



# 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)



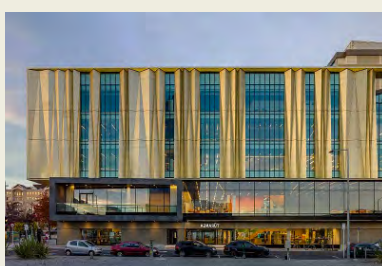
**Te Pae Convention Centre**



**The Crossing**



**Metro Sports** (Under construction)



**Tūranga (Central Library)**



**Riverside Market**















**Margaret Mahy Playground**



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

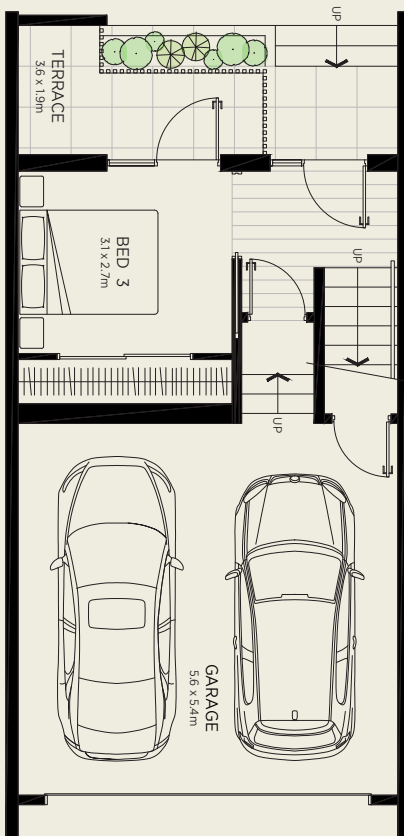
