

61 Ruskin Street, Addington, Christchurch

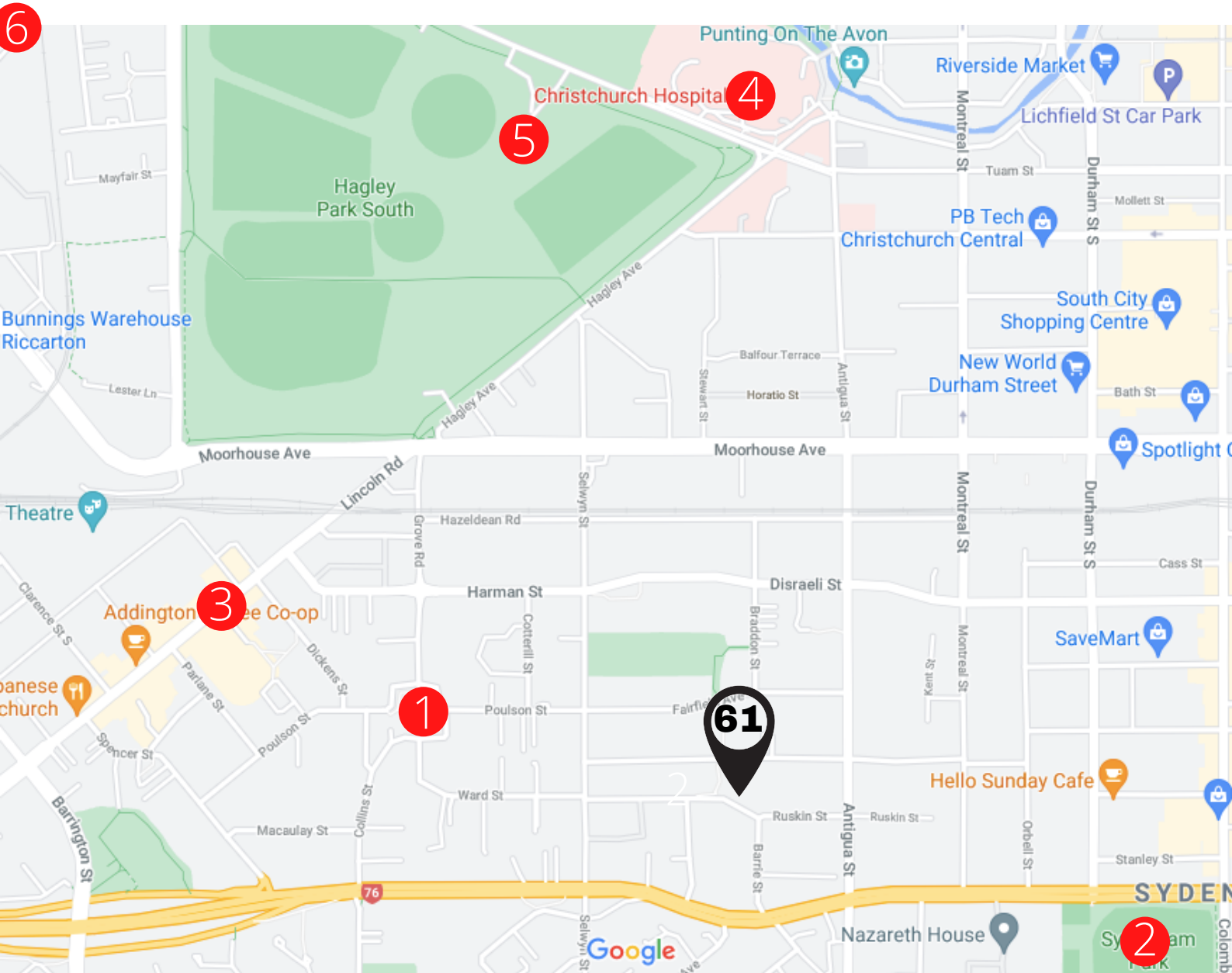
Brookfield Heritage



BROOKSFIELD
— TOWNHOUSES —

Location

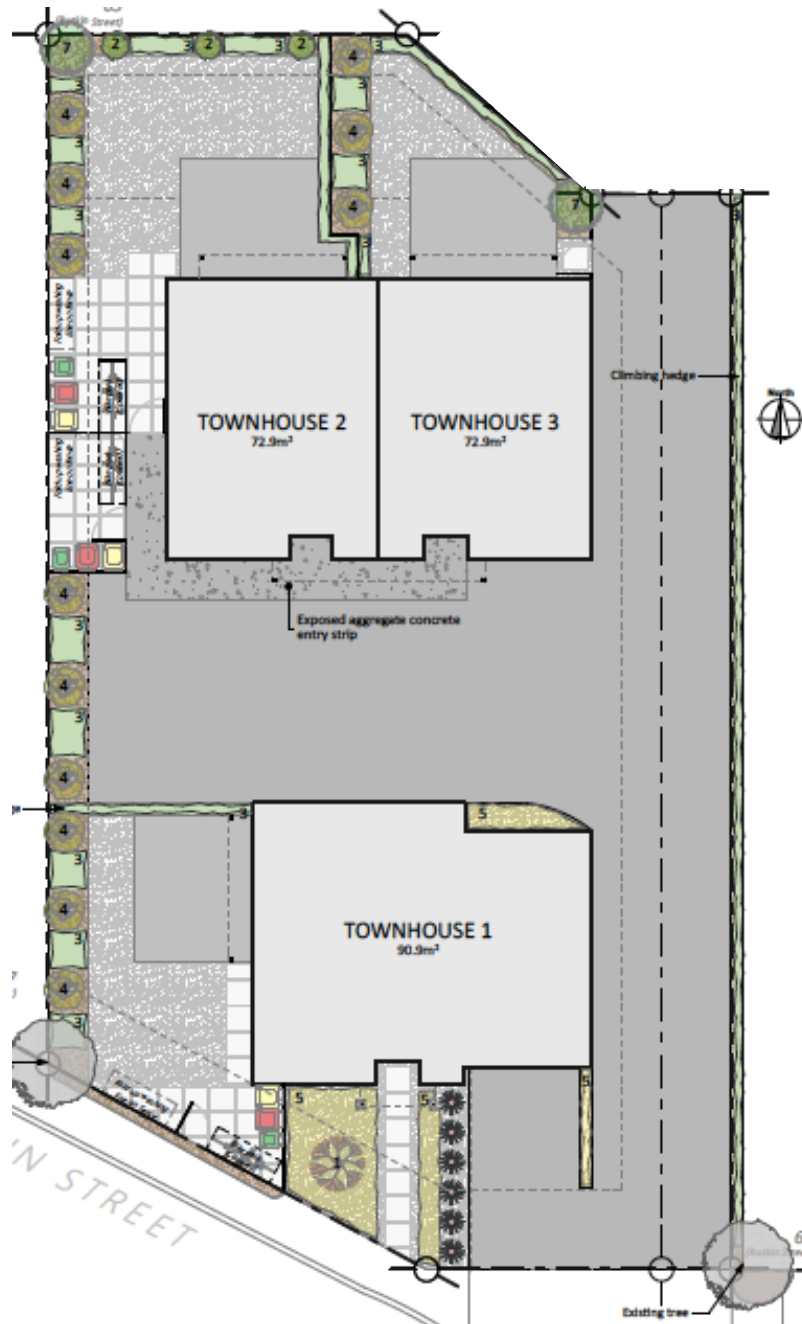
These 3 Brookfield Heritage homes are located on Ruskin Street, Addington. Situated only a short distance to the popular Addington Coffee Co-op and an easy commute into the City Centre. Below are some of our favourite spots close to your next Home or Investment Property.



