



**ONE  
CENTRAL**  
CARRIAGE  
QUARTER

**STYLISH  
CITY LIVING**



**FINAL RELEASE - BUILDING E**

# SOMETHING FOR EVERYONE IN THE HEART OF THE CITY

Carriage Quarter is your gateway to all that this vibrant new city centre has to offer, bordering the central city, this exclusive location sits on the doorstep of everything!

Shopping, entertainment, hospitality hot spots and a variety of workplaces as well as Rauora Park, one of the city's largest green spaces, are all within easy walking distance.

Carriage Quarter is named after the historic Howland's Carriage Factory that once operated near the location, producing all manner of carriages and carts in the late 1800s.

## HIGHLIGHTS

### New release

Building E - two-bedroom terraced homes with a single internal access garage

Designed by local architects, Herriot Melhuish O'Neill, to embrace natural light and capture views of the park, city or Port Hills

Prime location with the best of the city on your doorstep

All properties have a Homestar 6 design rating and achieve Healthy Home Standards. Apartments in Building A are Lifemark 3 rated.



## FEATURES

- A range of homes are available to suit your lifestyle
- Open plan kitchens and living spaces
- Premium fixtures and fittings throughout
- Quality kitchen appliances with induction hob
- Double internal access garage in all three-bedroom terrace homes
- Wall mounted heat pumps and heat recovery ventilation systems in some homes
- USB points on many conveniently located sockets
- North or east facing balconies and courtyards



Artists impression



# ONE CENTRAL

## THE ULTIMATE INNER CITY LIFESTYLE

Visionary design, superior construction and stylish finishing come together in One Central, a collection of premium residences in the heart of Christchurch, each uniquely designed by local architects to complement existing, and future homes in this exciting new neighbourhood.

Located between Rauora Park and Manchester Street, residents are just a stone's throw away from the city's best dining, shopping and entertainment experiences, as well as popular destinations like Tūranga Central Library, The Crossing, Riverside Market, Hagley Park and the beautiful Avon River.

### KEY DESTINATIONS



**New Regent Street**



**Bus Exchange**



**Rauora Park**



**The Terrace**



**The Welder**



**Te Kaha Stadium (Under construction)**



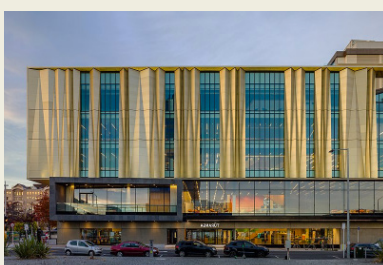
**Te Pae Convention Centre**



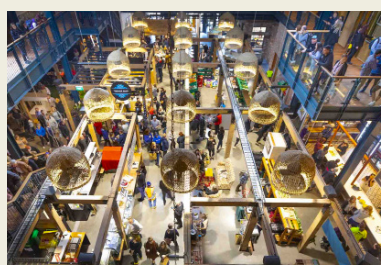
**The Crossing**



**Metro Sports (Under construction)**



**Tūranga (Central Library)**



**Riverside Market**



**Margaret Mahy Playground**



**Future Developments**

**Developments**

- Worcester Terraces
- Bedford Apartments & Terraces
- 212 Cashel
- Latimer Terraces
- Liverpool Terraces
- Carriage Quarter
- Cambridge Quarter

# SITE PLAN



Building A		2	1	Building D		2	1	1	
Building B		3	2.5	2	Building F		2	1.5	1
Building C		1	1	Buildings E & G		2	1-1.5	1	

**NEW RELEASE**

**JUST ONE LEFT! PU 10**

**BUILDING A  
TWO BEDROOM**

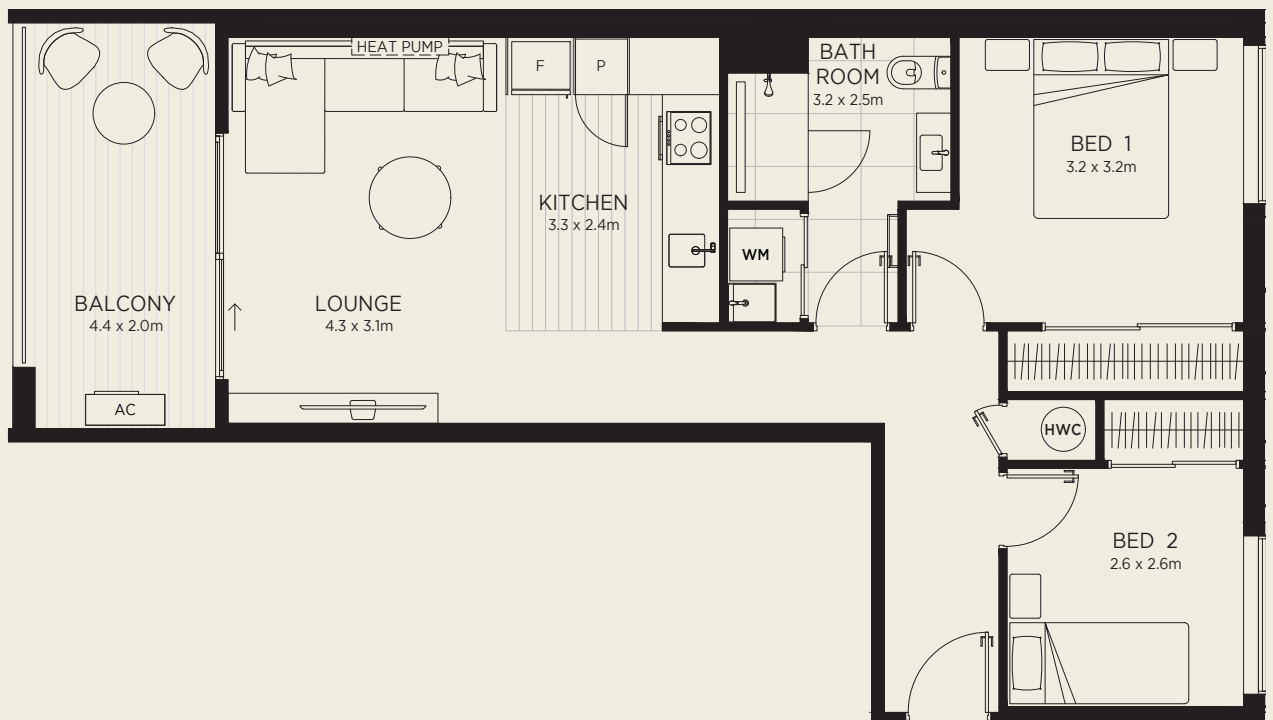
2 

1 

Approx. 72m<sup>2</sup>  From \$599,000



Artists impression

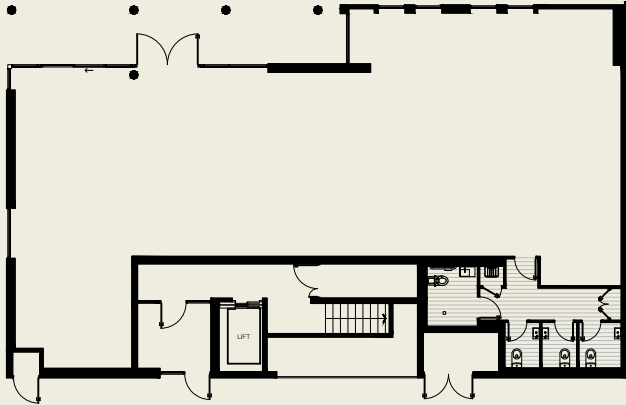


These plans are typical units for example purposes only, please contact our New Home Consultants for specific plans of each home.

