

## Information Pack For 67 Farquhars Road, Redwood



**Professionals Christchurch Limited**MREINZ - Licensed Real Estate Agent **W** prof.co.nz

33 Halswell Road Hoon Hay Christchurch 8025

**P** 03 338 5924 **F** 03 338 1480 **E** service@prof.co.nz







### **FOR SALE**



### RENOVATED AND READY

Whether you're stepping onto the property ladder or looking for a smart investment, this updated home in popular Redwood delivers comfort, practicality, and value. The recently modernised kitchen is well-appointed with new appliances, including a dishwasher, making everyday living a breeze. A separate living area offers a cosy retreat and is warmed by a heat pump for year-round comfort. Three well-sized bedrooms, each with built-in wardrobes.

### **ADDRESS**

67 Farquhars Road, Redwood, 8051

### **Professionals Christchurch Limited**

33 Halswell Road, Hoon Hay p. 03 338 5924 professionals.co.nz/PROF04588 Licensed REAA 2008



### **AGENTS**

**Murray Lloyd** - 027 288 7355 murrayl@prof.co.nz





### Earthquake Claim and Insurance Information Disclosure

Pro	perty Address: 67 Farguhas Food	
1.	Have you lodged a claim with EQC?	Yes / No
2.	If yes, what is your EQC claim/s number/s?	
3.	Has EQC inspected the property?	Yes / No
4.	If yes, when was the property inspected?	
5.	Can you supply all EQC paperwork to us?	Yes / No
6.	Who are you insured with?	
7.	What is your policy number? (214M 024502178	
8.	Can you supply the most recent renewal notice (which includes the floor area)?	(Yes/)No
9.	Have you lodged a claim/s with your private insurer?	Yes / No
	If yes, what is your claim/s number/s?	
10.	Has your private insurer inspected the property?	Yes / No
	If so when?	
11.	Can you supply all private insurer paperwork to us?	Yes / No
12.	Have repairs been completed and signed off?  For EQC Yes / N	No For Insurance Yes / No
	OR, are repairs scheduled to be completed? For EQC Yes / No	For Insurance Yes / No
	lfyes, when are repairs scheduled to be completed?	
	OR, have you received a cash pay-out and arranged completion of repairs yours	self?
	For EQC Yes / No	For Insurance Yes / No
	OR if you do not plan to complete repairs will you transfer the cash pay-out to th	e Purchasers so that they can complete?
	For EQC Yes / No	For Insurance Yes / No
I/We	claration:  a declare that to the best of our knowledge the above information is true and correct.  a authorise Professionals Christchurch Limited to release the above information and a further, give permission for any potential purchaser to contact our insurance companolicy.	
Sig	ned:	
Ve	ndgr 10 Date: 3-8 2	at 14-00 and pm
(or	authorised signatory)	
150000	ndor: Date:authorised signatory)	at am/pm





18 September 2024





Policy number AHM024502178

Period of insurance 14/10/24 to 14/10/25

Instalment due 03/11/24 \$197.49

Last year's instalment\* \$184.59 7.0% increase

Visit **aainsurance.co.nz/premiums** for information on what can influence premiums, or call us to discuss your cover and ensure it's right for you.

\*This figure may be based on a 'like-for-like' calculation if changes have occurred on your policy.

### Thanks for choosing us.



Thanks for trusting us to protect your home. We're pleased to say many Kiwis feel the same, as we've been voted New Zealand's Most Trusted General Insurer\*.

Your current home sum insured figure is in the enclosed policy schedule. Now's a good time to check this information is up-to-date. For help calculating your sum insured, visit aainsurance.co.nz/home-insurance

### We're giving you AA Home Response with your home policy.

AA Home Response is a pay per call out subscription service that connects you to qualified, reliable AA Home tradespeople for a range of home emergencies. We'll cover the cost of your subscription for the time you hold this policy with us, and you'll pay upfront for any callouts. Whether it's a blocked pipe, a power issue, or you lock yourself out, you can get these things fixed anytime with just one call to AA Home. Find out more, upgrade to AA Home Response Plus or view terms and conditions for AA Home at aahome.co.nz

### Payment sorted.

As you've chosen to pay by direct debit, your policy will automatically renew (unless you advise otherwise) on 14 October 2024 and your payments will continue as usual. You'll find the details below.

### We're here to help.

Keep in mind that we offer different options to help you tailor your cover, as well as ways to help you manage your premium cost. For full details, exclusions and limitations please read your policy document found at aainsurance.co.nz/policy-documents. If you have any questions, simply give us a call on 0800 500 213.

Thanks again for choosing us.

Kind regards

The AA Insurance Team

We're here to get things sorted.

0800 500 213

aainsurance.co.nz

\*Voted Most Trusted General Insurer in the Reader's Digest Trusted Brands Survey

### Thanks for arranging to pay by direct debit.

Insurance

**Account name** Instalment amount \$197.49

First instalment date^ 3 November 2024

On the 3rd of every

Bank account Authorised by



38 9023 0371972 01

Future instalments^ month

^We endeavour to process your payment on the date due. However, in some situations, it may be deducted before or after this date. The first instalment will proceed unless you advise otherwise at least one weekday before the instalment date. Paying by instalment is a factor in determining your premium.



### Your Home Insurance premium.

Type of cover	Base premium	Fire and Emergency levy	Natural Hazards Insurance levy	GST	Total amount
67 Farquhars Rd, Redwood, Christchurch					
Home Insurance	\$1,461.27	\$119.50	\$480.00	\$309.12	\$2,369.89

Tax Invoice: GST No: 22-514-784 AA Insurance Limited.

### Taxes and Levies:

The following are legal requirements, and are charged by the Government. These are included in your premium.

- Fire and Emergency levy paid to Fire and Emergency New Zealand
- Natural Hazards Insurance levy paid to Natural Hazards Commission Toka Tū Ake\*
- · Goods and Services Tax (GST).

### Premium discounts:

For more information on discounts we offer, see aainsurance.co.nz/discount-terms

AA Member Discount. There is no AA Member Discount applied to this policy. If this is an error, please contact us on 0800 500 213.

Multi Policy Discount. You've received a discount, as you have more than one policy with us.

\*Please note, effective from 1 July 2024 the Fire and Emergency levy will be increasing, meaning you may see a change to your premium. Additionally, from the same date, the Earthquake Commission will be known as Natural Hazards Commission Toka Tū Ake. Visit aainsurance.co.nz/levies for the most up-to-date information.

### Fair Insurance Code:



AA Insurance is a member of the Insurance Council of New Zealand, who has developed the Fair Insurance Code. This Code sets out industry best-practice standards, which its members must comply with. A copy of this Code is available at icnz.org.nz

### Why it's great being insured with us:



### Stress free claims

It's easy to make a claim anywhere, anytime. Simply lodge your claim online and a member of our team will be in touch as soon as possible.