Asking price  
\$1,299,000



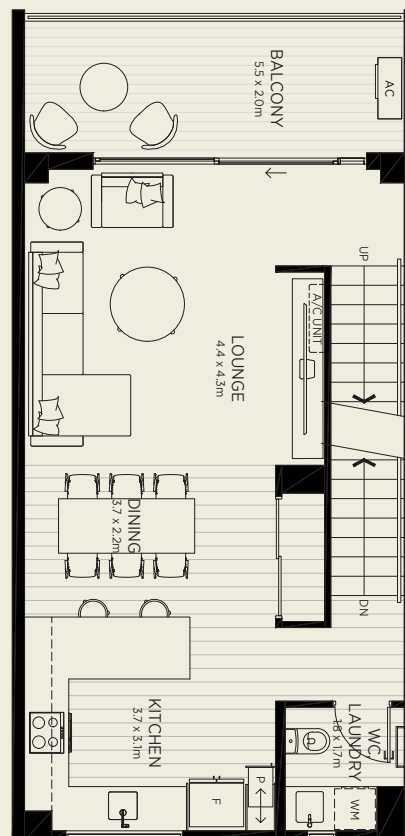
Artists impression



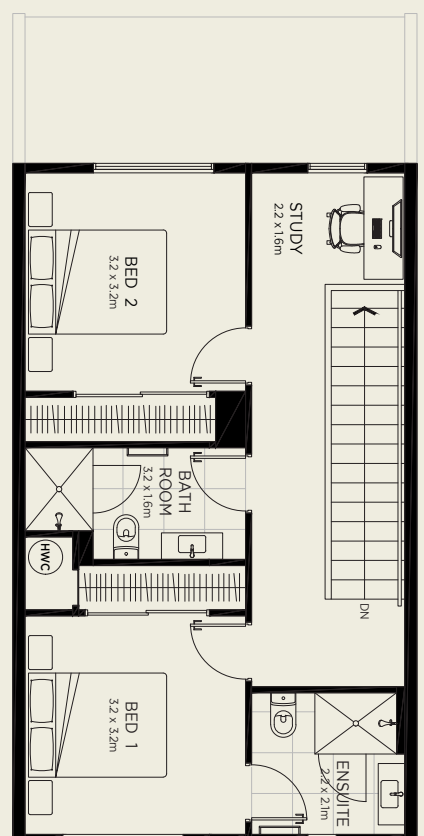
### GROUND



### FIRST



### SECOND






# CARRIAGE QUARTER PLANS

## BUILDING C ONE BEDROOM

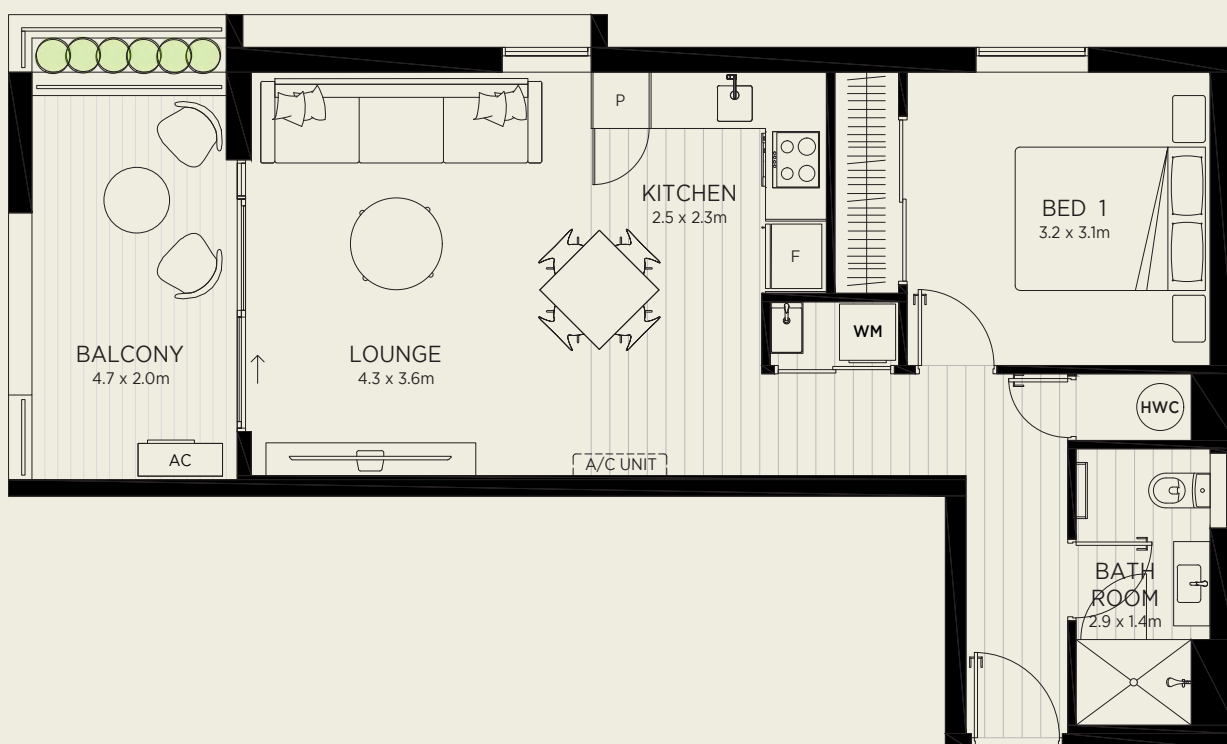


Approx.  
57m<sup>2</sup> 

From  
\$499,000



Artists impression



# BUILDING C ONE BEDROOM

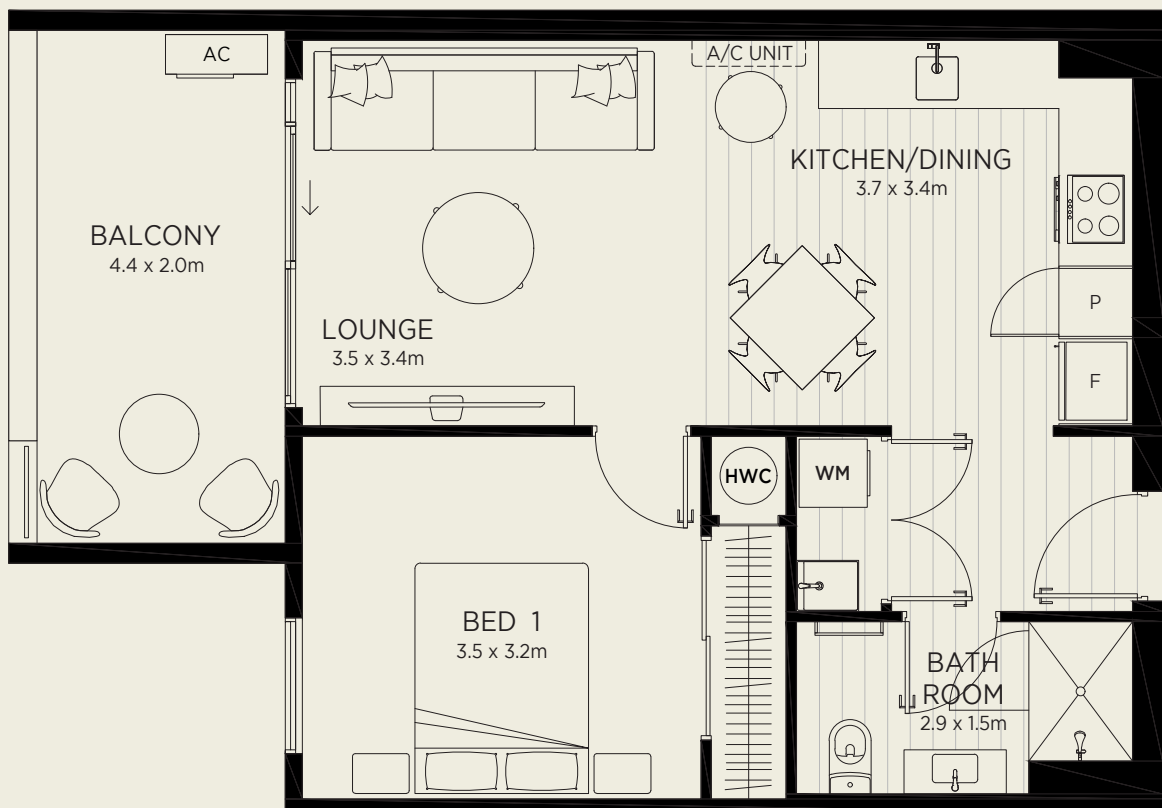


