



ONE CENTRAL

CARRIAGE
QUARTER

STYLISH
CITY LIVING



Artists impression

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 F - one and two-bedroom terrace homes

Designed by local architects, Herriot Melhuish O'Neill, to embrace natural light and capture stunning views

Prime location with the best of the city on your doorstep

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



FEATURES

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



Multi-use Arena (Under construction)



Te Pae Convention Centre



The Crossing



Metro Sports (Under construction)



Tūranga (Central Library)



Riverside Market



Margaret Mahy Playground



THE
TERRACE

RIVERSIDE
MARKET

HAGLEY PARK & CHCH
HOSPITAL 1.2KM

METRO SPORTS
FACILITY 1.2KM

Future Developments

Developments

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

SITE PLAN



STAGE 1

Building A		2 	1 	Building C		1 	1 		
Building B		3 	2.5 	2 	Building F		1-2 	1-1.5 	0-1 

CARRIAGE QUARTER PLANS

BUILDING B THREE BEDROOM

3 

2.5 

2 

Approx.  175m²

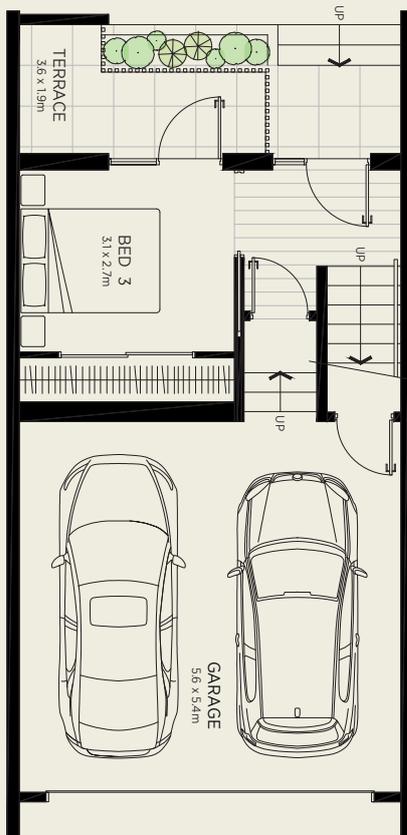
Asking price \$1,199,000



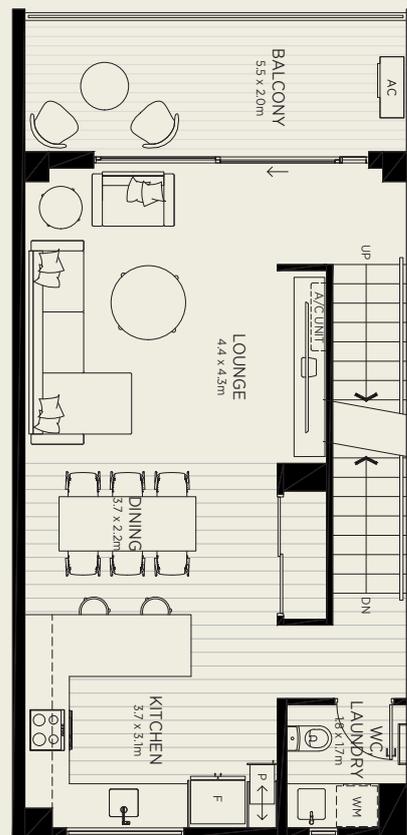
Artists impression



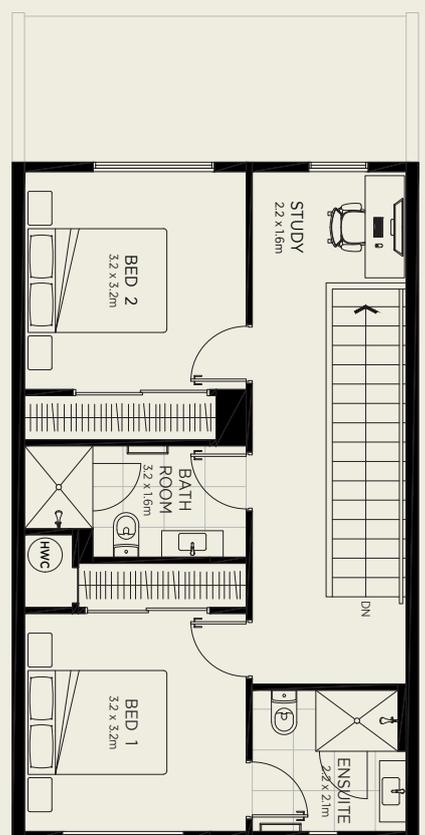
GROUND



FIRST



SECOND



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

CARRIAGE QUARTER PLANS

BUILDING C ONE BEDROOM

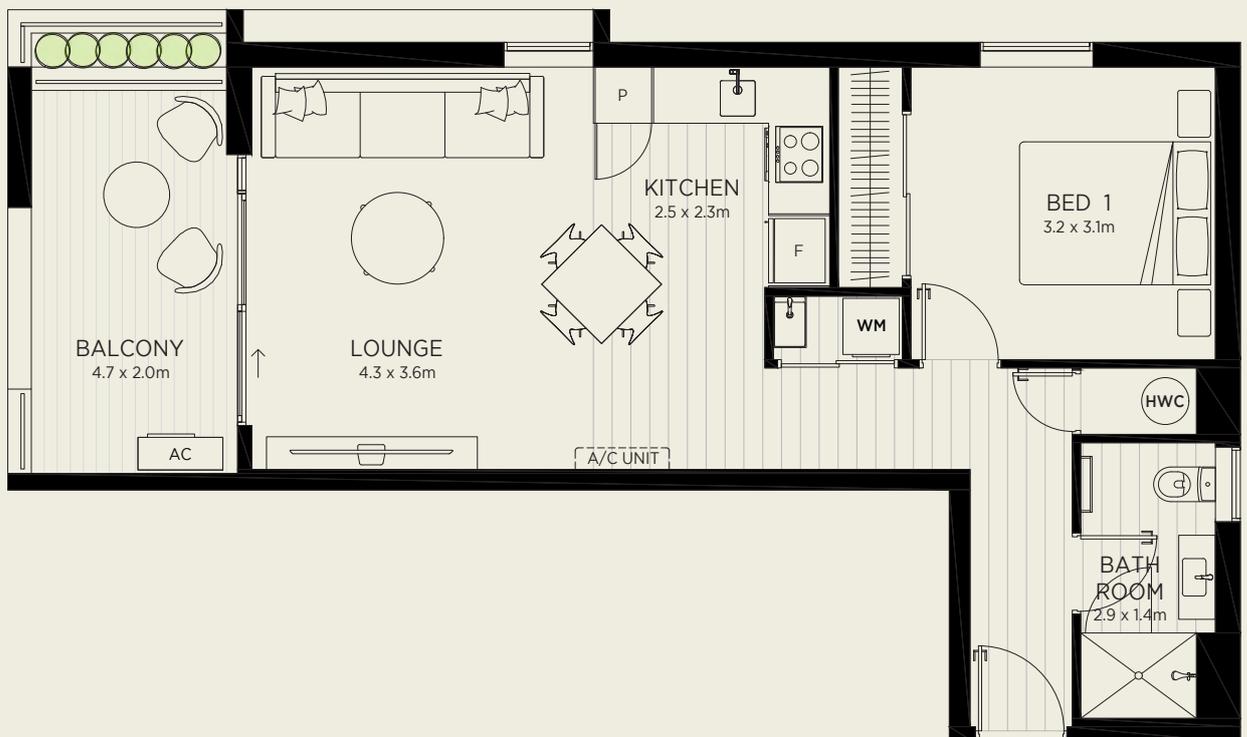


Approx. 57m²

From \$499,000



Artists impression



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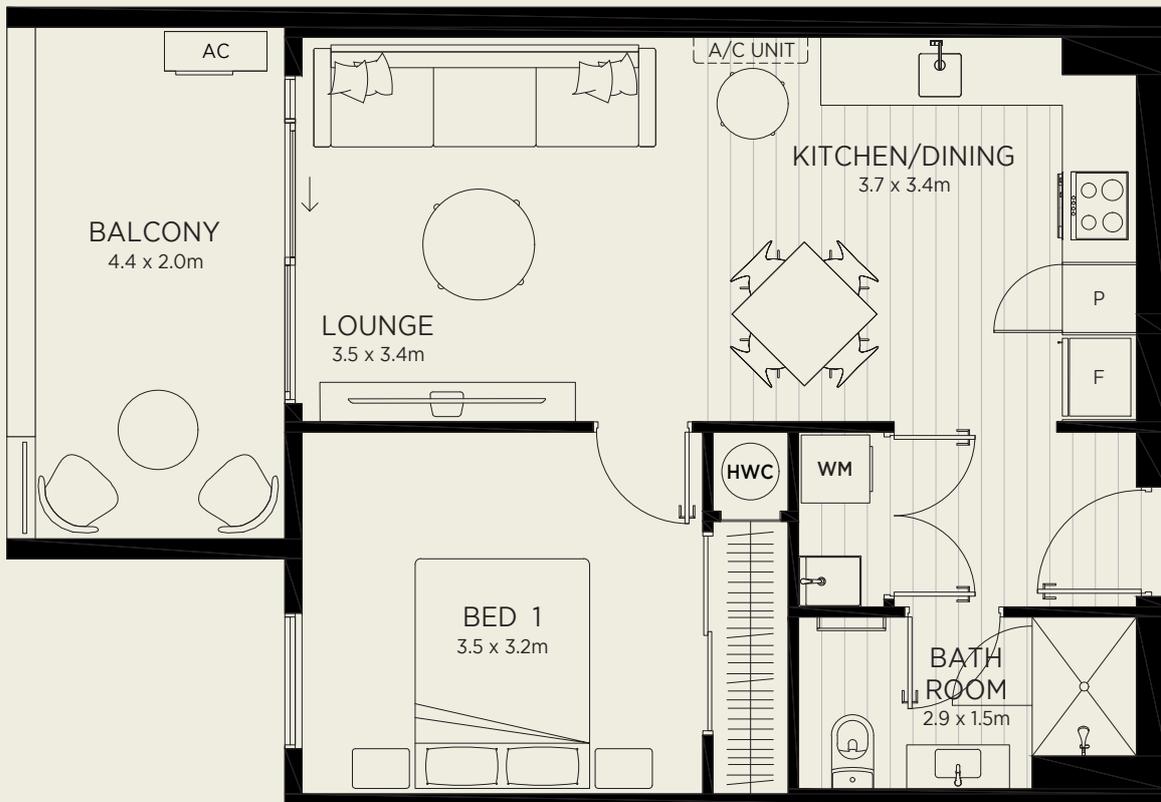
BUILDING C ONE BEDROOM