### Award-winning service and cover

You can relax knowing you're covered by New Zealand's Most Trusted General Insurer. We've also picked up Quality Service Awards for our Car Insurance and Home and Contents Insurance.



### Personal Customer Manager

If you make a claim, your personal Customer Manager will guide you through the entire process, making sure everything goes smoothly.



### More options, better value

We have a range of discounts to help you save on your premium, such as Multi Policy Discounts and AA Member Discounts. Plus, our flexible excess options allow you to choose a higher excess for a lower premium.











Policy number 18 September 2024
AHM024502178

Period of insurance 14 October 2024 to 14 October 2025

Page 1 of 2

### **Policy Schedule**

Thanks for insuring your home with us. Here's your policy schedule which outlines what you've insured. It should be read together with your policy document found at **aainsurance.co.nz/policy-documents** so you know what's included in your cover. Please ensure you read this information and our Privacy Policy carefully and let us know if anything is incorrect or incomplete. If you need to make changes, **get in touch** and we'll help you put things right.

### Who's insured

\*Main Policy Contact

### About your cover

### Insured address

67 Farquhars Road Redwood, Christchurch 8051

### Home sum insured

\$536,700

Home use

Private

Interested party

### Optional benefit

Excess-free glass cover for your home is included

### **Excess details**

The following will always apply in the event of a

Home excess.....\$400

The following additional excesses only apply under certain circumstances:

Unoccupied excess......\$1,000
If your home is unoccupied for longer than 60 days.
Natural hazard excess......\$5,000
For items not otherwise covered by NHCover.

### About your home

Occupied as:	Owner occupied
Type of home:	. Freestanding home
Total size:	.90sqm
Year built:	. 1970
Number of storeys:	.One

### Additional home features

### Providing accurate and up-to-date information

You must tell us immediately if any of the following happen:

- you, your partner, or any family member are convicted of any criminal offence
- you, your partner, or any family member have any insurance policy or claim avoided, declined, cancelled, not renewed, or have special terms imposed
- · you change the nature of occupancy of your home
- your home will undergo any structural alterations or structural additions
- you change the use of your home or your profession, occupation or business, if run from your home.

### See your policy document for full details.

Your policy document can be found online at aainsurance.co.nz/policy-documents



### Our Financial Strength Rating

AA Insurance Limited has an **AA-Very Strong Insurer Financial Strength Rating** given by Standard and Poor's (Australia) Pty Ltd.

The rating scale is:

AAA Extremely Strong
A Strong
BB Marginal
B Weak

CCC Very Weak
 SD Selective Default
 R Regulatory Supervision
 NR Not Rated

The rating from 'AA' to 'CCC' may be modified by the addition of a plus (+) or minus (-) sign to show the relative standing within the major rating categories.

For more information on the above summary of our rating, please visit

spratings.com/understanding-ratings

### **Privacy Policy**

### By taking out an insurance policy with AA Insurance:

- You agree to us collecting, holding, using and sharing your information for the purpose of conducting our business, managing claims and providing you with insurance products and services.
- You agree to us sharing your information with, and obtaining your information from other insurance companies, the Insurance Claims Register Ltd, assessors, investigators, suppliers and any other parties that we consider necessary to evaluate and administer any insurance and/or claims.
- You agree to us and our Partner organisations (such as Suncorp New Zealand and the New Zealand Automobile Association Incorporated) and our affiliated organisations sharing your information for the purpose of conducting marketing analysis, market research and sending you information about products and services. This may occur by post, email, SMS or any other means. You can change your preferences at any time by contacting us.
- When you give us information about another person (for example, when a policy is held in a joint or company name), you confirm that you are authorised to do so, and will provide them with a copy of all documentation, including this Privacy Policy.
- We may record and monitor our calls and communications with us for validation, training and quality assurance purposes.
- The information you give us may be stored in electronic format, including in Cloud storage. We will always do our best to ensure your information is securely stored, whether in New Zealand or overseas.
- You can ask us for access to, and correction of information we hold about you at any time pursuant to the Privacy Act.

We're here to get things sorted.

0800 500 213

aainsurance.co.nz



### RECORD OF TITLE UNDER LAND TRANSFER ACT 2017 FREEHOLD





Identifier CB9B/1253

Land Registration District Canterbury

Date Issued 18 December 1969

**Prior References** 

CB1/105

Estate Fee Simple

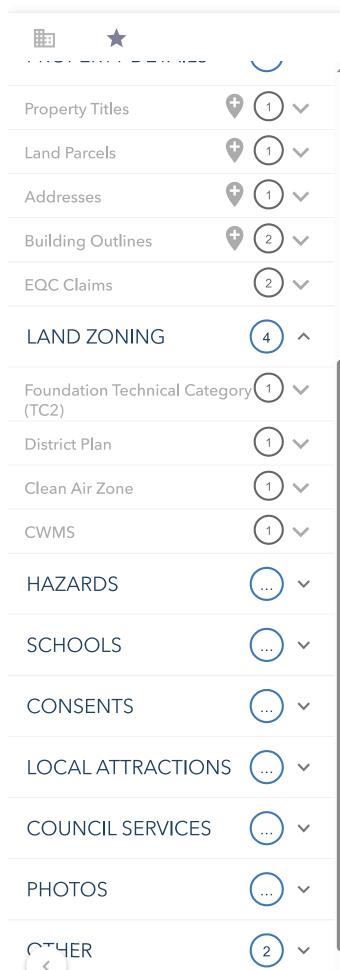
Area 607 square metres more or less
Legal Description Lot 20 Deposited Plan 27338

**Registered Owners** 

### **Interests**

Fencing Provision in Transfer 788525 - 18.2.1970 at 9.40 am
Fencing Provision in Lease 788526 - 19.2.1970 at 9.40 am
12261002.3 Mortgage to Kiwibank Limited - 19.10.2021 at 10:41 am

### 67 Farquhars Road, Redwood, Christchurch





Historical imagery Availability in visible map:

available unavailable

Land Information New Zealand, Environment C... Powered by Esri

X

7/23/25, 1:23 PM Rates information

### **Property Information**

Property address	67 FARQUHARS ROAD, REDWOOD, CHRISTCHURCH
Legal description	Lot 20 DP 27338
Property area (hectares)	0.0607
Valuation number	21925 84000

### Latest rating valuation

**Current year's rates** 

Note: This is based on market conditions as at 1 August 2022.

If your valuation is adjusted mid-year, this may not adjust your rates until the following 1 July. The next city-wide revaluation will be applied from 1 July 2026.

Land value	\$315,000
+ Value of improvements	\$305,000
= Capital value	\$620,000
Rates information	
Rate account number	73144875
Current rating year	2025/2026
Current year rates instalments	Instalment 1: \$956.32
	Instalment 2: \$956.32
	Instalment 3: \$956.32
	Instalment 4: \$956.60

**Up-to-date valuations:** Amended valuations, as a result of new improvements to a property or settled objections, may not show on our website for up to 3 weeks.