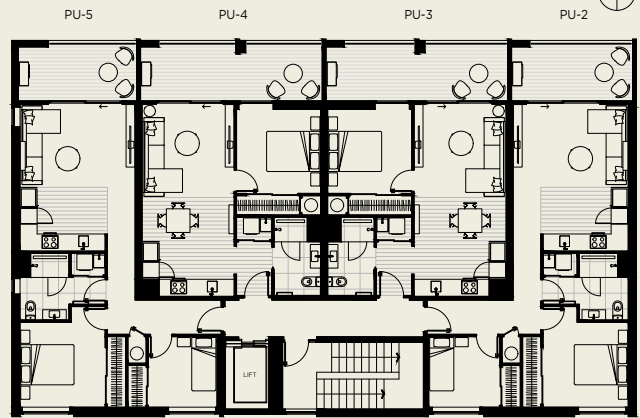
# FLOOR LAYOUTS - BUILDING A



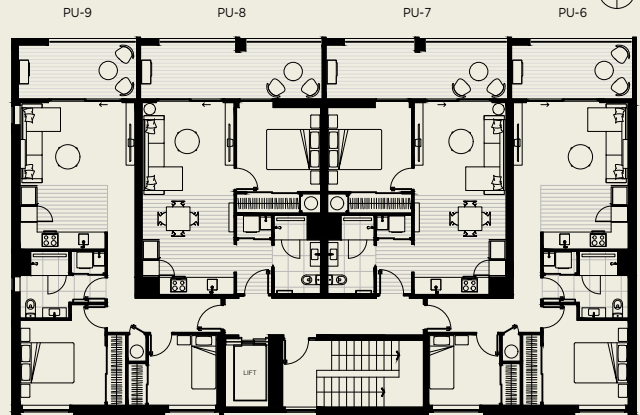
## GROUND FLOOR - COMMERCIAL



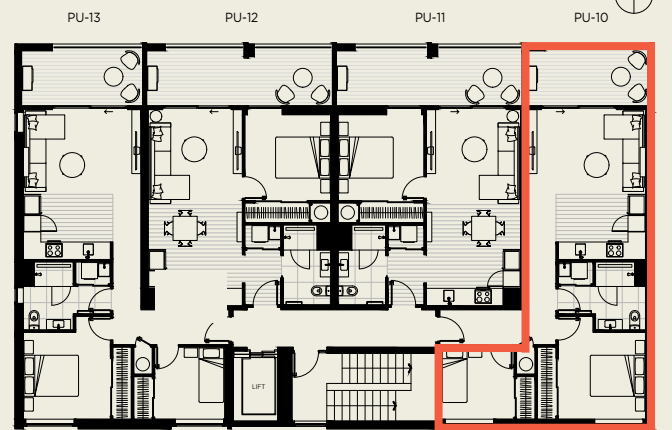
## FIRST FLOOR



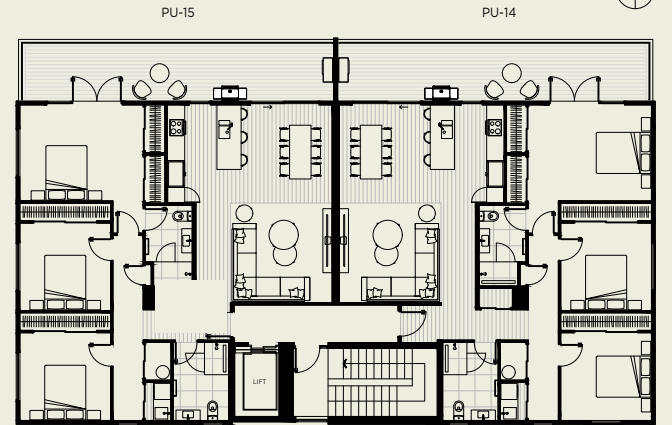
## SECOND FLOOR



## THIRD FLOOR



## FOURTH FLOOR




# CARRIAGE QUARTER PLANS

## BUILDING B THREE BEDROOM

3 

2.5 

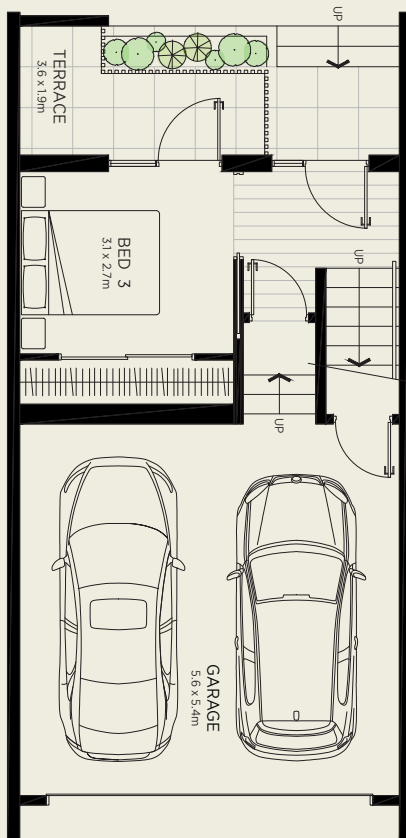
2 

Approx. 175m<sup>2</sup> 

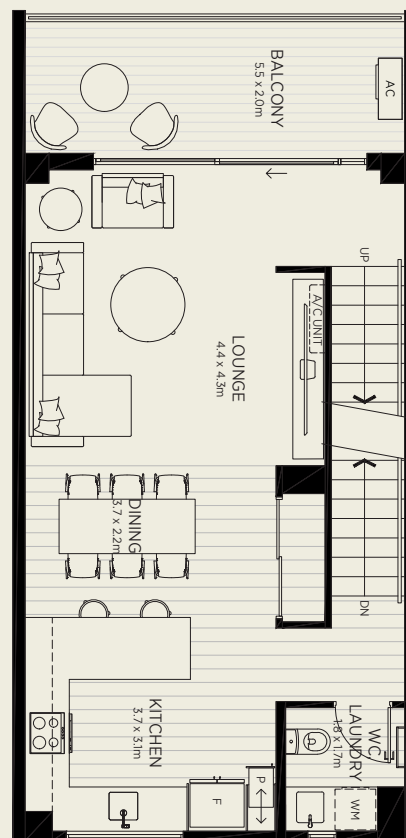
Asking price \$1,199,000



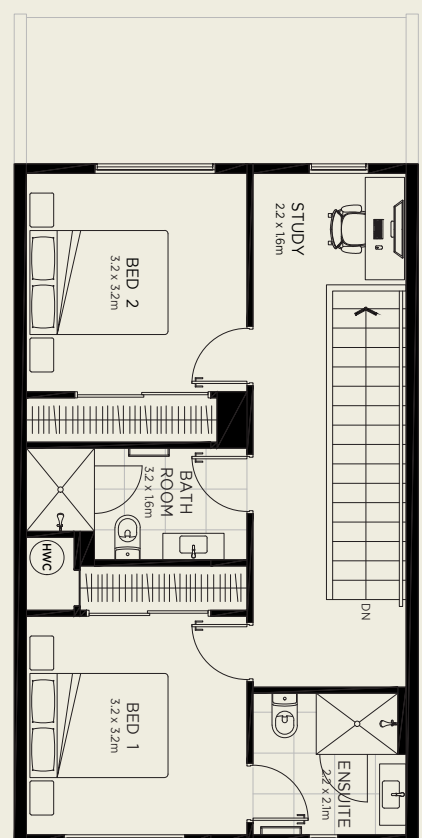
### GROUND



### FIRST



### SECOND



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# CARRIAGE QUARTER PLANS

## BUILDING D TWO BEDROOM

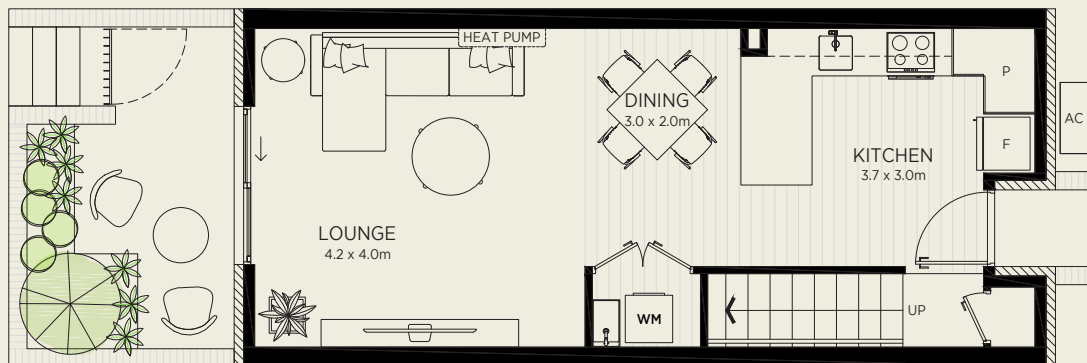
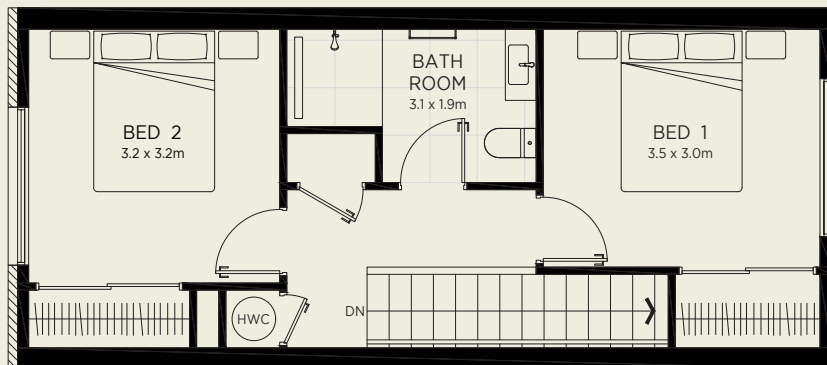


