



ONE CENTRAL

CAMBRIDGE
QUARTER

RIVERSIDE
CITY LIVING



THIRD RELEASE

SOMETHING FOR EVERYONE IN THE HEART OF THE CITY

Cambridge Quarter offers an unbeatable location in the heart of the city, bordering the Avon River with stunning views and serene riverside walkways outside your door, all while being only a moment away from New Regent Street and the central city. 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.

HIGHLIGHTS

Latest release - Building 1

Twelve one and two-bedroom terrace homes with on-grade car parks for two bedroom homes

Designed by local architects, Sheppard & Rout, to embrace natural light and capture the stunning views

Prime riverside location with the best of the city on your doorstep

All properties will have a Homestar 6 rating and achieve Healthy Home Standards. Some homes are also Lifemark 3 rated.



FEATURES

- Open plan kitchen and living spaces
- Premium fixtures and fittings throughout
- Quality kitchen appliances including induction hobs
- Tiled bathroom floors and showers
- Wall mounted heat pumps and heat recovery ventilation systems,
- Landscaped central courtyard with original mature trees
- West facing outdoor & living areas



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 on the corner of Cambridge Terrace, residents are just a stone's throw 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 (Multi-use Arena)



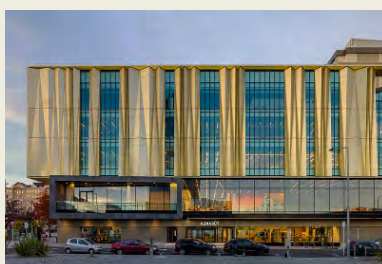
Te Pae Convention Centre



The Crossing



Parakiore (Metro Sports)



Tūranga (Central Library)



