject to Section 243 (a) Resource Management Act 1991

Subject to a right of way, right to drain water and sewage, right to convey water, electricity, telecommunications and computer media over part marked E on DP 414737 created by Easement Instrument 8781614.8 - 29.6.2011 at 3:49 pm

Appurtenant hereto is a right of way, right to drain water and sewage, right to convey water, electricity, telecommunications and computer media created by Easement Instrument 8781614.8 - 29.6.2011 at 3:49 pm

The easements created by Easement Instrument 8781614.8 are subject to Section 243 (a) Resource Management Act 1991

Appurtenant hereto are rights to drain sewage and rights to drain water and rights to convey water, telecommunications and computer media created by Easement Instrument 8781614.9 - 29.6.2011 at 3:49 pm

The easements created by Easement Instrument 8781614.9 are subject to Section 243 (a) Resource Management Act 1991

Appurtenant hereto are rights to drain sewage and water and rights to convey water created by Easement Instrument 8781614.10 - 29.6.2011 at 3:49 pm

The easements created by Easement Instrument 8781614.10 are subject to Section 243 (a) Resource Management Act 1991

Subject to a right of way on foot over part marked F on DP 414737 created by Easement Instrument 8781614.11 - 29.6.2011 at 3:49 pm

Appurtenant hereto are rights of way on foot created by Easement Instrument 8781614.11 - 29.6.2011 at 3:49 pm

The easements created by Easement Instrument 8781614.11 are subject to Section 243 (a) Resource Management Act 1991

Appurtenant hereto are rights to convey electricity created by Easement Instrument 8781614.12 - 29.6.2011 at 3:49 pm

The easements created by Easement Instrument 8781614.12 are subject to Section 243 (a) Resource Management Act 1991

Appurtenant hereto are rights to drain water and right to convey water, telecommunications and computer media created by Easement Instrument 8781614.13 - 29.6.2011 at 3:49 pm

The easements created by Easement Instrument 8781614.13 are subject to Section 243 (a) Resource Management Act 1991

Subject to a party wall right over part marked AR on DP 414737 created by Easement Instrument 8781614.16 - 29.6.2011 at 3:49 pm

Appurtenant hereto is a party wall right created by Easement Instrument 8781614.16 - 29.6.2011 at 3:49 pm

The easements created by Easement Instrument 8781614.16 are subject to Section 243 (a) Resource Management Act 1991

Subject to a party wall right over part marked AA on DP 414737 created by Easement Instrument 8781614.17 - 29.6.2011 at 3:49 pm

Appurtenant hereto is a party wall right created by Easement Instrument 8781614.17 - 29.6.2011 at 3:49 pm

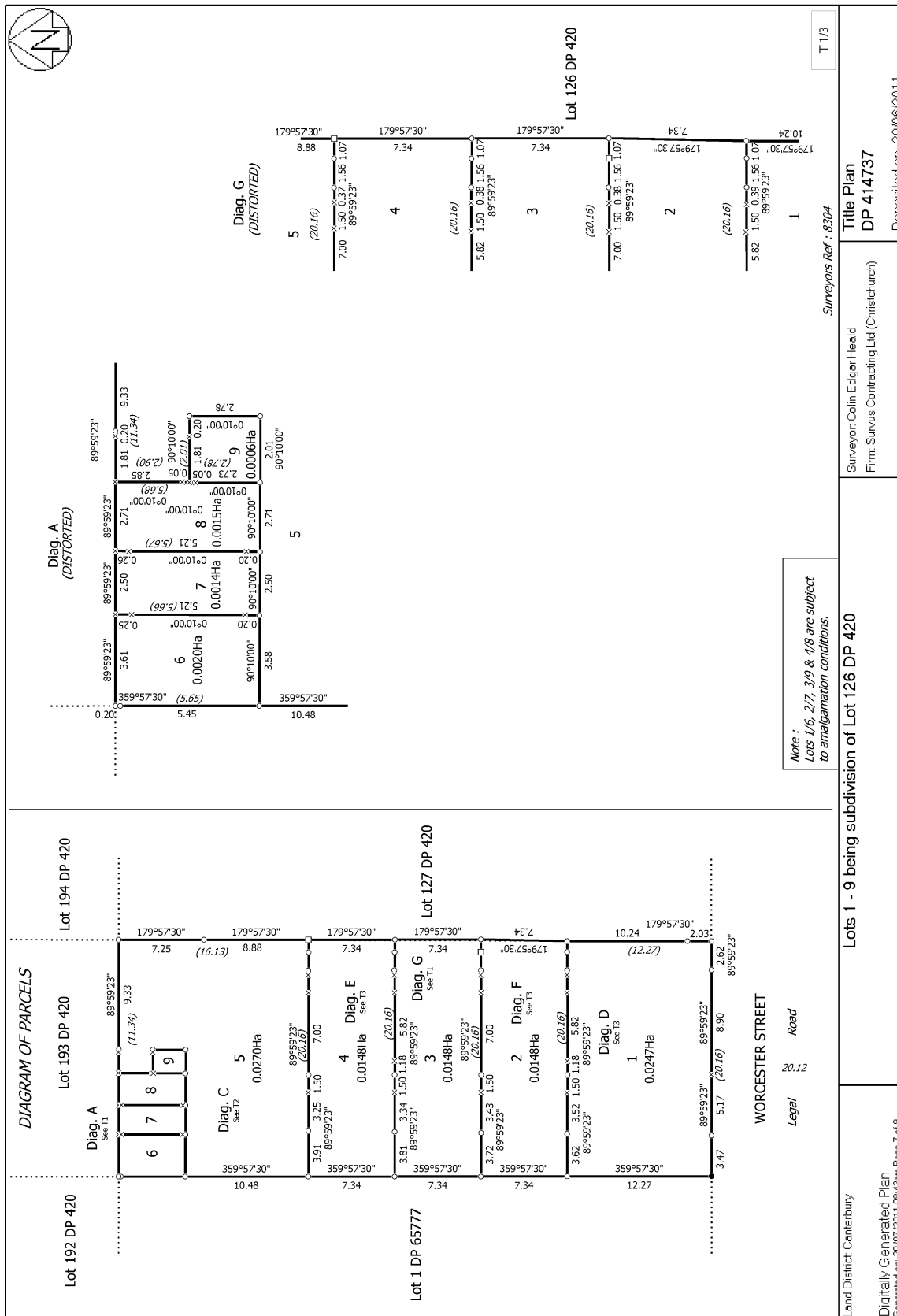
The easements created by Easement Instrument 8781614.17 are subject to Section 243 (a) Resource Management Act 1991