Approx.  
53m<sup>2</sup>

From  
\$499,000



Artists impression






# CARRIAGE QUARTER PLANS

## BUILDING F ONE BEDROOM

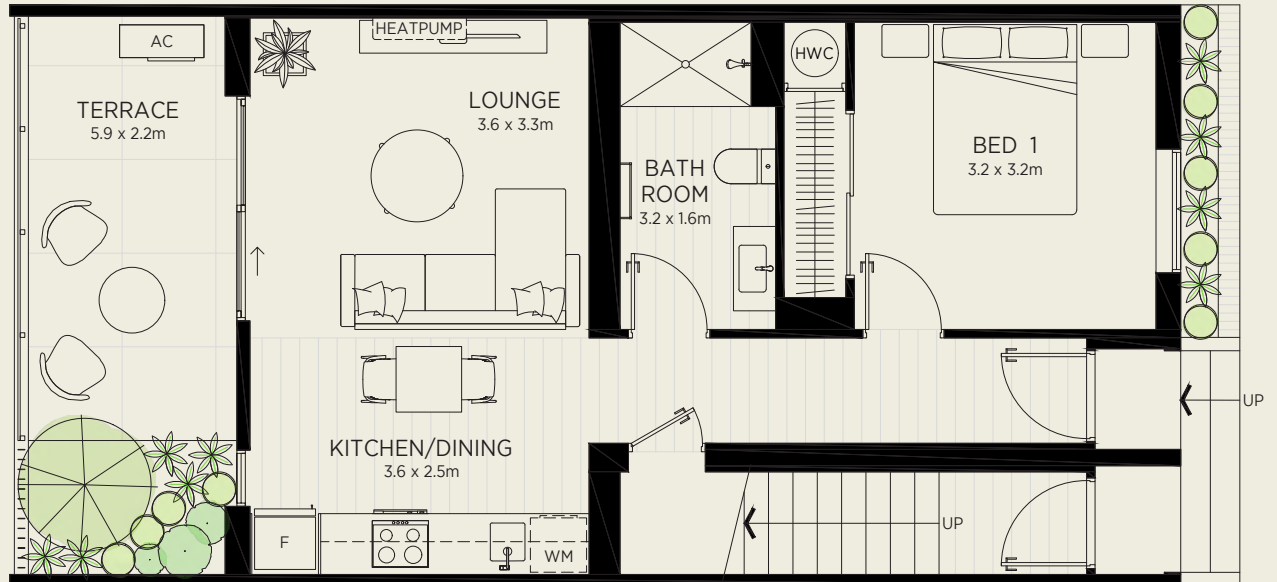


Approx. 55m<sup>2</sup> 

From \$499,000



Artists impression




## BUILDING F TWO BEDROOM

2 

1.5 

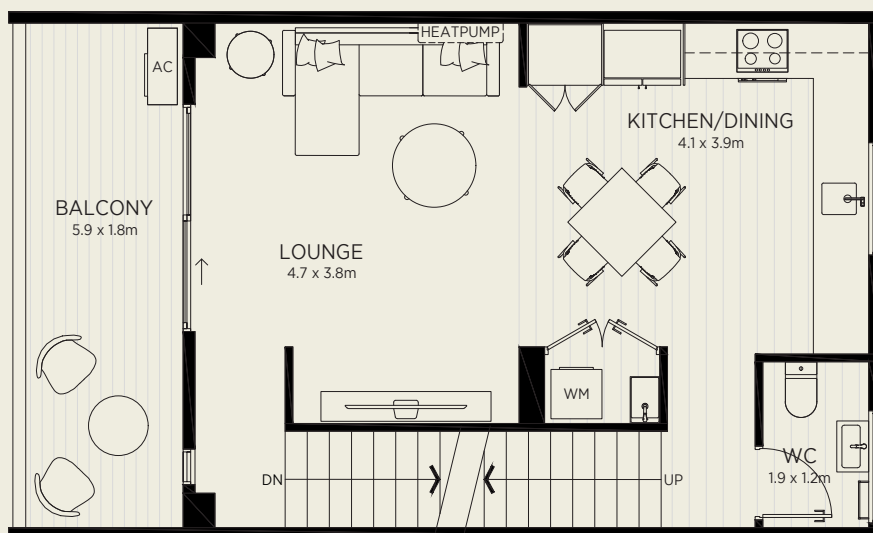
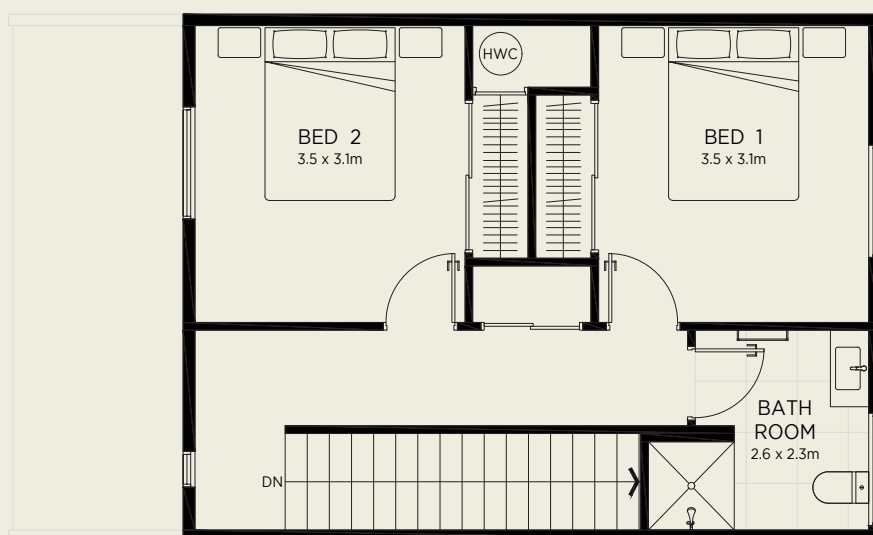
1 