Approx. 89m<sup>2</sup>

From \$699,000



Artists impression



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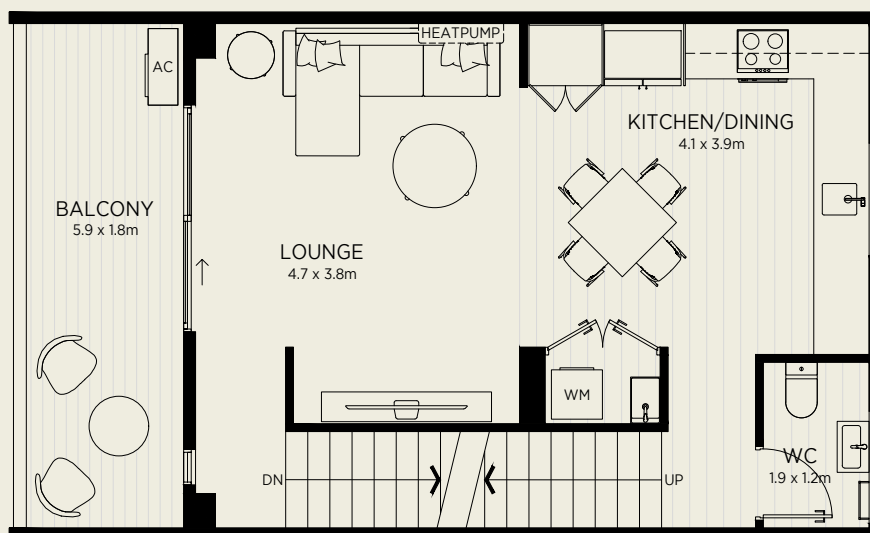
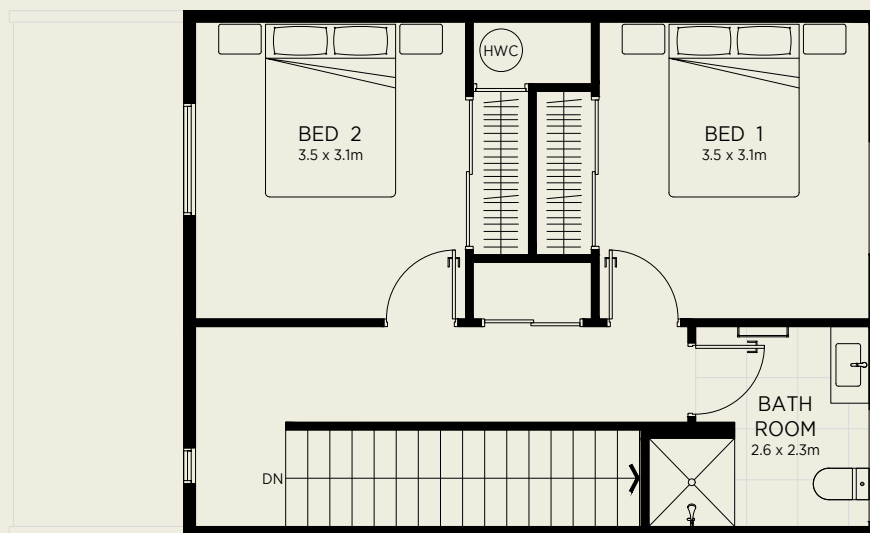
# CARRIAGE QUARTER PLANS

**JUST ONE LEFT! PU 55**

## BUILDING F TWO BEDROOM



Approx. 110m<sup>2</sup>  From \$749,000



These plans are typical units for example purposes only, please contact our New Home Consultants for specific plans of each home.

# CARRIAGE QUARTER PLANS

NEW RELEASE

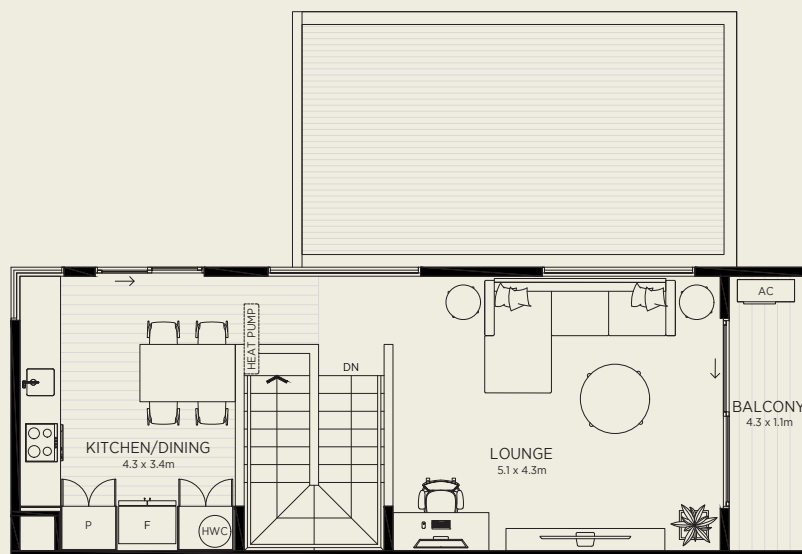
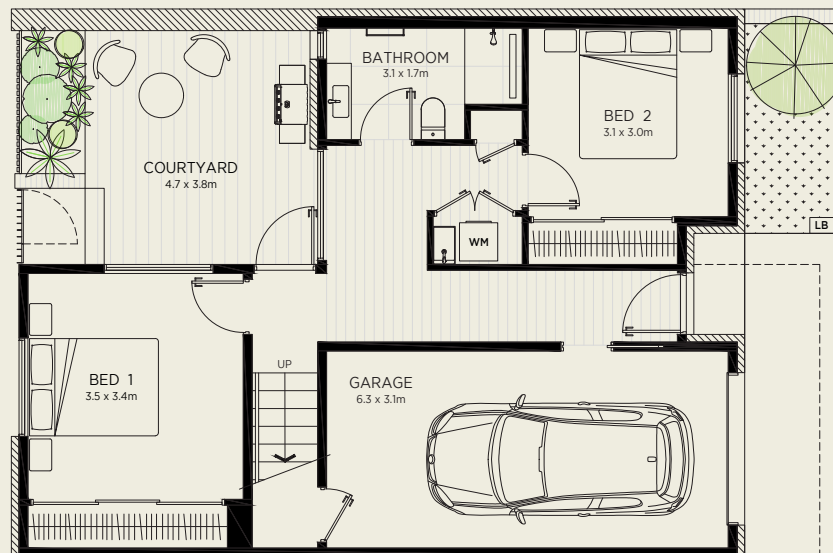
## BUILDING E TWO BEDROOM



Approx.  
132m<sup>2</sup>



From  
\$859,000



These plans are typical units for example purposes only, please contact our New Home Consultants for specific plans of each home.

## PRICING - BUILDING A

PU Number	Internal Area (m <sup>2</sup> )	Balcony (m <sup>2</sup> )	Total Area (m <sup>2</sup> )	Colour Scheme	No. of Beds	No. of Baths	Car Park	Price
<b>2</b>	72	9	81	Clean	2		-	<b>SOLD</b>
<b>3</b>	52	13	65	Clean	1	1	-	<b>SOLD</b>
<b>4</b>	52	13	65	Clean	1	1	-	<b>SOLD</b>
<b>5</b>	72	9	81	Bold	2	1	-	<b>SOLD</b>
<b>6</b>	72	9	81	Clean	2	1	-	<b>SOLD</b>
<b>7</b>	52	14	66	Clean	1	1	-	<b>SOLD</b>
<b>8</b>	52	14	66	Bold	1	1	-	<b>SOLD</b>
<b>9</b>	72	9	81	Clean	2	1	-	<b>SOLD</b>
<b>10</b>	72	9	81	Clean	2	1	-	Under Contract
<b>11</b>	53	14	67	Bold	1	1	-	<b>SOLD</b>
<b>12</b>	53	14	67	Clean	1	1	-	<b>SOLD</b>
<b>13</b>	73	9	82	Bold	2	1	-	<b>SOLD</b>
<b>14</b>	129	23	152	Clean	3	2	1	<b>SOLD</b>
<b>15</b>	125	23	148	Bold	3	2	1	<b>SOLD</b>

## PRICING - BUILDING B

PU Number	Internal Area (m <sup>2</sup> )	Balcony (m <sup>2</sup> )	Terrace (m <sup>2</sup> )	Total Area (m <sup>2</sup> )	Colour Scheme	No. of Beds	No. of Baths	Garage	Price
<b>16</b>	180	12	5	197	Classic	3	2.5	2	<b>SOLD</b>
<b>17</b>	175	12	5	192	Classic	3	2.5	2	\$1,199,000
<b>18</b>	175	12	5	192	Contemporary	3	2.5	2	<b>SOLD</b>
<b>19</b>	175	12	5	192	Classic	3	2.5	2	\$1,199,000
<b>20</b>	175	12	5	192	Classic	3	2.5	2	\$1,199,000
<b>21</b>	175	12	5	192	Contemporary	3	2.5	2	\$1,199,000
<b>22</b>	175	12	5	192	Classic	3	2.5	2	\$1,199,000
<b>23</b>	175	12	5	192	Classic	3	2.5	2	<b>SOLD</b>
<b>24</b>	180	12	5	197	Contemporary	3	2.5	2	\$1,199,000

All area measurements are approximate only. Internal area of each home is measured from the external edge of the facade to the mid-point of the intertenancy wall. Apartment numbers are to be confirmed.

## PRICING - BUILDING C

PU Number	Internal Area (m <sup>2</sup> )	Deck/Balcony (m <sup>2</sup> )	Total Area (m <sup>2</sup> )	Colour Scheme	No. of Beds	No. of Baths	Price
<b>25</b>	57	11	68	Classic	1	1	<b>SOLD</b>
<b>26</b>	53	11	64	Classic	1	1	<b>SOLD</b>
<b>27</b>	53	11	64	Classic	1	1	<b>SOLD</b>
<b>28</b>	57	11	68	Classic	1	1	<b>SOLD</b>
<b>29</b>	57	12	69	Contemporary	1	1	<b>SOLD</b>
<b>30</b>	53	11	64	Classic	1	1	<b>SOLD</b>
<b>31</b>	53	11	64	Classic	1	1	<b>SOLD</b>
<b>32</b>	57	11	68	Contemporary	1	1	<b>SOLD</b>
<b>33</b>	57	12	69	Classic	1	1	<b>SOLD</b>
<b>34</b>	53	11	64	Classic	1	1	<b>SOLD</b>
<b>35</b>	53	11	64	Contemporary	1	1	<b>SOLD</b>
<b>36</b>	57	11	68	Contemporary	1	1	<b>SOLD</b>

## PRICING - BUILDING D

PU Number	Internal Area (m <sup>2</sup> )	Courtyard (m <sup>2</sup> )	Total Area (m <sup>2</sup> )	Colour Scheme	No. of Beds	No. of Baths	Car Park	Price
<b>37</b>	92	9	101	Mint	2	1	1 (AU 72)	\$709,000
<b>38</b>	89	9	98	Oatmeal	2	1	1 (AU 73)	\$699,000
<b>39</b>	89	9	98	Oatmeal	2	1	1 (AU 74)	\$699,000
<b>40</b>	89	9	98	Mint	2	1	1 (AU 75)	\$699,000
<b>41</b>	89	9	98	Oatmeal	2	1	1 (AU 76)	\$699,000
<b>42</b>	89	9	98	Mint	2	1	1 (AU 77)	\$699,000
<b>43</b>	99	13	112	Oatmeal	2	1	1 (AU 78)	<b>SOLD</b>

All area measurements are approximate only. Internal area of each home is measured from the external edge of the facade to the mid-point of the intertenancy wall. Apartment numbers are to be confirmed.