Subject to a right to drain water over part of the within land marked AT on DP 414737 created by Easement Instrument 8781614.21 - 29.6.2011 at 3:49 pm

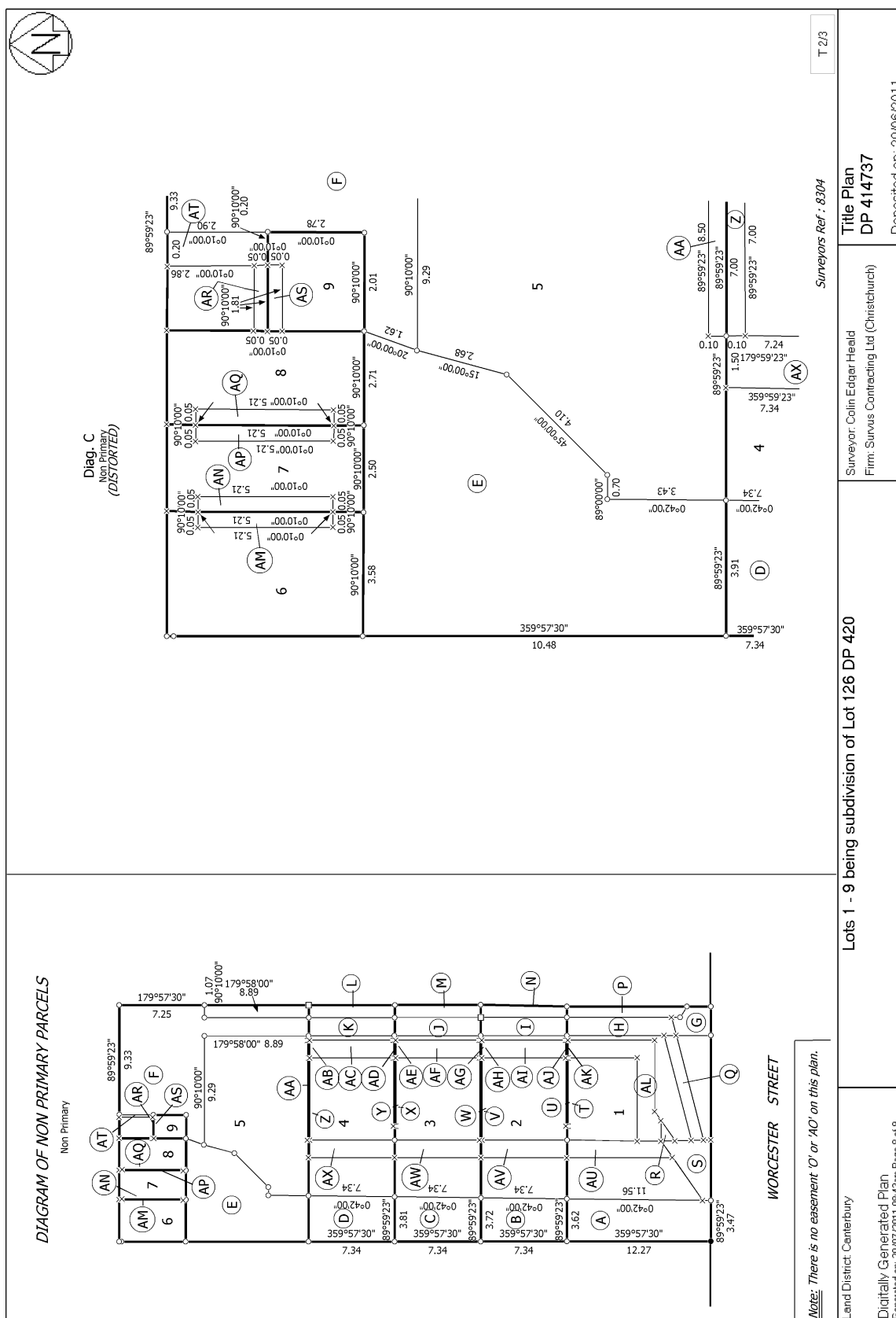
Appurtenant hereto are rights to drain water created by Easement Instrument 8781614.21 - 29.6.2011 at 3:49 pm