Approx.  From \$499,000



Artists impression



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

CARRIAGE QUARTER PLANS

BUILDING F ONE BEDROOM

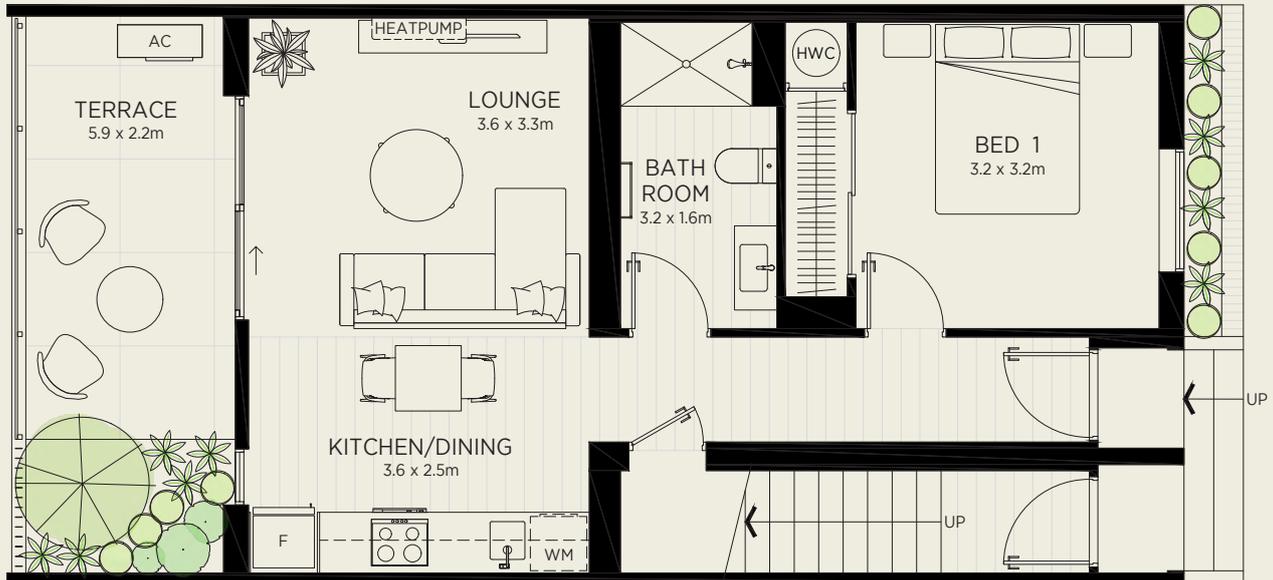


Approx. 55m²

From \$499,000



Artists impression



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BUILDING F TWO BEDROOM

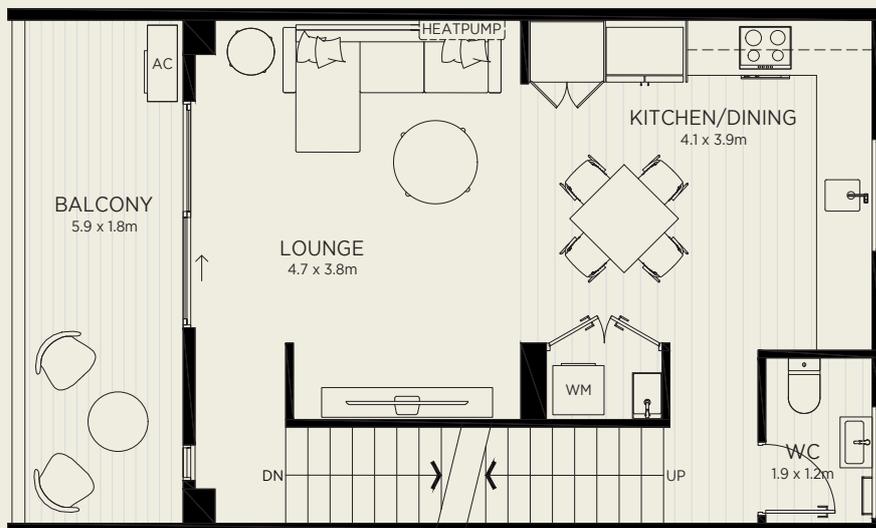
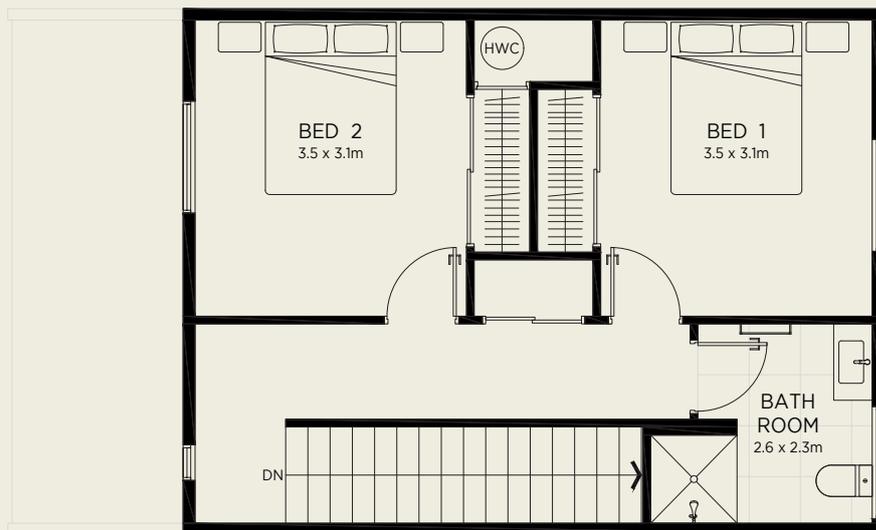
2  1.5  1 

Approx. 110m² 

From \$749,000



Artists impression



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

PRICING - BUILDING B

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

PRICING - BUILDING C

PU Number	Internal Area (m ²)	Deck/Balcony (m ²)	Total Area (m ²)	Colour Scheme	No. of Beds	No. of Baths	Price
25	57	11	68	Classic	1	1	SOLD
26	53	11	64	Classic	1	1	SOLD
27	53	11	64	Classic	1	1	SOLD
28	57	11	68	Classic	1	1	SOLD
29	57	12	69	Contemporary	1	1	SOLD
30	53	11	64	Classic	1	1	SOLD
31	53	11	64	Classic	1	1	SOLD
32	57	11	68	Contemporary	1	1	SOLD
33	57	12	69	Classic	1	1	SOLD
34	53	11	64	Classic	1	1	\$549,000
35	53	11	64	Contemporary	1	1	\$549,000
36	57	11	68	Contemporary	1	1	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. Apartment numbers are to be confirmed.