\$3,825.56

CCC Map Search 8/5/25, 3:23 PM

# Christchurch District Plan Property Search All Layers



Other Notations Road Hierarchy

Specific Purpose (Styx Mill Road Transfer Station) Zone

High Density Residential Zone

City centre zone Transport Zone

Neighbourhood Centre Zone

Open Space Water and Margins Zone

Open Space Natural Zone

Open Space Community Parks

Zone Labels

Residential New Neighbourhood

Residential Suburban Zone

Rural Urban Fringe Zone

Collector

Minor Arterial Major Arterial

Central City Local Distributor

Central City Main Distributor =

Liquefaction Management Area (LMA)

Natural Hazard Overlays

Liquefaction Hazard

Airport Protection

L\*\*\*\* Christchurch International Airport

Protection Surfaces

The information below is relevant to the selected property. Click on the blue text below for more details.

67 Farquhars Road Property Search Results

Other Notations

Policy 3 Area Other Notations

This property is on the following planning maps: 18

Residential Suburban Zone

RS

Zone

CCC Map Search 8/5/25, 3:23 PM The Property Search function is a tool to assist with navigating to particular properties or areas. The data used in the Property Search tool has been derived from the planning maps. All due care has been taken by the Christchurch City Council to ensure the information is accurate and reflects the information on the planning maps. However, the information and maps shown through the Property Search function are not the planning maps themselves. Users are recommended to refer also to the planning maps. The Property Search function page provides a direct link to the planning maps at the bottom of the information relevant to the property.

Christchurch City Council accepts no liability for any error, omission, or inaccuracy of the information or from any use of or reliance on the information provided through the Property Search function.

District Plan Waterway

Downstream Waterway (except Mona Vale)

Downstream Waterway (Mona Vale) **Environmental Asset Waterway** 

Electrical Transmission Corridors

**Electricity Transmission Corridors** and Infrastructure

Sites of Ecological Significance

Railway Building Setback

Railway Building Setback

Sites of Ecological Significance

Styx River Setback

Styx River Setback

Outstanding Natural Features and Landscapes

**Outstanding Nature Features and** Landscapes 2/2



Customer Services
P. 03 353 9007 or 0800 324 636

PO Box 345 Christchurch 8140

P. 03 365 3828 F. 03 365 3194 E. ecinfo@ecan.govt.nz

www.ecan.govt.nz

### Dear Sir/Madam

Thank you for submitting your property enquiry from our Listed Land Use Register (LLUR). The LLUR holds information about sites that have been used or are currently used for activities which have the potential to cause contamination.

The LLUR statement shows the land parcel(s) you enquired about and provides information regarding any potential LLUR sites within a specified radius.

Please note that if a property is not currently registered on the LLUR, it does not mean that an activity with the potential to cause contamination has never occurred, or is not currently occurring there. The LLUR database is not complete, and new sites are regularly being added as we receive information and conduct our own investigations into current and historic land uses.

The LLUR only contains information held by Environment Canterbury in relation to contaminated or potentially contaminated land; additional relevant information may be held in other files (for example consent and enforcement files).

Please contact Environment Canterbury if you wish to discuss the contents of this property statement.

Yours sincerely

**Contaminated Sites Team** 

### **Property Statement from the Listed Land Use Register**



Visit ecan.govt.nz/HAIL for more information or contact Customer Services at ecan.govt.nz/contact/ and quote ENQ423654

Date generated: 05 August 2025 Land parcels: Lot 20 DP 27338



The information presented in this map is specific to the property you have selected. Information on nearby properties may not be shown on this map, even if the property is visible.

### Sites at a glance



Site number	Name	Location	HAIL activity(s)	Category
26813	26813	Coolspring Way, Redwood	A10 - Persistent pesticide bulk storage or use;	Not Investigated

### More detail about the sites

**Site 26813: 26813** (Intersects enquiry area.) Category: Not Investigated

Definition: Verified HAIL has not been investigated.

Location: Coolspring Way, Redwood

Legal description(s): Lot 1 DP 318092,Lot 1 DP 319010,Lot 1 DP 319523,Lot 1 DP 319721,Lot 1 DP 324595,Lot 1 DP

324726,Lot 1 DP 324984,Lot 10 DP 27338,Lot 100 DP 310449,Lot 1000 DP 310449,Lot 1004 DP

