



DAMIAN  
DELLABARCA



# Lot 2 & 4 Horseshoe Bend Road Saint Andrews

**M:** 022 5286592

**Damian Dellabarca**

The New Build Specialist

damian@tnbs.co.nz  
www.tnbs.co.nz

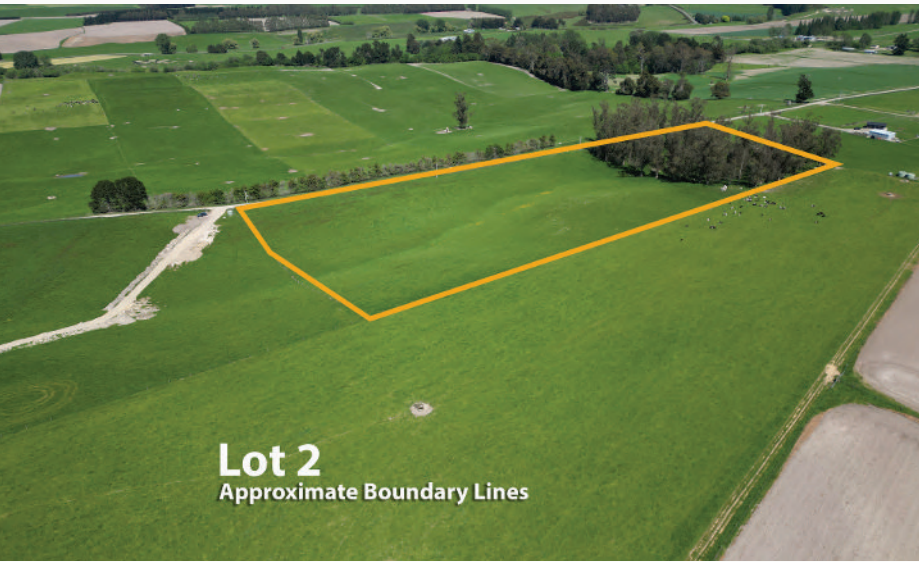
The documents provided in this information pack are review copies only, many provided by third parties and may not be current or complete. The records and reports are subject to update at any time. The information contained is therefore only being provided for basic introductory purposes and should not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



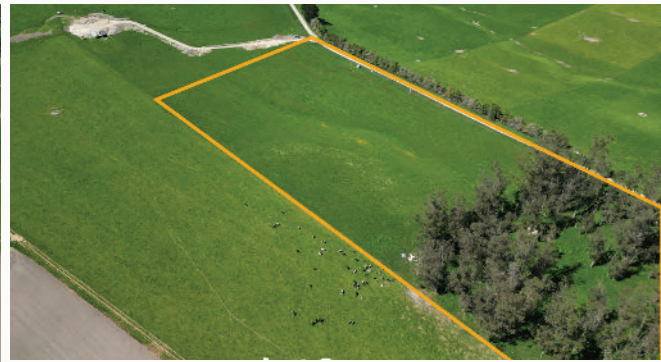


DAMIAN  
DELLABARCA

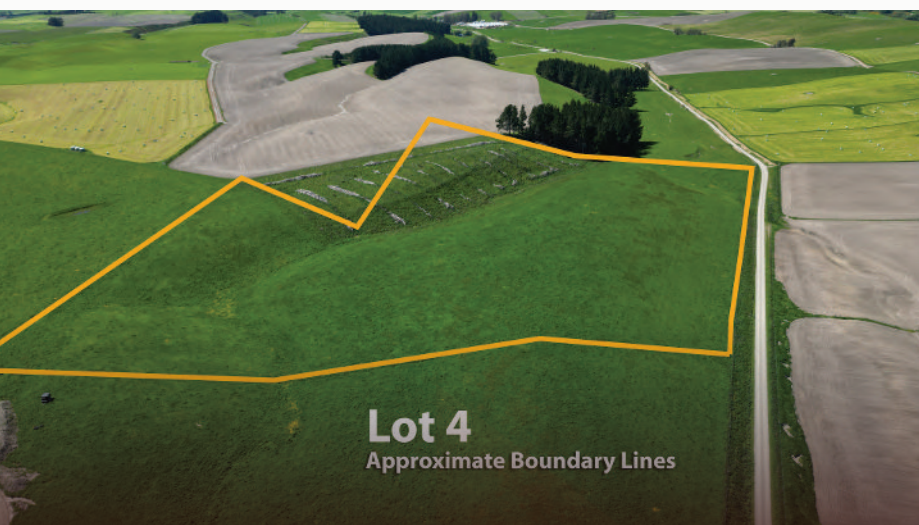
Lot 2 & 4 Horseshoe Bend Road  
**Saint Andrews**



