



# PROPERTY INFORMATION PACK

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WARRINGTON  
**7 Station Road**

[nidd.co.nz](http://nidd.co.nz)

PRESENTED BY  
**Kirsty Coulter**





## WARRINGTON 7 Station Road



### ASKING PRICE

Visit [nidd.co.nz](http://nidd.co.nz) for detail

### LAND AREA

701m<sup>2</sup> more or less

### BUILDING AREA

Approximately 60m<sup>2</sup>

### OUTGOINGS

Council Rates \$1,953.03pa

### C.V.

\$275,000

### LEGAL DESCRIPTION

Allotment 3 Block I Deposited Plan 2305



### Kirsty Coulter

Property Consultant

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**DIRECT** 425 9943

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**WEB** [nidd.co.nz](http://nidd.co.nz)

Gold Achiever



**RECORD OF TITLE  
UNDER LAND TRANSFER ACT 2017  
FREEHOLD  
Search Copy**



  
R.W. Muir  
Registrar-General  
of Land

**Identifier** OT175/86  
**Land Registration District** Otago  
**Date Issued** 06 February 1915

**Prior References**

OT51/227

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<b>Estate</b>	Fee Simple
<b>Area</b>	701 square metres more or less
<b>Legal Description</b>	Allotment 3 Block I Deposited Plan 2305

**Registered Owners**

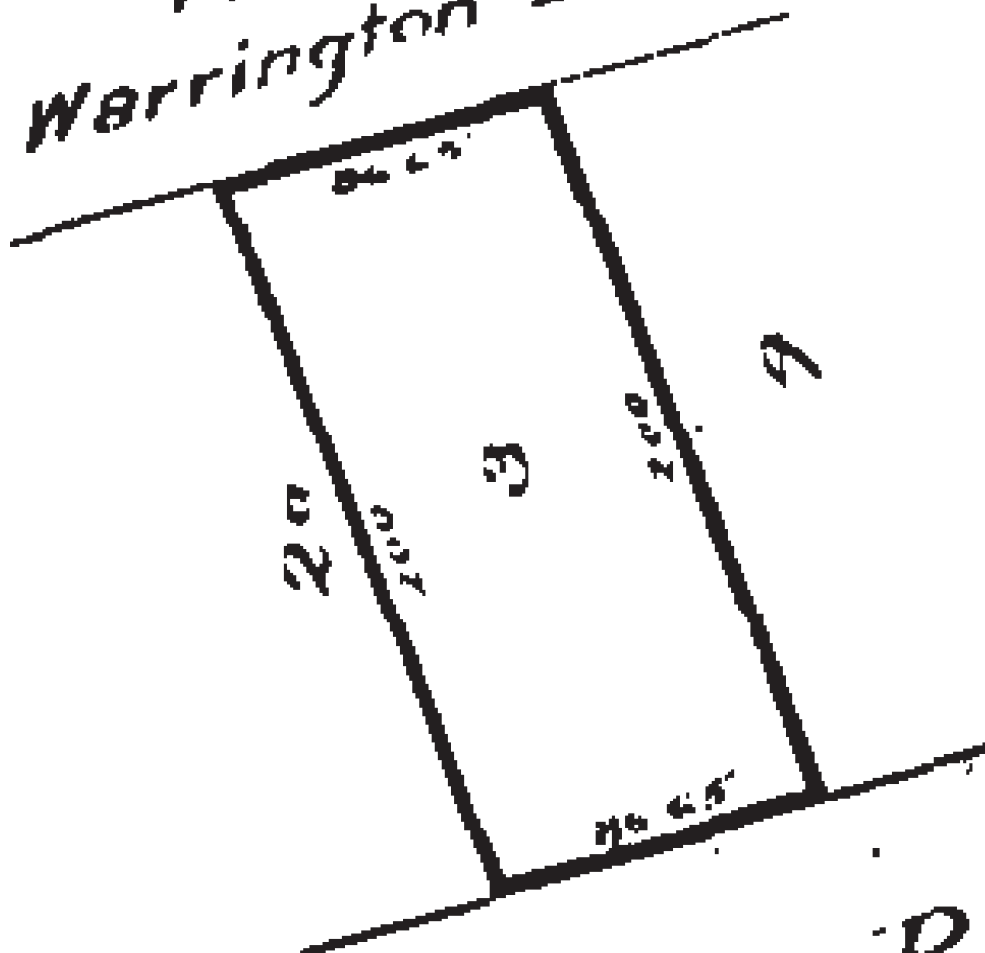
Carmel Gaye Nash and Christopher Andrew Scott

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**Interests**

8197656.3 Mortgage to Kiwibank Limited - 22.6.2009 at 9:36 am

Pt Allot 33  
Warrington Estate



This Property Information has been supplied by the DCC. Nidd Realty cannot warrant the content or completeness of this document. We have used our best endeavours to provide complete documentation and correct information.