Approx. 110m<sup>2</sup> 

From \$749,000



Artists impression



## PRICING - BUILDING B

PU Number	Internal Area (m <sup>2</sup> )	Balcony (m <sup>2</sup> )	Terrace (m <sup>2</sup> )	Total Area (m <sup>2</sup> )	Colour Scheme	No. of Beds	No. of Baths	Garage	Price
<b>16</b>	180	12	5	197	Classic	3	2.5	2	\$1,299,000
<b>17</b>	175	12	5	192	Classic	3	2.5	2	\$1,299,000
<b>18</b>	175	12	5	192	Contemporary	3	2.5	2	\$1,299,000
<b>19</b>	175	12	5	192	Classic	3	2.5	2	\$1,299,000
<b>20</b>	175	12	5	192	Classic	3	2.5	2	\$1,299,000
<b>21</b>	175	12	5	192	Contemporary	3	2.5	2	\$1,299,000
<b>22</b>	175	12	5	192	Classic	3	2.5	2	\$1,299,000
<b>23</b>	175	12	5	192	Classic	3	2.5	2	\$1,299,000
<b>24</b>	180	12	5	197	Contemporary	3	2.5	2	\$1,299,000

## PRICING - BUILDING C

PU Number	Internal Area (m <sup>2</sup> )	Deck/ Balcony (m <sup>2</sup> )	Total Area (m <sup>2</sup> )	Colour Scheme	No. of Beds	No. of Baths	Price
<b>25</b>	57	11	68	Classic	1	1	\$509,000
<b>26</b>	53	11	64	Classic	1	1	\$499,000
<b>27</b>	53	11	64	Classic	1	1	\$499,000
<b>28</b>	57	11	68	Classic	1	1	\$499,000
<b>29</b>	57	12	69	Contemporary	1	1	<b>SOLD</b>
<b>30</b>	53	11	64	Classic	1	1	\$529,000
<b>31</b>	53	11	64	Classic	1	1	<b>SOLD</b>
<b>32</b>	57	11	68	Contemporary	1	1	\$539,000
<b>33</b>	57	12	69	Classic	1	1	<b>SOLD</b>
<b>34</b>	53	11	64	Classic	1	1	\$559,000
<b>35</b>	53	11	64	Contemporary	1	1	\$559,000
<b>36</b>	57	11	68	Contemporary	1	1	\$549,000

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

## PRICING - BUILDING F

PU Number	Internal Area (m <sup>2</sup> )	Balcony (m <sup>2</sup> )	Terrace (m <sup>2</sup> )	Total Area (m <sup>2</sup> )	Colour Scheme	No. of Beds	No. of Baths	Car park	Price
<b>50</b>	55	-	10	65	Classic	1	1	-	\$499,000
<b>51</b>	55	-	10	65	Classic	1	1	-	\$499,000
<b>52</b>	55	-	10	65	Classic	1	1	-	\$499,000
<b>53</b>	55	-	10	65	Classic	1	1	-	\$510,000
<b>54</b>	116	12	-	128	Contemporary	2	1.5	1 (AU69)	\$749,000
<b>55</b>	110	12	-	122	Classic	2	1.5	1 (AU68)	\$759,000
<b>56</b>	110	12	-	122	Classic	2	1.5	1 (AU67)	\$759,000
<b>57</b>	110	12	-	122	Contemporary	2	1.5	1 (AU66)	\$759,000
<b>58</b>	111	12	-	123	Classic	2	1.5	1 (AU65)	\$779,000

See development map for car park location.

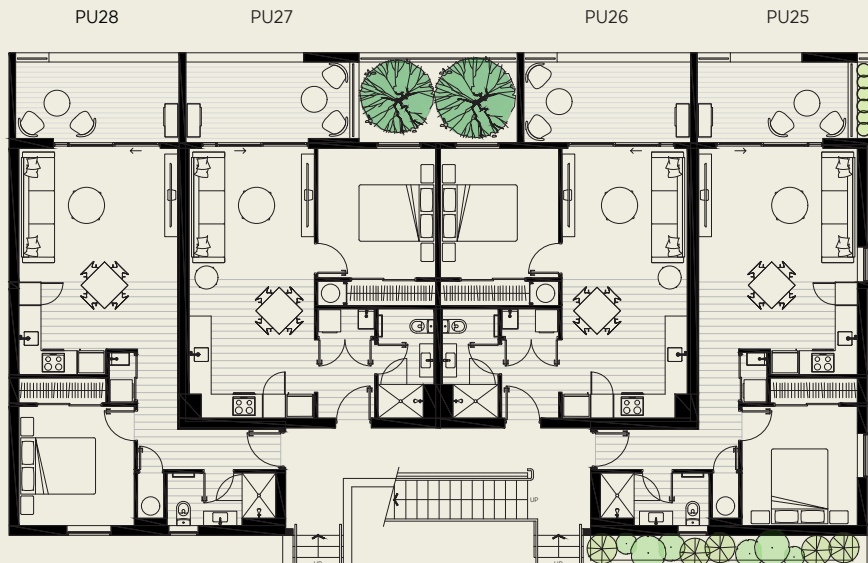


All area measurements are approximate only. Internal area of each home is measured from the external edge of the facade to the mid-point of the intertenancy wall. Apartment numbers are to be confirmed.