PRICING - BUILDING F

PU Number	Internal Area (m ²)	Balcony (m ²)	Terrace (m ²)	Total Area (m ²)	Colour Scheme	No. of Beds	No. of Baths	Car park	Price
50	55	-	10	65	Classic	1	1		SOLD
51	55	-	10	65	Classic	1	1		SOLD
52	55	-	10	65	Classic	1	1		SOLD
53	55	-	10	65	Classic	1	1		SOLD
54	116	12	-	128	Contemporary	2	1.5	1 (AU69)	\$749,000
55	110	12	-	122	Classic	2	1.5	1 (AU68)	\$759,000
56	110	12	-	122	Classic	2	1.5	1 (AU67)	SOLD
57	110	12	-	122	Contemporary	2	1.5	1 (AU66)	\$759,000
58	111	12	-	123	Classic	2	1.5	1 (AU65)	SOLD

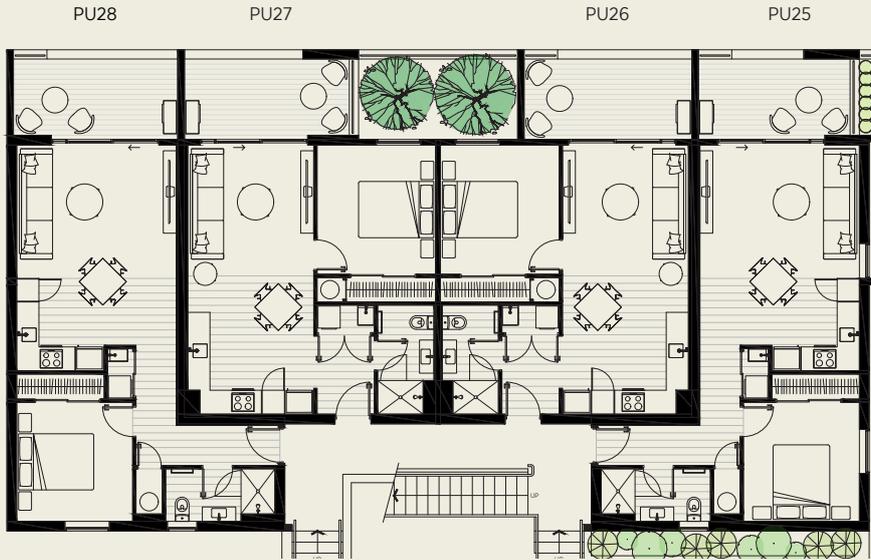
See development map for car park location.



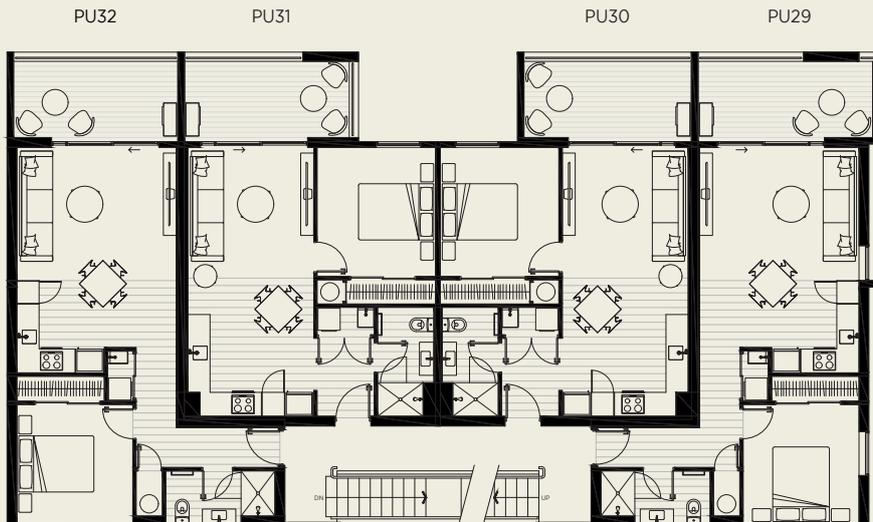
All area measurements are approximate only. Internal area of each home is measured from the external edge of the facade to the mid-point of the intertenancy wall. Apartment numbers are to be confirmed.

FLOOR LAYOUTS - BUILDING C

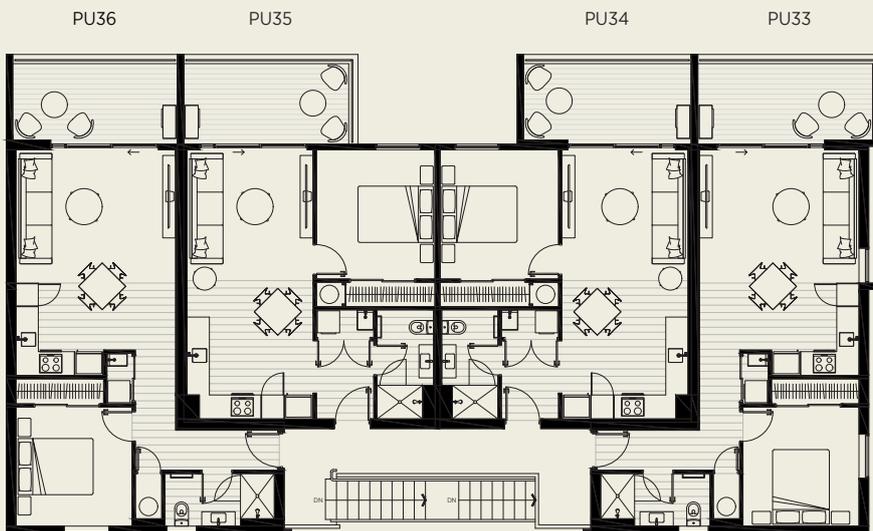
GROUND FLOOR



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.

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 SCHEME CLASSIC

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

Benchtop - Caesarstone Ice Snow

Cabinetry - Bestwood Subtle Grey & Prime White

Handles - Archen Sarnen in Brushed Nickel

Tapware - Methven Shadow Mixer, Gooseneck in Chrome

Splashback - Tiles, Panama White Gloss, vertical stack

APPLIANCES

Fisher & Paykel stainless steel oven, induction cooktop, double dishdrawer & 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

Wall tiles - White Gloss Subway Vertical Stack 100x300

LAUNDRY

Cabinetry - Bestwood Subtle Grey

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

INTERIOR



Walls, ceiling & trim



Carpet

BATHROOM



Walls



Vanity



Floor tiles



Wall Tiles

KITCHEN



Flooring



Benchtop



Cabinetry



Splashback

LAUNDRY



Cabinetry



Benchtop

CONTEMPORARY

INTERIOR

Paint - Level 4 finish

Ceiling - Dulux - Mt Aspiring Quarter

Walls & trim - Dulux - Mt Aspiring

Carpet - Feltex SDN Awana Bay Cloud

KITCHEN/DINING

Flooring - Vinyl Plank, Warm Grey Woodgrain in colour

Benchtop - Caesarstone Osprey

Cabinetry - Prime Fumed Oak & Bestwood Limestone

Handles - Archen Sarnen in Brushed Antracite

Tapware - Methven Shadow Mixer, Gooseneck in Chrome

Splashback - Tiles, Sticks Ivory Mosaic, Vertical Stack

APPLIANCES

Fisher & Paykel stainless steel oven, induction cooktop, double integrated dishwasher & 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 Front