Potential purchasers should not be confined to the material herein and should always undertake their own due diligence on all aspects of the property.

**PROPERTY DETAILS**

<b>Property Key</b>	5045009
<b>Print Date</b>	21/10/2020 03:34 PM
<b>Address</b>	7 Station Road Warrington
<b>Property Type</b>	Situation
<b>Property Name</b>	
<b>Legal Description</b>	LOT 3 BLK I DP 2305

**BUILDING PERMITS/CONSENTS**
**Building Consent**
**Details**

Replace Tubs with Vanity Unit

Number		Status	Started
ABA-2004-305086 (ABA42326)		CCC Issued	03/08/2004
PIM	BC	ICC	CCC
05/08/2004	05/08/2004		10/04/2006

**Pre-1992 Historical Records (No CCC Required)**
**Details**

AAD1989 L5545 - Plumbing and drainage (Flynn)

Number	Type	Status	Started
H-1989-5545		Historical Record	07/11/1989

**PROPERTY ANALYSIS**

**NOTE: The Property Analysis section is additional information recorded in the computer system for your property. Full details of items can be obtained by requesting a Land Information Memorandum or Land Information Report from the Council Information Management Unit.**

## DISCLAIMER

The information in this report is provided in accordance with Sections 216 and 217 of the Building Act 2004.

No person should rely on this information without seeking appropriate, independent and professional advice.

Every care has been taken to ensure that the information supplied is accurate however Council does not give any guarantees, undertakings or warranties concerning the accuracy, completeness or up-to-date nature of the information provided and disclaims all liability whatsoever for any error, inaccuracy, irrelevance or incompleteness of the information.

The information provided does not constitute a Land Information Memorandum (LIM).

## DEFINITION OF "STATUS" OF BUILDING CONSENTS

**CCC REFUSED/ARCHIVED CONSENTS:** In accordance with section 93(2)(b) of the Building Act, the consent was reviewed for code compliance after two years. Compliance with the Building Code could not be established and therefore the Code Compliance Certificate has been refused.

**LAPSED CONSENTS:** Section 52 of the Building Act 2004 requires that a building consent shall lapse and be of no further effect if work has not commenced within 12 months after the date of issue, or any further period allowed by the Building Consent Authority.

The application will be given a status of LAPSED if no extension of time to this period is applied for. This means that a new consent will be required if the work were to take place in the future.

NOTE: This is NOT a comprehensive list of all building consent statuses.

## DEFINITION OF "ABBREVIATIONS"

Pim = Project Information Memorandum  
BC = Building Consent  
ICC = Interim Code Compliance Certificate  
CCC = Code Compliance Certificate  
CER = Certifier  
COA = Certificate of Acceptance  
NTF = Notice to Fix  
AMD = Amendment to a Building Consent





Legend

Water Supply

- |  |                                |  |                                |
|--|--------------------------------|--|--------------------------------|
|  | Manifold Box                   |  | Water Non-Return Valve         |
|  | Water Meter                    |  | Water Pump Station             |
|  | Toby                           |  | Water Bore                     |
|  | Meter without manifold box     |  | Water Treatment Plant          |
|  | Retic Flow Meter               |  | Water Storage Tank             |
|  | Combination Meter              |  | Supply Main                    |
|  | Manifold Box With Restrictor   |  | Trunk Main                     |
|  | Water Valve - Zone             |  | Disused                        |
|  | Non Return Valve               |  | Reticulation                   |
|  | Water Valve - Gate             |  | Rider                          |
|  | Water Valve - Sluice           |  | Scour                          |
|  | Water Hydrant                  |  | Water Service Lateral          |
|  | Water Backflow Preventor - RPZ |  | Water Fire Service Lateral     |
|  |                                |  | Water Critical Service Lateral |
|  |                                |  | Water Zone Boundary            |
|  |                                |  | Water Reservoir                |
|  |                                |  | Redundant Water Main           |

NOTE:  
Private water services have the same symbols  
as those above, however they are coloured pink.