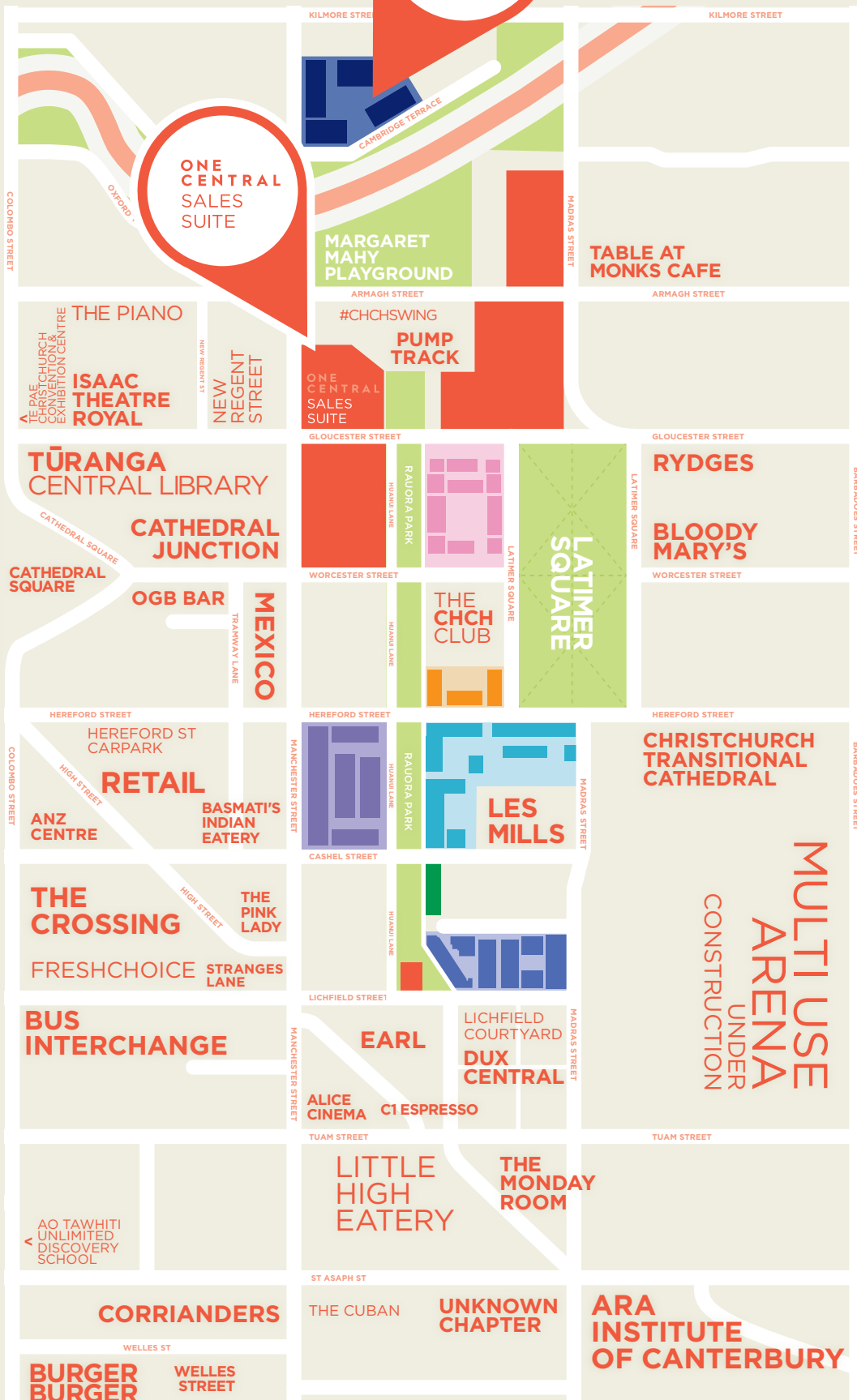
Riverside Market



Margaret Mahy Playground

**ONE
CENTRAL**
CAMBRIDGE
QUARTER

**ONE
CENTRAL
SALES
SUITE**











Sold Out Developments

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

SITE PLAN




Selling now

Building 1		1-2 	1-2 	0-1 
Building 4		2 	1-2 	1-2 

CAMBRIDGE QUARTER PLANS

BUILDING 1 1 BEDROOM



Approx.
55m² 

From
\$529,000



Artists impression




CAMBRIDGE QUARTER PLANS

BUILDING 1 1 BEDROOM

1 

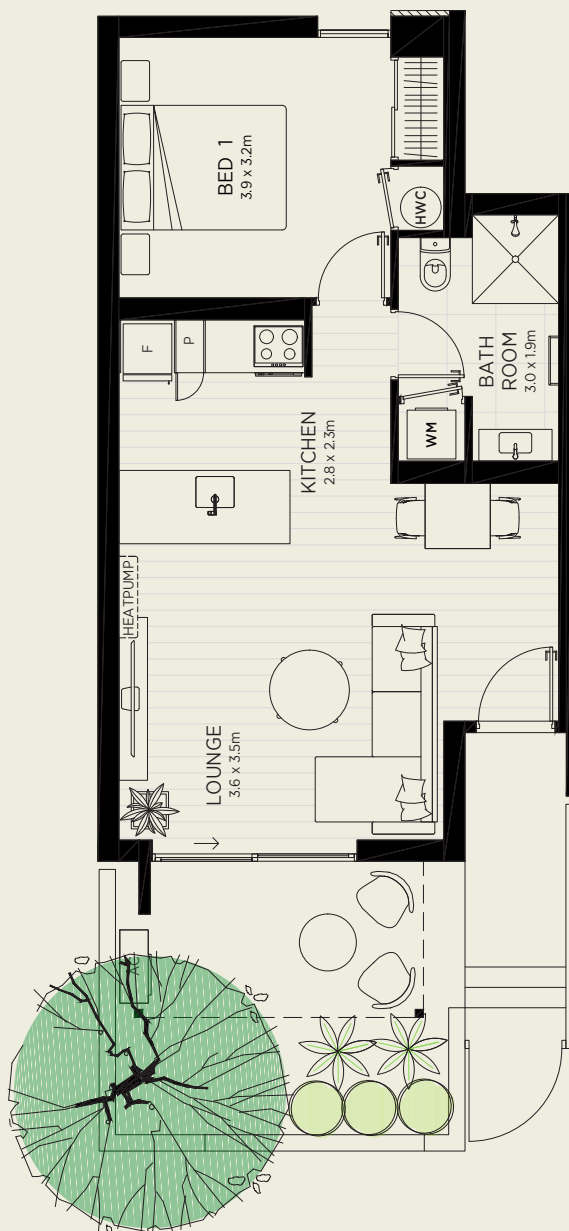
1 

Approx.
55m² 

From
\$529,000




Artists impression




CAMBRIDGE QUARTER PLANS

BUILDING 1 2 BEDROOM

2 

2 

1 

Approx.  107m²

From \$819,00



Artists impression




CAMBRIDGE QUARTER PLANS

BUILDING 1 2 BEDROOM

2 

2 

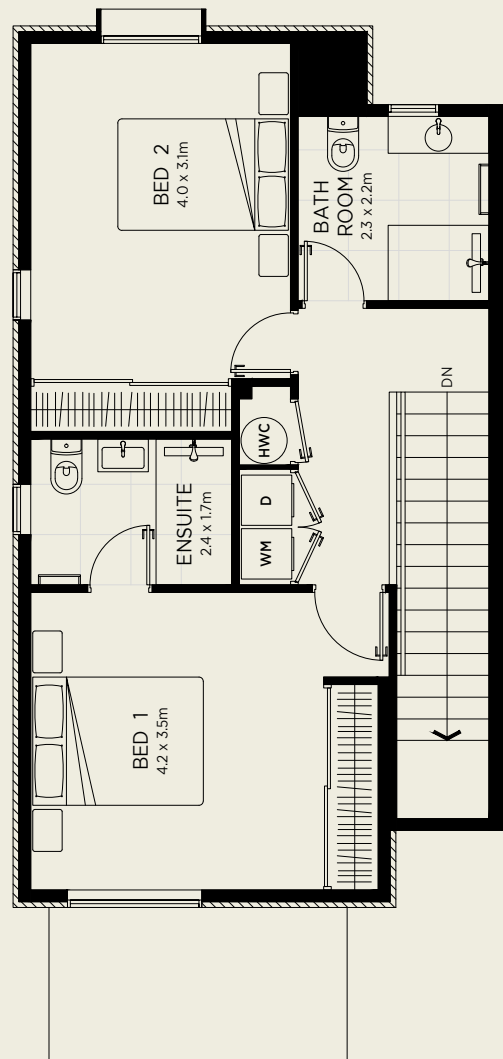
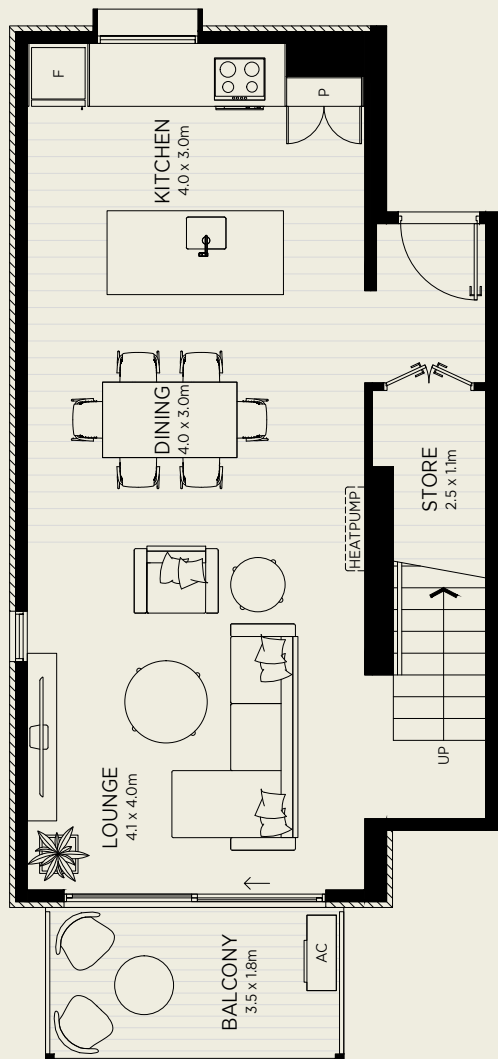
1 