318982, Lot 1007 DP 331063, Lot 101 DP 310449, Lot 102 DP 310449, Lot 105 DP 310449, Lot 106 DP 310449,Lot 107 DP 310449,Lot 108 DP 310449,Lot 109 DP 310449,Lot 11 DP 27338,Lot 110 DP 310449,Lot 111 DP 310449,Lot 113 DP 310449,Lot 114 DP 310449,Lot 117 DP 310449,Lot 118 DP 310449,Lot 119 DP 310449,Lot 12 DP 27338,Lot 123 DP 310449,Lot 124 DP 310449,Lot 125 DP 310449,Lot 126 DP 310449,Lot 127 DP 310449,Lot 128 DP 310449,Lot 129 DP 310449,Lot 13 DP 27338,Lot 130 DP 310449,Lot 131 DP 310449,Lot 132 DP 310449,Lot 133 DP 310449,Lot 134 DP 310449,Lot 135 DP 310449,Lot 136 DP 310449,Lot 137 DP 310449,Lot 138 DP 318982,Lot 139 DP 318982,Lot 14 DP 27338,Lot 140 DP 318982,Lot 141 DP 318982,Lot 142 DP 318982,Lot 143 DP 318982,Lot 144 DP 318982,Lot 145 DP 318982,Lot 146 DP 318982,Lot 147 DP 318982,Lot 148 DP 318982,Lot 149 DP 318982,Lot 15 DP 27338,Lot 150 DP 318982,Lot 151 DP 318982,Lot 154 DP 318982,Lot 155 DP 318982,Lot 157 DP 318982,Lot 158 DP 318982,Lot 159 DP 318982,Lot 16 DP 27338,Lot 160 DP 318982,Lot 161 DP 318982,Lot 162 DP 318982,Lot 164 DP 318982,Lot 165 DP 318982,Lot 166 DP 318982,Lot 167 DP 318982,Lot 168 DP 318982,Lot 169 DP 318982,Lot 17 DP 27338,Lot 170 DP 331063,Lot 171 DP 331063,Lot 172 DP 331063,Lot 173 DP 331063,Lot 174 DP 331063,Lot 175 DP 331063,Lot 176 DP 331063,Lot 177 DP 331063,Lot 178 DP 331063,Lot 179 DP 331063,Lot 18 DP 27338,Lot 180 DP 331063,Lot 181 DP 331063,Lot 182 DP 331063,Lot 183 DP 331063,Lot 184 DP 331063,Lot 185 DP 331063,Lot 186 DP 331063,Lot 187 DP 331063,Lot 188 DP 331063,Lot 189 DP 331063,Lot 19 DP 27338,Lot 190 DP 331063,Lot 191 DP 331063,Lot 192 DP 331063,Lot 193 DP 331063,Lot 194 DP 331063,Lot 195 DP 331063,Lot 196 DP 331063,Lot 197 DP 331063,Lot 198 DP 331063,Lot 199 DP 331063,Lot 2 DP 27338,Lot 2 DP 318092,Lot 2 DP 319010,Lot 2 DP 319523,Lot 2 DP 319721,Lot 2 DP 324595,Lot 2 DP 324726,Lot 2 DP 324984,Lot 20 DP 27338,Lot 200 DP 331063,Lot 2000 DP 310449,Lot 201 DP 331063,Lot 202 DP 331063,Lot 204 DP 331063,Lot 205 DP 331063,Lot 206 DP 331063,Lot 207 DP 331063,Lot 21 DP 27338,Lot 22 DP 27338,Lot 23 DP 27338,Lot 23 DP 303747,Lot 24 DP 27338,Lot 24 DP 303747,Lot 25 DP 27338,Lot 25 DP 303747,Lot 26 DP 27338,Lot 26 DP 303747,Lot 27 DP 27338,Lot 27 DP 303747,Lot 28 DP 27338,Lot 28 DP 303747,Lot 29 DP 27338,Lot 29 DP 303747,Lot 3 DP 27338,Lot 30 DP 27338,Lot 30 DP 303747,Lot 300 DP 331063,Lot 31 DP 27338,Lot 31 DP 303747,Lot 32 DP 27338,Lot 32 DP 303747,Lot 33 DP 303747,Lot 34 DP 303747,Lot 35 DP 303747,Lot 36 DP 303747,Lot 4 DP 27338,Lot 40 DP 303747,Lot 41 DP 303747,Lot 5 DP 27338,Lot 51 DP 303747,Lot 6 DP 27338,Lot 7 DP 27338,Lot 8 DP 27338,Lot 8 DP 78851,Lot 88 DP 310449,Lot 89 DP 310449,Lot 9 DP 27338,Lot 90 DP 310449,Lot 92 DP 310449,Lot 93 DP 310449,Lot 94 DP 310449,Lot 96 DP 310449,Lot 97 DP 310449,Lot 98 DP 310449,Lot 99 DP 310449

HAIL activity(s):

Period from	Period to	HAIL activity
Pre 1955	Pre 1994	Persistent pesticide bulk storage or use including sports turfs, market gardens, orchards, glass houses or spray sheds

Notes:

**8 Oct 2013** Area defined from: 1955- 1994 ECan Aerial Photographs

Note: Market garden plots and orchards were noted in aerial photographs reviewed.



### **Investigations:**

There are no investigations associated with this site.

### **Disclaimer**

The enclosed information is derived from Environment Canterbury's Listed Land Use Register and is made available to you under the Local Government Official Information and Meetings Act 1987.

The information contained in this report reflects the current records held by Environment Canterbury regarding the activities undertaken on the site, its possible contamination and based on that information, the categorisation of the site. Environment Canterbury has not verified the accuracy or completeness of this information. It is released only as a copy of Environment Canterbury's records and is not intended to provide a full, complete or totally accurate assessment of the site. It is provided on the basis that Environment Canterbury makes no warranty or representation regarding the reliability, accuracy or completeness of the information provided or the level of contamination (if any) at the relevant site or that the site is suitable or otherwise for any particular purpose. Environment Canterbury accepts no responsibility for any loss, cost, damage or expense any person may incur as a result of the use, reference to or reliance on the information contained in this report.

Any person receiving and using this information is bound by the provisions of the Privacy Act 1993.



### **Use Register Listed Land**

What you need to know

Everything is connected

# What is the Listed Land Use Register (LLUR)?

The LLUR is a database that Environment Canterbury uses to manage information about land that is, or has been, associated with the use, storage or disposal of hazardous substances.

## Why do we need the LLUR?

Some activities and industries are hazardous and can potentially contaminate land or water. We need the LLUR to help us manage

Section 30 of the Resource Management Act (RMA, 1991) requires Environment Canterbury to investigate, identify and monitor contaminated land. To do this we follow national guidelines and use the LLUR to help us manage the information. The information we collect also helps your local district or city council to fulfil its functions under the RMA. One of these is implementing the National Environmental Standard (NES) for Assessing and Managing Contaminants in Soil, which came into effect on 1 January 2012.

For information on the NES, contact your city or district council.

## How does Environment Canterbury identify sites to be included on the LLUR?

treatment yards, landfills, sheep dips and any other activities List (HAIL)¹. The HAIL has 53 different activities, and includes (MfE). This is called the Hazardous Activities and Industries We identify sites to be included on the LLUR based on a list of land uses produced by the Ministry for the Environment where hazardous substances could cause land and water land uses such as fuel storage sites, orchards, timber contamination.

## We have two main ways of identifying HAIL sites:

- We are actively identifying sites in each district using historic records and aerial photographs. This project started in 2008 and is ongoing.
- We also receive information from other sources, such as environmental site investigation reports submitted to us as a requirement of the Regional Plan, and in resource consent applications.

The Hazardous Activities and Industries List (HAIL) can be downloaded from MfE's website www.mfe.govt.nz, keyword search HAIL

## **How does Environment Canterbury classify** sites on the LLUR?

available information, which may include investigation reports if we have them. We then assign the site a category on the LLUR. The category is intended to best describe what we know about Where we have identified a HAIL land use, we review all the the land use and potential contamination at the site and is signed off by a senior staff member.

Please refer to the Site Categories and Definitions factsheet for further information.

## **What does Environment Canterbury do with** the information on the LLUR?

inquirer would typically receive a summary of any information we hold, including the category assigned to the site and a list of any environmental consultants or engineers working on sites. An mainly receive enquiries from potential property buyers and The LLUR is available online at www.llur.ecan.govt.nz. We investigation reports.

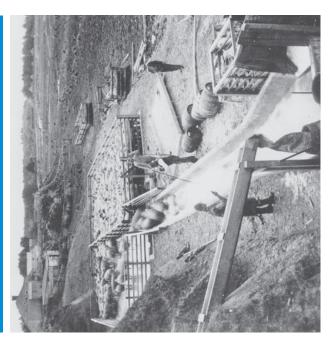
We may also use the information to prioritise sites for further rhese are some of our other responsibilities under the RMA. planning, and to help assess resource consent applications. investigation, remediation and management, to aid with

If you are conducting an environmental investigation or removing an underground storage tank at your property, you will need to comply with the rules in the Regional Plan and send us a copy of the report. This means we can keep our records accurate and up-to-date, and we can assign your property an appropriate category on the LLUR. To find out more, visit www.ecan.govt.nz/HAIL.