**Lot 2**  
Approximate Boundary Lines



**Lot 4**  
Approximate Boundary Lines



**Lot 4**  
Approximate Boundary Lines



**Lot 2**  
Approximate Boundary Lines

## South Canterbury's Finest

Two exceptional lifestyle sections offer an opportunity to embrace the tranquility of country living with all the space you need to create your dream home or investment. Both sections will come with services to the boundary, a 5,000litre water tank and 1,500litre daily allowance from the local water scheme.

**Lot 2 - \$339,000**

Size: 4.0000 hectares (more or less)

A manageable, versatile lot perfect for building your dream lifestyle property or hobby farm.

Enjoy wide-open spaces, flat terrain, and peaceful surroundings with easy road access.

Ideal for first-time lifestyle buyers, families, or retirees seeking a rural escape.

**Lot 4 - \$389,000**

Size: 8.2440 hectares (more or less)

A generous parcel of land offering a mix of rolling contours and open paddocks. Perfect for larger lifestyle aspirations, such as grazing livestock, equestrian pursuits, or simply enjoying the expansive countryside.

Located in the heart of St Andrews, known for its beauty, community, and fertile Claremont Loom soil, these sections offer privacy while staying close to Waimate's amenities and schools. Timaru's renowned 24/7 Construction is building nearby and happy to discuss your design ideas. Plus, Damian, a new build specialist, is ready to guide you through the process, making it stress-free.

Create your dream retreat or estate in this peaceful rural haven. Opportunities like this are rare—secure your slice of paradise today!

**Land Area:** 40000m<sup>2</sup>

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

**Rates:** \$

**CV:** \$

**View Online:**

<https://thenetwork.co.nz/property/lot-4-horseshoe-bend-road-saint-andrews>

**Open Homes:**

Contact Damian for viewing times

**M:** 022 5286592

**Damian Dellabarca**

The New Build Specialist

[damian@tnbs.co.nz](mailto:damian@tnbs.co.nz)

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

# Vendor Transparency Document

Address: Lot 2 and 4 Horsehoe Bend Road, St Andrews, Waimate

**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 and none of the information or statements shall be deemed part of any subsequent Sale and Purchase Agreement for the property.

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 Agent 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 Agent may be noted on the 'Title & Further Information Form' at any time to be disclosed to any potential purchasers.

Additional details or forms verifying information may also be included on other paper 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?

Vendor: Sign: 

Print Name: Chris Sullivan

Date: Nov 22, 2024

Vendor: Sign:

Print Name:

Date:

Vendor: Sign:

Print Name:

Date:

**For subsequent information established by the Agent see the LIM, Title & District Plan Explanation Form**

**IMPORTANT NOTE FOR PURCHASERS:** Any Consents and Compliance Certificates or Reports that have been made available to the Agent 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 Agent). 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. 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.

This form is not part of any Sale and Purchase Agreement for the property.



# Title & Further Information

Address: \_\_\_\_\_

This information sheet may accompany the legal documents, reports and records such as the property's title, LIM (if supplied by Vendor), and District Plan provided to prospective purchasers by the Agent.

**DISCLAIMER:** All documents are supplied by for general information purposes only.

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.

This document does not form part of the S&P Agreement.

**Tick if appropriate to title:**

## 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.



# Title & Further Information

### 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. These interests are noted below and it is highly recommended to seek further legal/technical advice.

Further Title, District Plan and LIM (if provided) information & any additional information about the property that has come to the Agent's attention. If there is not enough room below, additional pages may be attached.

**DISCLAIMER:** The information listed below is provided as a starting point for prospective purchasers to do their own research and seek their own advice. It is the purchaser's responsibility to do its own due diligence on the property and this information is intended only to alert the purchaser to possible issues with a property of this age, condition and construction, in this location. The list is not represented as including everything that a purchaser should be aware of or investigate further as there may be issues that the Agent or Vendor have no knowledge of, expertise in, or any reason to suspect or raise. Furthermore, nothing listed below is intended to imply that there is any actual problem or concern with the property or its surrounding area.