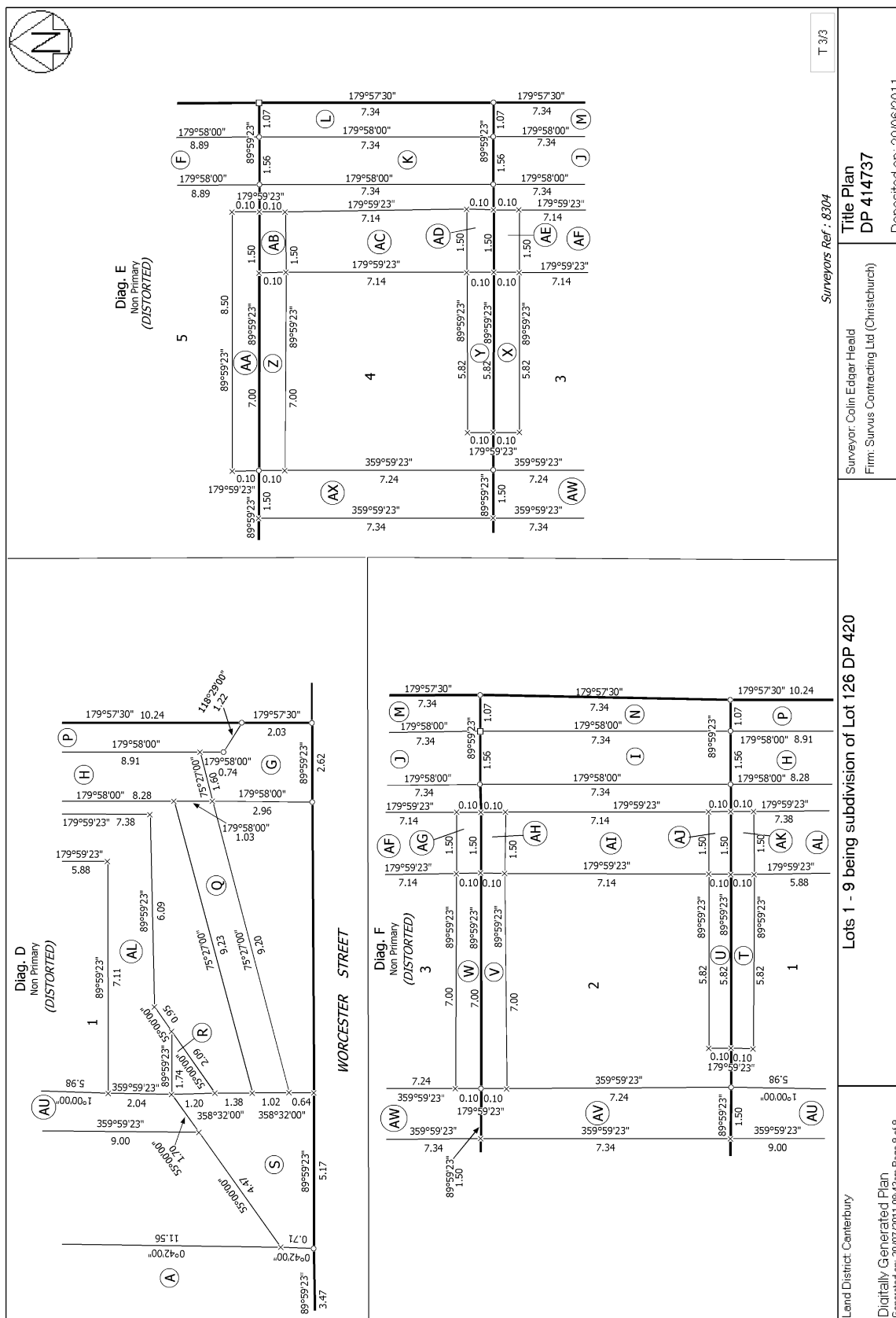
The easements created by Easement Instrument 8781614.21 are subject to Section 243 (a) Resource Management Act 1991

12246479.4 Mortgage to ASB Bank Limited - 8.10.2021 at 12:04 pm









# Buying or selling your property?



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

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

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



### 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)

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.

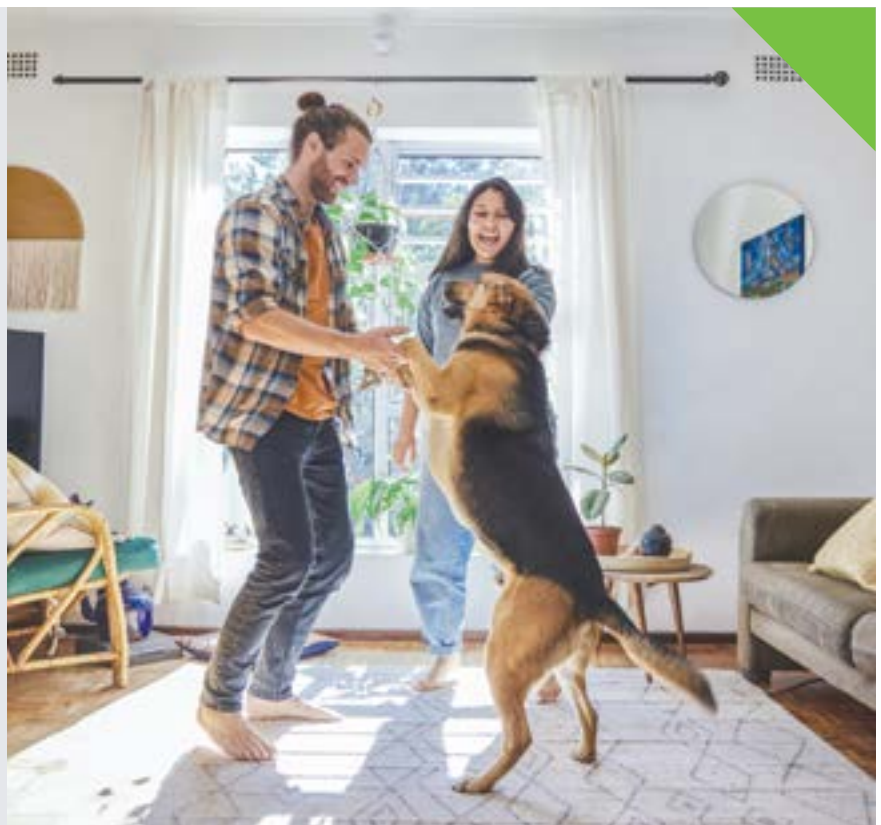
- We provide independent information for people who are buying and selling property through our [settled.govt.nz](https://settled.govt.nz) website.
- We provide guidance for real estate professionals and oversee a complaints process.
- We license people and companies working in the real estate industry.

- 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.