### IMPORTANT

The LLUR is an online database which we are continually updating. A property may not currently be registered on the LLUR, but this does not necessarily mean that it hasn't had a HAIL use in the past.



Sheep dipping (ABOVE) and gas works (TOP) are among the former land uses that have been identified as potentially hazardous. (Photo above by Wheeler & Son in 1987, courtesy of Canterbury Museum.)

## My land is on the LLUR – what should I do now?

IMPORTANT! Just because your property has a land use that is deemed hazardous or is on the LLUR, it doesn't necessarily mean it's contaminated. The only way to know if land is contaminated is by carrying out a detailed site investigation, which involves collecting and testing soil samples.

You do not need to do anything if your land is on the LLUR and you have no plans to alter it in any way. It is important that you let a tenant or buyer know your land is on the Listed Land Use Register if you intend to rent or sell your property. If you are not sure what you need to tell the other party, you should seek legal advice.

You may choose to have your property further investigated for your own peace of mind, or because you want to do one of

the activities covered by the National Environmental Standard for Assessing and Managing Contaminants in Soil.

Your district or city council will provide further information.

If you wish to engage a suitably qualified experienced practitioner to undertake a detailed site investigation, there are criteria for choosing a practitioner on www.ecan.govt.nz/HAIL.



## I think my site category is incorrect – how

### can I change it?

If you have an environmental investigation undertaken at your site, you must send us the report and we will review the LLUR category based on the information you provide. Similarly, if you have information that clearly shows your site has not been associated with HAIL activities (eg. a preliminary site investigation), or if other HAIL activities have occurred which we have not listed, we need to know about it so that our records are accurate.

If we have incorrectly identified that a HAIL activity has occurred at a site, it will be not be removed from the LLUR but categorised as Verified Non-HAIL. This helps us to ensure that the same site is not re-identified in the future.

### **Contact us**

Property owners have the right to look at all the information Environment Canterbury holds about their properties.

It is free to check the information on the LLUR, online at www.llur.ecan.govt.nz.

If you don't have access to the internet, you can enquire about a specific site by phoning us on (03) 353 9007 or toll free on 0800 EC INFO (32 4636) during business hours.

**Contact Environment Canterbury:** 

Email: ecinfo@ecan.govt.nz

hone:

Calling from Christchurch: (03) 353 9007
Calling from any other area: 0800 EC INFO (32 4636)



Promoting quality of life through balanced resource management.

Everything is connected

www.ecan.govt.nz

13/101

### Listed Land Use Register Site categories and definitions

When Environment Canterbury identifies a Hazardous Activities and Industries List (HAIL) land use, we review the available information and assign the site a category on the Listed Land Use Register. The category is intended to best describe what we know about the land use.

If a site is categorised as **Unverified** it means it has been reported or identified as one that appears on the HAIL, but the land use has not been confirmed with the property owner.

If the land use has been confirmed but analytical information from the collection of samples is not available, and the presence or absence of contamination has therefore not been determined, the site is registered as:

### Not investigated:

- A site whose past or present use has been reported and verified as one that appears on the HAIL.
- The site has not been investigated, which might typically include sampling and analysis of site soil, water and/or ambient air, and assessment of the associated analytical data.
- There is insufficient information to characterise any risks to human health or the environment from those activities undertaken on the site. Contamination may have occurred, but should not be assumed to have occurred.

If analytical information from the collection of samples is available, the site can be registered in one of six ways:

### At or below background concentrations:

The site has been investigated or remediated. The investigation or post remediation validation results confirm there are no hazardous substances above local background concentrations other than those that occur naturally in the area. The investigation or validation sampling has been sufficiently detailed to characterise the site.

### Below guideline values for:

The site has been investigated. Results show that there are hazardous substances present at the site but indicate that any adverse effects or risks to people and/or the environment are considered to be so low as to be acceptable. The site may have been remediated to reduce contamination to this level, and samples taken after remediation confirm this.



### Managed for:

The site has been investigated. Results show that there are hazardous substances present at the site in concentrations that have the potential to cause adverse effects or risks to people and/or the environment. However, those risks are considered managed because:

- the nature of the use of the site prevents human and/or ecological exposure to the risks; and/or
- the land has been altered in some way and/or restrictions have been placed on the way it is used which prevent human and/or ecological exposure to the risks.

### Partially investigated:

The site has been partially investigated. Results:

- demonstrate there are hazardous substances present at the site;
   however, there is insufficient information to quantify any adverse effects or risks to people or the environment; or
- do not adequately verify the presence or absence of contamination associated with all HAIL activities that are and/or have been undertaken on the site.

### Significant adverse environmental effects:

The site has been investigated. Results show that sediment, groundwater or surface water contains hazardous substances that:

- · have significant adverse effects on the environment; or
- are reasonably likely to have significant adverse effects on the environment.

### Contaminated:

The site has been investigated. Results show that the land has a hazardous substance in or on it that:

- has significant adverse effects on human health and/or the environment; and/or
- is reasonably likely to have significant adverse effects on human health and/or the environment.

If a site has been included incorrectly on the Listed Land Use Register as having a HAIL, it will not be removed but will be registered as:

### Verified non-HAIL:

Information shows that this site has never been associated with any of the specific activities or industries on the HAIL.

Please contact Environment
Canterbury for further information:



### Healthy Homes Standards - Current Level of Compliance

### 67 Farquhars Road, Redwood, Christchurch

Description of Heater 1: Heat Pump. Capacity (kW): 5.50 Capacity (kW): Description of Heater 2: Thermostatically Controlled Heater. 2.00 Description of Heater 3: Capacity (kW): 0.00 Total Capacity (kW): 7 50

Heating Exemption: No **Heating Compliant:** Required Capacity (kW): 6 40

Date of Heating Compliance: 15/06/2021

Comments: No.

### Insulation

Last Checked: 15/06/2021 Checked By: All Clear.

Insulation Compliant: Date of Insulation Compliance: 15/06/2021

Location Insulated Type Value Condition Date Comments

Walls Unsure n/a. n/a Impracticable to Inspect.

R3.6 Ceilings Yes Pink Batts Good.

(170mm)

Floors Yes Mammoth Polyester R1.8 Good.

Blanket.

Exemptions: No.

### Ventilation and Habitable Spaces

Does the property have a mechanical ventilation system? No Install was prior to July 2019 and meets all the requirements: Yes

Comments: No.

Install was prior to July 2019, ventilate to the outside of the house and are in good working order: Yes

Comments: No.

Exemption: No. Reason of Exemption: n/a.