## PRICING - BUILDING F

PU Number	Internal Area (m <sup>2</sup> )	Balcony (m <sup>2</sup> )	Terrace (m <sup>2</sup> )	Total Area (m <sup>2</sup> )	Colour Scheme	No. of Beds	No. of Baths	Car park	Price
<b>50</b>	55	-	10	65	Classic	1	1	-	<b>SOLD</b>
<b>51</b>	55	-	10	65	Classic	1	1	-	<b>SOLD</b>
<b>52</b>	55	-	10	65	Classic	1	1	-	<b>SOLD</b>
<b>53</b>	55	-	10	65	Classic	1	1	-	<b>SOLD</b>
<b>54</b>	116	12	-	128	Contemporary	2	1.5	1 (AU69)	<b>SOLD</b>
<b>55</b>	110	12	-	122	Classic	2	1.5	1 (AU68)	\$759,000
<b>56</b>	110	12	-	122	Classic	2	1.5	1 (AU67)	<b>SOLD</b>
<b>57</b>	110	12	-	122	Contemporary	2	1.5	1 (AU66)	<b>SOLD</b>
<b>58</b>	111	12	-	123	Classic	2	1.5	1 (AU65)	<b>SOLD</b>

See development map for car park location.

## PRICING - BUILDING E - NEW RELEASE

PU Number	Internal Area (m <sup>2</sup> )	Courtyard (m <sup>2</sup> )	Total Area (m <sup>2</sup> )	Colour Scheme	No. of Beds	No. of Baths	Garage	Price
<b>44</b>	133	13	146	Mint	2	1	1	Under Contract
<b>45</b>	132	13	145	White	2	1	1	Under Contract
<b>46</b>	132	13	145	Mint	2	1	1	<b>SOLD</b>
<b>47</b>	132	13	145	White	2	1	1	Under Contract
<b>48</b>	132	13	145	Mint	2	1	1	\$859,000
<b>49</b>	133	13	146	White	2	1	1	\$859,000

## PRICING - BUILDING G

PU Number	Internal Area (m <sup>2</sup> )	Courtyard (m <sup>2</sup> )	Total Area (m <sup>2</sup> )	Colour Scheme	No. of Beds	No. of Baths	Garage	Price
<b>59</b>	133	13	146	Mint	2	1	1	<b>SOLD</b>
<b>60</b>	132	13	145	Oatmeal	2	1	1	<b>SOLD</b>
<b>61</b>	132	13	145	Mint	2	1	1	<b>SOLD</b>
<b>62</b>	132	13	145	Oatmeal	2	1	1	Under Contract
<b>63</b>	132	13	145	Mint	2	1	1	<b>SOLD</b>
<b>64</b>	133	12	145	Oatmeal	2	1	1	<b>SOLD</b>

# SPECIFICATIONS

## BUILDING A - APARTMENTS

### EXTERIOR

**Roof** - Diamond V-rib - Flaxpod

**Window Joinery** - Double glazing, powder coated Ironsand

**Cladding** - Red brick - Fendalton, Nu-wall Aluminium - Ironsand/Random Wasp/Random Flaxpod, pre-cast concrete, Shiaplap Larch

**Decking** - Hardwood timber decking with natural finish

**Intertenancy walls** - Hebel 50mm Powerpanel with linings



## 1-2 BEDROOM APARTMENTS COLOUR SCHEME

### INTERIOR

**Paint** - Level 4 finish

**Ceiling** - Dulux - Mt Aspiring Quarter

**Walls & trim** - Dulux - Mt Aspiring

**Carpet** - Feltex nylon carpet - Awana Bay Cloud **OR** Awana Bay Stone

### KITCHEN

**Flooring** - Vinyl Godfrey Hirst Tempo Noble Oak W48 Vinyl **OR** Vinyl Godfrey Hirst Tempo Chestnut Oak W35

**Benchtop** - Formica Grigio Grafite **OR** Formica Pearl Concrete

**Cabinetry** - Melteca Green Slate & Seal Grey **OR** Melteca Dawn Grey & Baikal

**Handles** - Brushed Anthracite **OR** Brushed nickel

**Tapware** - Methven Shadow sink mixer in Chrome

**Splashback** - Piccolo Gloss White Subway Vertical Stack 53x218 **OR** Georgia White Matt Square and Rectangle

### LAUNDRY

Slim sized tub

### BATHROOM

**Walls** - Dulux - Mt Aspiring

**Vanity** - City wall hung vanity with sussy basin planked urban oak fronts & black side panels

**Tapware/mixer** - Methven Shadow Basin Mixer in Chrome

**Towel rail** - Newtech 7 Bar Chrome

**Floor tiles** - Mid grey 600x600 **OR** Light grey 600x600

**Wall tiles** - Georgia Field Green Gloss Square **OR** White Gloss Subway Vertical Stack 100x300

### APPLIANCES

Fisher & Paykel stainless steel oven, freestanding dishwasher, ceramic cooktop and integrated rangehood

### HEATING

Daikin heat pump and SIMX heat recovery ventilation. Electric panel heaters in bedrooms



Please note all specifications are accurate at the time of publishing however are subject to change or substitution throughout the construction process. All attempts to show accurate colours and finishes have been made however due to printing and display variations these are to be used as an example only, please refer to the manufacturers samples for exact colour and finish examples.

# SPECIFICATIONS

## BUILDING B - TERRACES

### EXTERIOR

**Roof** - Diamond V-rib -Grey Friars

**Window Joinery** - Double glazing, powder coated

**Cladding** - Brick Veneer Fendalton Smooth, Aluminium in Electric Cow, James Hardie Easy Lap Panels & Precast Concrete

**Decking** - Hardwood timber decking with natural finish

**Intertenancy walls** - Hebel Powerpanel Core with Timber Framing and Insulation



Artists impression

## 3 BEDROOM TERRACES COLOUR SCHEMES

### INTERIOR

**Paint** - Level 4 finish

**Ceiling** - Dulux - Mt Aspiring Quarter

**Walls & trim** - Dulux - Mt Aspiring

**Carpet** - Feltex SDN Awana Bay Stone

### KITCHEN/DINING

**Flooring** - Vinyl Plank, Natural Oak Woodgrain in colour **OR** Vinyl Plank, Warm Grey Woodgrain in colour

**Benchtop** - Caesarstone Ice Snow **OR** Caesarstone Osprey

**Cabinetry** - Bestwood Subtle Grey & Prime White **OR** Prime Fumed Oak & Bestwood Limestone

**Handles** - Archen Sarnen in Brushed Nickel **OR** Archen Sarnen in Brushed Antracite

**Tapware** - Methven Shadow Mixer, Gooseneck in Chrome

**Splashback** - Tiles, Panama White Gloss, vertical stack **OR** Tiles, Sticks Ivory Mosaic, Vertical Stack

### APPLIANCES

Fisher & Paykel stainless steel oven, induction cooktop, double integrated dishdrawer and integrated rangehood

### HEATING

Daikin heat pump and SIMX heat recovery ventilation, electric panel heaters in bedrooms

### BATHROOM

**Paint** - Dulux - Mt Aspiring

**Vanity** - St Michel City 46 Wall Hung Planked Urban Oak Timberland Front

**Tapware/mixer** - Methven Shadow Mixer in Chrome

**Towel rail** - Newtech Heated Towel Rail in Chrome

**Floor tiles** - Enzo Moon 600x600 **OR** Cashmere Misty Grey 600x600

**Wall tiles** - White Gloss Subway Vertical Stack 100x300

### LAUNDRY

**Cabinetry** - Bestwood Subtle Grey **OR** Prime Fumed Oak, Timberland

**Benchtop** - Formica Fresh Snow

**Mixer** - Methven Shadow Mixer in Chrome

### GARAGE

**Door** - Sectional door with automatic opener

**EV Charging** - 32A single phase supply for future EV charger installation





# SPECIFICATIONS

## BUILDING D - TERRACES

### EXTERIOR

**Roof** - Diamond V-rib - Grey Friars

**Window Joinery** - Double glazing, powder coated

**Cladding** - Midland Brick Veneer Heritage Red, Aluminium in Electric Cow, James Hardie Easy Lap Panels & Precast Concrete

**Patio** - Exposed aggregate concrete

**Intertenancy walls** - Hebel Powerpanel Core with Timber Framing and Insulation



## 2 BEDROOM TERRACES COLOUR SCHEME

### INTERIOR

**Paint** - Level 4 finish

**Ceiling** - Dulux - Mt Aspiring Quarter

**Walls & trim** - Dulux - Mt Aspiring

**Carpet** - Feltex SDN Awana Bay Stone

### KITCHEN/DINING

**Flooring** - Godfrey Hirst Vega wood effect vinyl plank 5101 Canoe

**Benchtop** - Caesarstone Osprey

**Cabinetry** - Metelca Malibu Naturale & Classic Oak Organic

**Handles** - Archant Sarnen in Brushed Nickel

**Tapware** - Methven Shadow Mixer, Gooseneck in Chrome

**Splashback** - Tiles, Tribeca Seaglass Mint, vertical stack **OR** Tiles, Tribeca Oatmeal, Vertical Stack

### APPLIANCES

Fisher & Paykel stainless steel oven, induction cooktop, Stainless Steel Dishwasher and integrated Powerpack Rangehood