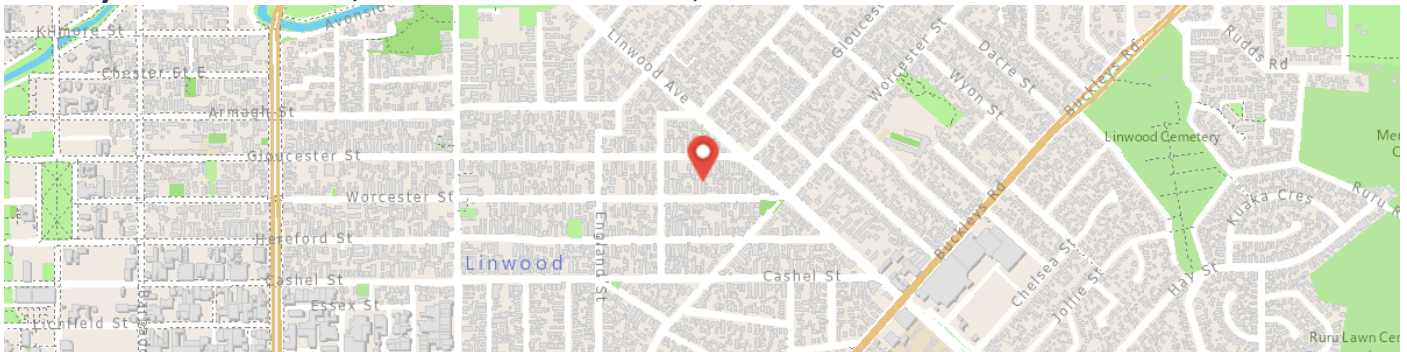




# Property Search

— All about a property and its environment

**Physical Address:** 5/527 Worcester Street, Linwood



**Document Date:** 14/01/2026 8:36:08 AM





Property Rating Unit Boundary

## Photo Date

Aerial Photo Date(s):

## Property Information

**Street Address:** 5/527 Worcester Street

**Locality:** Linwood

**Appellation:** Lot 5 DP 414737

**Rating Area (ha):** 0.0269337

**Valuation Number:** 2241054605

**Land Value:** \$255000

**Capital Value:** \$340000

**Local Council:** Christchurch City Council

## Property Details

**Titles:**

- 455502

**Land Parcels:**

- Lot 5 DP 414737

**Rating Units:**

- Valuation Number:

Property Information from the local, regional and national government.

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



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

**EQC Claims:**

- CLM/2010/117952

## Land Zoning

**Technical Category:**

- TC2 (Christchurch)

**District Plan:**

- High density residential zone

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

## Schools

**Schools Nearby (3km):**

- Aranui High School
- Avonside Girls' High School
- Banks Avenue School
- Bromley School
- Catholic Cathedral College
- Chisnallwood Intermediate
- Christchurch East School
- Hillview Christian School
- Jean Seabrook Memorial School
- Kimihia Parents' College
- Kingslea School
- Linwood Avenue School
- Linwood College
- Linwood Intermediate
- Linwood North School
- Marian College
- Opawa School
- Phillipstown School
- Richmond School (Christchurch)
- Seven Oaks School
- Shirley Boys' High School
- Shirley Intermediate
- Shirley School
- Southern Regional Health School
- St Anne's School (Woolston)

- St Mark's School (Christchurch)
- St Mary's School (Christchurch)
- St Michael's Church School
- St Paul's School (Dallington)
- Tamariki School
- TKKM o Waitaha
- Waltham School
- Woolston School

**School Zones:**

- Hillview Christian School
- Linwood College (Year 9-15)
- Linwood North School
- Christchurch Adventist School
- Middleton Grange School (Years 11 - 13)
- Avonside Girls' High School Transition
- St Paul's School (Dallington)
- Linwood College (Year 7&8)
- Linwood Avenue 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>

# Rates and valuation search

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



## Check and update your property information

We're getting ready for our 2025 city-wide revaluation. Make sure we have the [latest information about your property](#) .

If you have a commercial or farming property, you can

[complete a rating survey](#) .

## Property Information

<b>Property address</b>	5/527 WORCESTER STREET, LINWOOD, CHRISTCHURCH
-------------------------	--

<b>Legal description</b>	Lot 5 DP 414737
--------------------------	-----------------

<b>Property area (hectares)</b>	0.0270
---------------------------------	--------

<b>Valuation number</b>	22410 54605
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### 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	\$255,000
------------	-----------

+ Value of improvements	\$85,000
-------------------------	----------

<b>= Capital value</b>	<b>\$340,000</b>
------------------------	------------------

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### Rates information

<b>Rate account number</b>	73165036
----------------------------	----------

<b>Current rating year</b>	2025/2026
----------------------------	-----------

<b>Current year rates instalments</b>	Instalment 1: \$575.49 Instalment 2: \$575.49 Instalment 3: \$575.49 Instalment 4: \$575.75
---------------------------------------	--

<b>Current year's rates</b>	\$2,302.22
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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.



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

[Expand all](#)