Approx. 107m² 

From \$819,00



Artists impression




CAMBRIDGE QUARTER PLANS

BUILDING 4 2 BEDROOM

2 

2 

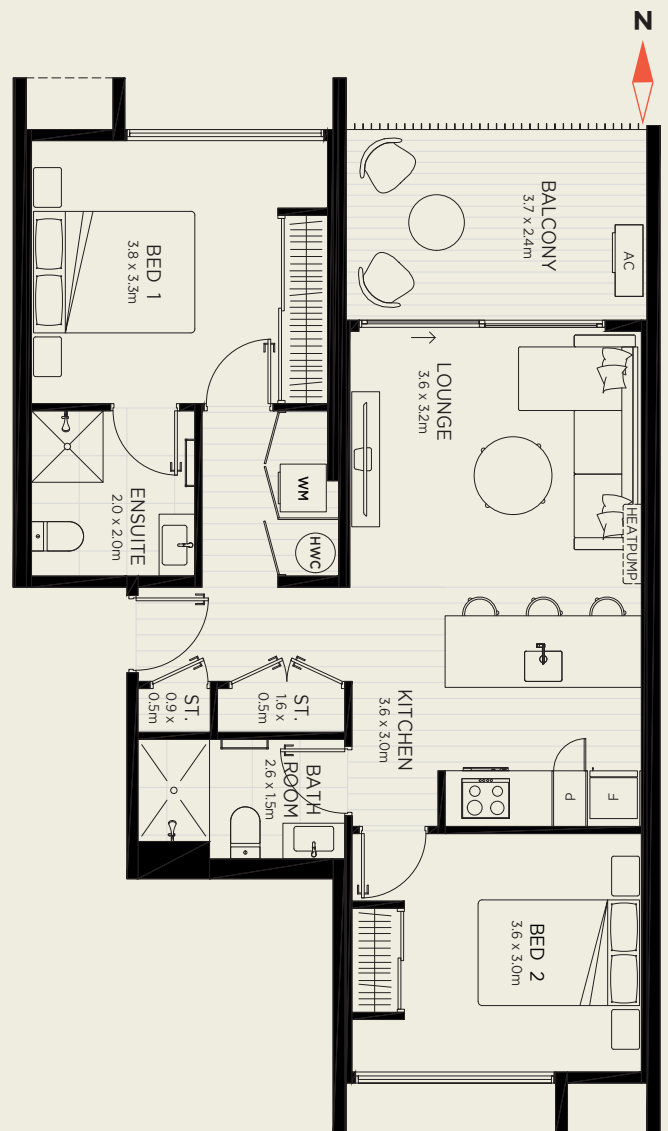
1 

Approx. 70m² 

From \$789,000



Artists impression



PRICING

BUILDING 1

PU Number	Internal Area (m ²)	Balcony (m ²)	Exterior (m ²)	Total Area (m ²)	Colour Scheme	No. of Beds	No. of Baths	Park	Price
1	55	-	32	87	Classic	1	1	-	\$529,000
2	55	-	19	74	Classic	1	1	-	SOLD
3	55	-	19	74	Classic	1	1	-	\$529,000
4	55	-	19	74	Classic	1	1	-	\$529,000
5	55	-	19	74	Classic	1	1		UNDER CONTRACT
6	55	-	31	86	Classic	1	1		UNDER CONTRACT
7	107	6	-	113	Classic	2	2	AU43 - 1	\$839,000
8	107	6	-	113	Contemporary	2	2	AU44 - 1	\$819,000
9	107	6	-	113	Classic	2	2	AU45 - 1	\$819,000
10	107	6	-	113	Contemporary	2	2	AU46 - 1	\$819,000
11	107	6	-	113	Classic	2	2	AU47 - 1	\$819,000
12	107	6	-	113	Contemporary	2	2	AU48 - 1	UNDER CONTRACT



Artists impression. Viewed from Manchester Street

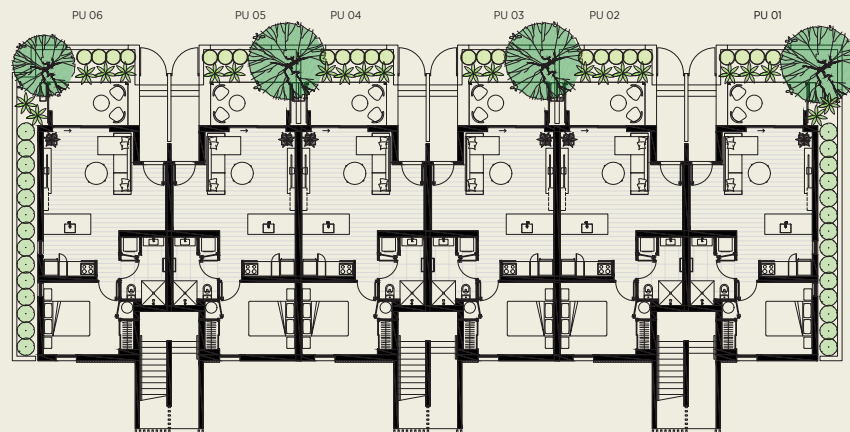
BUILDING 4

PU Number	Internal Area (m ²)	Balcony (m ²)	Exterior (m ²)	Total Area (m ²)	Colour Scheme	No. of Beds	No. of Baths	Park	Price
27	83	-	60	143	Classic	2	2	AU56 - 1	SOLD
28	61	-	31	92	Classic	2	1	AU55 - 1	SOLD
29	61	-	31	92	Contemporary	2	1	AU54 - 1	SOLD
30	83	-	83	166	Contemporary	2	2	AU53 - 1	SOLD
31	83	9	-	92	Classic	2	2	AU51 - 2	SOLD
32	70	9	-	79	Classic	2	2	AU41 - 1	\$789,000
33	70	9	-	79	Contemporary	2	2	AU39 - 1	\$789,000
34	83	9	-	92	Contemporary	2	2	AU52 - 2	SOLD
35	83	9	-	92	Classic	2	2	AU49 - 2	SOLD
36	70	9	-	79	Classic	2	2	AU42 - 1	\$799,000
37	70	9	-	79	Contemporary	2	2	AU40 - 1	\$799,000
38	83	9	-	92	Contemporary	2	2	AU50 - 2	SOLD

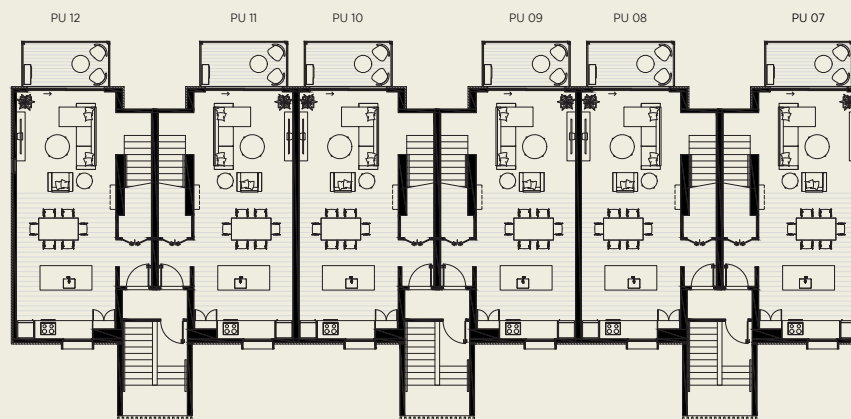
All area measurements are approximate only. Internal area of each home is measured from the external edge of the facade to the mid-point of the intertenancy wall. Updated 23 November 2023.