- | | |
|--------------------------|----------------------------------|
| ① Church Square (400 m) | ④ Christchurch Hospital (2.7 km) |
| ② Sydenham Park (900 m) | ⑤ City Centre (1.6 km) |
| ③ Addington Coffee Co-op | ⑥ International Airport (12 km) |

Layout

61 Ruskin Street is made up of 3 homes. One of these being a standalone with a single garage and the other two joined with convenient off-street parking. The landscaping includes paved and planted outdoor living.



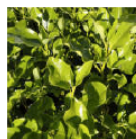
PLANT LEGEND



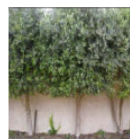
TYPE 1 - CHERRY TREE
"Prunus Accolade"



TYPE 2 - CONIFER
"Thuja occidentalis Pyramidalis"



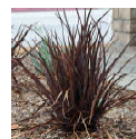
TYPE 3 - GRISELINIA
AND STAR JASMINE
HEDGE



TYPE 4 - OLIVE TREE
HEDGE
"Olea europaea Picual"



TYPE 5 - GRASS/SEDGE
Carex Comans Bronze



TYPE 6 - FLAX
AMAZING RED
Phormium Amazing Red



TYPE 7 - LIME TREE
"Tilia x europaea"



BROOKSFIELD
— TOWNHOUSES —

Design And Interior

Brooksfield are famous for building the most iconic townhouses in Christchurch and 61 Ruskin Street is no exception. Townhouse 1 is a standalone home featuring a single garage. While all three homes share the same interior layout of an open plan kitchen, living, dining with a separate toilet and large under-stair storage cupboard. Upstairs is two double bedrooms and a study with a generous bathroom.

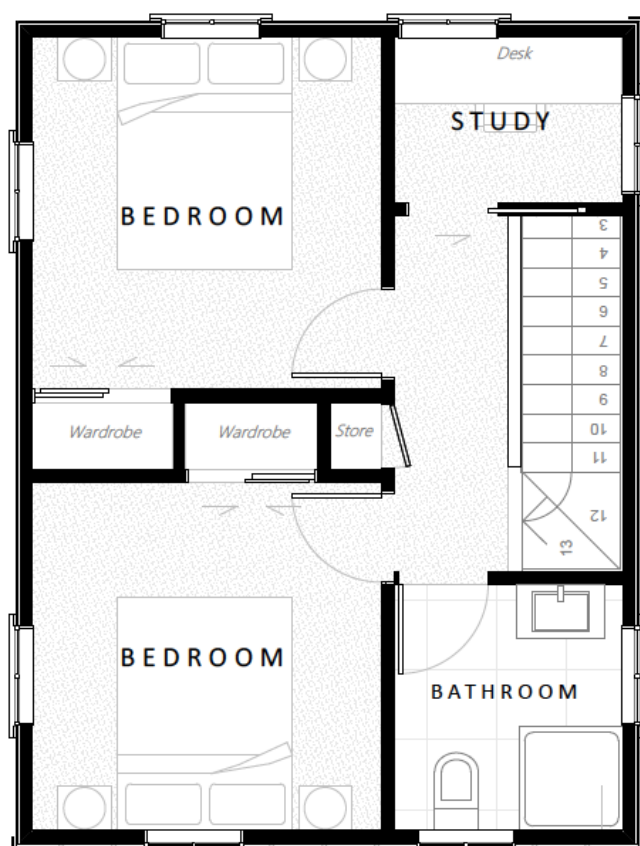
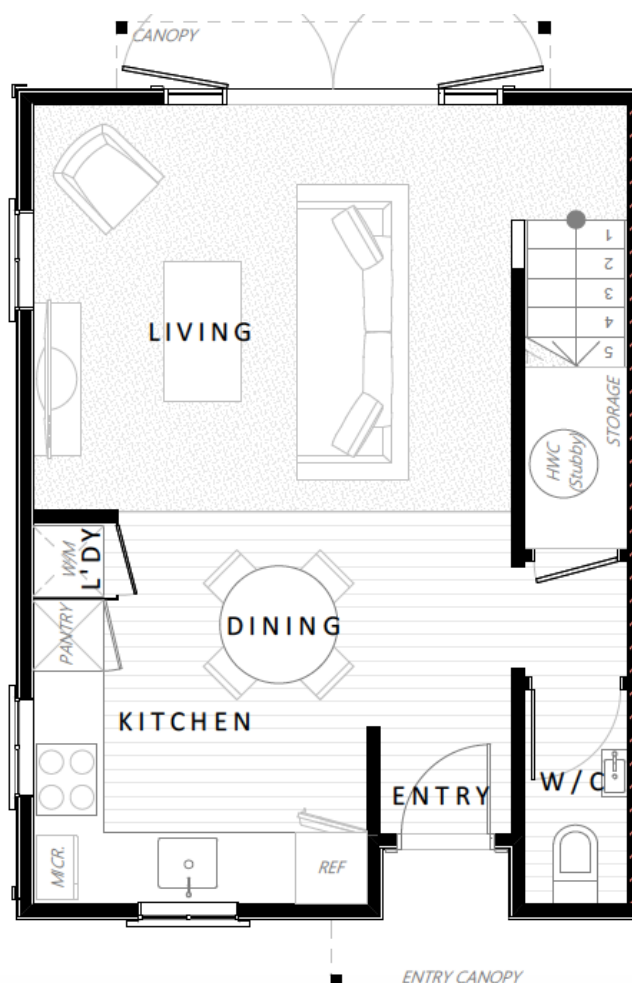
2  1  1.5  1 