**Update your rates postal address**



**How your valuation is assessed**



**Objecting to your valuation**



**Changing your valuation**

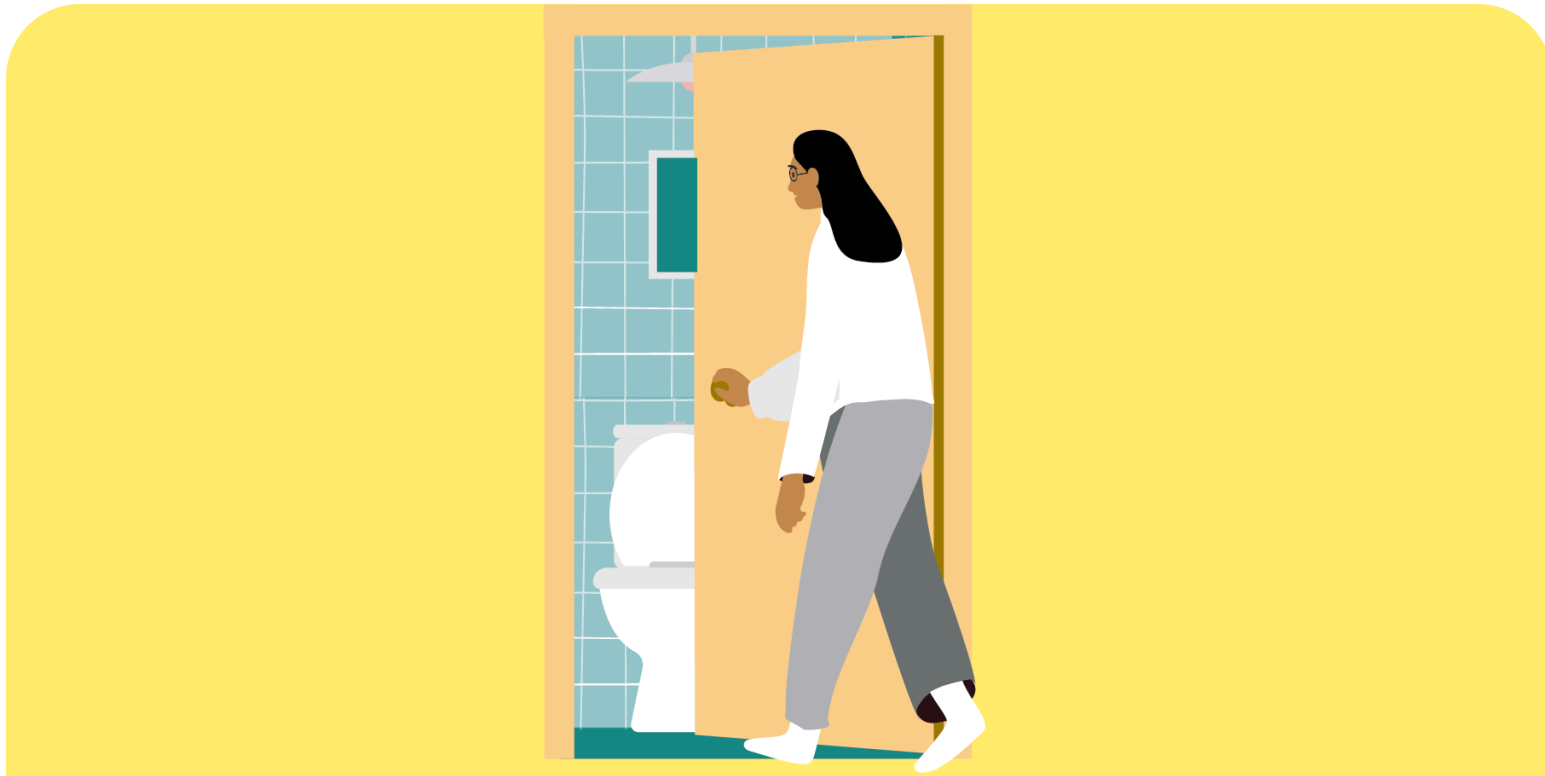


**Due dates for instalments**

## **What you get for your rates**

It may not be obvious, but we spend your rates in all sorts of ways that touch on almost everything you do. Your average day may not be quite as busy as this, but in a nutshell, here's what you get for your rates in Christchurch. All figures are for the 2023/2024 financial year. [More details.](#)

# **A day in the life of your rates**



**6am**

Start the day right with a toilet break.

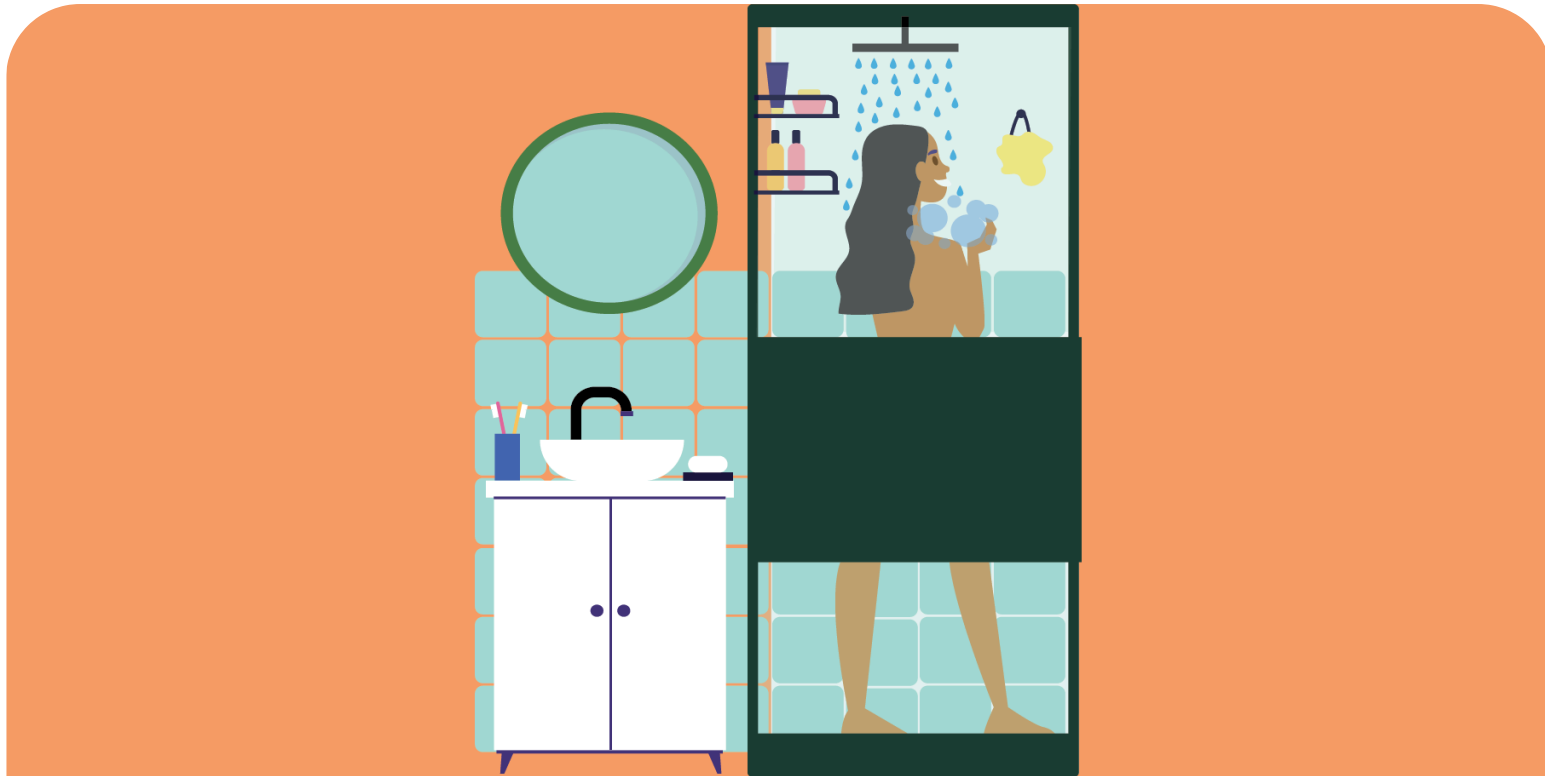
16% towards our wastewater network.