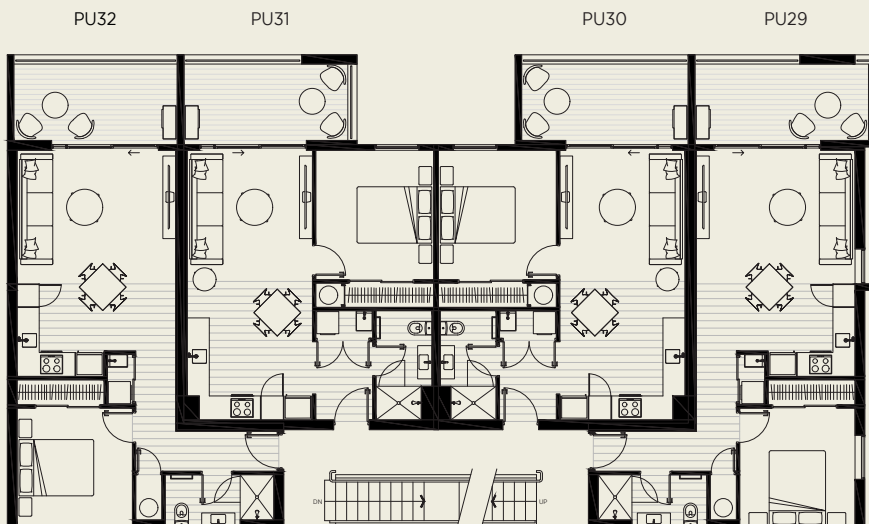


# FLOOR LAYOUTS - BUILDING C

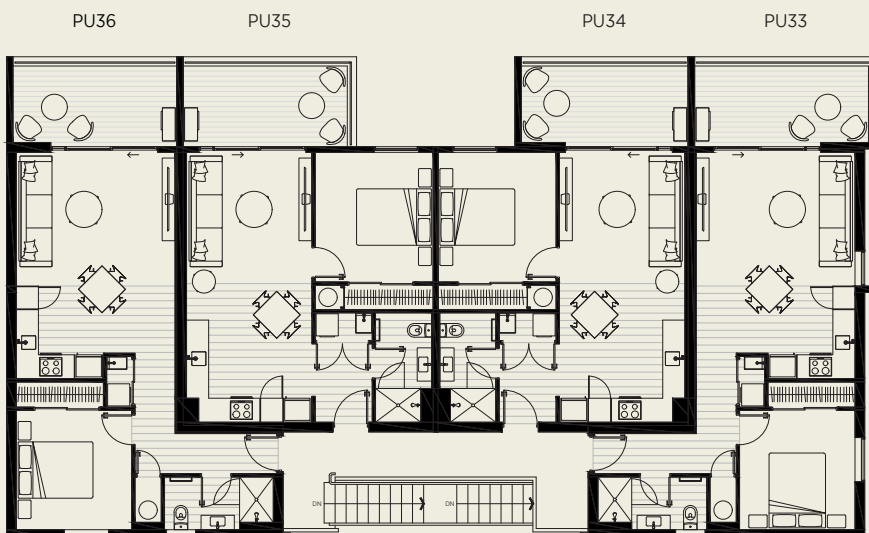
## GROUND FLOOR



## 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

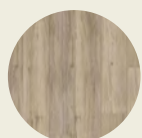


Walls, ceiling & trim



Carpet

### KITCHEN



Flooring



Benchtop



Cabinetry

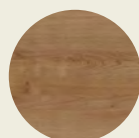


Splashback

### BATHROOM



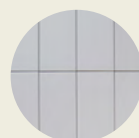
Walls



Vanity



Floor tiles

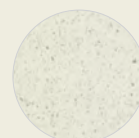


Wall Tiles

### 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 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 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

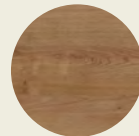


Carpet

### BATHROOM



Walls



Vanity



Floor tiles



Wall Tiles

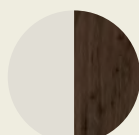
### KITCHEN



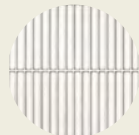
Flooring



Benchtop

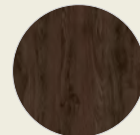


Cabinetry

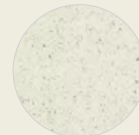


Splashback

### 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

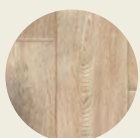


Walls, ceiling & trim



Carpet

#### KITCHEN



Flooring



Benchtop



Cabinetry

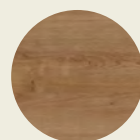


Splashback

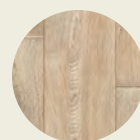
#### BATHROOM



Walls



Vanity



Floor



## 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

### KITCHEN



Flooring



Benchtop



Cabinetry



Splashback

### BATHROOM



Walls



Vanity



Floor



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

### KITCHEN



Flooring



Benchtop

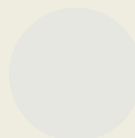


Cabinetry

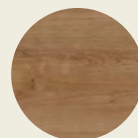


Splashback

### BATHROOM



Walls



Vanity



Floor

## 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

### KITCHEN



Flooring



Benchtop



Cabinetry



Splashback

### BATHROOM



Walls



Vanity



Floor



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/](http://ccc.govt.nz/services/rates-and-valuations/this-years-rates/)