Listing Agent: Sign: D Dellabarca Print Name: \_\_\_\_\_ Date: \_\_\_\_\_





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



  
R.W. Muir  
Registrar-General  
of Land

**Identifier** **1019670**  
**Land Registration District** **Canterbury**  
**Date Issued** 20 December 2021

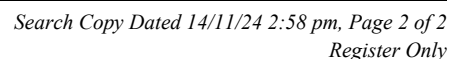
**Prior References**  
924935

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**Estate** Fee Simple  
**Area** 4.0000 hectares more or less  
**Legal Description** Lot 2 Deposited Plan 568022  
**Registered Owners**  
Christopher James Sullivan and Raymond Sullivan Trust Limited

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**Interests**  
9806033.3 Mortgage to ANZ Bank New Zealand Limited - 29.8.2014 at 12:59 pm  
12327547.3 Consent Notice pursuant to Section 221 Resource Management Act 1991 - 20.12.2021 at 3:19 pm







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



  
R.W. Muir  
Registrar-General  
of Land

**Identifier** **1019672**  
**Land Registration District** **Canterbury**  
**Date Issued** 20 December 2021

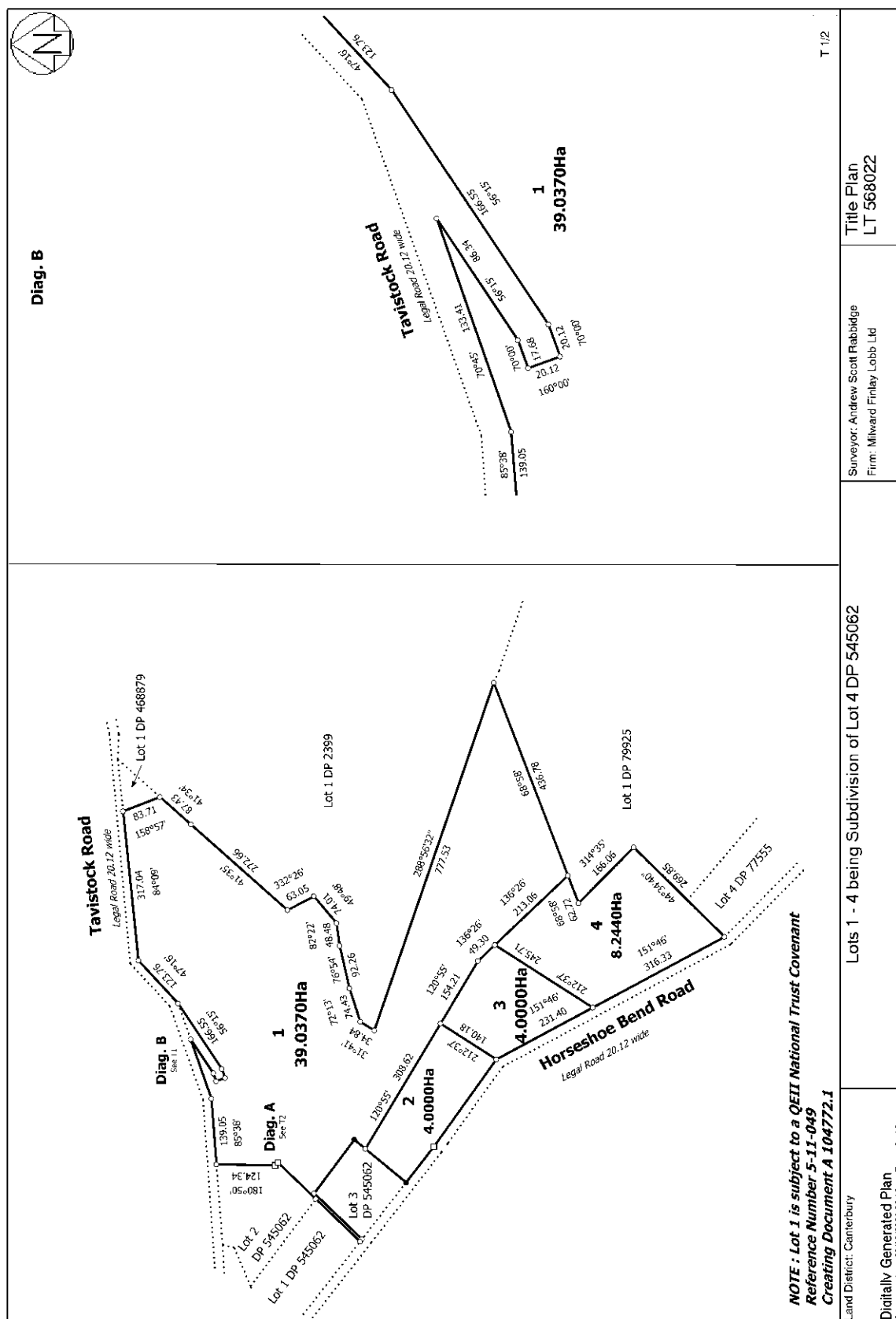
**Prior References**  
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**Estate** Fee Simple  
**Area** 8.2440 hectares more or less  
**Legal Description** Lot 4 Deposited Plan 568022  
**Registered Owners**  
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# A Tailored Strategy Session