**6.30am**

Hit the gym and take a swim.

5% towards recreation and sport services.



**7.30am**

Shower in nice, clean, safe water.

14% towards our water supply.





**8am**

Head out of the house in a way that suits you.

13% towards our transport network.



**11am**

Swing by the library for the book you ordered online.

7% towards our libraries service.



## Noon

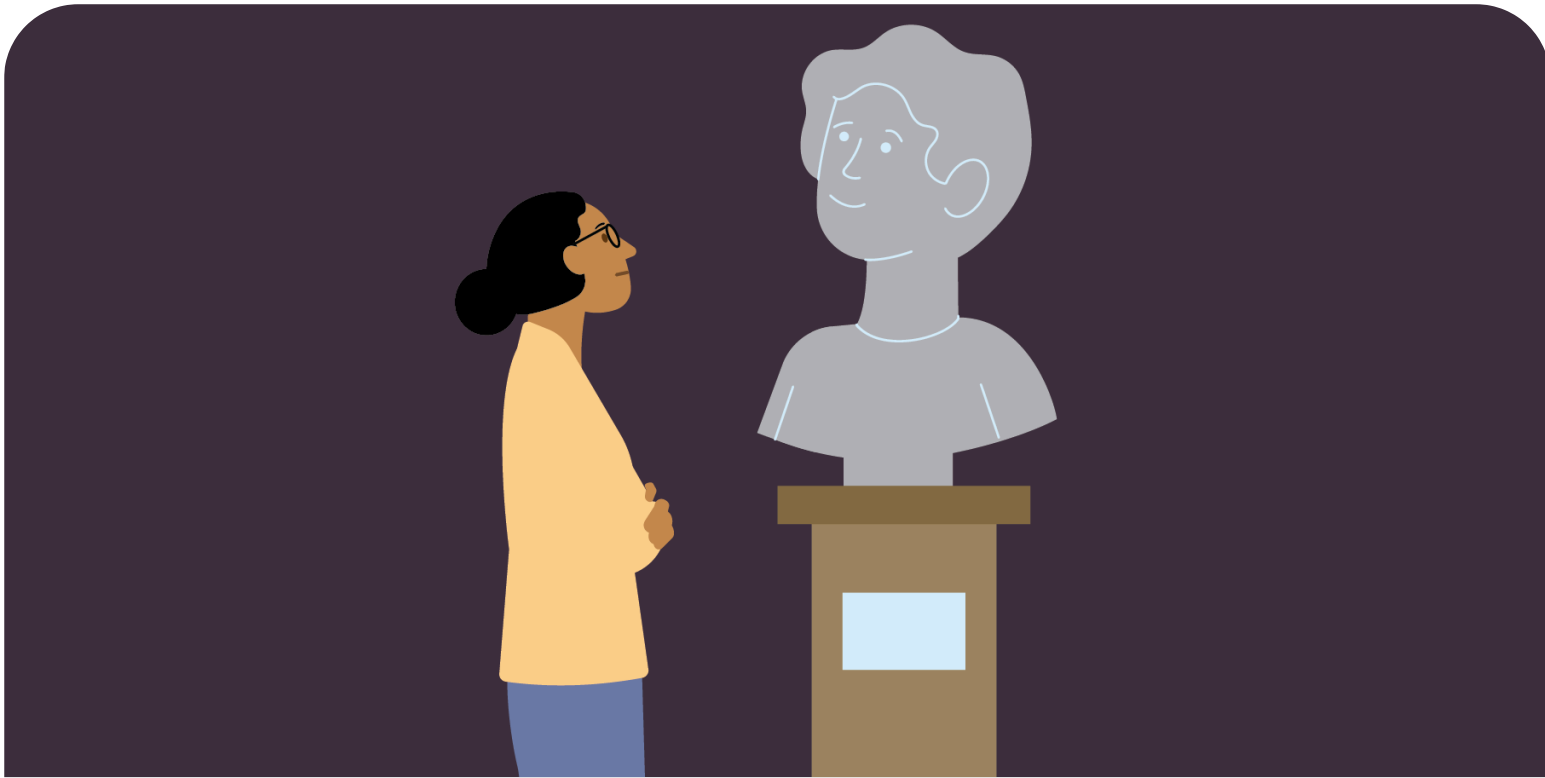
Recover your lost dog from the animal shelter.

1% towards regulatory and compliance.



## **1pm**

Spend time with your community group and attend an event.  
7% towards community support, including development and facilities.



**3pm**

Take in the Gallery and Museum.

3% towards Christchurch Art Gallery Te Puna o Waiwhetū and  
Canterbury Museum.



**5.30pm**

Put out your bins for us to collect.

8% towards solid waste and resource recovery.





**7pm**

Take your dog for a walk in the park.

10% towards maintaining our parks, heritage and coastal environment.



**7.30pm**

Take a moment to admire your well-planned subdivision.  
4% towards strategic planning and policy.



**8pm**

Lull the kids to sleep by telling them how we repay debt.

2% towards corporate costs like repaying debt, offset by returns from the various companies the Council owns.