Kitchen: Diameter (mm) Kitchen: Exhaust Capacity (I/s) 0.00 150.00 Bathroom: Diameter (mm) 120.00 Bathroom: Exhaust Capacity (I/s) 0.00 Kitchen: Diameter (mm) 0.00 Kitchen: Exhaust Capacity (I/s) 0.00 Bathroom: Diameter (mm) 0.00 Bathroom: Exhaust Capacity (I/s) 0.00

All Habitable Spaces: Yes Some Habitable Spaces: Nο

State which rooms meet the requirement State which rooms don't meet the requirement

All Rooms

Ventilation and Habitable Spaces Compliant: Yes Date of Ventilation and Habitable Spaces Compliance: 15/06/2021

Comments or Exemption: Kitchen. Installed before 1 July 2019 and vented to outside.

Bathroom. Installed before 1 July 2019 and vented to outside.

No

### **Moisture and Drainage**

Does the property have gutters and down pipes that efficiently drain storm water, surface Yes

water and ground water to an appropriate outfall?

Does the property have any enclosed subfloor spaces? Yes Has a ground moisture barrier been installed that meets the requirements of the standard? Complies: Date of Moisture and Drainage Compliance: 15/06/2021

Comments or Exemption details: No.

### **Draught Stopping**

Does the property have any open fireplaces?

Is the property free from unintentional and unreasonable gaps or holes

that allow noticeable draughts in or out of the building?

Explain why some gaps or holes that allow noticeable draughts are not blocked

### **Final Compliant Statement**

Is the property Healthy Homes compliant? Yes Date of Final Compliance Statement: 15/06/2021

(FINAL) HHS Report 15.06.2021 Comments or Exemption details:

### Declaration

d by	(LANDLORDS)	Date signed



### **Deadline Sale Process**

The sale will be conducted on the following basis:

- 1. In the event that more than one offer has been made for the property then the sale will become a Multi-Offer and the following will apply:
  - (a) That the Salesperson will advise the Purchasers that there is more than one offer on the property.
  - (b) That the Purchasers should make the best offer they can.
  - (c) The Vendor may accept or reject any or all offers at the Vendor's sole discretion.
  - (d) The Vendor may again at their sole discretion:
    - Choose not to accept any offers made, or
    - Counter offer with one and only one of the purchasers, or
    - Negotiate with one and only one of the Purchasers, or
    - Negotiate with more than one of the Purchasers
- 2. The Vendor reserves the right to consider offers prior to the deadline
- 3. In the event that offers are being presented to the Vendor prior to the deadline, all parties who have registered their interest in the property will be notified of the date and time that offers will be presented to the Vendor. Purchasers are urged to register their interest in the property in writing at the first available opportunity.
- 4. That the terms and conditions of any offer will remain confidential to the Purchaser and the Agent or Salesperson drafting our offer.
- 5. The Vendor reserves the right to extend the deadline. Should the deadline be extended then all Purchasers who have registered an interest in the Property will be advised by the Salesperson at the first available opportunity.



From 1 July 2018, lawyers and conveyancers are required to verify the identity<sup>1</sup> of their clients in accordance with anti-money laundering legislation. If your lawyer cannot verify your identity in line with the legislation, they will not be able to act for you. If your lawyer cannot act for you, you may not be able to satisfy the conditions of your property purchase and will not be able to settle your property purchase or sale.

As identity verification can take days and sometimes weeks if a trust or company is involved, we **strongly recommend** that you contact your lawyer as soon as possible to have your identity verification completed.

The below gives an **indication** of some the documents your lawyer may ask you to present in person or as a certified document as part of this process:



### **Individuals:**

Passport, NZ Firearms Licence or NZ Driver Licence with another document such as a bank statement or statement issued by a Government agency. You will also need to provide a document with your residential address (for example, a utility bill).



### **Trusts:**

The Trust Deed and, for all trustees and settlors, the information required for individuals as noted above, together with information regarding the Trust's source of funds or wealth. Additional information may also be required for beneficiaries and appointers.



### **Companies:**

Details of the company, together with the information for individuals noted above for every individual with more than a 25% shareholding, all individuals with effective control of the company and all individuals acting on behalf of the company. Information regarding source of funds or wealth may also be required.

Note: The above list is not exhaustive and is indicative only. Your lawyer will assist you with the specific requirements in relation to your situation.

**DISCLAIMER:** The material and information contained herein is for general information purposes only and is not intended to form professional legal advice. REINZ does not accept liability for any claim or other action that may arise directly or indirectly from the use of or reliance on the material and information provided herein. REINZ recommends you seek independent legal advice if you are unsure of your legal position.

<sup>&</sup>lt;sup>1</sup> Lawyers are required to complete a "Customer Due Diligence" process in accordance with the Anti-Money Laundering and Countering Financing of Terrorism Act 2009



Table 1: Residential risk assessment based on age of home, presence of asbestos-containing materials and activities that could increase or decrease risk to people

Building age	Possible asbestos- containing materials present	Status of asbestos- containing materials if present	Activities impacting asbestos-containing materials and exposure	Risk level
Pre-1940 unrenovated	None likely			None or negligible risk
	Exterior – corrugated cement roofing, Fibrolite or Hardiplank cladding, Fibrolite eaves	Cracks, chips or breaks in roofing or exterior cement	Materials wet during removal, not sanded or drilled, OR materials sealed/encapsulated	Extremely low risk
		sheeting (walls and eaves)	Present when damaged materials were sanded or drilled	Possible short-term exposure – very low risk
Pre-1940, renovations performed		Materials undamaged and well-maintained (sealed and painted)		Extremely low risk
1950–1985	Interior – textured ceilings, wall linings, vinyl flooring	Decorative ceiling crumbling or removed,	Present during removal, but clean-up thorough	Possible short-term exposure – very low risk
		vinyl flooring uplifted or old wall board crushed or drilled	Home furnishings contaminated with dust, not cleaned or removed	Low risk but possible ongoing low-level exposure*
		Materials intact		Extremely low risk
	Exterior – corrugated cement roofing, Fibrolite or Hardiplank cladding, Fibrolite eaves	Cracks, chips or breaks in roofing or exterior cement sheeting (walls and eaves)	Materials wet during removal, not sanded or drilled, OR materials sealed/encapsulated	Extremely low risk
			Present when damaged materials were sanded or drilled	Possible short-term exposure – very low risk
1940–1990		Materials undamaged and well maintained (sealed and painted)		Extremely low risk
	Interior – textured ceilings, wall linings, vinyl flooring	Decorative ceiling crumbling or removed,	Present during removal but clean-up thorough	Possible short-term exposure – very low risk
		vinyl flooring uplifted or old wall board crushed or drilled	Home furnishings contaminated with dust, not cleaned or removed	Low risk but possible ongoing low-level exposure*
		Materials intact		Extremely low risk
Post-1990	None likely			None or negligible risk

<sup>□ =</sup> possible presence of a hazard but probable low risk, □ = minimised risk, □ = ongoing presence of the hazard and higher risk.

