



## 1 Hunter Crescent, Twizel

Land Size 747 m2 |

### Twizel Town Section

Set Sale

There's potential, position & issued title to be realised with this town located section that's sure to appeal to a wide range of buyers.

On offer is a well fenced section, complete with established driveway to a Twizel garage, with carport. Yes you would be right in thinking this had a Hydro on it years gone by, meticulously maintained you get to harvest the fruit trees & shed to enhance the practicality.

Size 747m2

Town services available.

**Internet** [www.oad.nz/RX1394837](http://www.oad.nz/RX1394837)

**Contact** Coralie Reid 021 919 089

PROPERTY  
FILE

# 1 Hunter Cres Twizel

Prepared  
by:

**Coralie Reid** 

9/2/2018

## Statement relating to passing over information

The attached material has been compiled by the collection of records, documents, or information which may have been supplied by third parties, the vendor or the vendor's agent. Accordingly, it is merely passing over the information as supplied to us.

## Warning

No responsibility for the accuracy of the materials whole or in any part is made by One Agency The Property Specialist Ltd or Coralie Reid.

This material is provided to assist you with obtaining relevant information about the property, it is not intended that you rely solely on this information and you should conduct your own investigation. This could be legal, technical or any other advice relating to the property or information on the property.

## Obtaining advice

One Agency and its licensees recommend you seek legal advice before signing a sale and purchase agreement or other contractual documents. You should also be aware you can and may need to seek technical or other advice and information prior to signing a sale and purchase agreement or other contractual document.

Here is the link to approve guide relating to sales & purchase agreements published by the Real Estate Agents Authority

<http://www.reaa.govt.nz/ForBuyersAndSellers/Pages/ForBuyersandSellers.aspx>

## Property Details

**Land Area:** 774m2      **Building Size Area:** NA      **Estate:** Freehold

**GV:** \$155,000

**Legal Description:** Lot 670 DP48643

**Property Age;** 1970's – Twizel Garage

**Rates** \$1067 pa

## Chattels

**Garden Shed ( & Twizel Garage & carport)**

In addition to this I am required by law to make the following disclosures to you:

### 1.CONFIRMATIONS RELATING TO MATTERS AFFECTING THE PROPERTY;

I confirm to you that I am not aware of any issues in relation to the following matters except for those mentioned below or in a latter part of this form.

1. There is evidence of a Hydro era house on property since removed from site -Driveway, Garage & Carport & Garden shed remain.
2. Vendor's brother use to love across the street and maintain the gardens & fruit trees ( he still does)
3. Planted fruit trees in netting = cherry & pear, also planted is apples & plum & a raspberry patch.
4. Caravan is not included and will be removed by settlement.

I confirm that on the basis of my knowledge and experience of the real estate market as that expression is used in clause 10.7 of the Real Estates Agents Act. (Professional Code and Client Care) Rules 2012, I am not aware of any hidden of underlying defects or hazards with regards to the property apart from those mentioned above, if any.

**Property Use:**

Use and zoning under the District Plan – Residential one Mackenzie District Council.

More information at [www.mackenzie.govt.nz](http://www.mackenzie.govt.nz)

**Property Title:**

I have advised you to take legal advice relating to the Certificate of Title to the property, the details of the legal description of the property in the Certificate of Title, and any memorials recorded against that Certificate of Title, and I have not provided you with any advice relating to the Certificate of Title for the property. I have however pointed out the following (if any interest(s) which have been registered against the title and recommended you seek legal advice in relation to these interests.

Covenant(s) Caveat(s) Easements(s)

Yes

**GIS overview property and sewer lines**

Refer to <https://mapviewer.canterburymaps.govt.nz/>

**LIM** – Not supplied, Council Summary included

**Power** – is available from the front Power pole (roadside) to the boundary – underground connection to build applicable.

**Water** – mains in street & GIS mapping refers to a toby on site ( blue dot)

## General Property Information: 2531210300

Chapman Helen Margaret &amp; Graham Bruce James

## Property

Valuation No	2531210300 : GIS
Location	1 HUNTER CRES, TWIZEL COMMUNITY
Legal Description	LOT 113 DP 48159
Owner	Chapman Helen Margaret : Graham Bruce James
Owner Address	PO Box 5183 Dalkeith Wa 6009 AUSTRALIA
Area (Hectares)	0.0747

## Rates

## Government Valuation

Land	148,000
Improvements	7,000
Capital Value	155,000

## Current Rates Year 2017 to 2018

Annual Rates	1,067.00
Current Instalment	266.70
Outstanding Balance	-550.90
Arrears for Previous Years	0.00
Next Instalment Date	20/03/18

## Planning/Resource Management

No information located

## Building

No information located

## Licences

No information located

## Sewer and Drainage

No information located

## Land and Building Classifications

No information located

## Transport

No information located

## Special Land Features

No information located

## Swimming Pools

No information located

## Other

No information located

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# Canterbury Maps GIS Mapping 1 Hunter Cres

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Information from this map may not be used for the purposes of any legal disputes. The user should independently verify the accuracy of any information before taking any action in reliance upon it.