**10pm**

Make a submission on a Council project close to your heart.  
3% towards governance.



**11pm**

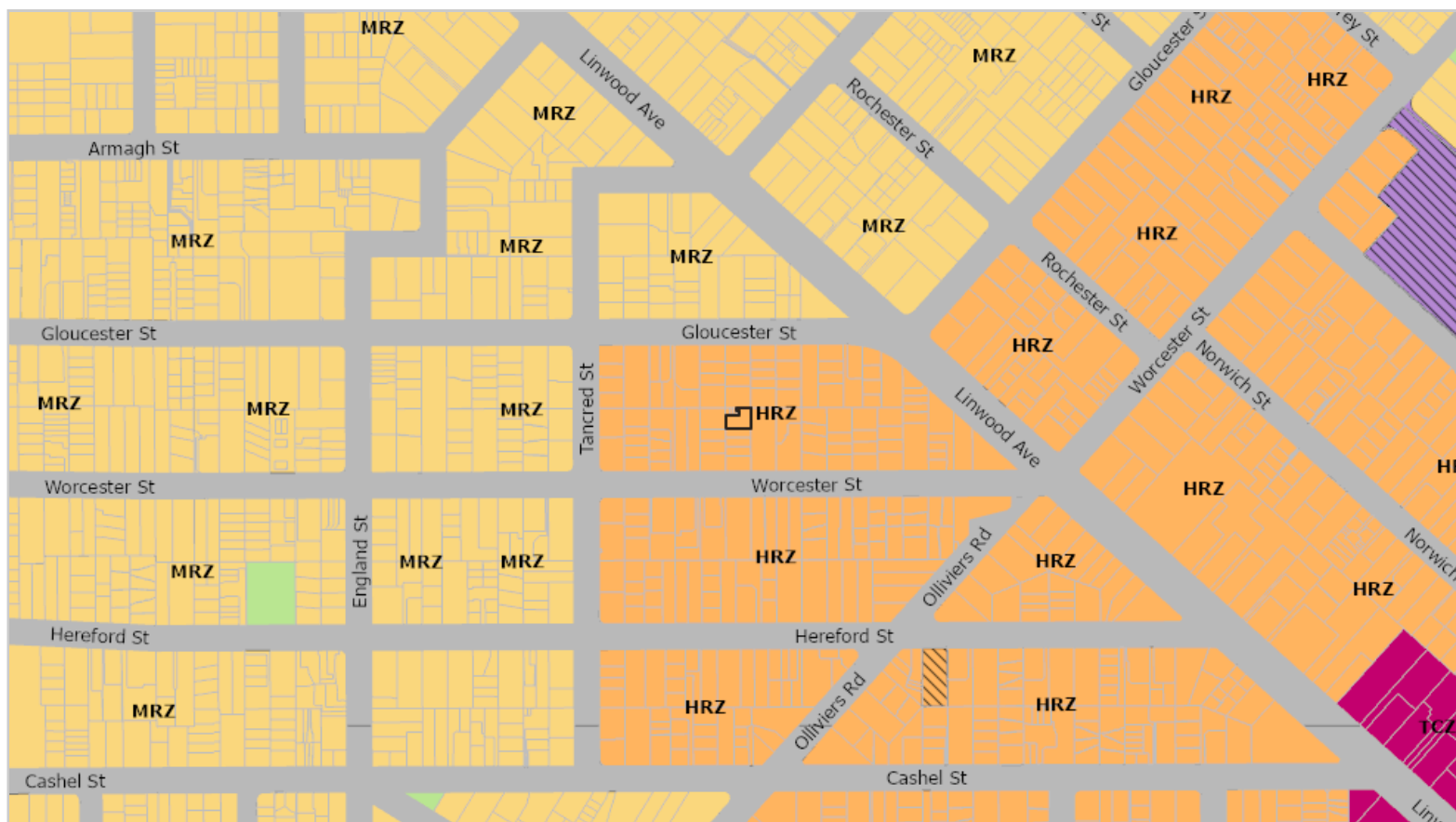
Fall asleep peacefully listening to the rain.

7% towards our stormwater and drainage networks.



# Christchurch District Plan Property Search

## Zones and Designations



## Map Legend

### Land Use Zones

### Labels

Zone Labels

### Zone

**OCP**

Open Space  
Community  
Parks Zone

**OWM**

Open Space  
Water and  
Margins Zone

**SPOA**

Specific Purpose  
(Otakaro Avon  
River Corridor)  
Zone

**SPS**

Specific Purpose  
(School) Zone

**Transport Zone**

### 5/527 Worcester Street 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

**HRZ** High Density  
Residential Zone

This property is on the following planning maps: [32](#)

<b>CCZ</b>	City centre zone
<b>HRZ</b>	High Density Residential Zone
<b>LCZ</b>	Local Centre Zone
<b>MRZ</b>	Medium Density Residential Zone
<b>TCZ</b>	Town Centre Zone

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.