### HEATING

Daikin heat pump and SIMX heat recovery ventilation, electric panel heaters in bedrooms, undertile heating

### BATHROOM

**Paint** - Dulux - Mt Aspiring

**Vanity** - St Michel City wall hung vanity with sussy basin, planked Urban Oak front

**Tapware/mixer** - Methven Shadow Mixer in Chrome

**Towel rail** - Newtech Heated Towel Rail in Chrome

**Floor tiles** - Enzo Moon 600x600

**Shower Wall tiles** - White Gloss Subway Vertical Stack 100x300

### LAUNDRY

Mini supertub



Artists impression

# SPECIFICATIONS - NEW RELEASE

## BUILDING E - TERRACES

### EXTERIOR

**Roof** - Diamond V-rib - Grey Friars

**Window Joinery** - Double glazing, powder coated

**Cladding** - Brick Veneer Fendalton Smooth, Aluminium in Electric Cow, James Hardie Easy Lap Panels and Precast Concrete

**Decking** - Hardwood timber decking with oiled finish

**Intertenancy walls** - Hebel Powerpanel Core with Timber Framing and Insulation



## 2 BEDROOM TERRACES COLOUR SCHEME

### INTERIOR

**Paint** - Level 4 finish

**Ceiling** - Dulux - Mt Aspiring Quarter

**Walls & trim** - Dulux - Mt Aspiring

**Carpet** - Feltex SDN carpet - Cable Bay, Stone

### KITCHEN/DINING

**Flooring** - Godfrey Hirst Vega wood effect vinyl plank 5101 Canoe

**Benchtop** - Caesarstone Osprey

**Cabinetry** - Metelca Malibu Naturale & Classic Oak Organic

**Handles** - Archant Sarnen in Brushed Nickel

**Tapware** - Methven Shadow Mixer, Gooseneck in Chrome

**Splashback** - Tiles, Tribeca Seaglass Mint, vertical stack **OR** Tiles, Gypsum White, Vertical Stack

### APPLIANCES

Fisher & Paykel stainless steel oven, induction cooktop, stainless steel dishwasher and integrated Powerpak Rangehood

### HEATING

Daikin heat pump, mechanical ventilation system, electric panel heaters in bedrooms, undertile heating in bathroom

### BATHROOM

**Paint** - Dulux - Mt Aspiring

**Vanity** - St Michel City wall hung vanity with sussy basin, planked Urban Oak front

**Tapware/mixer** - Methven Shadow Mixer in Chrome

**Towel rail** - Newtech Heated Towel Rail in Chrome

**Floor tiles** - Enzo Moon 600x600

**Shower Wall tiles** - White Gloss Subway Vertical Stack 100x300

### LAUNDRY

Slim sized tub



# SPECIFICATIONS

## BUILDING F - TERRACES

### EXTERIOR

**Roof** - Diamond V-rib - Lancewood

**Window Joinery** - Double glazing, powder coated

**Cladding** - Red brick - Fendalton, Nu-wall Aluminium - Electric Cow, pre-cast concrete

**Decking** - Hardwood timber decking with natural finish

**Intertenancy walls** - Lined pre-cast concrete



## 2 BEDROOM APARTMENTS COLOUR SCHEME

### INTERIOR

**Paint** - Level 4 finish

**Ceiling** - Dulux - Mt Aspiring Quarter

**Walls & trim** - Dulux - Mt Aspiring

**Carpet** - **OR** Awana Bay Cloud

### KITCHEN

**Flooring** - Vinyl Plank, Godfrey Hirst, Vega, Biscotti 5001 **OR** Vinyl Plank Godfrey Hirst Vega, Chocolate 5501

**Benchtop** - Caesarstone Ice Snow **OR** Caesarstone Osprey

**Cabinetry** - Melteca Baikal and Dawn Grey **OR** Melteca Green Slate and Seal Grey

**Handles** - Brushed nickel **OR** Brushed Anthracite

**Tapware** - Methven Gooseneck in Chrome

**Splashback** - Georgia White Matt Square and Rectangle tiles **OR** Piccolo Gloss White Subway Vertical Stack 53x218

### LAUNDRY

Slim sized tub

### BATHROOM

**Walls** - Dulux - Mt Aspiring

**Vanity** - St Michel City wall hung vanity with sussy basin, planked Urban Oak front

**Floor** - Tile Enzo Moon, 600x600 **OR** Tile Cashmere Misty Grey, 600x600

**Tapware/mixer** - Methven Shadow in Chrome

**Towel rail** - Newtech 7 Bar Chrome

### APPLIANCES

Fisher & Paykel stainless oven, freestanding dishwasher, integrated rangehood, Induction cooktop

### HEATING

Daikin heat pump and SIMX heat recovery ventilation. Electric panel heater in bedroom



Artists impression

# WHY FLETCHER LIVING?

We've been building homes for Kiwis from one end of the country to the other for more than 110 years, earning a reputation for exceptional quality and outstanding value-for-money.

On the way towards becoming New Zealand's largest residential home build company, we've learnt a thing or two - about what works, and what doesn't; about what Kiwis look for in a home, and about what makes a sound investment.

Today, we use that knowledge to design and build homes and neighbourhoods which enhance people's lives. Environments which complement the modern way of life in New Zealand, with a real connection to nature and a strong sense of community.



## THE FLETCHER LIVING ADVANTAGE

### EXPERIENCE

We've been building homes in New Zealand for over 110 years, with hundreds of homes built and sold in Christchurch alone - we direct all that experience into creating quality homes that Kiwis love.

### ATTENTION TO DETAIL

Our homes are built with real care and attention - and you'll find plenty of standard items in our homes that other builders might call 'extras'.

### QUALITY

Our contemporary designs maximise light, space and warmth ensuring our homes are sustainable, energy efficient and long lasting. We work with high quality, proven, low maintenance materials that work in harmony with the environment.

### TRUST

We have a trusted reputation for designing and building high quality, enduring homes - ensuring genuine peace of mind for our homeowners. We're also backed by Fletcher Building, one of New Zealand's largest companies.

### SUPPORT

We're on the ground with staff in our Sales Suite and you'll also find plenty of after sales support, with local teams on hand to help straight away.

## FAQ

### WHAT IS A BODY CORPORATE?

Being part of a well-run Body Corporate maintains the life of your home or investment, protecting your property and ensuring it maintains its long term value.

A Body Corporate works on behalf of its owners in a unit title development based on a set of rules, ensuring the homes and common areas are well maintained, and providing management, financial and administrative support.

### WHO MANAGES THE BODY CORPORATE?

We work with Christchurch based Pitcaithy Body Corporate Services, who have over 20 years of experience managing Body Corporates, providing sound solutions and clear professional advice.

### WHAT ARE THE BODY CORPORATE LEVIES?

These have been estimated by Pitcaithy Body Corporate Services to be approximately \$1,722 to \$5,860 per year, excluding first year insurance.

### HOW MUCH IS THE DEPOSIT?

You can secure your new home with just a 10% part payment today, with the remainder due on settlement.

### IS THE PRICE FIXED?

Our contract prices are fixed once you have signed, so you won't get any surprises due to construction cost increases.

### WHAT ARE THE RATES?

Rates will not be confirmed until the homes are completed. Christchurch City Council's estimation is available here; [ccc.govt.nz/services/rates-and-valuations/this-years-rates/](http://ccc.govt.nz/services/rates-and-valuations/this-years-rates/)

### CAN I BUY A HOME AS AN INVESTMENT PROPERTY?

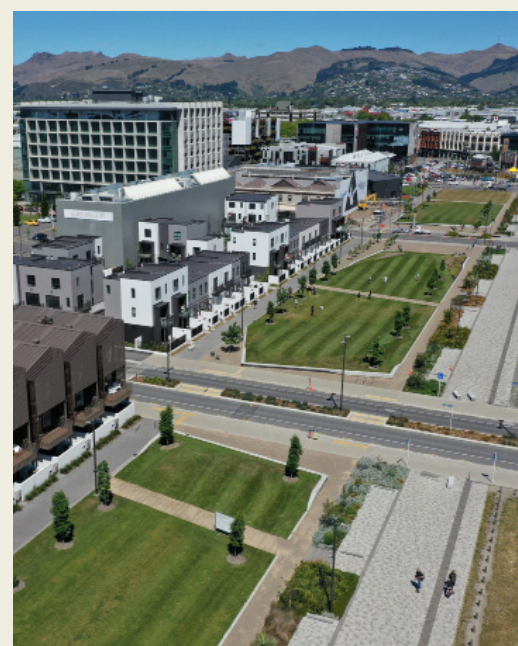
Yes, you can. Homes at Carriage Quarter are very low-maintenance and provide an attractive option for tenants looking to enjoy an easy city lifestyle. We have independent rental assessments available now - talk to one of our New Home Consultants for more information.

### WHAT IS A HOMESTAR 6 RATING?

Homestar is the comprehensive, independent rating tool used by the NZ Green Building Council that measures and rates the performance of New Zealand homes. Homestar takes into account energy, water, waste, ventilation, health and comfort, and other environmental factors. Its aim is to improve the performance of new and existing homes, making them warm, healthy and comfortable. Read more; [www.nzgbc.org.nz/homestar](http://www.nzgbc.org.nz/homestar)

### IS PARKING INCLUDED?

Three-bedroom terraces include an internal access double garage. Two bedroom terraces in building D & F include a carpark, with two bedroom terraces in building G & E including a single garage.