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

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

### WHAT IS A HOMESTAR 6 RATING?

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

### IS PARKING INCLUDED?

Three 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](http://onecentral.co.nz)

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

Body Corporate to be formed, Superlot 10, Huanui Lane, Christchurch

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

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

All figures are GST inclusive (where applicable)

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

Building A	Net Saleable Area m2	Operating Account	LTMF	Cleaning	Lift	Total
<b>Ground Floor</b>						
Commercial (PU1)	216 m²	\$ 5,994.82	\$ 889.86	\$ 1,597.37	\$ 1,331.14	\$ 9,813.19
<b>Level 1</b>						
A11 (PU 2)	72 m²	\$ 1,998.27	\$ 296.62	\$ 532.46	\$ 443.71	\$ 3,271.06
A12 (PU3)	52 m²	\$ 1,443.20	\$ 214.23	\$ 384.55	\$ 320.46	\$ 2,362.43
A13 (PU4)	52 m²	\$ 1,443.20	\$ 214.23	\$ 384.55	\$ 320.46	\$ 2,362.43
A14 (PU5)	72 m²	\$ 1,998.27	\$ 296.62	\$ 532.46	\$ 443.71	\$ 3,271.06
<b>Level 2</b>						
A21 (PU6)	72 m²	\$ 1,998.27	\$ 296.62	\$ 532.46	\$ 443.71	\$ 3,271.06
A22 (PU7)	52 m²	\$ 1,443.20	\$ 214.23	\$ 384.55	\$ 320.46	\$ 2,362.43
A23 (PU8)	52 m²	\$ 1,443.20	\$ 214.23	\$ 384.55	\$ 320.46	\$ 2,362.43
A24 (PU9)	72 m²	\$ 1,998.27	\$ 296.62	\$ 532.46	\$ 443.71	\$ 3,271.06
<b>Level 3</b>						
A31 (PU10)	72 m²	\$ 1,998.27	\$ 296.62	\$ 532.46	\$ 443.71	\$ 3,271.06
A32 (PU11)	53 m²	\$ 1,470.95	\$ 218.35	\$ 391.95	\$ 326.62	\$ 2,407.87
A33 (PU12)	53 m²	\$ 1,470.95	\$ 218.35	\$ 391.95	\$ 326.62	\$ 2,407.87
A34 (PU13)	73 m²	\$ 2,026.03	\$ 300.74	\$ 539.85	\$ 449.88	\$ 3,316.50
<b>Level 4</b>						
A41 (PU14)	129 m²	\$ 3,580.24	\$ 531.45	\$ 953.99	\$ 794.99	\$ 5,860.66
A42 (PU15)	125 m²	\$ 3,469.22	\$ 514.97	\$ 924.40	\$ 770.34	\$ 5,678.93
<b>Building B</b>	<b>Net Saleable Area m2</b>					
B01 (PU16)	180 m²	\$ 4,995.68	\$ 741.55			\$ 5,737.23
B02 (PU17)	175 m²	\$ 4,856.91	\$ 720.95			\$ 5,577.86
B03 (PU18)	175 m²	\$ 4,856.91	\$ 720.95			\$ 5,577.86
B04 (PU19)	175 m²	\$ 4,856.91	\$ 720.95			\$ 5,577.86
B05 (PU20)	175 m²	\$ 4,856.91	\$ 720.95			\$ 5,577.86
B06 (PU21)	175 m²	\$ 4,856.91	\$ 720.95			\$ 5,577.86
B07 (PU22)	175 m²	\$ 4,856.91	\$ 720.95			\$ 5,577.86
B08 (PU23)	175 m²	\$ 4,856.91	\$ 720.95			\$ 5,577.86
B09 (PU24)	180 m²	\$ 4,995.68	\$ 741.55			\$ 5,737.23
<b>Building C</b>	<b>Net Saleable Area m2</b>					
<b>Ground Floor</b>						
C01 (PU25)	59 m²	\$ 1,637.47	\$ 243.06			\$ 1,880.54
C02 (PU26)	54 m²	\$ 1,498.70	\$ 222.47			\$ 1,721.17
C03 (PU27)	54 m²	\$ 1,498.70	\$ 222.47			\$ 1,721.17
C04 (PU28)	59 m²	\$ 1,637.47	\$ 243.06			\$ 1,880.54
<b>Level 1</b>			\$ -			
C11 (PU29)	59 m²	\$ 1,637.47	\$ 243.06			\$ 1,880.54
C12 (PU30)	54 m²	\$ 1,498.70	\$ 222.47			\$ 1,721.17
C13 (PU31)	54 m²	\$ 1,498.70	\$ 222.47			\$ 1,721.17
C14 (PU32)	59 m²	\$ 1,637.47	\$ 243.06			\$ 1,880.54
<b>Level 2</b>			\$ -			
C21 (PU33)	59 m²	\$ 1,637.47	\$ 243.06			\$ 1,880.54
C22 (PU34)	54 m²	\$ 1,498.70	\$ 222.47			\$ 1,721.17
C23 (PU35)	54 m²	\$ 1,498.70	\$ 222.47			\$ 1,721.17
C24 (PU36)	59 m²	\$ 1,637.47	\$ 243.06			\$ 1,880.54
<b>Building D</b>	<b>Net Saleable Area m2</b>					
D1 (PU37)	92 m²	\$ 2,553.35	\$ 379.02			\$ 2,932.36
D2 (PU38)	89 m²	\$ 2,470.09	\$ 366.66			\$ 2,836.74
D3 (PU39)	89 m²	\$ 2,470.09	\$ 366.66			\$ 2,836.74
D4 (PU40)	89 m²	\$ 2,470.09	\$ 366.66			\$ 2,836.74
D5 (PU41)	89 m²	\$ 2,470.09	\$ 366.66			\$ 2,836.74
D6 (PU42)	88 m²	\$ 2,442.33	\$ 362.54			\$ 2,804.87
D7 (PU43)	99 m²	\$ 2,747.62	\$ 407.85			\$ 3,155.48
<b>Building E</b>	<b>Net Saleable Area m2</b>					
E1 (PU44)	111 m²	\$ 3,080.67	\$ 457.29			\$ 3,537.96
E2 (PU45)	110 m²	\$ 3,052.92	\$ 453.17			\$ 3,506.09
E3 (PU46)	110 m²	\$ 3,052.92	\$ 453.17			\$ 3,506.09
E4 (PU47)	110 m²	\$ 3,052.92	\$ 453.17			\$ 3,506.09
E5 (PU48)	110 m²	\$ 3,052.92	\$ 453.17			\$ 3,506.09
E6 (PU49)	110 m²	\$ 3,052.92	\$ 453.17			\$ 3,506.09
<b>Building F</b>	<b>Net Saleable Area m2</b>					
F1 (PU50)	55 m²	\$ 1,526.46	\$ 226.59			\$ 1,753.04
F2 (PU51)	55 m²	\$ 1,526.46	\$ 226.59			\$ 1,753.04
F3 (PU52)	55 m²	\$ 1,526.46	\$ 226.59			\$ 1,753.04
F4 (PU53)	55 m²	\$ 1,526.46	\$ 226.59			\$ 1,753.04
F5 (PU54)	117 m²	\$ 3,247.19	\$ 482.01			\$ 3,729.20
F6 (PU55)	110 m²	\$ 3,052.92	\$ 453.17			\$ 3,506.09
F7 (PU56)	110 m²	\$ 3,052.92	\$ 453.17			\$ 3,506.09
F8 (PU57)	110 m²	\$ 3,052.92	\$ 453.17			\$ 3,506.09
F9 (PU58)	111 m²	\$ 3,080.67	\$ 457.29			\$ 3,537.96