Tapware/mixer - Methven Shadow Mixer in Chrome

Towel rail - Newtech Heated Towel Rail in Chrome

Floor tiles - Cashmere Misty Grey 600x600

Wall tiles - White Gloss Subway Vertical Stack 100x300

LAUNDRY

Cabinetry - 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

INTERIOR



Walls, ceiling & trim



Carpet

BATHROOM



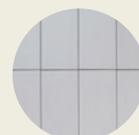
Walls



Vanity



Floor tiles



Wall Tiles

KITCHEN



Flooring



Benchtop



Cabinetry



Splashback

LAUNDRY



Cabinetry



Benchtop



Artists impressions

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 C - APARTMENTS

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



Artists impression

1 BEDROOM APARTMENTS COLOUR SCHEME

CLASSIC

INTERIOR

- Paint** - Level 4 finish
- Ceiling** - Dulux - Mt Aspiring Quarter
- Walls & trim** - Dulux - Mt Aspiring
- Carpet** - Feltex SDN carpet - Awana Bay, Stone

KITCHEN

- Flooring** - Vinyl Godfrey Hirst Tempo Chestnut Oak W35
- Benchtop** - Formica Pure Mineralstone
- Cabinetry** - Melteca Snowdrift & Classic Oak
- Handles** - Brushed nickel
- Tapware** - Methven Gooseneck in Chrome
- Splashback** - Georgia White Matt Square and Rectangle tiles

LAUNDRY

Slim sized tub

BATHROOM

- Walls** - Dulux - Mt Aspiring
- Vanity** - St Michel City wall hung vanity with sussy basin, planked Urban Oak front
- Floor** - Vinyl Godfrey Hirst Tempo Chestnut Oak W35
- Tapware/mixer** - Methven Shadow in Chrome
- Towel rail** - Newtech 7 Bar Chrome

APPLIANCES

Fisher & Paykel stainless steel fridge freezer, oven, freestanding dishwasher, electric cooktop, integrated rangehood & Haier condenser washer/dryer

HEATING

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

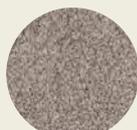
WINDOW FURNISHING

Blackout roller blinds included with all apartments

INTERIOR



Walls, ceiling & trim



Carpet

BATHROOM



Walls



Vanity



Floor

KITCHEN



Flooring



Benchtop



Cabinetry



Splashback

CONTEMPORARY

INTERIOR

Paint - Level 4 finish

Ceiling - Dulux - Mt Aspiring Quarter

Walls & trim - Dulux - Mt Aspiring

Carpet - Feltex SDN carpet - Awana Bay Cloud

KITCHEN

Flooring - Vinyl Godfrey Hirst Tempo Parker Oak W93 Vinyl

Benchtop - Formica Neo Cloud

Cabinetry - Melteca Baikal & Cinnamon Ash

Handles - Brushed Anthracite

Tapware - Methven Gooseneck in Chrome

Splashback - 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 - Vinyl Godfrey Hirst Tempo Parker Oak W93

Tapware/mixer - Methven Shadow Basin Mixer in Chrome

Towel rail - Newtech 7 Bar Chrome

APPLIANCES

Fisher & Paykel stainless steel fridge freezer, oven, freestanding dishwasher, electric cooktop, integrated rangehood & Haier condenser washer/dryer

HEATING

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

INTERIOR



Walls, ceiling & trim



Carpet

BATHROOM



Walls



Vanity



Floor

KITCHEN



Flooring



Benchtop



Cabinetry



Splashback



Artists impressions

SPECIFICATIONS

BUILDING F - TERRACES

EXTERIOR

Roof - Diamond V-rib - Grey Friars

Window Joinery - Double glazing, powder coated

Cladding - Dimond Heritage Tray, Grey Friars, red brick - Fendalton, feature aluminium - Electric Cow, pre-cast concrete

Decking - Hardwood timber decking with natural finish

Intertenancy walls - Pre-cast Concrete (Ground), Hebel Powerpanel Core (1st & 2nd floors)



Artists impression

COLOUR SCHEME

CLASSIC

INTERIOR

Paint - Level 4 finish

Ceiling - Dulux - Mt Aspiring Quarter

Walls & trim - Dulux - Mt Aspiring

Carpet - Feltex Cut Pile SDN, Awana Bay, Stone.

KITCHEN

Flooring - **One bed** - Vinyl Godfrey Hirst Tempo Chestnut Oak W35. **Two bed** - Vinyl Plank, Godfrey Hirst, Vega, Biscotti 5001

Benchtop - **One Bed** - Formica Square, Pearl Concrete. **Two Bed** - Caesarstone, Ice Snow

Cabinetry - Melteca Baikal and Dawn Grey

Handles - Brushed nickel

Tapware - Methven Gooseneck in Chrome

Splashback - Georgia White Matt Square and Rectangle tiles

LAUNDRY

Slim sized tub included in two bed homes

BATHROOM

Walls - Dulux - Mt Aspiring

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

Floor - **One bed** - Vinyl Godfrey Hirst Tempo Chestnut Oak W35. **Two bed** - Tile Enzo Moon, 600x600

Tapware/mixer - Methven Shadow in Chrome

Towel rail - Newtech 7 Bar Chrome

APPLIANCES

Fisher & Paykel stainless oven, freestanding dishwasher, integrated rangehood. **One bed** - Electric cooktop. **Two bed** - Induction cooktop