with

**DAMIAN**  
DELLABARCA

[multiple properties]

**PREPARED FOR:**

Chris Sullivan

**DATE:**

21 October 2024



LICENSED REAA 2008



# Property Information

The purpose of this appraisals to provide you an estimated sales range for your two sections on Horseshoe bend road. This appraisal is based on available recent sales data, and comparable property's for sale in the area (see appendix B)

|                     |                                 |
|---------------------|---------------------------------|
| Capital Value       | \$640,000 (combined)            |
| Land Value          | \$625,000 (combined)            |
| Valuation Reference | [multiple valuation references] |
| Valuation Date      |                                 |
| Improvements Value  | \$15,000 (combined)             |
| Land Area           | 12.2440 ha (combined)           |
| Floor Area          | (combined)                      |
| Bedrooms            |                                 |
| Car Spaces          |                                 |
| Wall Material       |                                 |
| Roof Material       |                                 |
| Unique Features     | Enter property features here    |



**Damian Dellabarca**



# Sold Nearby

The Real Estate Agents Act requires any recommendation to be supported by an analysis of sold properties that are deemed comparable. These sold comparable properties have been selected based on their geographical proximity, similarity of their attributes and time of sale.

|                   |                        |               |           |             |           |
|-------------------|------------------------|---------------|-----------|-------------|-----------|
| <b>Sale Price</b> | \$817,000 to \$835,000 | <b>Median</b> | \$826,000 | <b>Mean</b> | \$826,000 |
| <b>C.V</b>        | \$800,000 to \$800,000 | <b>Median</b> | \$800,000 | <b>Mean</b> | \$800,000 |

For the property at the median, the sale price was 3.3% above CV.



## 824 Horseshoe Bend Road, Otaio, Waimate

3

|                      |                          |                     |                    |
|----------------------|--------------------------|---------------------|--------------------|
| <b>Last Sold</b>     | \$835,000 - 07 Jul 23    | <b>Land Area</b>    | 3.2630 ha          |
| <b>Capital Value</b> | \$800,000 - 01 Jul 22    | <b>Floor Area</b>   | 161 m <sup>2</sup> |
| <b>Land Value</b>    | \$290,000 - 01 Jul 22    | <b>Roof</b>         | Steel/G-Iron       |
| <b>Land Use</b>      | Lifestyle Blocks Farmlet | <b>Walls</b>        | Steel/G-Iron       |
|                      |                          | <b>Building Age</b> | 2020-2029          |



## 51 Tavistock Road, Otaio, Waimate

3 2

|                      |                          |                     |                    |
|----------------------|--------------------------|---------------------|--------------------|
| <b>Last Sold</b>     | \$817,000 - 13 Jul 22    | <b>Land Area</b>    | 2.8870 ha          |
| <b>Capital Value</b> | \$800,000 - 01 Jul 22    | <b>Floor Area</b>   | 169 m <sup>2</sup> |
| <b>Land Value</b>    | \$290,000 - 01 Jul 22    | <b>Roof</b>         | Steel/G-Iron       |
| <b>Land Use</b>      | Lifestyle Blocks Farmlet | <b>Walls</b>        | Steel/G-Iron       |
|                      |                          | <b>Building Age</b> | 2010-2019          |

## Damian Dellabarca

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Licensed REAA 2008


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




# For Sale Nearby


The recommendation is further supported by analysis of properties currently for sale that are deemed comparable. These comparable properties have been selected based on their geographical proximity and similarity of their attributes.