Foul Sewerage

- |  |                             |  |                                |
|--|-----------------------------|--|--------------------------------|
|  | Standard Manhole            |  | Pump Station                   |
|  | Valve Chamber (pressurised) |  | Treatment Plant                |
|  | Boundary Kit                |  | Vent                           |
|  | Non-Return Valve            |  | Foul Sewer Node                |
|  | Pump Station Domestic       |  | Foul Drains in Common (public) |
|  | Drop Manhole                |  | Sewer                          |
|  | Inspection Manhole          |  | Trunk Sewer                    |
|  | Inspection Opening          |  | Vent Line                      |
|  | Lamphole                    |  | Rising Main                    |
|  | Outlet                      |  | Redundant Foul Sewer Pipe      |

NOTE:  
Private foul drains have the same symbols  
as those above, however they are coloured orange.

Stormwater

- |  |                                   |  |                           |
|--|-----------------------------------|--|---------------------------|
|  | SW Bubble-up Tank                 |  | Roading Bubble-Up Tank    |
|  | SW Drop Manhole                   |  | Roading Mudtank           |
|  | SW Insp Chamber and Grating Inlet |  | Stormwater Main           |
|  | SW Inspection Manhole             |  | Stormwater Trunk Main     |
|  | SW Inspection Opening             |  | DCC Open Channel          |
|  | SW Lamphole                       |  | Piped WC                  |
|  | SW Mudtank Inlet                  |  | Open WC                   |
|  | SW Outlet                         |  | Culvert                   |
|  | SW Pipe Inlet                     |  | Stormwater Mudtank Pipe   |
|  | SW Pressure Manhole               |  | Redundant Stormwater Main |
|  | SW Standard Manhole               |  | SW Sump                   |
|  | SW Stormwater Node                |  | SW Pump Station           |

NOTE:  
Private stormwater drains have the same symbols  
as those above, however they are coloured light green.

General

- |  |                             |  |        |  |                          |
|--|-----------------------------|--|--------|--|--------------------------|
|  | DCC Water & Waste Structure |  | Parcel |  | Road/Rail                |
|  | Railway Centreline          |  | Hydro  |  | Motorway Parcels         |
|  |                             |  | Strata |  | Easment (where recorded) |

Full legend can be viewed at <https://www.dunedin.govt.nz/council-online/webmaps/waterservices>



Council Water & Drainage Services

Information shown is the best available at the time of publishing. The accuracy and completeness of This information is variable. Private assets are typically not mapped. Recent changes may not be reflected. Verify on site before commencing work. For all enquiries phone 03 477 4000.

Scale at A3:  
1:250

21/10/2020  
2:44:40 PM



PARCEL LINES CAN VARY FROM  
LEGAL PARCEL BOUNDARIES  
This map is for illustration purposes only  
and is not accurate to surveying, engineering  
or orthophotographic standards. Every effort  
has been made to ensure correctness and  
timeliness of the information presented.

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copyright NZAM. Rural photography March  
2006, copyright Terralink International Ltd.



Toilet

Proposed location of vanity unit

Currently this area consists of a pair of concrete tubs

**Plumbing and Drainage**  
 To comply with approved documents: E1/AS1, G12/AS1 G13/AS1 & 2

DUNEDIN CITY COUNCIL  
 Plans and Specifications Approved in accordance with the Building Code and Approved Building Work