## SALES TEAM

**Kaaren Wilson**  
0220886830  
kwilson@frl.co.nz

**Cathy Xu**  
0272482231  
cxu@frl.co.nz

**Nathan Hunt**  
0272687296  
nhunt@frl.co.nz

**Luke Wium**  
0272922404  
lwium@frl.co.nz

## CARRIAGE QUARTER

**SALES SUITE**  
214 Manchester Street  
Christchurch  
See our website for open hours.  
[onecentral.co.nz](http://onecentral.co.nz)

Details of the development and information contained in this brochure is provided for guidance only as it has been prepared prior to completion of construction. The developer reserves the right to make changes to the information contained in this brochure, without notice, including but not limited to specifications (including size and layout); details; fittings and finishes and pricing. Internal area of each home is measured from the external edge of the facade to the mid-point of the intertenancy wall. Photography and artists impressions depicting the development, the surrounding environment and views are not actual images or photographs of the development but are intended as a guide only. While every reasonable effort has been made to ensure that the information contained in this brochure correctly illustrates the development proposed at the time of creation, no responsibility will be taken for any differences on completion of the development, or for inaccuracies, errors or omissions. This brochure contains selective information, and prospective purchasers should seek independent advice and verification and not rely solely on the information provided in this brochure to make a purchase decision. The information contained in this brochure does not form part of any contract.

## Draft Budgets for the first full Operating Year (Estimates Only)

Body Corporate to be formed, Superlot 10, Manchester Street, Christchurch - Carriage Quarter

	<b>Approximate Operating Expenses</b>
<b>First Year Insurance Fund</b>	
First Year Insurance Premium (Based on an estimate from Crombie Lockwood)	73,000.00
<b>Total First Year Insurance</b>	<b>73,000.00</b>

	<b>Approximate Operating Expenses</b>
<b>Operating Account and Long Term Maintenance Fund</b>	
Second Year Insurance Premium	80,300.00
Caretaker/Cleaner Remuneration (Block A only)	9,000.00
Common Property Electricity	7,500.00
Fire Evacuation Drills	2,000.00
General Expenses & Secretarial Disbursements	3,000.00
Grounds Maintenance Lawns & Gardening Contractor/s	14,000.00
Insurance Valuation Fees	4,000.00
R&M Building/s General Repairs	3,000.00
R&M Building/s Building Warrant of Fitness Costs	5,500.00
R&M Building/s Cleaning Windows & Glass	0.00
R&M Building/s Fire Protection Systems	3,500.00
R&M Building/s Lift Maintenance Contract (Block A levels 1-4 only)	7,500.00
R&M Building/s Roof Inspections/Roof Washing/Gutter Cleaning	0.00
R&M Building/s Stormwater Systems	0.00
R&M Building/s Wash	0.00
R&M Contingencies	3,000.00
Rubbish Removal	15,000.00
Secretarial Fee - Normal Work	30,912.00
Telephone Charges Fire Alarms/Lifts/Security (Block A only)	750.00
Minimum Annual Provision for Deferred Maintenance (long term replacements of water, electricity, drainage and sewerage systems, etc and periodic repainting)	25,600.00
<b>Total Operating Account And Long Term Maintenance Fund Levies</b>	<b>214,562.00</b>

All figures are GST inclusive (where applicable)

Please note: The "First Year Insurance Fund" needs to be provided for in full at the date of titles issuing to enable the insurance policy to be paid in full at that time. The second years premium needs to be collected to enable payment of the premium immediately the first years policy expires (i.e one year after titles issue). For this reason in the first year there is a contribution made to "Insurance Premium" that is higher than in subsequent years.

PRINCIPAL & ACCESSORY UNIT NUMBERS	NUMBER OF OWNERSHIP INTERESTS (Taken from the Assessment of Ownership Interests dated 23/01/24)	FIRST YEAR INSURANCE LEVY	INITIAL OPERATING ACCOUNT & LTM FUND LEVY (Excluding 2nd Year Insurance) for the below apportionment this has been assumed at 88 days.	INITIAL LIFT FUND LEVY for the below apportionment this has been assumed at 88 days.	1st 6 MONTH INSTALMENT OPERATING ACCOUNT & LTM FUND LEVY (Including 2nd Year Insurance)	1st 6 MONTH INSTALMENT LIFT FUND LEVY (Including 2nd Year Insurance)
Commercial (PU1)	2597	\$ 2,380.87	\$ 787.43	\$ 215.72	\$ 3,039.88	\$ 447.37
A11 (PU 2)	1227	\$ 1,124.88	\$ 372.04	\$ 101.92	\$ 1,436.25	\$ 211.37
A12 (PU3)	1019	\$ 934.19	\$ 308.97	\$ 84.64	\$ 1,192.78	\$ 175.54
A13 (PU4)	1019	\$ 934.19	\$ 308.97	\$ 84.64	\$ 1,192.78	\$ 175.54
A14 (PU5)	1289	\$ 1,181.72	\$ 390.83	\$ 107.07	\$ 1,508.82	\$ 222.05
A21 (PU6)	1289	\$ 1,181.72	\$ 390.83	\$ 107.07	\$ 1,508.82	\$ 222.05
A22 (PU7)	1071	\$ 981.87	\$ 324.73	\$ 88.96	\$ 1,253.64	\$ 184.49
A23 (PU8)	1071	\$ 981.87	\$ 324.73	\$ 88.96	\$ 1,253.64	\$ 184.49
A24 (PU9)	1331	\$ 1,220.23	\$ 403.57	\$ 110.56	\$ 1,557.98	\$ 229.28
A31 (PU10)	1435	\$ 1,315.57	\$ 435.10	\$ 119.20	\$ 1,679.72	\$ 247.20
A32 (PU11)	1123	\$ 1,029.54	\$ 340.50	\$ 93.28	\$ 1,314.51	\$ 193.45
A33 (PU12)	1123	\$ 1,029.54	\$ 340.50	\$ 93.28	\$ 1,314.51	\$ 193.45
A34 (PU13)	1435	\$ 1,315.57	\$ 435.10	\$ 119.20	\$ 1,679.72	\$ 247.20
A41 (PU14)	2370	\$ 2,172.76	\$ 718.60	\$ 196.86	\$ 2,774.17	\$ 408.26
A42 (PU15)	2370	\$ 2,172.76	\$ 718.60	\$ 196.86	\$ 2,774.17	\$ 408.26
B01 (PU16)	2443	\$ 2,239.68	\$ 740.73		\$ 2,859.62	
B02 (PU17)	2443	\$ 2,239.68	\$ 740.73		\$ 2,859.62	
B03 (PU18)	2443	\$ 2,239.68	\$ 740.73		\$ 2,859.62	
B04 (PU19)	2443	\$ 2,239.68	\$ 740.73		\$ 2,859.62	
B05 (PU20)	2443	\$ 2,239.68	\$ 740.73		\$ 2,859.62	
B06 (PU21)	2443	\$ 2,239.68	\$ 740.73		\$ 2,859.62	
B07 (PU22)	2443	\$ 2,239.68	\$ 740.73		\$ 2,859.62	
B08 (PU23)	2443	\$ 2,239.68	\$ 740.73		\$ 2,859.62	
B09 (PU24)	2443	\$ 2,239.68	\$ 740.73		\$ 2,859.62	
C01 (PU25)	1050	\$ 962.61	\$ 318.37		\$ 1,229.06	
C02 (PU26)	1029	\$ 943.36	\$ 312.00		\$ 1,204.48	
C03 (PU27)	1029	\$ 943.36	\$ 312.00		\$ 1,204.48	
C04 (PU28)	1040	\$ 953.45	\$ 315.34		\$ 1,217.36	
C11 (PU29)	1112	\$ 1,019.46	\$ 337.17		\$ 1,301.64	
C12 (PU30)	1091	\$ 1,000.20	\$ 330.80		\$ 1,277.06	
C13 (PU31)	1091	\$ 1,000.20	\$ 330.80		\$ 1,277.06	
C14 (PU32)	1102	\$ 1,010.29	\$ 334.13		\$ 1,289.93	
C21 (PU33)	1175	\$ 1,077.21	\$ 356.27		\$ 1,375.38	
C22 (PU34)	1123	\$ 1,029.54	\$ 340.50		\$ 1,314.51	
C23 (PU35)	1123	\$ 1,029.54	\$ 340.50		\$ 1,314.51	
C24 (PU36)	1143	\$ 1,047.88	\$ 346.57		\$ 1,337.92	
D1 (PU37)	1549	\$ 1,420.09	\$ 469.67		\$ 1,813.16	
D2 (PU38)	1538	\$ 1,410.00	\$ 466.33		\$ 1,800.29	
D3 (PU39)	1538	\$ 1,410.00	\$ 466.33		\$ 1,800.29	
D4 (PU40)	1538	\$ 1,410.00	\$ 466.33		\$ 1,800.29	
D5 (PU41)	1538	\$ 1,410.00	\$ 466.33		\$ 1,800.29	
D6 (PU42)	1538	\$ 1,410.00	\$ 466.33		\$ 1,800.29	
D7 (PU43)	1569	\$ 1,438.42	\$ 475.73		\$ 1,836.57	
E1 (PU44)	1715	\$ 1,572.27	\$ 520.00		\$ 2,007.47	
E2 (PU45)	1705	\$ 1,563.10	\$ 516.97		\$ 1,995.77	
E3 (PU46)	1705	\$ 1,563.10	\$ 516.97		\$ 1,995.77	
E4 (PU47)	1705	\$ 1,563.10	\$ 516.97		\$ 1,995.77	
E5 (PU48)	1705	\$ 1,563.10	\$ 516.97		\$ 1,995.77	
E6 (PU49)	1705	\$ 1,563.10	\$ 516.97		\$ 1,995.77	
F1 (PU50)	1029	\$ 943.36	\$ 312.00		\$ 1,204.48	
F2 (PU51)	1029	\$ 943.36	\$ 312.00		\$ 1,204.48	
F3 (PU52)	1029	\$ 943.36	\$ 312.00		\$ 1,204.48	
F4 (PU53)	1029	\$ 943.36	\$ 312.00		\$ 1,204.48	
F5 (PU54)	1538	\$ 1,410.00	\$ 466.33		\$ 1,800.29	
F6 (PU55)	1538	\$ 1,410.00	\$ 466.33		\$ 1,800.29	
F7 (PU56)	1538	\$ 1,410.00	\$ 466.33		\$ 1,800.29	
F8 (PU57)	1538	\$ 1,410.00	\$ 466.33		\$ 1,800.29	
F9 (PU58)	1580	\$ 1,448.51	\$ 479.07		\$ 1,849.45	
G1 (PU59)	1715	\$ 1,572.27	\$ 520.00		\$ 2,007.47	
G2 (PU60)	1705	\$ 1,563.10	\$ 516.97		\$ 1,995.77	
G3 (PU61)	1705	\$ 1,563.10	\$ 516.97		\$ 1,995.77	
G4 (PU62)	1705	\$ 1,563.10	\$ 516.97		\$ 1,995.77	
G5 (PU63)	1705	\$ 1,563.10	\$ 516.97		\$ 1,995.77	
G6 (PU64)	1705	\$ 1,563.10	\$ 516.97		\$ 1,995.77	
	<b>100,000</b>	<b>91,678 \$</b>	<b>30,320.70 \$</b>	<b>1,808.22 \$</b>	<b>117,053.69 \$</b>	<b>3,750.00</b>