**40 Sodwall Road, Otaio, Waimate**

**4****3****2**

|                      |                                |                     |                    |
|----------------------|--------------------------------|---------------------|--------------------|
| <b>Listed</b>        | 4 Sep 2024 Negotiation         | <b>Land Area</b>    | 5.4900 ha          |
| <b>Capital Value</b> | \$1,040,000                    | <b>Floor Area</b>   | 294 m <sup>2</sup> |
| <b>Land Value</b>    | \$340,000                      | <b>Roof</b>         | Steel/G-Iron       |
| <b>Category</b>      | Residential Lifestyle Property | <b>Walls</b>        | Concrete           |
|                      |                                | <b>Building Age</b> | 2000-2009          |



**53 Tavistock Road, Otaio, Waimate**

**3****3****4**

|                      |                                |                     |                    |
|----------------------|--------------------------------|---------------------|--------------------|
| <b>Listed</b>        | 26 Jul 2023 \$898,000          | <b>Land Area</b>    | 5.6270 ha          |
| <b>Capital Value</b> | \$770,000                      | <b>Floor Area</b>   | 180 m <sup>2</sup> |
| <b>Land Value</b>    | \$340,000                      | <b>Roof</b>         | Steel/G-Iron       |
| <b>Category</b>      | Residential Lifestyle Property | <b>Walls</b>        | Brick              |
|                      |                                | <b>Building Age</b> | 2000-2009          |

Damian Dellabarca

# Recommendations

## Numbers act as a compass, guiding us in understanding market value.

To complete the appraisal we compare comparable property's located within 3km of your home that have sold in the last 6 months.

It's important to understand however, that it's the buyer who ultimately determines the value of a home, thus the sale price can swing either way of the appraised selling range.

|                               |   |
|-------------------------------|---|
| <b>Comparable Sales Range</b> | The sale price of comparable properties in this report range between \$817,000 and \$835,000.   |
| <b>Appraisal Range</b>        | Lot 4 (8h) \$340,000 - \$390,000 (quick sale)<br>\$390,000-\$450,000 (long campaign)<br>Lot 2 (4h) \$300,000 - \$340,000 (quick sale) |
| <b>Sale Method</b>            | Either priced (if quick sale) or price by negotiation (if long campaign).   |
| <b>Other Recommendations</b>  | Strong targeted marketing campaign aimed at people seeking lifestyle/off grid living.   |

# Commission

## Enter your Commission Rate here.

My standard rate is 2.9% up to \$500,000, with a minimum fee of \$12,500 (+GST)

Both these properties would be at the minimum fee.

## Damian Dellabarca

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# Residential Insights

Suburb: Otaio

## Number of Sales



|                                       | Last 3 Months | Last 6 Months | Last 12 Months |
|---------------------------------------|---------------|---------------|----------------|
| Number of Sales                       | 0             | 0             | 0              |
| Percentage of Otaio's Properties Sold | 0%            | 0%            | 0%             |

## Sale Performance



|                     | September 2024    | September 2023    | % Change          |                   | Sep 2024 |
|---------------------|-------------------|-------------------|-------------------|-------------------|----------|
| Median Days To Sell | Insufficient Data | Insufficient Data | Insufficient Data | Average Valuation | \$       |
| Median Sale Price   | Insufficient Data | Insufficient Data | Insufficient Data | Median List Price | NA       |

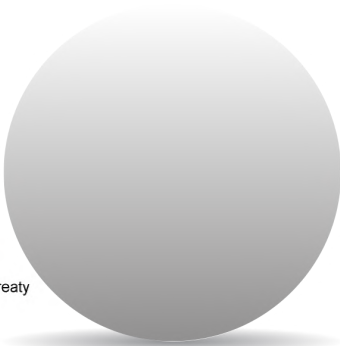
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## Sale Types in September 2024