Date 5-8-04

42326

L-5545

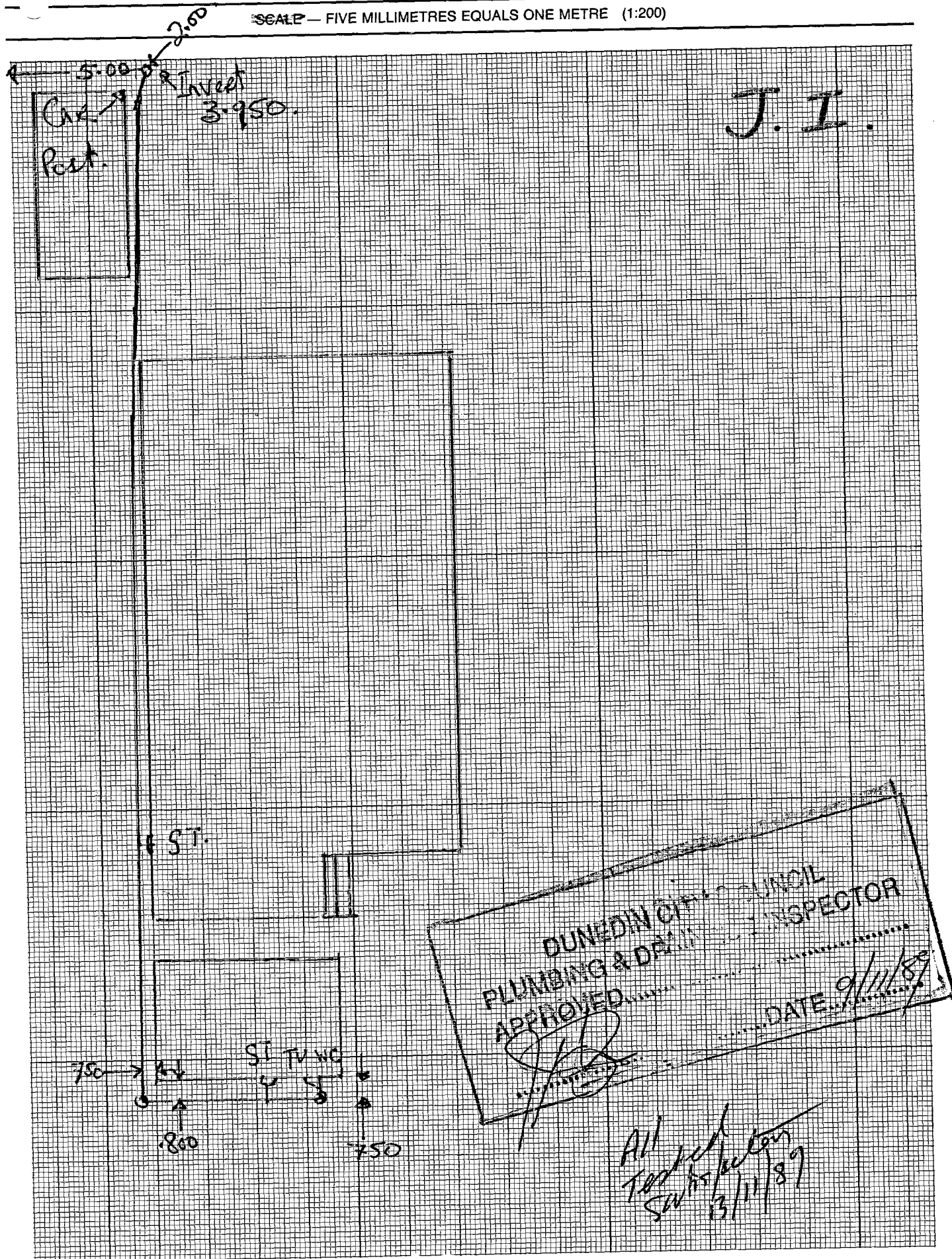
F.A.I. means Fresh Air Inlet  
I.P. means Inspecting Pipe

REFERENCE:

Y.P. means Junction Pipe  
G.T. means Gully Trap  
T.V. means Terminal Vent

**NOTE: Full house outline and all sewers and stormwater drains must be shown.**

SCALE — FIVE MILLIMETRES EQUALS ONE METRE (1:200)



Valu. n No. 26520-250

Permit No. \_\_\_\_\_

Owner MR + MRS E. F. Lynn.

Owner Mr. J. H. Smith  
Description of Property 7 Station Road Watlington

Date 7-11-89

Signature of Drainer

District

L15545



# Residential Tenancies Act Reforms

## Summary of changes

### Previous

**Periodic tenancies** can be ended by the landlord for any reason and without a requirement to tell the tenant why, with 90 days' notice.

**Notice periods** are 42 days to end a periodic tenancy where:

- The owner, or their family member, requires the property to live in.
- the property is needed for an employee (and this is in the tenancy agreement).
- the property has been sold with a requirement by the owner for vacant possession.

Notice period is determined by the Tenancy Tribunal when landlord applies to the Tribunal to end the tenancy

- Tenant is at least 21 days in rent arrears
- Tenant has assaulted or threatened to assault the landlord or others.
- Tenant has caused or threatened to cause substantial damage.
- Tenant has not complied with a 14 day notice to remedy a breach of the RTA or tenancy agreement.