HEATING

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

INTERIOR



Walls, ceiling & trim



Carpet

BATHROOM



Walls



Vanity



Floor

KITCHEN



Flooring



Benchtop



Cabinetry



Splashback

CONTEMPORARY

INTERIOR

Paint - Level 4 finish

Ceiling - Dulux - Mt Aspiring Quarter

Walls & trim - Dulux - Mt Aspiring

Carpet - Feltex Cut Pile SDN, Awana Bay, Cloud

KITCHEN

Flooring - Vinyl Plank Godfrey Hirst Vega, Chocolate 5501

Benchtop - Caesarstone Osprey

Cabinetry - Melteca Green Slate and Seal Grey

Handles - Brushed Anthracite

Tapware - Methven Gooseneck in Chrome

Splashback - Piccolo Gloss White Subway Vertical Stack 53x218

LAUNDRY

Slim sized tub included in two bed homes

BATHROOM

Walls - Dulux - Mt Aspiring

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

Floor - Tile Cashmere Misty Grey, 600x600

Tapware/mixer - Methven Shadow Basin Mixer 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 heaters in bedrooms

INTERIOR



Walls, ceiling & trim



Carpet

BATHROOM



Walls



Vanity



Floor

KITCHEN



Flooring



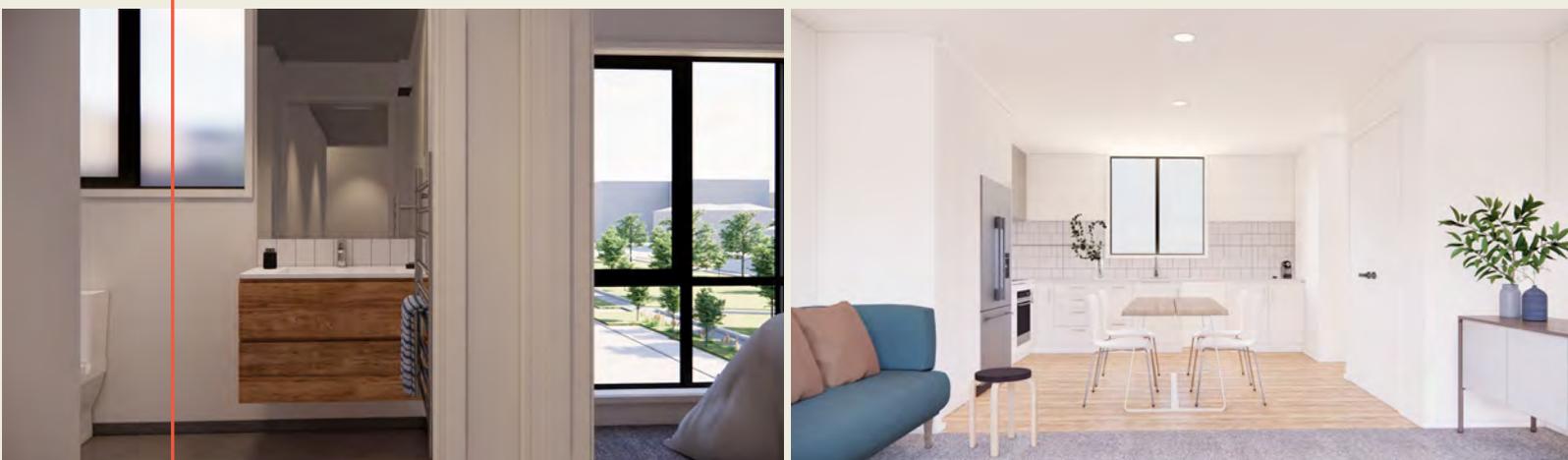
Benchtop



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 New Zealand's largest residential home build company, 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?

Stage 1 homes are due for completion in early 2024.

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.

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?

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

IS PARKING INCLUDED?

Three bed terraces include an internal access double garage. Two-bedroom terraces in building F include a carpark.

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.

CARRIAGE QUARTER

SALES SUITE

214 Manchester Street
Christchurch.

See our website for open hours.

onecentral.co.nz

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

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

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

	Approximate Operating Expenses
Operating Account and Long Term Maintenance Fund	
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
<i>Total Operating Account And Long Term Maintenance Fund Levies</i>	214,562.00

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.