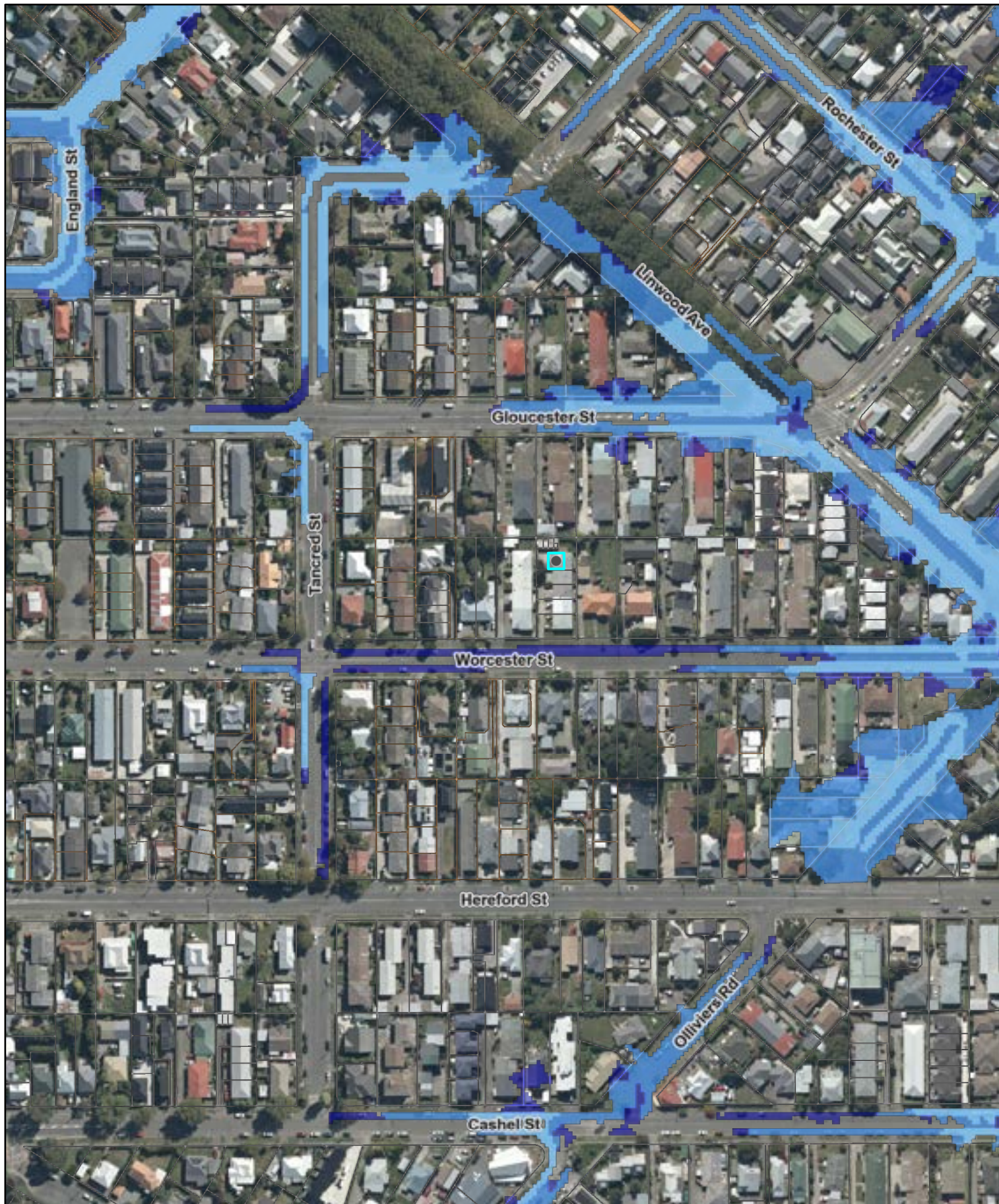
## Designations and Heritage Orders

Designation









Designation





## ArcGIS Web Map

-  Floor Level Assessments
-  Parcel Outline
-  Flood Extent 10 Year
-  Flood Extent 50 Year
-  Flood Extent 200 Year
-  RatingUnit





**PROACTIVE**  
PROPERTY  
MANAGEMENT

# RENTAL ASSESSMENT

PROACTIVE PROPERTY MANAGEMENT

# YOUR RENTAL ASSESSMENT

Thank you for requesting a rental assessment for:

**5/527 Worcester Street, Linwood**



This appraisal has been completed in conjunction with retail statistics provided by Ministry of Business Innovation and Employment, properties currently available for rent and properties we have recently rented.

To rent this property, per week (unfurnished), we consider the value to be between the figure of:

**\$520 – \$550**

DISCLAIMER: Property has been appraised without evidence of Healthy Homes Compliance or confirmation of meeting current rental standards.

This assessment is valid for 30 days from the date of assessment: **15 January 2026**

## DO YOU OWN AN INVESTMENT PROPERTY?

Not sure if you are getting the rent your property is worth?

Are your management expectations being met?

We are here to help you as a landlord, build and enjoy financial security through Real Estate Investment, while providing a safe and comfortable home for our tenants.

Our experienced team will take the worry out of being a full-time landlord.



**Contact us today for all your property management requirements**

**Cherie Carson**

Director

027 527 9009

[cherie@proactivepropertymanagement.co.nz](mailto:cherie@proactivepropertymanagement.co.nz)

**Beorn Naus**

Business Development Manager

027 527 2002

[info@proactivepropertymanagement.co.nz](mailto:info@proactivepropertymanagement.co.nz)



**027 527 9009**

[www.proactivepropertymanagement.co.nz](http://www.proactivepropertymanagement.co.nz)



**PROACTIVE**  
PROPERTY  
MANAGEMENT

# YOUR RENTAL HEALTH CHECKLIST



**The five key components you'll need to meet are:**



## **HEATING**

Landlords must provide one or more fixed heating sources that can directly heat the main living room. The heater(s) must be acceptable types, and must meet the minimum heating capacity required for your main living room.



## **INSULATION**

Ceiling and underfloor insulation has been compulsory in all rental homes since 1 July 2019. The healthy homes insulation standard builds on the current regulations and some existing insulation will need to be topped up or replaced.



## **VENTILATION**

Rental homes must have openable windows in the living room, dining room, kitchen and bedrooms. Kitchens and bathrooms must have extractor fans vented externally.



## **MOISTURE INGRESS & DRAINAGE**

Rental properties must have efficient drainage for the removal of storm water, surface water and ground water. Rental properties with an enclosed sub-floor space must have a ground moisture barrier.



## **DRAUGHT STOPPING**

Landlords must make sure the property doesn't have unreasonable gaps or holes in walls, ceilings, windows, skylights, floors and doors which cause noticeable draughts. All unused open fireplaces must be closed off or their chimneys must be blocked to prevent draughts.



**027 527 9009**

[www.proactivepropertymanagement.co.nz](http://www.proactivepropertymanagement.co.nz)



**PROACTIVE**  
PROPERTY  
MANAGEMENT