FLOOR LAYOUTS - BUILDING 1

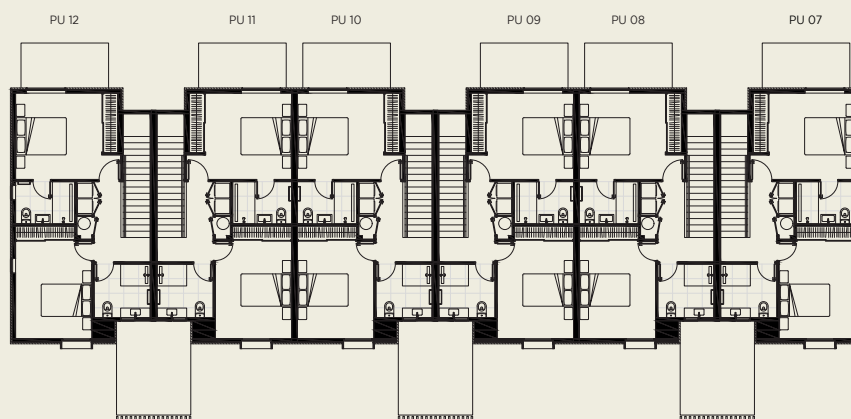
GROUND FLOOR - 1 BEDROOM



FIRST FLOOR - 2 BEDROOM



SECOND FLOOR



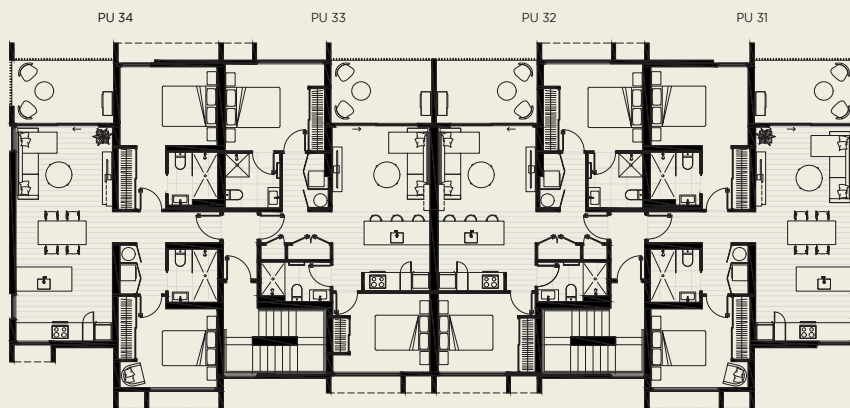
All area measurements are approximate only. Internal area of each home is measured from the external edge of the facade to the mid-point of the intertenancy wall. Apartment numbers are to be confirmed.

FLOOR LAYOUTS - BUILDING 4

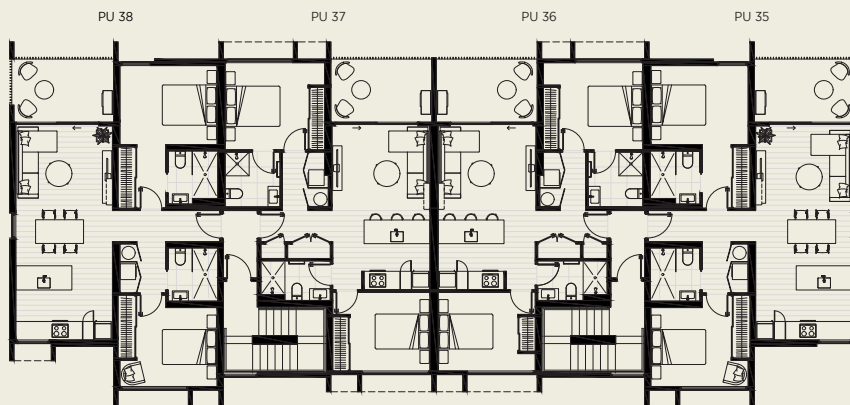
GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



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.

SPECIFICATIONS

ALL HOMES

EXTERIOR

Roof – Metalcraft T-Rib - Flaxpod

Window Joinery – Double glazing, powder coated

Balcony – Hardwood timber decking with natural finish

Deck - Concrete Patio

Intertenancy walls – Hebel Powerpanel

Cladding - Building 1 - Precast concrete walls, Metalcraft Espan - Flaxpod, James Hardie Stria - Element/Delta, Cemintel Territory Woodlands Teak



Artists impression

Cladding - Building 4 - Precast concrete walls with white Ecotone, Metalcraft Espan - Flaxpod, James Hardie Stria - Element/Delta, Cemintel Territory Woodlands Teak

CONTEMPORARY COLOUR SCHEME

INTERIOR

Walls – Level 4 finish, Resene Half Merino

Ceiling – Resene Quarter Merino

Doors & trim – Resene Merino

Carpet – Godfrey Hirst Enchant Stonewashed Wool

KITCHEN

Flooring – **1 Bed** - Acoustic Luxury Vinyl Tile,
2 Bed -Engineered timber, Godfrey Hirst Chateau Oak - Alpine Oak 500

Benchtop – Caesarstone 20mm, Raw Concrete

Cabinetry – Melteca Aged Ash Puregrain, Seal Grey Naturale & Carbon Vapour Pearl

Handles – Katalog Surim Recess Cabinet Handles in matt chrome

Tapware – Methven Gooseneck in Chrome

Splashback – Wall tiles 75x300 Crest White Matt

BATHROOM

Vanity – St Michel City 46 600, 700 or 900 Wall 2 Drawer

Floor & wall tile- 600x600 Storm Light Grey Matt

Tapware/mixer – Methven Tūroa Basin Mixer

Towel rail – Heirloom Genesis Esp™ 5 Bar Towel Warmer Chrome or Newtech vertical towel rail

APPLIANCES

Fisher & Paykel oven, induction cooktop, freestanding dishwasher and integrated rangehood

HEATING

Building 1 - Daikin heat pump, heat recovery and fresh air ventilation system, electric panel heaters in bedrooms

Building 4 - Daikin heat pump, heat recovery and fresh air ventilation system, electric panel heaters in bedrooms

INTERIOR

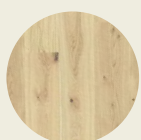


Walls, ceiling & trim



Carpet

KITCHEN



Flooring



Benchtop



Woodgrain Cabinetry



Plain Cabinetry

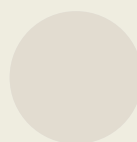


Accent Cabinetry



Splashback

BATHROOM



Walls



Vanity



Floor & wall tile

CLASSIC COLOUR SCHEME

INTERIOR

Walls – Level 4 finish, Resene Half Merino

Ceiling – Resene Quarter Merino

Doors & trim – Resene Merino

Carpet – Godfrey Hirst Enchant Stonewashed Wool

KITCHEN

Flooring – **1 Bed** - Acoustic Luxury Vinyl Tile,
2 Bed -Engineered timber, Godfrey Hirst Chateau Oak
- Alpine Oak 500

Benchtop – Caesarstone 20mm, Raw Concrete

Cabinetry – Melteca Aged Ash Puregrain, Seal Grey
Naturale & Carbon Vapour Pearl

Handles – Katalog Surim Recess Cabinet Handles in
matt chrome

Tapware – Methven Gooseneck in Chrome

Splashback – Wall tiles 75x300 Crest White Matt

BATHROOM

Vanity – St Michel City 46 600, 700 or 900 Wall 2
Drawer

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Fisher & Paykel oven, induction cooktop, freestanding
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HEATING

Building 1 - Daikin heat pump, heat recovery and
fresh air ventilation system, electric panel heaters in
bedrooms

Building 4 - Daikin heat pump, heat recovery and
fresh air ventilation system, electric panel heaters in
bedrooms

INTERIOR



**Walls, ceiling
& trim**



Carpet

BATHROOM



Walls

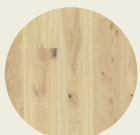


Vanity



**Floor &
wall tile**

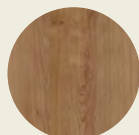
KITCHEN



Flooring



Benchtop



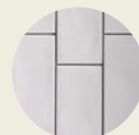
**Woodgrain
Cabinetry**



**Plain
Cabinetry**



**Accent
Cabinetry**



Splashback



Artists impressions



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 one of New Zealand's largest residential home builders, we've learned 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

WHEN ARE HOMES DUE FOR COMPLETION?