## **BODY CORPORATES AND SHORT-TERM LEASING**

It is becoming increasingly popular within Body Corporates for owners to lease out their unit short term on sites such as Air B'n B, Holiday Homes, Book-a-Bach etc.

Short term leasing does create insurance issues that unit owners need to be aware of.

Any units that are rented out solely on short-term leases (less than 90 days), are considered by EQC and insurers to be a commercial operation. If the owner still retains some use of the unit, as a holiday home, then the unit may still be considered residential.

Commercial units are not eligible for earthquake cover under EQC and will then obtain their earthquake/natural disaster cover from the Body Corporate private insurer. This changes the EQC levies that are charged. For commercial properties, the earthquake excess charged by the insurers can vary between 2.0% - 5% of the building sum Insured.

### **For units that are rented out short-term, owner will need to obtain their own cover for the following:**

- Loss of Rent Cover. (Owners will need to arrange their own Business Interruption cover through their broker).
- Landlord Contents (commercial landlord contents may be available depending on the broker/insurance company, please check with PBCS).
- Illegal Substances Cover (Meth Contamination).
- Liability Cover (As short-term let units are considered a commercial risk, the Body Corporate Liability policy will not provide cover).

It is important that all unit owners are aware of these implications to their insurance coverage and that they inform us of the usage of their unit.

Georgia Shaw  
Administrator  
Pitcaithly Body Corporate Services Limited  
P O Box 41-076  
Christchurch 8247  
Phone: 03-9433-899  
Email: [admin@pbcs.co.nz](mailto:admin@pbcs.co.nz)

# RENTAL APPRAISAL.

**Date:** 31 January 2024

**Prepared for:** Fletcher Living

Thank you for requesting a rental assessment for **Building A, One Central, Carriage Quarter, Corner of Cashel and Manchester Street, Christchurch.**

In the last year, our office, Harcourts Accommodation Centre, has signed and completed over 1,500 tenancies. When assessing the rental of this property, we have compared it with properties currently available for rent, and properties which we have recently been successfully tenanted. We also confer with rental statistics provided by the Ministry of Business, Innovation and Employment Bond Centre for all properties rented in Christchurch during a given six month period.

We consider this **2 bedroom, 1 bathroom apartment** to rent for between **\$540** and **\$560** per week (unfurnished) or **\$590** and **\$610** per week (fully furnished).

## What we will do for you that's different

- We negotiate more than 1,500 tenancies every year, and have over **200 combined years experience** in property management to secure you the best terms to **maximise your rental income.**
- You will have a Property Manager & Tenancy Manager team dedicated to managing your property, so if someone is sick, or on holiday, **the work still gets done.**
- We pay out rents to our clients every working day of the year, so you can **get your money when you want.**
- Our Trust Account is **independently audited** - to give you added peace of mind.
- We provide a **Tenant Debt Guarantee.**
- Family owned and operated since **1990.**

100% of tenants paid their rent on time

100% of homes were occupied

June 2023 statistics

## Your Business Development Manager



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

This report is a market appraisal and does not purport to be a valuation, registered or otherwise. It provides an indication only of the amount the subject property may rent for. It has been prepared based on information provided and incorporates no warranty or guarantee as to the accuracy of the information which has been provided. Any person who relies on this report for any purpose does so in all respects at their own risk. The rental estimate is provided on the presumption that the home meets all legislative requirements under the Residential Tenancies Act and other relevant legislation, regulations and policies (including all Acts or Regulations in amendment, consolidation or substitution therefor). Your property may not be able to be rented if it is not compliant with the Residential Tenancies Regulations 2016 and Residential Tenancies (Healthy Homes Standards) Regulations 2019. Information about these regulations can be found here: <http://tenancy.govt.nz>

# RENTAL APPRAISAL.

**Date:** 31 January 2024

**Prepared for:** Fletcher Living

Thank you for requesting a rental assessment for **Building D, One Central, Carriage Quarter, Corner of Cashel and Manchester Street, Christchurch.**

In the last year, our office, Harcourts Accommodation Centre, has signed and completed over 1,500 tenancies. When assessing the rental of this property, we have compared it with properties currently available for rent, and properties which we have recently been successfully tenanted. We also confer with rental statistics provided by the Ministry of Business, Innovation and Employment Bond Centre for all properties rented in Christchurch during a given six month period.

We consider this **2 bedroom, 1 bathroom, single car space apartment** to rent for between **\$590** and **\$610** per week (unfurnished) or **\$640** and **\$660** per week (fully furnished).

## What we will do for you that's different

- We negotiate more than 1,500 tenancies every year, and have over **200 combined years experience** in property management to secure you the best terms to **maximise your rental income.**
- You will have a Property Manager & Tenancy Manager team dedicated to managing your property, so if someone is sick, or on holiday, **the work still gets done.**
- We pay out rents to our clients every working day of the year, so you can **get your money when you want.**
- Our Trust Account is **independently audited** - to give you added peace of mind.
- We provide a **Tenant Debt Guarantee.**
- Family owned and operated since **1990.**

100% of tenants paid their rent on time

100% of homes were occupied

December 2023 statistics

## Your Business Development Manager



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

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# RENTAL APPRAISAL.

**Date:** 31 January 2024

**Prepared for:** Fletcher Living

Thank you for requesting a rental assessment for **Building F, One Central, Carriage Quarter, corner of Manchester and Hereford Street, Christchurch.**

In the last year, our office, Harcourts Accommodation Centre, has signed and completed over 1,500 tenancies. When assessing the rental of this property, we have compared it with properties currently available for rent, and properties which we have recently been successfully tenanted. We also confer with rental statistics provided by the Ministry of Business, Innovation and Employment Bond Centre for all properties rented in Christchurch during a given six month period.

We consider this **1 bedroom, 1 bathroom apartment** to rent for between **\$470** and **\$490** per week (unfurnished) or **\$520** and **\$540** per week (fully furnished).

## What we will do for you that's different

- We negotiate more than 1,500 tenancies every year, and have over **200 combined years experience** in property management to secure you the best terms to **maximise your rental income.**
- You will have a Property Manager & Tenancy Manager team dedicated to managing your property, so if someone is sick, or on holiday, **the work still gets done.**
- We pay out rents to our clients every working day of the year, so you can **get your money when you want.**
- Our Trust Account is **independently audited** - to give you added peace of mind.
- We provide a **Tenant Debt Guarantee.**
- Family owned and operated since **1990.**

100% of tenants paid their rent on time

100% of homes were occupied

December 2023 statistics

## Your Business Development Manager



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

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# RENTAL APPRAISAL.

**Date:** 1 February 2024

**Prepared for:** Fletcher Living

Thank you for requesting a rental assessment for **Building F, One Central, Carriage Quarter, corner of Manchester and Hereford Street, Christchurch.**

In the last year, our office, Harcourts Accommodation Centre, has signed and completed over 1,500 tenancies. When assessing the rental of this property, we have compared it with properties currently available for rent, and properties which we have recently been successfully tenanted. We also confer with rental statistics provided by the Ministry of Business, Innovation and Employment Bond Centre for all properties rented in Christchurch during a given six month period.

We consider this **2 bedroom, 1.5 bathroom, single carpark apartment** to rent for between **\$600** and **\$620** per week (unfurnished) or **\$650** and **\$670** per week (fully furnished).