<sup>\* &#</sup>x27;Risk' depends on the amount of asbestos-containing materials and extent of disturbance/works carried out. Although the risk is low in absolute terms, it will increase with time if steps are not taken to remove the asbestos fibres after work has been completed.

## Buying or selling your property?









### This guide tells you...

what a sale and purchase agreement is

what's in a sale and purchase agreement

what happens after you sign the sale and purchase agreement

what happens if you have a problem

where to go for more information

### Where to go for more information

This guide is available in other languages. You can find translated copies of this guide on rea.govt.nz and settled.govt.nz.

The New Zealand Residential Property Agency Agreement Guide is also available on settled.govt.nz. The guide tells you more about the agreement you sign with the agency helping to sell your property. We welcome any feedback you have on this publication.

The information in this guide was accurate when published. However, the requirements this information is based on can change at any time. Up-to-date information is available at rea.govt.nz.

### Key things to know about sale and purchase agreements

- A sale and purchase agreement is a legally binding contract between you and the other party involved in buying or selling a property.
- You must sign a written sale and purchase agreement to buy or sell a property.
- You need to read and understand the sale and purchase agreement before you sign it.
- Even if a standard sale and purchase agreement is being used, you should always get legal advice before you sign the agreement and throughout the buying and selling process.
- You can negotiate some of the terms and conditions in a sale and purchase agreement.
- You can include additional clauses, such as what to do if there are special circumstances.
   Your lawyer plays an important role in providing advice on what the sale and purchase agreement should say.

- A sale and purchase agreement becomes unconditional once all the conditions are met.
- In most cases, the real estate professional is working for the seller of the property, but they must treat the buyer fairly.
- If your real estate professional or anyone related to them wants to buy your property, they must get your written consent to do this. They must also give you a valuation of your property by an independent registered valuer.
- The sale and purchase agreement is only available in English. You may need assistance interpreting it if English is not your primary language.

### What a sale and purchase agreement is

A sale and purchase agreement is a legally binding contract between you and the other party involved in buying or selling a property. It sets out all the details, terms and conditions of the sale. This includes things such as the price, any chattels being sold with the property, whether the buyer

needs to sell another property first or needs a property inspection and the settlement date.

A sale and purchase agreement provides certainty to both the buyer and the seller about what will happen when.



### What's in a sale and purchase agreement

Your sale and purchase agreement should include the following things.

### Basic details of the sale

Different sale methods like tender or auction might mean the sale and purchase agreement can look different, but all sale and purchase agreements should contain:

- the names of the people buying and selling the property
- the address of the property
- the type of title, for example, freehold or leasehold
- the price
- any deposit the buyer must pay
- any chattels being sold with the property, for example, whiteware or curtains
- any specific conditions you or the other party want fulfilled
- how many working days you have to fulfil your conditions (if there are any conditions)
- the settlement date (the date the buyer pays the rest of the amount for the property, which is usually also the day they can move in)
- the rate of interest the buyer must pay on any overdue payments (such as being late on paying the deposit or the remaining amount at the settlement date).

### General obligations and conditions you have to comply with

The sale and purchase agreement includes general obligations and conditions that you will need to comply with. For example, these may include:

- access rights what access the buyer can have to inspect the property before settlement day
- insurance to make sure the property remains insured until the settlement date and outline what will happen if any damage occurs before settlement day
- default by the buyer the buyer may have to compensate the seller if they don't settle on time, for example, with interest payments
- default by the seller the seller may have to compensate the buyer if they don't settle on time, for example, by paying accommodation costs
- eligibility to buy property in New Zealand –
  people who have migrated to New Zealand may
  not be permitted to immediately buy property
  or may need to get consent from the Overseas
  Investment Office.

Your lawyer will explain these clauses to you.

### Check...

Always check your sale and purchase agreement with a lawyer before signing.

Buying or selling a property where the owner isn't able to participate, like a mortgagee sale or deceased estate, can mean the real estate professional has limited information about the property. It pays to allow for this when deciding what conditions the buyer and seller might need.

### Remember...

Before you sign a sale and purchase agreement, whether you're the buyer or the seller, the real estate professional must give you a copy of this guide. They must also ask you to confirm in writing that you've received it.

### Specific conditions a buyer may include

Some buyers will present an unconditional offer, which means there are no specific conditions to be fulfilled. Some buyers will include one or more conditions (that must be fulfilled by a specified date) in their offer such as:

- title search this is done by the buyer's lawyer to check who the legal owner of the property is and to see if there are any other interests over the property such as caveats or easements
- finance this refers to the buyer arranging payment, often requiring bank approval for a mortgage or loan
- valuation report a bank may require the buyer to obtain a valuation of the property (an estimate of the property's worth on the current market) before they agree to a loan
- Land Information Memorandum (LIM) provided by the local council, this report provides information about the property such as rates, building permits and consents, drainage, planning and other important information
- property inspection a buyer paying for an inspection provides an independent overview of the condition of the property rather than relying on an inspection that has been arranged by the seller

- engineer's or surveyor's report similar to the above but more focused on the entire section and the structure of the property
- sale of another home the buyer may need to sell their own home in order to buy another.

The real estate professional helps the buyer and the seller to include the conditions they each want. Even though the real estate professional works for the seller, they also have to deal fairly and honestly with the buyer. While they're not expected to discover hidden defects, they can't withhold information and must tell the buyer about any known defects with the property. If a buyer needs time to check a property for defects, including a property inspection condition may be important.



### What happens after you sign the sale and purchase agreement

Signing the sale and purchase agreement is not the end of the sale or purchase process.

### Both parties work through the conditions until the agreement is unconditional

A conditional agreement means the sale and purchase agreement has one or more conditions that must be met by a specified date and before the sale goes through.

The buyer pays the deposit. Depending on what the sale and purchase agreement says, the buyer may pay the deposit when they sign the agreement or when the agreement becomes unconditional. If the deposit is made to the real estate agency, it must be held in their agency's trust account for 10 working days before it can be released to the seller.

### An agreement for sale and purchase commits you to buy or sell

Once you've signed the sale and purchase agreement and any conditions set out in it have been met, you must complete the sale or purchase of the property.

The length of time between the conditions being met and the settlement date varies. Settlement periods can be lengthy if the property hasn't been built yet or the sale and purchase agreement includes conditions for one party to buy or sell another property. The real estate professional has obligations to keep you informed of important updates that come up during this time.

### Pre-settlement inspection

This is the chance for the buyer to check the property and chattels are in the same condition they were when the sale and purchase agreement was signed and to check that the seller has met any conditions, for example, there is no damage to walls or chattels haven't been removed from the property.

It's important to raise any concerns you find at the pre-settlement inspection with your lawyer and the real estate professional as soon as possible to allow enough time for an issue to be resolved. If it's less than 24 hours before settlement, the vendor may not be obligated to set things right.