Otaio

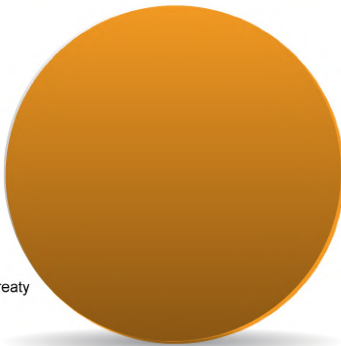


- Tender 0%
- Auction 0%
- Private Treaty 0%

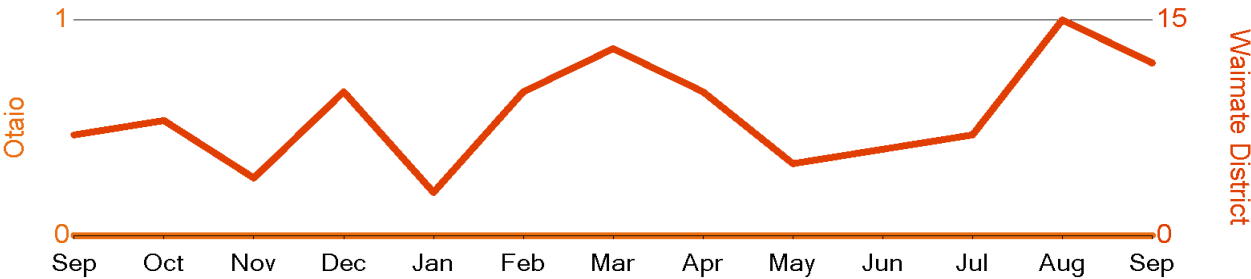


Waimate District

- Tender 0%
- Auction 0%
- Private Treaty 100%



## Number of Sales/Month in Otaio and Waimate District



Sources: REINZ, Headway Systems Ltd., Custom Software Ltd.

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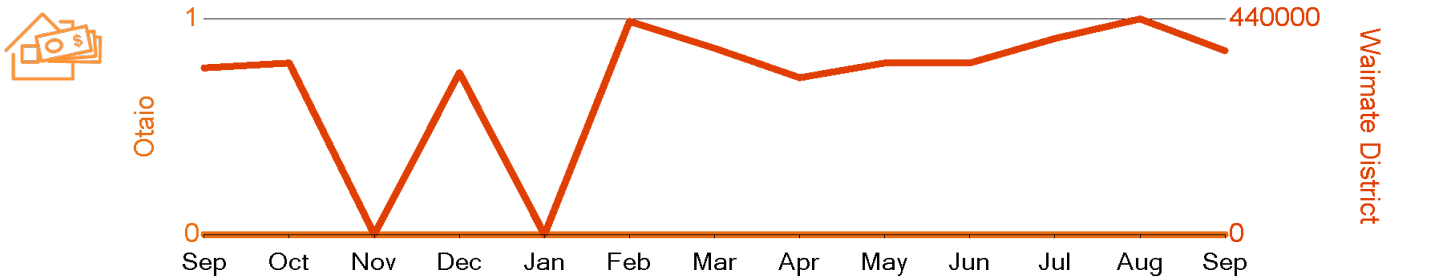
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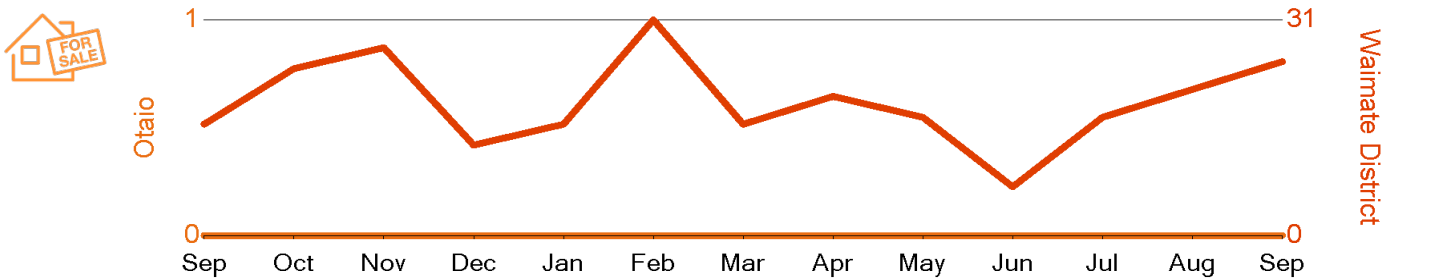