## What we will do for you that's different

- We negotiate more than 1,500 tenancies every year, and have over **200 combined years experience** in property management to secure you the best terms to **maximise your rental income.**
- You will have a Property Manager & Tenancy Manager team dedicated to managing your property, so if someone is sick, or on holiday, **the work still gets done.**
- We pay out rents to our clients every working day of the year, so you can **get your money when you want.**
- Our Trust Account is **independently audited** - to give you added peace of mind.
- We provide a **Tenant Debt Guarantee.**
- Family owned and operated since **1990.**

100% of tenants paid their rent on time

100% of homes were occupied

December 2023 statistics

## Your Business Development Manager



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

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# RENTAL APPRAISAL.

**Date:** 31 January 2024

**Prepared for:** Fletcher Living

Thank you for requesting a rental assessment for **Building G, One Central, Carriage Quarter, Corner of Cashel and Manchester Street, Christchurch.**

In the last year, our office, Harcourts Accommodation Centre, has signed and completed over 1,500 tenancies. When assessing the rental of this property, we have compared it with properties currently available for rent, and properties which we have recently been successfully tenanted. We also confer with rental statistics provided by the Ministry of Business, Innovation and Employment Bond Centre for all properties rented in Christchurch during a given six month period.

We consider this **2 bedroom, 1 bathroom, single garage apartment** to rent for between **\$620** and **\$640** per week (unfurnished) or **\$670** and **\$690** per week (fully furnished).

## What we will do for you that's different

- We negotiate more than 1,500 tenancies every year, and have over **200 combined years experience** in property management to secure you the best terms to **maximise your rental income.**
- You will have a Property Manager & Tenancy Manager team dedicated to managing your property, so if someone is sick, or on holiday, **the work still gets done.**
- We pay out rents to our clients every working day of the year, so you can **get your money when you want.**
- Our Trust Account is **independently audited** - to give you added peace of mind.
- We provide a **Tenant Debt Guarantee.**
- Family owned and operated since **1990.**

100% of tenants paid their rent on time

100% of homes were occupied

December 2023 statistics

## Your Business Development Manager



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

This report is a market appraisal and does not purport to be a valuation, registered or otherwise. It provides an indication only of the amount the subject property may rent for. It has been prepared based on information provided and incorporates no warranty or guarantee as to the accuracy of the information which has been provided. Any person who relies on this report for any purpose does so in all respects at their own risk. The rental estimate is provided on the presumption that the home meets all legislative requirements under the Residential Tenancies Act and other relevant legislation, regulations and policies (including all Acts or Regulations in amendment, consolidation or substitution therefor). Your property may not be able to be rented if it is not compliant with the Residential Tenancies Regulations 2016 and Residential Tenancies (Healthy Homes Standards) Regulations 2019. Information about these regulations can be found here: <http://tenancy.govt.nz>



# BIRDS NEST

property management

## Rental Assessment

**Date:** 07 February 2024

**Property:** Building D, Carriage Quarter , Christchurch

**Prepared for:** Fletcher Living

Thank you for the opportunity to provide a rental assessment for this property. After viewing the plans for the property, we note the property consists of:

### Key Rental Features:

2



2



1



1



- Executive townhouse in the heart of the city showcasing the modern urban living of CHCH
- Large bdrms with robes, ample storage, luxurious tiled bathrooms, the bonus of a carpark
- Quality fixtures and fittings and comfort assured with double glazing, full unsulation, heatpump
- Walk out the door to a multitude of dining, shopping and entertainment options

To provide a rental assessment we compare this property against current advertised properties, recently let properties, current rental statistics, and market feedback. We would expect to achieve a rental "gure in the range of:

**\$675 per week (add \$50-\$70 per week if fully furnished)**

We would be more than willing to oler our service to help successfully rent the property to suitable tenants and continued day-to-day management. If you have any queries or require further information regarding Birds Nest Property Management service, please do not hesitate to contact me.

Kind regards,



**Jen BIRD**  
Director

p. 027 512 6302

e. [jen@birdsnestpm.co.nz](mailto:jen@birdsnestpm.co.nz)

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

- Experienced Property Manager
- Experienced Property Investor
- Level 4 Property Management Certificate

### Free Healthy Homes Assessment for all new clients

**Please note:** This assessment is valid for 60 days from the date of this assessment. This report is a market appraisal and does not purport to be a valuation, registered or otherwise. It provides an indication only of the amount the subject property may rent for. The rental estimate is provided on the presumption that the home meets all legislative requirements under the Residential Tenancies Act and other relevant legislation, regulations, and policies (including all Acts or Regulations in amendment, consolidation or, substitution therefore).

REINZ ACCREDITED RESIDENTIAL PROPERTY MANAGER MEMBER



"We engaged Birds Nest to manage a new build rental property. Jen provided invaluable advice about the things we needed to do to get it ready to be rented. Jen has made everything very easy and stress free as a property owner which we have really appreciated."

John. P, July 2023



# BIRDS NEST

property management

## Rental Assessment

**Date:** 07 February 2024

**Property:** Building F, Carriage Quarter , Christchurch

**Prepared for:** Fletcher Living

Thank you for the opportunity to provide a rental assessment for this property. After viewing the plans for the property, we note the property consists of:

### Key Rental Features:

1



1



1



0



- Executive apartment in the heart of the city showcasing the modern urban living of CHCH
- Large bedroom with built in robe and ample storage, luxurious tiled bathroom
- Quality fixtures and fittings and comfort assured with double glazing, full insulation, heatpump
- Walk out the door to a multitude of dining, shopping and entertainment options

To provide a rental assessment we compare this property against current advertised properties, recently let properties, current rental statistics, and market feedback. We would expect to achieve a rental figure in the range of:

**\$480 per week (add \$50-\$70 per week if fully furnished)**

We would be more than willing to offer our service to help successfully rent the property to suitable tenants and continued day-to-day management. If you have any queries or require further information regarding Birds Nest Property Management service, please do not hesitate to contact me.

Kind regards,



**Jen BIRD**  
Director

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REINZ  
REINZ ACCREDITED RESIDENTIAL  
PROPERTY MANAGER MEMBER



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John. P, July 2023





# BIRDS NEST

property management

## Rental Assessment

**Date:** 07 February 2024

**Property:** Building G, Carriage Quarter , Christchurch

**Prepared for:** Fletcher Living

Thank you for the opportunity to provide a rental assessment for this property. After viewing the plans for the property, we note the property consists of:

### Key Rental Features:



- Executive townhouse in the heart of the city showcasing the modern urban living of CHCH
- Large bdrms with robes, ample storage, luxurious tiled bathrooms, the bonus of a single garage
- Quality fixtures and fittings and comfort assured with double glazing, full insulation, heatpump
- Walk out the door to a multitude of dining, shopping and entertainment options

To provide a rental assessment we compare this property against current advertised properties, recently let properties, current rental statistics, and market feedback. We would expect to achieve a rental "figure in the range of:

**\$700 per week (add \$50-\$70 per week if fully furnished)**

We would be more than willing to offer our service to help successfully rent the property to suitable tenants and continued day-to-day management. If you have any queries or require further information regarding Birds Nest Property Management service, please do not hesitate to contact me.

Kind regards,



**Jen BIRD**  
Director

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- Level 4 Property Management Certificate



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John. P, July 2023

### Free Healthy Homes Assessment for all new clients

**Please note:** This assessment is valid for 60 days from the date of this assessment. This report is a market appraisal and does not purport to be a valuation, registered or otherwise. It provides an indication only of the amount the subject property may rent for. The rental estimate is provided on the presumption that the home meets all legislative requirements under the Residential Tenancies Act and other relevant legislation, regulations, and policies (including all Acts or Regulations in amendment, consolidation or, substitution therefore).

REINZ ACCREDITED RESIDENTIAL PROPERTY MANAGER MEMBER



# BIRDS NEST

property management

## Rental Assessment

**Date:** 05<sup>th</sup> April 2024

**Property:** Building E, Carriage Quarter, Christchurch

**Prepared for:** Fletcher Living

Thank you for the opportunity to provide a rental assessment for this property. After viewing the plans for the property, we note the property consists of:

### Key Rental Features:

2



1



1



1



- Executive townhouse in the heart of the city showcasing the modern urban living of Christchurch
- Large bedrooms with robes, luxurious bathroom with tiled shower, ample storage, single garage
- Quality fixtures and fittings and comfort assured with heatpump, full insulation and double glazing
- Step out the front door to a multitude of dining, shopping and entertainment options

To provide a rental assessment we compare this property against current advertised properties, recently let properties, current rental statistics, and market feedback. We would expect to achieve a rental figure in the range of:

**\$680 per week (unfurnished)**

We would be more than willing to offer our service to help successfully rent the property to suitable tenants and continued day-to-day management. If you have any queries or require further information regarding Birds Nest Property Management service, please do not hesitate to contact me.

Kind regards,



**Jen BIRD**  
Director

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

- Experienced Property Manager
- Experienced Property Investor
- Level 4 Property Management Certificate

### "Personalised Property Management"

**Please note:** This assessment is valid for 60 days from the date of this assessment. This report is a market appraisal and does not purport to be a valuation, registered or otherwise. It provides an indication only of the amount the subject property may rent for. The rental estimate is provided on the presumption that the home meets all legislative requirements under the Residential Tenancies Act and other relevant legislation, regulations, and policies (including all Acts or Regulations in amendment, consolidation or, substitution therefore).

REINZ  
REINZ ACCREDITED RESIDENTIAL  
PROPERTY MANAGER MEMBER



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John. P, July 2023