Homes are due for completion in late 2023.

WHAT IS A BODY CORPORATE?

Being part of a well-run Body Corporate helps to maintain the life of your home or investment, protecting your property and ensuring it maintains its 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 \$3,800 to \$7,995 per year, excluding first year insurance.

HOW MUCH IS THE DEPOSIT?

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

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/

CAN I BUY A HOME AS AN INVESTMENT PROPERTY?

Homes at Cambridge 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.

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, as well as 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

IS PARKING INCLUDED?

All 2 and 3 bedroom homes in Cambridge Quarter include either an on-grade car park or internal access garage.

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.





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.

CAMBRIDGE QUARTER

SALES SUITE

214 Manchester Street
Christchurch.

See our website for open hours.

onecentral.co.nz

Budgets for the first full Operating Year

Body Corporate No. 593135

242 - 249 Cambridge Terrace, Christchurch

	Approximate Operating Expenses
First Year Insurance Fund	
First Year Insurance Premium (Based on an estimate from Crombie Lockwood)	63,951.00
Total First Year Insurance	63,951.00

	Approximate Operating Expenses
Operating Account and Long Term Maintenance Fund	
Second Year Insurance Premium	74,822.67
Caretaker/Cleaner Remuneration	9,000.00
Common Property Electricity	1,600.00
Fire Evacuation Drills	1,610.00
General Expenses & Secretarial Disbursements	1,500.00
Grounds Maintenance Lawns & Gardening Contractor/s	8,500.00
Insurance Valuation Fees	3,500.00
R&M Building/s General Repairs	2,000.00
R&M Building/s Building Warrant of Fitness Costs	2,500.00
R&M Building/s Cleaning Windows & Glass	3,800.00
R&M Building/s Fire Protection Systems	2,800.00
R&M Building/s Lift Maintenance Contract	0.00
R&M Building/s Roof Inspections/Roof Washing/Gutter Cleaning	1,500.00
R&M Building/s Stormwater Systems	1,000.00
R&M Building/s Wash	5,500.00
R&M Contingencies	2,000.00
Rubbish Removal (Council Collections \$0)	12,000.00
Secretarial Fee - Normal Work	22,352.55
Telephone Charges Fire Alarms/Lifts/Security	0.00
Minimum Annual Provision for Deferred Maintenance (long term replacements of water, electricity, drainage and sewerage systems, etc and periodic repainting)	9,500.00
Total Operating Account And Long Term Maintenance Fund Levies	165,485.22

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.

Initial Levy Apportionments Based On the Budgets

Body Corporate No. 593135

242 - 249 Cambridge Terrace, Christchurch

PRINCIPAL & ACCESSORY UNIT NUMBERS	NUMBER OF OWNERSHIP INTERESTS (Taken from the Assessment of Ownership Interests dated 10/08/23)	FIRST YEAR INSURANCE LEVY	INITIAL OPERATING ACCOUNT & LTM FUND LEVY (Excluding 2nd Year Insurance) for the below apportionment this has been assumed at 112 days.	1st 6 MONTH INSTALMENT OPERATING ACCOUNT & LTM FUND LEVY (Including 2nd Year Insurance) 1/03/24 to 31/08/24
PU1	1,610.00	1,029.61	447.90	1,332.16
PU2	1,594.00	1,019.38	443.45	1,318.92
PU3	1,594.00	1,019.38	443.45	1,318.92
PU4	1,594.00	1,019.38	443.45	1,318.92
PU5	1,594.00	1,019.38	443.45	1,318.92
PU6	1,610.00	1,029.61	447.90	1,332.16
PU7 & AU43	2,431.00	1,554.65	676.30	2,011.47
PU8 & AU44	2,399.00	1,534.18	667.40	1,985.00
PU9 & AU45	2,399.00	1,534.18	667.40	1,985.00
PU10 & AU 46	2,399.00	1,534.18	667.40	1,985.00
PU11 & AU47	2,399.00	1,534.18	667.40	1,985.00
PU12 & AU48	2,431.00	1,554.65	676.30	2,011.47
PU13	2,415.00	1,544.42	671.85	1,998.23
PU14	2,463.00	1,575.11	685.20	2,037.95
PU15	2,399.00	1,534.18	667.40	1,985.00
PU16	2,399.00	1,534.18	667.40	1,985.00
PU17	2,399.00	1,534.18	667.40	1,985.00
PU18	2,399.00	1,534.18	667.40	1,985.00
PU19	2,399.00	1,534.18	667.40	1,985.00
PU20	5,070.00	3,242.32	1,410.46	4,195.05
PU21	4,426.00	2,830.47	1,231.30	3,662.19
PU22	4,104.00	2,624.55	1,141.72	3,395.76
PU23	4,104.00	2,624.55	1,141.72	3,395.76
PU24	4,104.00	2,624.55	1,141.72	3,395.76
PU25	4,104.00	2,624.55	1,141.72	3,395.76
PU26	4,136.00	2,645.01	1,150.62	3,422.23
PU27 & AU56	2,512.00	1,606.45	698.83	2,078.49
PU28 & AU55	2,029.00	1,297.57	564.46	1,678.85
PU29 & AU54	2,029.00	1,297.57	564.46	1,678.85
PU30 & AU53	2,479.00	1,585.35	689.65	2,051.19
PU31 & AU51	2,607.00	1,667.20	725.26	2,157.10
PU32 & AU41	2,286.00	1,461.92	635.96	1,891.50
PU33 & AU39	2,286.00	1,461.92	635.96	1,891.50
PU34 & AU52	2,559.00	1,636.51	711.91	2,117.38
PU35 & AU49	2,688.00	1,719.00	747.79	2,224.12
PU36 & AU42	2,431.00	1,554.65	676.30	2,011.47
PU37 & AU40	2,431.00	1,554.65	676.30	2,011.47
PU38 & AU50	2,688.00	1,719.00	747.79	2,224.12
	100,000	63,951.00	27,819.74	82,742.61
		<i>Due in full upon issue of titles.</i>	<i>The amount due upon issue of titles will be apportioned for the number of days from the date titles issue until the BC's 1st Financial Year End.</i>	<i>Levy for the 6 months following the BC's 1st Financial Year End.</i>

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.