Building A	Net Saleable Area m2	Operating Account	LTMF	Cleaning	Lift	Total
Ground Floor						
Commercial (PU1)	216 m ²	\$ 5,994.82	\$ 889.86	\$ 1,597.37	\$ 1,331.14	\$ 9,813.19
Level 1						
A11 (PU 2)	72 m ²	\$ 1,998.27	\$ 296.62	\$ 532.46	\$ 443.71	\$ 3,271.06
A12 (PU3)	52 m ²	\$ 1,443.20	\$ 214.23	\$ 384.55	\$ 320.46	\$ 2,362.43
A13 (PU4)	52 m ²	\$ 1,443.20	\$ 214.23	\$ 384.55	\$ 320.46	\$ 2,362.43
A14 (PU5)	72 m ²	\$ 1,998.27	\$ 296.62	\$ 532.46	\$ 443.71	\$ 3,271.06
Level 2						
A21 (PU6)	72 m ²	\$ 1,998.27	\$ 296.62	\$ 532.46	\$ 443.71	\$ 3,271.06
A22 (PU7)	52 m ²	\$ 1,443.20	\$ 214.23	\$ 384.55	\$ 320.46	\$ 2,362.43
A23 (PU8)	52 m ²	\$ 1,443.20	\$ 214.23	\$ 384.55	\$ 320.46	\$ 2,362.43
A24 (PU9)	72 m ²	\$ 1,998.27	\$ 296.62	\$ 532.46	\$ 443.71	\$ 3,271.06
Level 3						
A31 (PU10)	72 m ²	\$ 1,998.27	\$ 296.62	\$ 532.46	\$ 443.71	\$ 3,271.06
A32 (PU11)	53 m ²	\$ 1,470.95	\$ 218.35	\$ 391.95	\$ 326.62	\$ 2,407.87
A33 (PU12)	53 m ²	\$ 1,470.95	\$ 218.35	\$ 391.95	\$ 326.62	\$ 2,407.87
A34 (PU13)	73 m ²	\$ 2,026.03	\$ 300.74	\$ 539.85	\$ 449.88	\$ 3,316.50
Level 4						
A41 (PU14)	129 m ²	\$ 3,580.24	\$ 531.45	\$ 953.99	\$ 794.99	\$ 5,860.66
A42 (PU15)	125 m ²	\$ 3,469.22	\$ 514.97	\$ 924.40	\$ 770.34	\$ 5,678.93
Building B	Net Saleable Area m2					
B01 (PU16)	180 m ²	\$ 4,995.68	\$ 741.55			\$ 5,737.23
B02 (PU17)	175 m ²	\$ 4,856.91	\$ 720.95			\$ 5,577.86
B03 (PU18)	175 m ²	\$ 4,856.91	\$ 720.95			\$ 5,577.86
B04 (PU19)	175 m ²	\$ 4,856.91	\$ 720.95			\$ 5,577.86
B05 (PU20)	175 m ²	\$ 4,856.91	\$ 720.95			\$ 5,577.86
B06 (PU21)	175 m ²	\$ 4,856.91	\$ 720.95			\$ 5,577.86
B07 (PU22)	175 m ²	\$ 4,856.91	\$ 720.95			\$ 5,577.86
B08 (PU23)	175 m ²	\$ 4,856.91	\$ 720.95			\$ 5,577.86
B09 (PU24)	180 m ²	\$ 4,995.68	\$ 741.55			\$ 5,737.23
Building C	Net Saleable Area m2					
Ground Floor						
C01 (PU25)	59 m ²	\$ 1,637.47	\$ 243.06			\$ 1,880.54
C02 (PU26)	54 m ²	\$ 1,498.70	\$ 222.47			\$ 1,721.17
C03 (PU27)	54 m ²	\$ 1,498.70	\$ 222.47			\$ 1,721.17
C04 (PU28)	59 m ²	\$ 1,637.47	\$ 243.06			\$ 1,880.54
Level 1			\$ -			
C11 (PU29)	59 m ²	\$ 1,637.47	\$ 243.06			\$ 1,880.54
C12 (PU30)	54 m ²	\$ 1,498.70	\$ 222.47			\$ 1,721.17
C13 (PU31)	54 m ²	\$ 1,498.70	\$ 222.47			\$ 1,721.17
C14 (PU32)	59 m ²	\$ 1,637.47	\$ 243.06			\$ 1,880.54
Level 2			\$ -			
C21 (PU33)	59 m ²	\$ 1,637.47	\$ 243.06			\$ 1,880.54
C22 (PU34)	54 m ²	\$ 1,498.70	\$ 222.47			\$ 1,721.17
C23 (PU35)	54 m ²	\$ 1,498.70	\$ 222.47			\$ 1,721.17
C24 (PU36)	59 m ²	\$ 1,637.47	\$ 243.06			\$ 1,880.54
Building D	Net Saleable Area m2					
D1 (PU37)	92 m ²	\$ 2,553.35	\$ 379.02			\$ 2,932.36
D2 (PU38)	89 m ²	\$ 2,470.09	\$ 366.66			\$ 2,836.74
D3 (PU39)	89 m ²	\$ 2,470.09	\$ 366.66			\$ 2,836.74
D4 (PU40)	89 m ²	\$ 2,470.09	\$ 366.66			\$ 2,836.74
D5 (PU41)	89 m ²	\$ 2,470.09	\$ 366.66			\$ 2,836.74
D6 (PU42)	88 m ²	\$ 2,442.33	\$ 362.54			\$ 2,804.87
D7 (PU43)	99 m ²	\$ 2,747.62	\$ 407.85			\$ 3,155.48
Building E	Net Saleable Area m2					
E1 (PU44)	111 m ²	\$ 3,080.67	\$ 457.29			\$ 3,537.96
E2 (PU45)	110 m ²	\$ 3,052.92	\$ 453.17			\$ 3,506.09
E3 (PU46)	110 m ²	\$ 3,052.92	\$ 453.17			\$ 3,506.09
E4 (PU47)	110 m ²	\$ 3,052.92	\$ 453.17			\$ 3,506.09
E5 (PU48)	110 m ²	\$ 3,052.92	\$ 453.17			\$ 3,506.09
E6 (PU49)	110 m ²	\$ 3,052.92	\$ 453.17			\$ 3,506.09
Building F	Net Saleable Area m2					
F1 (PU50)	55 m ²	\$ 1,526.46	\$ 226.59			\$ 1,753.04
F2 (PU51)	55 m ²	\$ 1,526.46	\$ 226.59			\$ 1,753.04
F3 (PU52)	55 m ²	\$ 1,526.46	\$ 226.59			\$ 1,753.04
F4 (PU53)	55 m ²	\$ 1,526.46	\$ 226.59			\$ 1,753.04
F5 (PU54)	117 m ²	\$ 3,247.19	\$ 482.01			\$ 3,729.20

F6 (PU55)	110 m ²	\$ 3,052.92	\$ 453.17			\$ 3,506.09	
F7 (PU56)	110 m ²	\$ 3,052.92	\$ 453.17			\$ 3,506.09	
F8 (PU57)	110 m ²	\$ 3,052.92	\$ 453.17			\$ 3,506.09	
F9 (PU58)	111 m ²	\$ 3,080.67	\$ 457.29			\$ 3,537.96	
Building G	Net Saleable Area m2						
G1 (PU59)	110 m ²	\$ 3,052.92	\$ 453.17			\$ 3,506.09	
G2 (PU60)	110 m ²	\$ 3,052.92	\$ 453.17			\$ 3,506.09	
G3 (PU61)	110 m ²	\$ 3,052.92	\$ 453.17			\$ 3,506.09	
G4 (PU62)	110 m ²	\$ 3,052.92	\$ 453.17			\$ 3,506.09	
G5 (PU63)	110 m ²	\$ 3,052.92	\$ 453.17			\$ 3,506.09	
G6 (PU64)	110 m ²	\$ 3,052.92	\$ 453.17			\$ 3,506.09	
		6214 m²	\$ 172,462.00	\$ 25,600.00	\$ 9,000.00	\$ 7,500.00	\$ 214,562.00

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

RENTAL APPRAISAL.