**Fixed-term tenancy agreements** cannot be ended early unless by mutual agreement or Tribunal order.

**Fixed-term tenancy agreements** convert to periodic tenancies unless:

- A landlord or tenant gives notice between 21 and 90 days before the term ends.
- The parties agree to extend or renew the fixed-term tenancy.

**Withdrawal by tenant experiencing family violence**

Nothing specific to support tenants experiencing family violence.

**Installing a minor change** – tenants must get landlord's consent and landlords cannot unreasonably withhold their consent.

### New



**Periodic tenancies** can only be ended by the landlord for one of the following reasons:

*Notice period is determined by the Tenancy Tribunal when landlord applies to the Tribunal to end the tenancy*

- The landlord issued a tenant three notices for separate anti-social acts in a 90-day period.
- The landlord gave notice that a tenant was at least five working days late with their rent payment on three separate occasions within a 90-day period.
- The landlord will suffer greater hardship than the tenant if the tenancy continues.
- Existing provisions relating to rent arrears, damage, assault and breaches still apply.

#### 14 days' notice

- The tenant physically assaulted the landlord or their family and the Police laid a charge.

#### 63 days' notice

- The owner, or their family, requires the property to live in.
- The landlord customarily uses the premises for occupation by employees or contractors and the premises are needed for that purpose (and this is stated in the tenancy agreement).

#### 90 days' notice

- The owner intends to put the premises on the market.
- The property has been sold with a requirement by the owner for vacant possession.
- The landlord is not the owner of the property, and the landlord's interest ends.
- The premises need to be vacant to facilitate the use of nearby land for a business activity (and this is stated in the tenancy agreement).
- The landlord wants to change the use of the premises to a commercial use.
- The landlord intends to carry out extensive renovations at the property and it would be impractical for the tenant to live there during that process.
- The premises are to be demolished
- Reasons specific to social housing tenancies.



A landlord can terminate a fixed-term tenancy with 14 days' notice where the tenant physically assaulted the landlord or their family and the Police laid a charge.



Fixed-term tenancy agreements convert to periodic tenancies unless:

- A landlord gives notice using the reasons listed in the RTA for periodic tenancies
- A tenant gives notice for any reason at least 28 days before the end of the tenancy
- The parties agree otherwise e.g. to renew the fixed term or to end the tenancy



Tenants who are experiencing family violence can withdraw from a tenancy by giving two days' notice, accompanied by appropriate evidence of the family violence. Regulations will be created to specify what constitutes evidence.

Provisions are also included for protecting the privacy of a victim from unauthorised disclosure of this notice and in relation to Tenancy Tribunal hearings.

Remaining tenants in the tenancy may receive a temporary rent reduction formula.



Where a tenant requests a change that is minor, the landlord must give permission. The Residential Tenancies Act 1986 outlines what changes will be minor. The landlord can impose reasonable conditions around how that minor change is carried out. Tenants must remove the minor changes and remediate the property when the tenancy ends.





## MINISTRY OF HOUSING AND URBAN DEVELOPMENT

### Previous

#### Fibre broadband

Landlords have no obligations relating to fibre broadband.

The Ultra-Fast Fibre Broadband Scheme offers fibre installation for free but relies on mutual agreement.

#### Rent setting and increases

No rules around rental bidding.

Rent can be increased every six months.

#### Privacy and access to justice

Name suppression provisions are unclear.

#### Assignment

Fixed-term tenancy agreements can prohibit assignment.

#### Providing information

Landlords can charge reasonable fees on agreement to assignment, subletting or ending a tenancy (break lease fees), but do not have to disclose how the fees are calculated.

Under the healthy homes standards landlords will have to keep various records and provide them on request to the Regulator (MBIE).

#### Enforcement of the RTA

No infringement offences.

Penalty levels set in 2006.

Regulator (MBIE) enters into voluntary agreements for parties to comply with RTA obligations.

No ability for Regulator (MBIE) to issue improvement notices.

#### Tenancy Tribunal

The Tribunal can hear cases and make awards up to \$50,000.

#### Transitional and emergency housing

It is not clear whether the RTA applies to some transitional and emergency housing.

### New



Tenants can request to install fibre broadband and landlords must facilitate installation if this can be done at no cost to the landlord.