## Median Sale Price in Otaio and Waimate District



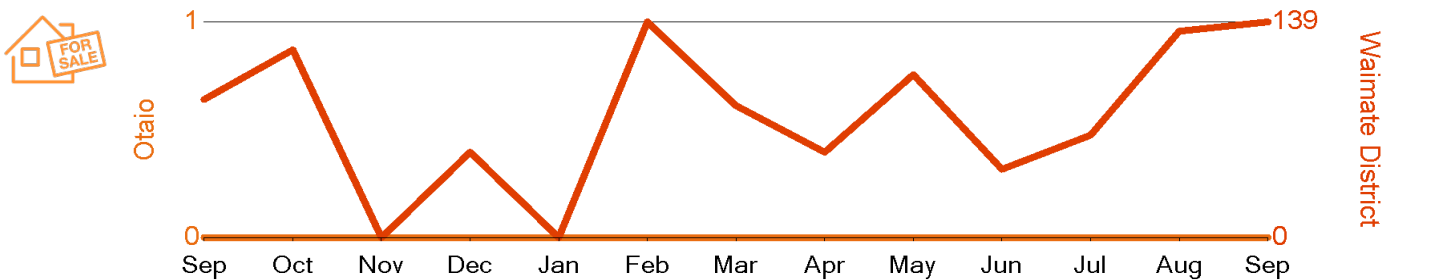
Sources: REINZ, Headway Systems Ltd., Custom Software Ltd.

## Number of Listings/Month in Otaio and Waimate District



Sources: REINZ, Headway Systems Ltd., Custom Software Ltd., Realestate.co.nz

## Median Days to Sell in Otaio and Waimate District



Sources: REINZ, Headway Systems Ltd., Custom Software Ltd.

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# Census Data for Otaio

## Age Broad Levels



| Age   | Otaio       |
|-------|-------------|
| 0-14  | unavailable |
| 15-29 | unavailable |
| 30-49 | unavailable |
| 50-64 | unavailable |
| 65+   | unavailable |

## Family Type



| Family Type        | Otaio       |
|--------------------|-------------|
| Couple (no kids)   | unavailable |
| Couple (with kids) | unavailable |
| Solo parent        | unavailable |

## Ownership



| Ownership                                    | Otaio       |
|--|-------------|
| Own or Partly Own                            | unavailable |
| Held in a Family Trust                       | unavailable |
| Do not own and do not hold in a family trust | unavailable |
| Not elsewhere included*                      | unavailable |

## Number of Bedrooms



| Bedrooms                | Otaio       |
|-------------------------|-------------|
| One bedroom             | unavailable |
| Two bedrooms            | unavailable |
| Three bedrooms          | unavailable |
| Four bedrooms           | unavailable |
| Five or more bedrooms   | unavailable |
| Total dwellings stated  | 0           |
| Not elsewhere included* | unavailable |

\* Not elsewhere included is used in some outputs for a combination of residuals, such as not stated, response outside scope, response unidentifiable, refused to answer, and don't know.

Data captured from New Zealand's 2018 Census of Population and Dwellings.

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# Title Details

Information last updated as at 13-Oct-2024



## RECORD OF TITLE DERIVED FROM LAND INFORMATION NEW ZEALAND FREEHOLD

**Identifier** 1019672  
**Land Registration District** Canterbury  
**Date Issued** 20 December 2021

### Prior References

[924935](#)

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|                          |                              |
|--------------------------|------------------------------|
| <b>Type</b>              | Fee Simple                   |
| <b>Area</b>              | 8.2440 hectares more or less |
| <b>Legal Description</b> | Lot 4 Deposited Plan 568022  |

### Registered Owners

Raymond Sullivan Trust Limited, Christopher James Sullivan and Terrence Michael Sullivan

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[9806033.3](#) Mortgage to ANZ Bank New Zealand Limited - 29.8.2014 at 12:59 pm  
[12327547.3](#) Consent Notice pursuant to Section 221 Resource Management Act 1991 - 20.12.2021 at 3:19 pm

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# Title Details

Information last updated as at 13-Oct-2024



## RECORD OF TITLE DERIVED FROM LAND INFORMATION NEW ZEALAND FREEHOLD

**Identifier** 1019670  
**Land Registration District** Canterbury  
**Date Issued** 20 December 2021

### Prior References

[924935](#)

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|                          |                              |
|--------------------------|------------------------------|
| <b>Type</b>              | Fee Simple                   |
| <b>Area</b>              | 4.0000 hectares more or less |
| <b>Legal Description</b> | Lot 2 Deposited Plan 568022  |

### Registered Owners

Raymond Sullivan Trust Limited, Christopher James Sullivan and Terrence Michael Sullivan

---

[9806033.3](#) Mortgage to ANZ Bank New Zealand Limited - 29.8.2014 at 12:59 pm  
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# Nearby Schools

School data from the Ministry of Education.