0 0.003 0.006 0.009 0.012 Kilometres  
Scale: 1:300 @A4  
Map Created by Environment Canterbury on 2/9/2018 at 11:50:21 AM





**COMPUTER FREEHOLD REGISTER  
UNDER LAND TRANSFER ACT 1952**



**Search Copy**

  
R. W. Muir  
Registrar-General  
of Land

**Identifier**                    **CB27F/1075**  
**Land Registration District**   **Canterbury**  
**Date Issued**                27 August 1985

**Prior References**

CB27F/318

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**Estate**                    Fee Simple  
**Area**                    747 square metres more or less  
**Legal Description**   Lot 113 Deposited Plan 48159

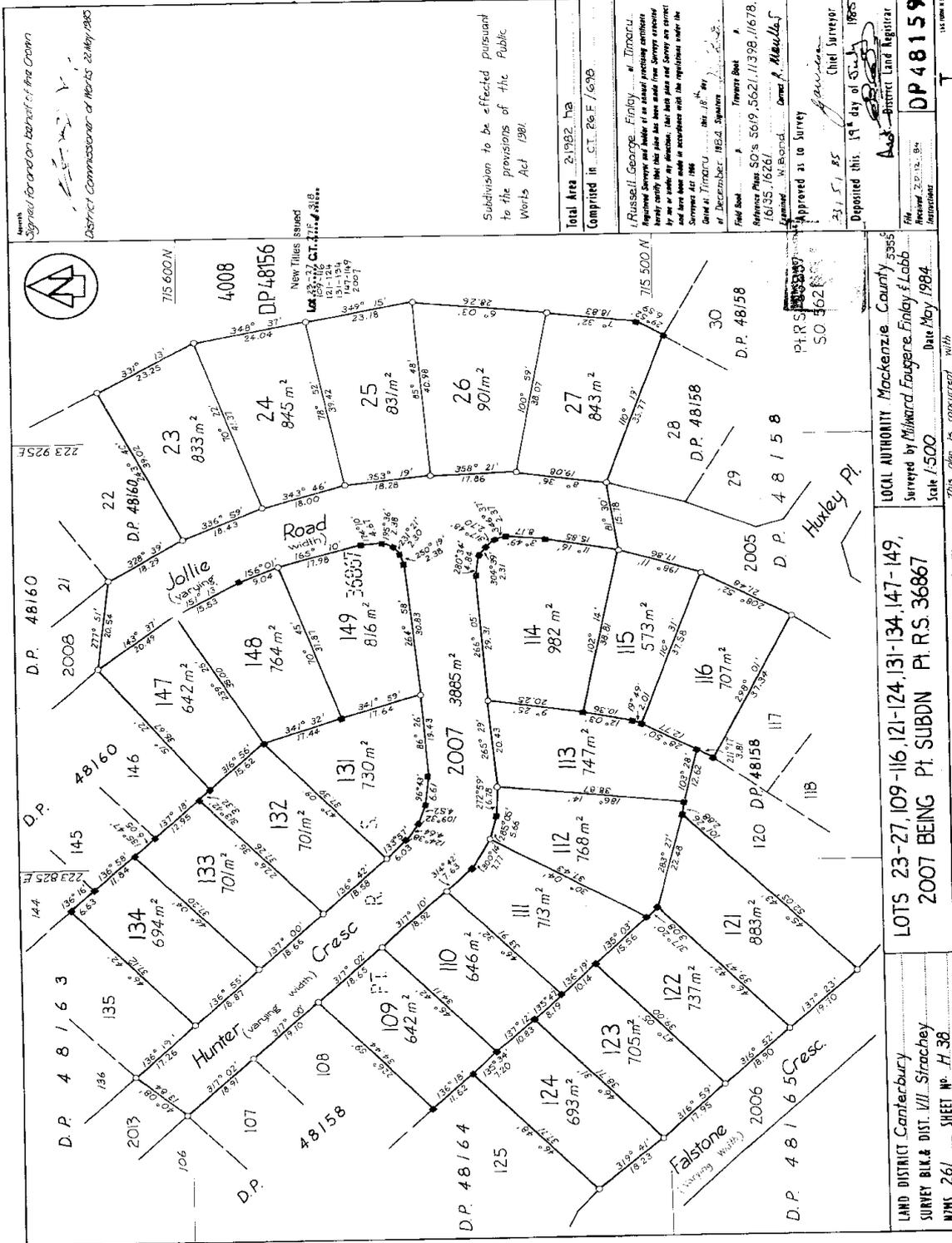
**Proprietors**

Helen Margaret Chapman and Bruce James Graham

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**Interests**

Land Covenant in Transfer 576585.1 - 18.11.1985 at 9.23 am



Supplied by: Coralie Reid  
The Property Specialists Limited, MREINZ  
Phone: 021 919 089