The budget and levy are up for review at each Body Corporate AGM held annually 3 months following the BC's Financial Year End

BODY CORPORATE RULES - BC No. 568542 CAMBRIDGE QUARTER, CHRISTCHURCH

The Unit Titles Act 2010

BODY CORPORATE OPERATIONAL RULES

The body corporate rules set out in the First Schedule to the Unit Titles Regulations 2011 are added to by the following rules.

1 FURTHER OPERATIONAL RULES

1.1 Definitions:

In these Rules, unless the context otherwise requires:

Accessory Unit means an accessory unit on the Unit Plan.

Act means the Unit Titles Act 2010 and includes any statutory modification or re-enactment of that Act.

Body Corporate means Body Corporate Number 568542 (Canterbury Land Registry).

Council means Christchurch City Council.

Building means the building on the Land.

Common Property means the common property comprised in the Unit Plan.

Land means the land which is the subject of the Unit Plan.

Manager means any manager appointed under rule 2.3.

Owner has the same meaning in these Rules as it has in the Act, and for the purposes of these Rules it also includes occupiers of a Unit and the employees, agents, invitees, customers, licensees and tenants of all owners and occupiers of Units, unless the context otherwise requires.

Regulations means the Unit Titles Regulations 2011.

Rules means the rules contained in the First Schedule to the Regulations, these rules, and amendments made to these rules from time to time.

Small Domestic Animal means a dog, cat or bird whose actual or anticipated adult height, when measured from the floor to the top of shoulder of such animal is less than 45 centimetres.

Unit Plan means unit plan number 568542 (Canterbury Land Registry).

Unit means one of the principal unit 1- 38 on the Unit Plan, and:

- a) unless the context otherwise requires, includes all Accessory Units attached to that unit;

- b) in relation to any Owner or occupier, means the unit owned or occupied by that Owner or occupier.

1.2 Interpretation:

- a) Words importing the singular or plural include the plural and singular respectively.
- b) Headings are inserted for the sake of convenience and ease of reference only. They do not form part of the text and will not affect the construction or interpretation of these Rules.

2 POWERS AND DUTIES OF THE BODY CORPORATE:

- 2.1 Exterior painting:** The Body Corporate will apply paint or protective coatings to the exterior of any Unit from time to time if the condition so requires. Any costs incurred may be levied upon the Owner of the Unit and will be payable by that Owner:
- 2.2 Warrant of fitness:** Where the building on the land has a compliance schedule issued under section 100 of the Building Act 2004 that relates to any service or system contained wholly or partly in the Common Property or on the exterior of the building, the Body Corporate will be responsible for the issue of annual warrant of fitness for the building as required under section 108 of the Building Act 2004. The cost of compliance with section 108 of the Building Act will be a cost for which the Body Corporate will be entitled to levy each Owner as provided for the Act.
- 2.3 Manager:** The Body Corporate may by ordinary resolution enter into any agreement with a manager (whether or not incorporated) for a fixed period of time for the carrying out and management of the duties of the Body Corporate at such remuneration and upon such terms and conditions as it may approve.
- 2.4 Colour schemes and landscaping:** The Body Corporate may settle and approved schemes for the exterior colour and landscaping of the Units and for signs to be erected or painted on the Common Property.
- 2.5 Approval level of expenditure:** Any expenditure of over \$10,000.00, not being expenditure which the Body Corporate is legally obliged or previously authorized to incur, will be referred to a general meeting.

3 AN OWNER OR OCCUPIER OF ANY UNIT SHALL NOT

3.1 Purposes:

- a) Use any unit for any purpose which is illegal or may be injurious to the reputation of the building.
- b) Use the unit or permit it to be used in such manner or for such purpose as to cause damage or a nuisance or annoyance or disturbance to any occupier of any unit (whether an owner or not) or to the family or any visitor of any such occupier.

3.2 Noise: Create any noise likely to interfere with the peaceful enjoyment of the owner or occupier of any other unit or of any person lawfully using the common property:

3.3 Pets:

- a) Keep any animals, birds or pets in the Unit unless the Owner has:
 - i) in the case of a Small Domestic Animal, provided the Body Corporate or the Manager with a signed Automatically Permitted Animal Consent (at Annexure One); or
 - ii) for all other domestic animals provided the Body Corporate or the Manager with a signed Application for Animal Consent (at Annexure Two) and received the consent in writing of the Body Corporate.
- b) Alter any part of the Unit or Common Property to provide for a cat flap or similar point of entry and egress for any pet into any Common Property.

3.4 Common Property:

- a) Use the common property in such a manner as unreasonably to interfere with the use and enjoyment thereof by any occupier of any unit (whether an owner or not) or by the family or any visitor of any such occupier.
- b) Except with the consent of the body corporate, which consent may be withdrawn at any time, use or store upon the unit or the common property anything that may create a fire hazard, or which increases the cost of fire insurance on the building of which the unit forms part, or which may contravene the fire regulations, or the rules, regulations, ordinances or bylaws of any authority having jurisdiction over the building of which the unit forms part or those having businesses with them or of any person lawfully using the common property, other than that in the fuel tank of a motor vehicle or, in the case of liquid gas only, in a properly approved gas cylinder.
- c) Deposit or throw upon the common property or another unit any rubbish, dirt, dust or other material likely to interfere with the peaceful enjoyment of the owner or occupier of another unit or of any person lawfully using the common property.
- d) Drive, operate or use or permit to be driven, operated or used on the common property, any vehicle or machinery of a weight or nature which is likely to cause damage to the common property, and the owner shall be responsible for any loss, damage or injury to such common property caused, or contributed to, by the use by such owner or occupier or their agent, contractor or invitee of any vehicle or machinery and shall forthwith after any such damage as aforesaid takes place, repair or cause such damage to be repaired at the said owner's own cost.

3.5 Management: Interfere with the efficient management of the building of which the unit forms part of.

3.6 Gardens:

- a) Allow trees or plants or roots or foliage to encroach from the unit under, upon or over any other unit or the common property.
- b) Cause or permit any loss or damage to the common property including interior and exterior walls, fittings, lawn, garden, trees and plants situated thereon by reason of the use of such owner or occupier or of any tenant, servant, agent, agent, contractor, guest or invitee thereof.

3.7 Car parks:

- a) Park or allow any family member or any visitor to the unit to stand or park or cause to be stood or parked, any motor vehicle except that of the unit.
- b) Use those of the accessory units that are designated for parking, or allow them to be used, for storage of any items whatsoever or for any purpose other than the parking of a single motor vehicle. The accessory units shall be kept tidy and free of all litter, and no maintenance or repair work other than minor maintenance work shall be carried out on any motor vehicle located thereon.
- c) Obstruct or use for any purpose other than for the reasonable ingress and egress to and from their respective units, any of the driveways, paths and other accessways on the land (including without limitation lifts, stairways, corridors) or any easement giving access to the land.