The Ultra-Fast Fibre Broadband Scheme offers fibre installation for free.

Landlords can decline a request for fibre installation where:

- It will materially compromise the building's weathertightness or character.
- It will compromise the building's structural integrity.
- It will breach an obligation relevant to the premises.
- The landlord is going to carry out extensive renovations.



Landlords and agents cannot seek rental bids. This includes advertising rental properties with no rental price listed.

Tenants are still allowed to offer to pay more for a property if they want.

Rent cannot be increased more than once every 12 months.



The Tribunal, on the application of any party or on its own initiative, can order that names and identifying details be suppressed.

Where a party has been wholly or substantially successful in their case, identifying details can be removed from published Tribunal orders.



All assignment requests must be considered, and landlords must not decline unreasonably.

Fixed-term tenancy agreements cannot prohibit assignment.



Landlords must provide tenants with a breakdown of fees charged on agreement to assignment, subletting or ending a tenancy (break lease fees). This will give tenants an opportunity to consider if the fees are reasonable.

Landlords will also have an obligation to provide the records relating to healthy home standards on request to tenants.

Landlords will have to retain additional documents and provide them to the Regulator if required.



New infringement offence regime for straightforward breaches of the RTA.

Existing penalties increased between 50 and 80 percent.

Regulator (MBIE) can enter into Enforceable Undertakings – voluntary agreements for parties to comply with RTA obligations, with a penalty if not complied with.

Regulator (MBIE) can issue Improvement Notices to correct a breach of the RTA. Improvement Notices carry a penalty if not complied with.



Tenancy Tribunal can hear cases and make awards up to \$100,000.

Civil pecuniary penalties, higher maximum infringement fees and higher infringement fines for landlords with six or more tenancies, including boarding house landlords.



Clarifies that the RTA does not apply to transitional and emergency housing that is provided under the Special Needs Grant Programme or that is funded wholly or partly by a government department. A Code of Practice will be developed to set out expectations for transitional housing.

\*This is a summary of changes. For more detail about the changes and your rights and obligations, please see the FAQs available at [www.hud.govt.nz/RTA-reforms](http://www.hud.govt.nz/RTA-reforms).



## YOUR LOCAL PROPERTY INVESTMENT SPECIALISTS Nidd Property Management

*"An amazing company that keep in regular contact to ensure everything is ok, and always available to help when asked." - Tea Gilbert*

*"I highly recommend Nidd Property Management Services. I have found that they go above and beyond the call of duty." - Pam Phease*



Property Management

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100% LOCALLY OWNED

### WHY USE NIDD PROPERTY MANAGEMENT?

#### A WEALTH OF EXPERIENCE

As a team, we are able to draw from a wealth of experience from the directors of our company, a full-time manager and dedicated team of property managers who tirelessly offer a consistently superior service to our clients.

#### A COLLABORATIVE TEAM APPROACH TO MANAGING YOUR PROPERTY

We have thorough systems in place to ensure that there is always someone there to pick up the work if the assigned property manager is unavailable for any reason.

#### COMMUNICATION

One person will be assigned to manage your property from start to finish meaning that you and your tenants will know the person you are dealing with. Your property manager has the full support of management anytime a complex issue needs to be dealt with.

#### SYSTEMS

We utilise industry leading software alongside robust policies and systems. This results in efficient and organised management of your property with incredibly low numbers of Tenancy Tribunal hearings - the average being 3 per year across more than 300 properties.

#### HEALTHY HOMES STANDARDS AND RISKS

Compensation costs awarded to tenants can be up to \$4000 and statements are now required in every Tenancy Agreement with fines of \$500 per excluded statement. We have a range of contractors within our network to ensure that all our managed properties comply with Healthy Homes Standards and we organise all required statements for you.

#### WE ARE A FULL-SERVICE AGENCY

We handle rent collection, property maintenance, marketing and reporting, conflict resolution and all communication with tenants and contractors for you.

#### CHANGES TO RESIDENTIAL TENANCIES ACT 1986

We are trained and resourced to ensure that frequent changes to the Residential Tenancies Act 1986 are adhered to, minimising your risk of paying up to \$100,000 in tenant compensation costs.

### Keen to discuss your investment property?

#### Rachael Courtney

Business Manager

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OFFICE 03 477 4430  
EMAIL [rachael.courtney@nidd.co.nz](mailto:rachael.courtney@nidd.co.nz)