Report for Mackenzie District  
In Twizel  
Properties sold from Aug 2017 to Jan 2018

Street	Suburb	Sale Price	Bedrooms	Valuation	Agreement Date
32 Hopkins Rd	Twizel	\$ 207,000	0	\$ 149,000	20 November 2017
41 Totara Dr	Twizel	\$ 211,000	0	\$ 150,000	13 October 2017
13 Hunter Cres	Twizel	\$ 177,000	0	\$ 83,000	11 October 2017
39 Glencairn Rd	Twizel	\$ 179,500	0	\$ 155,000	15 September 2017

Date Published: 09 Feb 2018

# DEADLINE SALE ACKNOWLEDGEMENT

## Sale & Purchase Agreement Details

Client / Vendor: Helen Chapman & Bruce Graham  
 Customer / Purchaser: .....  
 Property Address: 1 Hunter Cres. Twizel (section)  
 Licensee: Coralie Reid

## Client/Customer Acknowledgements

The Customer/Purchaser acknowledges that prior to signing the agreement for sale and purchase described above, the following paragraphs have been read and understood:

- |  |                         |
|--|-------------------------|
|  | Customer<br>(Purchaser) |
| 1. The property is being offered for <b>sale by Deadline</b> ;   | * .....                 |
| 2. That there <b>is / is likely to be more than one party interested</b> in purchasing the property described herein;                                | * .....                 |
| 3. I/we have been advised to put <b>my/our highest and best offer</b> in writing for presentation to the vendor;                                     | * .....                 |
| 4. The <b>vendor may accept or reject any offer</b> prior to the Deadline, as the vendor may elect;  | * .....                 |
| 5. That the <b>vendor may counter offer and negotiate</b> with any of the purchasers at the sole discretion of the vendor;                           | * .....                 |
| 6. That the terms and conditions of <b>my/our offer will remain confidential</b> to me/us, the salesperson drafting my/our agreement and the vendor. | * .....                 |
| 7. That <b>we will be contacted</b> regarding the status of our offer as soon as possible after the close of the Deadline.                           | * .....                 |

x C Reid  
 Signed by the Licensee or authorised person  
 Date 9 / 2 / 18

x .....  
 Signed by the Customer/Purchaser  
 Date ..... / ..... / .....