3.8 Use of Plumbing etc.: With respect to the unit and the common property, waste water or use any part of the plumbing systems including toilets, waste pipes and drains, for any purposes except for those for which they were constructed or designed, nor deposit any sweepings or rubbish or other unsuitable substances therein. As conditions to the foregoing.

- a) The cost of rectification of any damage or blockage resulting to such plumbing systems from misuse or negligence shall be borne by the owner responsible whether caused by the actions of that owner or of any lessees, tenants, visitors, agents or servants.
- b) The owner or occupier of a unit shall give the body corporate prompt notice of any accident to or defect in any plumbing or electrical systems which shall come to the knowledge of the owner or occupier, and the body corporate or its agent may, having regard to the urgency involved, examine such accident or defect and organise such repairs or renovations as it deems necessary.

3.9 External Contractors: Permit any contractor that is carrying out any repair, maintenance, addition or alterations or other such work on a unit to cause more than minimal inconvenience to any other Owner or occupant and must ensure that such work is carried out in a proper workmanlike manner.

3.10 Signage and External Appearances: Paint, affix or display any signs, advertisements, notices, posters, placards, banners or like matter to or on any part of the building or on any part of the common property (including near or at the entranceway to the complex) nor do anything to vary the external appearance of their units without the prior written consent of the committee or of the body corporate.

- 3.11 Common Property Structures:** Mark, paint, drive nails or screws or the like into, or otherwise damage or deface, any structure that forms part of the common property except with the consent of the body corporate which consent may at any time be withdrawn.
- 3.12 Removal of Furniture:** Move any furniture, piano, safe, goods, merchandise, machinery, plant or heavy object or article of such weight, nature or description as will impose or cause any stress or strain or weight likely to damage, weaken or cause movement or structural defect to the building or any part thereof, into or out of the building or any unit or the land except in a manner (including the placement of protective screens) that ensures that no harm shall be caused.
- 3.13 Aerials etc.:** Erect or fix to the unit any television or radio aerial or antenna without the prior consent of the Body Corporate.
- 3.14 Use of balconies:** Use the balcony or any Common Property for drying laundry (except for a "floor standing" drying rack) or displaying wall hangings or for storage, nor allow any combustible or hazardous materials or substances or any rubbish or unsightly materials or obsolete furniture to accumulate or be displayed on balconies or Common Property.
- 3.15 Washing Lines:** Erect or affix any washing lines, poles or other such drying apparatus for a similar purpose (either temporary or permanent) outside a unit or on the exterior of a unit.
- 3.16 Blinds, awnings and curtains:** Erect any awnings or any venetian blinds (at any time), nor external blinds or hang curtains or roller blinds visible from outside of the Unit unless those curtains or roller blinds have a backing of such colour and design approved by the Body Corporate. Body Corporate approval shall ensure that the backing used in all the Units presents a uniform and orderly appearance when viewed from the outside of the Units. The Owner will as often as the need will arise (in the opinion of the Body Corporate) replace at the Owner's own cost any curtains or roller blinds in the Unit.
- 3.17 Fences:** Erect any fence, temporary structure, building or shed on any Unit or part thereof, without first obtaining approval in writing of the Body Corporate and the immediately adjacent Owners to a plan or diagram thereof and such fence, temporary structure, building, or shed will be erected in accordance with such plan or diagram.
- 3.18 Washing of vehicles:** Owners are not permitted to wash vehicles anywhere within the complex.
- 3.19 Residential occupation:** Owners are not permitted to use or occupy their Unit for any purpose other than a residential dwelling without the prior written consent of the Body Corporate.

4 AN OWNER OR OCCUPIER OF ANY UNIT SHALL

- 4.1 Floor Coverings:** Ensure that all floor space within the unit is covered by floor coverings to such an extent sufficient to prevent the transmission of noise likely to disturb the peaceful enjoyment of the owner or occupier of any other unit.
- 4.2 Quiet Enjoyment:** Take all reasonable steps to ensure that any invitees do not behave in a manner likely to interfere with the peaceful enjoyment of the owner or occupier of any other unit or of any person lawfully using the common property.

4.3 Cleanliness: With respect to the unit or accessory unit, keep all windows clean and if any are broken or cracked promptly replace same with fresh glass of the same colour, quality and weight:

- a) Maintain within the principal unit, in clean and dry condition, adequate covered receptacles and containers for garbage.
- b) Ensure that before refuse is placed in the said receptacles and containers it is securely wrapped or in the case of tins and other containers, completely drained.
- c) Temporarily store such filled receptacles and containers within an inside area of the principal unit.

4.4 Rubbish Collection:

- a) To avoid cross contamination, every Owner shall ensure that only goods and material of the kind that is acceptable to the refuse collectors is put out for collection.
- b) Not use any refuse disposal system other than the communal bins located in areas designated by the Body Corporate, and in particular, shall not have any private wheelie bin on their Unit.

4.5 Alarms: Be responsible for the cost of any special call out or other similar charge levied by any security or alarm company or other service provider in respect of any incident caused by the owner or occupier or affecting the unit.

4.6 Security Passes: Arrange directly with the relevant provider at the owners cost for the replacement of any lost or damaged access passes or automatic door or gate opening devices which give access to the common property or for such additional passes or devices to be issued to him as he may require. The replacement of any lost or damaged keys to the unit shall be arranged by an owner or occupier directly with a locksmith of their choice at their own cost.

4.7 Lease of the unit: A unit Owner shall:

- a) When creating a lease or tenancy or right of occupation of the unit in favour of some other person, ensure that that person has received and perused and agreed to abide with these rules.
- b) Advise the committee or manager if the unit is to be used for short term letting such as, but not restricted to, Airbnb and similar services. In addition to the provisions in clause 4.8 below The body corporate shall be entitled to recover any additional insurance premiums or other costs from the owner as a result of such short term letting.