<b>Building G</b>	<b>Net Saleable Area m2</b>					
G1 (PU59)	110 m²	\$ 3,052.92	\$ 453.17			\$ 3,506.09
G2 (PU60)	110 m²	\$ 3,052.92	\$ 453.17			\$ 3,506.09
G3 (PU61)	110 m²	\$ 3,052.92	\$ 453.17			\$ 3,506.09
G4 (PU62)	110 m²	\$ 3,052.92	\$ 453.17			\$ 3,506.09
G5 (PU63)	110 m²	\$ 3,052.92	\$ 453.17			\$ 3,506.09
G6 (PU64)	110 m²	\$ 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
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Date 12/09/2022

Carriage Quarter -Located corner of Manchester & Cashel Streets

This is the next Fletcher development in the central city comprising 14 x 1,2 and 3 bed apartments. Completion date is due end 2023. With its close proximity to the CBD, retail and hospitality venues these apartments will suit both permanent tenants or homeowners and also the corporate business rental market requiring short term fully furnished options. In addition, the smaller 1 and 2 bed apartments would lend themselves well for the nightly visitor/convention market.

For the purposes of this appraisal, we have only given the rental portions, and all are based on current rental expectations at time of writing. \*\*\*Any additional charges for services/ utilities are at the discretion of Christchurch Accommodation and arranged directly with their clients.

One Bedroom Apartments

Unfurnished: \$430-460pw

Fully furnished: \$495-520pw

Short stay furnished 4-8 weeks: \$550pw \*\*\* additional charges will be made to cover services and utilities.

Short stay furnished 8 weeks +: \$510pw \*\*\* as above

Two Bedroom Apartments

Unfurnished: \$480-520pw

Fully furnished: \$560-600pw

Short stay furnished 4-8 weeks: \$750pw \*\*\* as above

Short stay furnished 8 weeks+ \$710pw \*\*\*as above

Three Bedroom Apartments + carpark

Unfurnished: \$625-675pw

Fully Furnished: \$750-800pw

Short stay furnished 4-8 weeks: \$950pw \*\*\*as above

Short stay furnished 8 weeks+ \$910pw \*\*\*as above

Please note we are not a registered valuer, and we strongly recommend that if purchasing or using for mortgage purposes you have a full market appraisal completed on the property by a registered valuer who will also give an idea of the rental market.