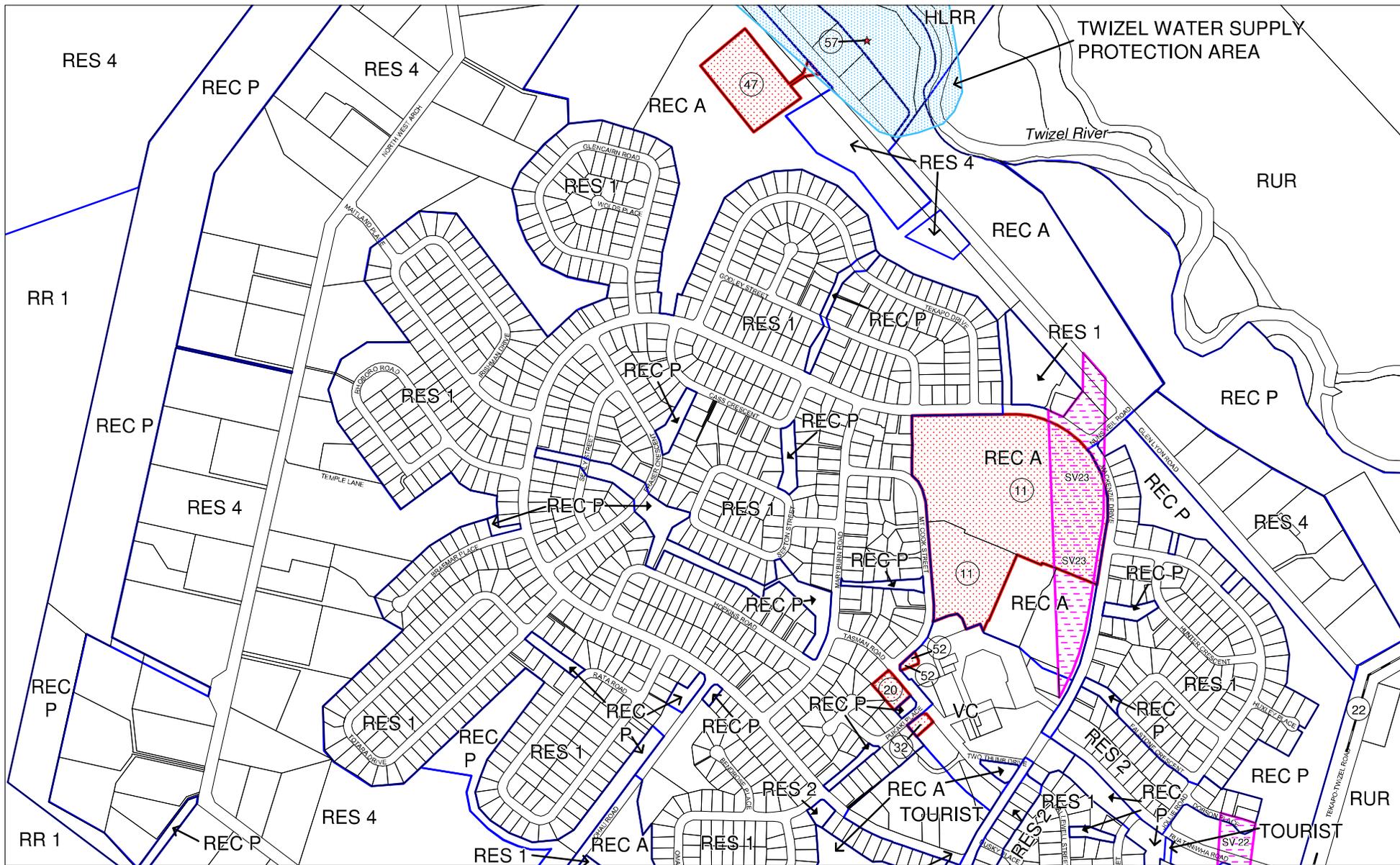
**Licensee Notes:**

**Is this necessary?**

While there is no express requirement under the Real Estate Agents Act 2008 and its codes, it is considered that the legal obligations in a Multi Offer situation are governed by the obligations imposed under the Real Estate Agents Act 2008 and specifically the Professional Conduct Client Care Rules ("the Rules"). There are some specific rules which are quite relevant in these cases:

1. In particular, Rule 6 sets out the standards of professional conduct of agents and licensees and the requirement to comply with the fiduciary duties with respect to clients (vendors) and the licensees obligations in dealing with all parties engaged in a transaction.
2. Specifically, licensees are obliged to comply with:
  - Rule 10.10 which requires that a licensee must submit to the client all offers concerning the grant, sale, or other disposal of any land or business provided that such offers are in writing.
  - Rule 9.2 whereby a licensee must not engage in any conduct that would put a prospective client, client, or customer under undue or unfair pressure; and
  - Rule 6.2 whereby a licensee must act in good faith and deal fairly with all parties engaged in a transaction.
3. Licensees should also be mindful of the rules which can be relevant in these situations, namely Rule 9.4 requiring regular and timely communication and keeping the client/vendor well informed of all matters relevant to the client's interest.

Needless to say these Rules apply in all offers whether multi offers or otherwise, but in multi offer situations, licensees should take particular care to ensure compliance with these rules.



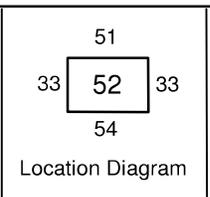
Zones	
IND	Industrial
REC A or P	Recreation A or P
RES 1,2,3 or 4	Residential 1,2,3 or 4
RR 1 or 2	Rural-Residential 1 or 2
MTRR	Manuka Terrace Rural Residential
HLRR	Hocken Lane Rural Residential
RUR	Rural
TA	Travellers Accommodation
VC	Village Centre

Designations		(refer Appendix A)	
	Transit State Highway Designations		

	Lakeside Protection Area
	Scenic Viewing Areas
	Sites of Natural Significance

Notations	
	G15 Geopreservation Sites
	T33 Protected Trees
	H12 Heritage Items

	900m Contour Line
	High Voltage Power Line
	District Boundary
	Zone Boundary



**Mackenzie**  
**Map No 52**  
 Date : October 2011

## **Planning Map 52**

### **Schedule of Designations (See appendix A of the Plan)**

<b>Designation Number</b>	<b>Description</b>
11	Twizel Area School
20	Police Station and Residence, Twizel
32	Twizel Exchange
47	Water Supply Plant
52	Ambulance Depot, Twizel
57	Water Supply Intake - Twizel

### **Schedule of Scenic Viewing Areas (See Appendix J of the Plan)**

<b>Site Number</b>	<b>Description</b>
SV22	Twizel Information Centre
SV23	Market Place Twizel

### **PLEASE NOTE:**

The Sites of Natural Significance, Scenic Viewing Areas and Lakeside Protection Areas shown on these Planning Maps have been taken from topographical maps (1:50000) prepared as part of Council's decisions on submissions to the Proposed District Plan. The topographical maps are available for inspection at the Mackenzie District Council offices, Main Street, Fairlie.