**Advisory:** School zones and other details are subject to change and you should not rely on this information alone. To check current boundaries or other details you should contact the school concerned. RVL accepts no responsibility for any action taken on the basis of information provided below, or for any errors or omissions.

|  |  |  |                            |
|--|--|--|----------------------------|
| <b>Roncalli College</b><br>Wellington Street<br>Timaru<br>Tel: 03 688 6003                     | Co-Educational<br>Secondary (Year 9-15)<br>State : Integrated            | Equity Index 447<br>481 students<br>24.1 km from subject property. | In Zone<br>from 18/10/2021 |
| <b>Craighead Diocesan School</b><br>1 Wrights Avenue<br>West End<br>Timaru<br>Tel: 03 688 6074 | Single Sex (Girls School)<br>Secondary (Year 7-15)<br>State : Integrated | Equity Index 405<br>407 students<br>24.6 km from subject property. | In Zone<br>from 04/08/2006 |
| <b>Makikihi School</b><br>12 Makikihi Station Road<br>Makikihi<br>Tel: 03 689 5587             | Co-Educational<br>Full Primary<br>State                                  | Equity Index 482<br>33 students<br>8.7 km from subject property.   | Not Zoned                  |
| <b>Waituna Creek School</b><br>Waituna School Road<br>Waimate<br>Tel: 03 689 7438              | Co-Educational<br>Full Primary<br>State                                  | Equity Index 459<br>31 students<br>14.3 km from subject property.  | Not Zoned                  |
| <b>Waimate Centennial School</b><br>5 Hughes Street<br>Waimate<br>Tel: 03 689 8295             | Co-Educational<br>Contributing<br>State                                  | Equity Index 464<br>149 students<br>17.0 km from subject property. | Not Zoned                  |
| <b>St Patrick's School (Waimate)</b><br>Cameron Street<br>Waimate<br>Tel: 03 689 8584          | Co-Educational<br>Full Primary<br>State : Integrated                     | Equity Index 427<br>19 students<br>17.2 km from subject property.  | Not Zoned                  |
| <b>Waimate Main School</b><br>25 John Street<br>Waimate<br>Tel: 03 689 8887                    | Co-Educational<br>Contributing<br>State                                  | Equity Index 490<br>114 students<br>17.7 km from subject property. | Not Zoned                  |
| <b>Waimate High School</b><br>Paul Street<br>Waimate<br>Tel: 03 689 8920                       | Co-Educational<br>Secondary (Year 7-15)<br>State                         | Equity Index 480<br>254 students<br>17.9 km from subject property. | Not Zoned                  |
| <b>Timaru Christian School</b><br>10 Quarry Road<br>Watlington<br>Timaru<br>Tel: 03 688 1422   | Co-Educational<br>Composite<br>State : Integrated                        | Equity Index 452<br>135 students<br>23.3 km from subject property. | Not Zoned                  |
| <b>Timaru Boys' High School</b><br>211 North Street<br>West End<br>Timaru<br>Tel: 03 687 7560  | Single Sex (Boys School)<br>Secondary (Year 9-15)<br>State               | Equity Index 445<br>623 students<br>23.7 km from subject property. | Not Zoned                  |

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|  |   |  |           |
|--|---|--|-----------|
| <b>Timaru Girls' High School</b>   |   |  | Not Zoned |
| Cain Street<br>Timaru<br>Tel: 03 688 1122  | Single Sex (Girls School)<br>Secondary (Year 9-15)<br>State | Equity Index 466<br>372 students<br>23.8 km from subject property. |           |
| <b>Sacred Heart School (Timaru)</b>  |   |  | Not Zoned |
| 54 Heaton Street<br>Timaru<br>Tel: 03 688 8188   | Co-Educational<br>Full Primary<br>State : Integrated        | Equity Index 436<br>226 students<br>24.4 km from subject property. |           |
| This school information (with the exception of the distance and "in zone" calculations) is copyright © Ministry of Education 2016 and used under the Creative Commons Attribution 4.0 International licence. |   |  |           |

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# Disclaimer

RVL does not warrant the accuracy or completeness of the information provided in this report and does not accept liability for any losses incurred, either directly or indirectly, by any person arising from or in connection with the supply or use of the whole or any part of this report or the PropertySmarts service.

This Comparative Market Analysis is confidential to the named recipient. The information referred to in this CMA may contain personal information belonging to other property owners. The report and information in it must not be published or disclosed by you or used in any way other than to enable you and your professional advisors to assess the property's potential sale price.

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# 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

---

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.