Date: 19 July 2023

Prepared for: Fletcher Living

Thank you for requesting a rental assessment for **Building B, One Central, Carriage Quarter, 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 **3 bedroom, 2 bathroom home with double garaging** to rent for between **\$830** and **\$850** per week (unfurnished) or **\$880** and **\$900** 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>



BIRDS NEST
property management



personalised property management

20/07/2023

APPRAISAL OF RENTAL VALUE

One Central Carriage Quarter Cnr Manchester and Cashel Street

Building B 3 Bedroom 2 Bathroom

Brand new contemporary 3 bedroom 2 bathroom residences spread over three levels nestled between a tranquil greenscape showcasing the modern urban living of Christchurch City. Minimalist yet stylish detail throughout, with a neutral palette and colour scheme invoking the restful colours and textures of nature.

Double internal access garaging (unheard of these days in the central city)! Bedroom off the ground floor with outdoor access perfect as a guest space or a work from home office. Open plan kitchen/dining/living on the second floor flowing onto a balcony streaming in the sunshine. The convenience of a laundry area also. Third floor welcomes 2 bedrooms and two bathrooms.... And an additional space for study!

Boasting quality fixtures and fittings and comfort assured with Heat Pump and double glazing. Spacious and light situated in the heart of the city, desirable for those wanting to enjoy the city lifestyle, with a multitude of entertainment, dining, shopping and transport options at your doorstep.

We believe a realistic rent of the unit based on the current market (being dependant on what else is available at the time) unfurnished for a 12 month tenancy would reach in the vicinity of:

\$750 per week

This rental appraisal is based on a variety of criteria including similar properties currently available, rental statistics for the area and our experience. Add \$50 per week if furnished or \$100 per week if short term fully furnished accommodation

Current Comparable Listings : 5/152 Salisbury Street, 3 bed 2 bath single garage \$650 per week

208 Kilmore Street, 3 bed 2 bath Furnished 2 carparks \$800 per week

Birds Nest Property Management pride ourselves on our personalised and superior service to all owners and tenants. We offer very competitive management fees starting from 7.5%. Should you have any additional enquires to the above, or if we can assist you further in the management of this property, please don't hesitate to contact me.

Yours sincerely

Jennifer Bird PH: 027 512 6302 Director (NZ Skills Level 4 Qualified & REINZ accredited) Birds Nest Property Management

RENTAL APPRAISAL.

Date: 18 July 2023

Prepared for: Fletcher Living

Thank you for requesting a rental assessment for **Building C, 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 **\$430** and **\$450** per week (unfurnished) or **\$480** and **\$500** 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

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BIRDS NEST
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20/07/2023

APPRAISAL OF RENTAL VALUE

One Central Carriage Quarter Cnr Manchester and Cashel Street

Building C 1 Bedroom 1 Bathroom

Brand new contemporary 1 bedroom 1 bathroom residences nestled between a tranquil greenscape showcasing the modern urban living of Christchurch City. Minimalist yet stylish detail throughout, with a neutral palette and colour scheme invoking the restful colours and textures of nature. Boasting quality fixtures and fittings and comfort assured with Heat Pump and double glazing. Spacious and light situated in the heart of the city, desirable for those wanting to enjoy the city lifestyle, with a multitude of entertainment, dining, shopping and transport options at your doorstep.

We believe a realistic rent of the unit based on the current market (being dependant on what else is available at the time) unfurnished for a 12 month tenancy would reach in the vicinity of:

\$450 - \$470 per week

This rental appraisal is based on a variety of criteria including similar properties currently available, rental statistics for the area and our experience. Add \$50 per week if furnished or \$100 per week if short term fully furnished accomodation

Current Compariable Listings : 150 Tuam Street 1 bed 1 bath no parking \$450 per week

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Yours sincerely

Jennifer Bird PH: 027 512 6302 Director (NZ Skills Level 4 Qualified & REINZ accredited) Birds Nest Property Management

RENTAL APPRAISAL.

Date: 18 July 2023

Prepared for: Fletcher Living

Thank you for requesting a rental assessment for **Unit 54 to 58, Block F, One Central, Carriage Quarter, Cashel 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 property to rent for between **\$540** and **\$560** per week (unfurnished).

We consider this property to rent for between **\$580** and **\$600** 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

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20/07/2023

APPRAISAL OF RENTAL VALUE

One Central Carriage Quarter Building F

Cnr Manchester and Cashel Street

Brand new contemporary residences spread over two levels nestled between a tranquil greenscape showcasing the modern urban living of Christchurch City.

Level 1 consists of a large open plan kitchen/dining/living flowing effortlessly onto a north facing balcony maximising the use of the sunlight. Plenty of storage and the bonus of a separate toilet perfect for guests. On the top level you will find two good sized bedrooms with wardrobes and a luxurious bathroom.

Minimalist yet stylish detail throughout, with a neutral palette and colour scheme invoking the restful colours and textures of nature.

Boasting quality fixtures and fittings and comfort assured with Heat Pump and double glazing. Providing a car parking space makes this property highly desirable for those wanting the inner city lifestyle.

Spacious and light situated in the heart of the city, with a multitude of entertainment, dining, shopping and transport options at your doorstep.

We believe a realistic rent of the unit based on the current market (being dependant on what else is available at the time) unfurnished for a 12 month tenancy would reach in the vicinity of:

\$560 - \$590 per week

This rental appraisal is based on a variety of criteria including similar properties currently available, rental statistics for the area and our experience. Add \$50 per week if furnished or \$100 per week if short term fully furnished accommodation.

Current Comparable Listings : 6/466 Hagley Ave, 2 bed 1 bath no parking \$550 per week

9/135 Lichfield Street, 2 bed 2 bath no parking \$550 per week

502/12 Latimer Square, 2 bed 2 bath on-site park \$625 per week

604/64 Kilmore Street, 2 bed 2 bath in-site park Furnished \$740 per week

Birds Nest Property Management pride ourselves on our personalised and superior service to all owners and tenants. We offer very competitive management fees starting from 7.5%. Should you have any additional enquires to the above, or if we can assist you further in the management of this property or give advise on meeting the laws on the Healthy Homes, please don't hesitate to contact me.

Yours sincerely Jennifer Bird PH: 027 512 6302 Director (NZ Skills Level 4 Qualified & REINZ accredited) Birds Nest Property Management