Kind regards

Property Management Team

03 974 3606

021 837 166

Email: [colleen@christchurchaccommodation.co.nz](mailto:colleen@christchurchaccommodation.co.nz)



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05/09/2022

## **APPRAISAL OF RENTAL VALUE**

### **One Central Carriage Quarter**

### **Cnr Manchester and Cashel Street**

Brand new contemporary 1, 2 and 3 bedroom 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:

**1 bedroom 1 bathroom \$450 per week**

**2 bedroom 1 bathroom \$490 per week**

**3 bedroom 2 bathroom 1 onsite carpark \$650 - \$670 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-\$100 per week if furnished or \$100 per week if short term fully furnished accommodation*

Current Comparable Listings : 6/259 Gloucester Street, 1 bed 1 bath \$450 per week

491 Hereford Street, 2 bed 1 bath \$490 per week

2/133 Lichfield Street, 3 bed 2 bath and car park \$700 per week (Furnished)

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



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05/09/2022

## **APPRAISAL OF RENTAL VALUE**

### **One Central Carriage Quarter**

### **Cnr Manchester and Cashel Street Building B**

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 property 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:

**\$720 - \$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-\$100 per week if furnished or \$100 per week if short term fully finished accommodation*

Current Comparable Listings : 4/28 Beveridge Street, 3 bed 2 bath, single garage \$700 per week (furnished)

34 Latimer Square, 3 bed 2 bath, double garage \$700 per week (furnished)

2/133 Lichfield Street, 3 bed 2 bath and car park \$700 per week (furnished)

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05/09/2022

## **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 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-\$100 per week if furnished or \$100 per week if short term fully furnished accommodation*

Current Comparable Listings : 6/259 Gloucester Street, 1 bed 1 bath \$450 per week

270 St Asaph Street, 1 bed 1 bath \$420 per week

2/324 Oxford Terrace, 1 bed 1 bath \$510 per week (fully furnished)

101/231 Madras Street, 1 bed 1 bath \$440 per week

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# Gold Property Management

A division of Gold Real Estate Group Ltd MREINZ

## YOUR RENTAL ASSESSMENT

Thank you for requesting a rental assessment for;

Carriage Quarter, Block C, Central City



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

We consider this property to rent for between **\$430** and **\$460** per week (unfurnished)  
and **\$450** and **\$500** per week (fully furnished)

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

8 September 2022 - This assessment is valid for 30 days from the date of assessment

## What we'll do for you:

Do you own an Investment Property?

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

Are your management expectations being met?

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

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

Contact us  
today for all  
your property  
management  
requirements



**Ngaire Baker**

Business Development Manager, Gold Property Management

(03) 352 6454 or 027 232 8429

ngaire.baker@harcourtsgold.co.nz



**03 352 6454**

**Harcourts**





# Gold Property Management

A division of Gold Real Estate Group Ltd MREINZ

## YOUR RENTAL ASSESSMENT

Thank you for requesting a rental assessment for;

Carriage Quarter, PU 16-24 Central City



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

We consider this property to rent for between **\$650** and **\$700** per week (unfurnished) and **\$700** and **\$770** per week (fully furnished)

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

8 September 2022 - This assessment is valid for 30 days from the date of assessment

## What we'll do for you:

Do you own an Investment Property?

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

Are your management expectations being met?

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

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ngaire.baker@harcourtsgold.co.nz



 **03 352 6454**

**Harcourts**





# Gold Property Management

A division of Gold Real Estate Group Ltd MREINZ

## YOUR RENTAL ASSESSMENT

Thank you for requesting a rental assessment for;

### Carriage Quarter, Central City



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

We consider this property to rent for between **\$500** and **\$550** per week (unfurnished) and **\$550** and **\$580** per week (fully furnished)

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

8 September 2022 - This assessment is valid for 30 days from the date of assessment

## What we'll do for you:

Do you own an Investment Property?

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

Are your management expectations being met?

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

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

**Contact us  
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### Ngaire Baker

Business Development Manager, Gold Property Management

(03) 352 6454 or 027 232 8429

ngaire.baker@harcourtsgold.co.nz



**03 352 6454**

**Harcourts**





## YOUR RENTAL HEALTH CHECKLIST

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



### Heating

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



### Insulation

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



### Ventilation

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



### Moisture ingress & drainage

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



### Draught stopping

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





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31/01/2023

## **APPRAISAL OF RENTAL VALUE**

**One Central Carriage Quarter Cnr Manchester and Cashel Street**

**Building F 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**

(add an additional \$50 per week if fully furnished to a high standard)

Current Comparable Listings: 502/50 Kilmore Street 1 bed 1 bath no parking \$460 per week  
8/243 Cambridge Terrace 1 bed 1 bath no parking \$480 per week  
402/26b Welles Street 1 bed 1 bath no parking \$430 per week

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**Yours sincerely**

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**BIRDS NEST**  
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31/01/2023

## **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***

# RENTAL APPRAISAL.

**Date:** 13 February 2023

**Prepared for:** Fletcher Living

Thank you for requesting a rental assessment for **Unit 50 to 53, 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 **\$420** and **\$440** per week (unfurnished).

We consider this property to rent for between **\$460** and **\$480** 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

January 2023 statistics

## Your Business Development Manager



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

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



# RENTAL APPRAISAL.

**Date:** 13 February 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

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100% of homes were occupied

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