### Payment of a commission

Once the sale is complete, the seller pays the real estate professional for their services. The real estate agency usually takes the commission from the deposit they're holding in their trust account. The seller should make sure the deposit is enough to cover the commission. The real estate professional cannot ask the buyer to pay for their services if they have been engaged by the seller.

### The buyer pays the rest

The buyer pays the remainder of the amount for the property on the day of settlement, usually through their lawyer.

### Buying a tenanted property

If the property is tenanted, the agreement for sale and purchase should specify this. It may also contain a specific date for possession that may differ from the settlement date.

If the buyer requires the property to be sold with 'vacant possession', it is the seller's responsibility to give the tenant notice to vacate in accordance with the tenant's legal rights.

It is recommended that you seek legal advice if you are buying a property that is currently tenanted.

### What happens if you have a problem

If something has gone wrong, first discuss your concern with the real estate professional or their manager. All agencies must have in-house procedures for resolving complaints.

If you can't resolve the issue with the real estate agency or you don't feel comfortable discussing it with them, you can contact the Real Estate Authority (REA). We can help in a number of ways if your complaint is about the real estate professional. For example, we can help you and the real estate professional or agency to resolve

the issue and remind them of their obligations under the Real Estate Agents Act 2008. When you contact us, we'll work with you to help you decide the best thing to do.

Call us on **0800 367 7322**, email us at info@rea.govt.nz or visit us online at rea.govt.nz

### About settled.govt.nz



### Settled.govt.nz guides you through home buying and selling.

Buying or selling your home is one of the biggest financial decisions you will make. It's a complex and sometimes stressful process with potentially significant emotional and financial impacts if things go wrong.

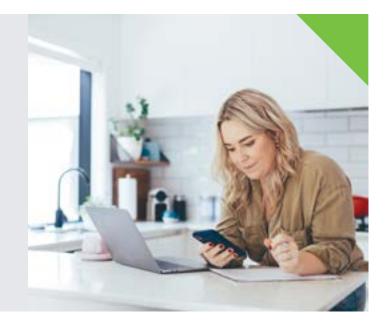
Settled.govt.nz provides comprehensive independent information and guidance for home buyers and sellers. You can find information about the risks and how they can impact you and get useful tips on how to avoid some of the major potential problems.

Settled.govt.nz will help to inform and guide you through the process from when you're thinking of buying or selling right through to when you're moving in or out. You'll find valuable information, checklists, quizzes, videos and tools. From understanding LIMs, to sale and purchase agreements, to when to contact a lawyer, settled.govt.nz explains what you need to know.

**Settled.govt.nz** is brought to you by the Real Estate Authority – Te Mana Papawhenua (REA).

### For more information

For more information on home buying and selling, visit **settled.govt.nz** or email **info@settled.govt.nz** 



### **About the Real Estate Authority – Te Mana Papawhenua (REA)**

REA is the independent government agency that regulates the New Zealand real estate profession.

Our purpose is to promote and protect the interests of consumers buying and selling real estate and to promote public confidence in the performance of real estate agency work.

### What we do

Our job is to promote a high standard of conduct in the real estate profession and protect buyers and sellers of property from harm.

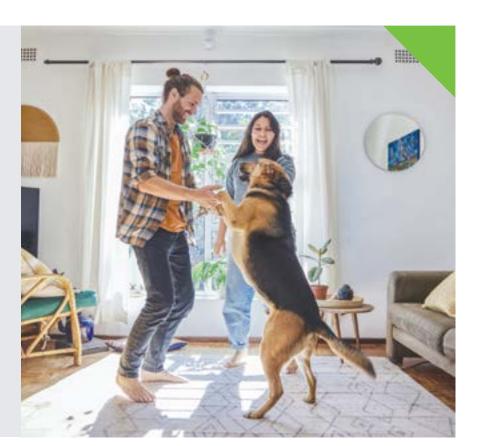
- We provide independent information for people who are buying and selling property through our **settled.govt.nz** website.
- We provide guidance for real estate professionals and oversee a complaints process.
- We license people and companies working in the real estate industry.
- We maintain a Code of Conduct setting out the professional standards real estate professionals must follow.
- We maintain a public register of real estate professionals that includes information about disciplinary action taken in the last 3 years.

The Real Estate Agents Authority is a Crown agent, established under the Real Estate Agents Act 2008. The Real Estate Authority is the operating name of the Real Estate Agents Authority.

### For more information

To find out more about REA, visit rea.govt.nz, call us on 0800 367 7322 or email us at info@rea.govt.nz





Approved under section 133 of the Real Estate Agents Act 2008. Effective from 14 October 2022.

### Can you buy a home in New Zealand to live in?

Most overseas people are not able to buy homes in New Zealand to live in, but some can apply to the Overseas Investment Office for consent.

You don't need consent if...



- You are a New Zealand, Australian or Singaporean citizen.
- You have a New Zealand, Australian or Singaporean Permanent Resident visa and live in New Zealand.\*
- You have a New Zealand Resident visa and live in New Zealand.\*

\*You have lived in New Zealand for at least 183 days in the past 12 months

You must apply for consent to buy one home to live in if...



- You have a New Zealand Permanent Resident or Resident visa and do not live in New Zealand.\*
- You have an Australian or Singaporean Permanent Resident visa and do not live in New Zealand.\*

\*To get consent you'll need to live in New Zealand, and if you stop living here, you'll have to sell.

You can't buy one home to live in if...



 You have a Temporary visa, such as a visitor, student, working holiday, or work visa (you don't have a Permanent Resident or Resident visa).

There are other ways you may be able to invest in property.

### Check if you can buy

Visit the Ministry of Business, Innovation & Employment website at https://www.newzealandnow.govt.nz/overseas



### What types of homes are affected?

These laws apply to homes that are classed as 'residential' or 'lifestyle' on the District Valuation Roll. You can check properties on websites, such as www.qv.co.nz, or ask the local council.



### Everyone must make a 'Statement'

All buyers must complete a Residential Land Statement to say whether they are eligible to buy. Your conveyancer can help you do this.

If you must apply or cannot buy, it is especially important that you first talk to your conveyancer before you sign the sale and purchase agreement. If you need to sign it urgently, you can make the agreement conditional on the consent of the Overseas Investment Office.

If you need consent, but sign an unconditional agreement without it, you may face significant penalties. If you make a false statement, you could be fined up to \$300,000.

### **Apply for consent**

To apply to the Overseas Investment Office for consent to buy one home to live in visit www.linz.govt.nz/oio/live.

### Learn more

This leaflet gives general guidance for people who want to buy a home to live in. There are special rules for overseas people who want to invest in New Zealand property, but not live in it, including buying rental property or land that is rural or next to a lake, river, reserve or the sea.

These rules are complex, and you will need the help of a New Zealand property lawyer. Visit the Overseas Investment Office at www.linz.govt.nz/oio to learn more.