4.8 Compliance with Building Act in relation to use: Meet all costs incurred in upgrading the fire alarm system and any other building elements or services that may be required by any competent authority as a result of the unit being used to provide temporary accommodation. The reason for this rule is that the building has been designed to comply with the Fire Code as it relates to permanent accommodation. The use of a unit to provide temporary or transient accommodation may trigger a requirement to upgrade the fire alarm system, and possibly other systems and/or parts of the building. All costs associated with required upgrades should be borne by the owners whose use triggers the requirement for upgrading

- 4.9 Duties and Obligations:** Ensure that the duties and obligations imposed by these rules on the owners shall be observed not only by the owners but also by the occupiers of the units and the owners' and occupiers' guests, employees, agents, workers, children, invitees, licensees and tenants.
- 4.10 Contact Details:** Advise the committee of the body corporate of the owner's private address and telephone number or, if the owner is a corporation, of the private address and telephone number of the secretary or other responsible person employed by the owner and shall keep the body corporate promptly informed of any change in such address or telephone number.
- 4.11 Defect/Damage:** On becoming aware of any defect or damage to any part of the building of which the unit forms part or defilement to the exterior of the building of which the unit forms part or the common property of the body corporate or the failure or defect of any of the building's services of which the unit forms part, shall notify the body corporate immediately. The committee of the body corporate shall have authority to make such repairs or renovations as the committee considers necessary for the safety and preservation of the building (or, in an emergency, such repairs or renovations as the committee of the body corporate considers necessary). The body corporate shall be entitled to recover the costs of the repairs or renovations from an owner if the act or neglect of an owner necessitated the repairs or renovations.
- 4.12 Telecommunications Services:** An Owner must, where a Unit receives the benefit of telecommunications services, pay on demand by the Body Corporate, the Owner's proportion of the cost of providing those services, and the maintenance and upgrade of those services from time to time. If an Owner does not pay such charges, the Body Corporate may, without prejudice to its other remedies, authorise the disconnection of all or any such services provided to the Unit and recover the costs of the outstanding charges from the Owner
- 4.13 Fire Drills:** The Body Corporate may require the Owners to perform fire drills, and observe all necessary and proper emergency evacuation procedures, and the Owners will co-operate with the Body Corporate in observing and performing such rules and regulations."

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

ANNEXURE ONE

AUTOMATICALLY PERMITTED ANIMAL CONSENT

All unit owners and occupiers are permitted to have one small domestic dog, cat or bird in their Unit provided such animal's actual or anticipated adult height when measured from the floor to the top of shoulder is less than 45 centimetres.

Owner/Occupier: _____

Unit: _____

Animal: _____ **Cat/ Dog / Bird** *(Select one)*

Name of pet: _____

Breed: _____

Height of pet: _____ centimetres *(for the actual or anticipated adult height, when measured from floor to top of shoulder)*

I/We the owner or occupier of the above Unit, advise that we have/will keep domiciled within my/our Unit the pet described above. I/we acknowledge and agree that:

- (a) it is my/our responsibility to ensure that the permitted pet and any area they may occupy is kept in a clean and tidy condition, and that my/our pet will not interfere with any other occupiers' quiet enjoyment at Cambridge Quarter or cause damage to any common area;
- (b) I/we will pay for any damage to the common area or any property caused by my/our pet;
- (c) my/our pet must be on a leash or fully restrained by me/us whenever it passes through any common area. I/we must wait for a vacant lift or use stairs when travelling to and from the Unit with the pet;
- (d) I/we must immediately clean up all waste made by such animal and it must not use the common area gardens or any other areas as a toilet;
- (e) my/our pet must be removed from Cambridge Quarter at my/our cost should the Body Corporate (or any manager appointed by the Body Corporate), acting reasonably, determines that my/our pet is interfering with any other occupier's peaceful enjoyment of Cambridge Quarter or causing damage to any common area, and I/we must complete the removal of my/our pet within 21 days of the Body Corporate (or its manager) giving me/us notice requesting its removal;
- (f) this consent is for this pet only and only while I/we are the owners or occupiers of the Unit; and
- (g) this consent does not absolve me/us from compliance with any relevant bylaws.

Signed by the Owner/Occupier: _____ Date: _____

ANNEXURE TWO

Application for ANIMAL Consent

Applicant: _____

Unit: _____

Animal: _____ **Cat/ Dog / Bird** *(Select one)*

Name of pet: _____

Breed: _____

Height of pet: _____ centimetres *(for the actual or anticipated adult height, when measured from floor to top of shoulder)*

I/We, the owner or occupier of the above Unit, request consent to keep domiciled within my/our Unit the pet described above. I/we acknowledge and agree that:

- (a) it is my/our responsibility to ensure that the consented pet and any area they may occupy is kept in a clean and tidy condition, and that my/our pet will not interfere with any other occupiers' quiet enjoyment at Cambridge Quarter, or cause damage to any common area;
- (b) I/we will pay for any damage to the common area or any property caused by my/our pet;
- (c) my/our pet must be kept on a leash or fully restrained by me/us whenever it passes through any common area. I/we must wait for a vacant lift or use stairs when travelling to and from the Unit with the pet;
- (d) I/we must immediately clean up all waste made by such animal and it must not use the common area gardens or any other areas as toilets;
- 1. my/our pet must be removed from Cambridge Quarter, at my/our cost should the Body Corporate (or any manager appointed by the Body Corporate), acting reasonably, determines that my/our pet is interfering with any other occupier's peaceful enjoyment of Cambridge Quarter or causing damage to any common area, and I/we must complete the removal of my/our pet within 21 days of the Body Corporate (or its manager) giving me/us notice requesting its removal;
- (e) this consent is for this pet only and only while I/we are the owners or occupiers of the Unit; and
- (f) this consent does not absolve me/us from compliance with any relevant bylaws.

Signed by the Applicant: _____

Date: _____

Given/ Withheld *(Body Corporate to delete one)*

**Signed on behalf of the Body
Corporate:** _____

Date: _____



BIRDS NEST

property management

Rental Assessment

Date: 9th November 2023

Property: Building 1, Cambridge Quater

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:



- Luxurious apartment located in the heart of Christchurch City
- Situated on the ground floor with open plan living flowing onto private area
- Stylish and elegant with wool carpets, tiled bathroom with underfloor heating
- Double glazed, heatpump, beautiful communal garden space

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:

\$470 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,

Jenifer Bird



Jen BIRD
Director

p. 027 512 6302

e. jen@birdsnestpm.co.nz

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
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: 9th November 2023

Property: Building 1, Cambridge Quater

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:



- Luxurious apartment located in the heart of Christchurch City
- Spread over level one and two with open plan living onto private balcony
- Stylish and elegant with wool carpets, tiled bathroom with underfloor heating
- One allocated carpark, beautiful communal garden space

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:

\$570 - \$600 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,

Jenifer Bird



Jen BIRD
Director

p. 027 512 6302

e. jen@birdsnestpm.co.nz

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John. P, July 2023

RENTAL APPRAISAL.

Date: 9 November 2023

Prepared for: Fletcher Living

Thank you for requesting a rental assessment for **Building 1, One Central, Cambridge Quarter, Cambridge Terrace, 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 home** to rent for between **\$420** and **\$440** per week (unfurnished).

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

October 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: 9 November 2023

Prepared for: Fletcher Living

Thank you for requesting a rental assessment for **Building 1, One Central, Cambridge Quarter, Cambridge Terrace, 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, 2 bathroom home with single carpark** to rent for between **\$570** and **\$590** per week (unfurnished).

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.**
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