Floor Area m2

90

Ground Floor

First Floor



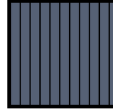
BROOKSFIELD
— TOWNHOUSES —

Colours & Specifications

Exterior



Cladding - Timber Weatherboards
plant based paint - Grey



Roof - Longrun roofing



Cladding - White
detailing/ scribes

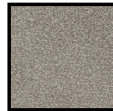


Doorhandle - Schlage S-6000
keyless entry

Interior



Walls - Clover Honey, 100%
natural plant based paint



Carpet - 100% NZ Wool



Skirtings, ceilings & doors-
Quarter Clover Honey, 100%
Natural plant based paint



Bathroom Floor - Tile



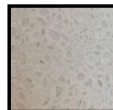
Bathroom Wall Tile -
Subway Tiles



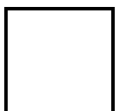
Kitchen Cabinets - White



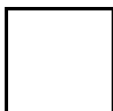
Entrance Floor Tile



Kitchen Bench - Stone -
Coronet Peak



Roller Blinds - White - to all living
areas



Splashback - Subway Tiles



Venetian Blinds - White -
Bedrooms



Wool Insulation

Heritage Plumbing & Electrical

Plumbing



Kitchen Mixer - Heritage
Posh Canterbury - 4 Star water
rating



Bathroom Vanity - English classic
700mm vanity



Toilets - Nova BTW



Shower mixer - Heritage Posh
Canterbury



Downstairs W/C vanity



Showerhead & rail - Posh
Domaine Brass Rail Shower



Bathroom mixers - Heritage Posh
Canterbury, 4 star water rating



Heritage toilet roll holder



Robe Hooks - Bathroom

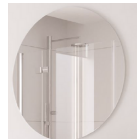


Heritage glass shower tray on
tiles

Electrical



Heated towel rail - 400x600
Elan 20R



Mirror - round mirror with
demist heater behind



Downlights - LED Switch downlight



Plugs - Iconic Switchgear



Outdoor lights - Heritage



Bathroom heater - Serene
2068 heater

Appliances



Oven - Smeg Single Wall Oven



Rangehood - Applico Canopy Rangehood



Cook Top - Smeg 4 Zone Induction Cooktop



Dishwasher - Smeg Freestanding Dishwasher



Heat Pump - Fujitsu - KW dependant on size to meet tanancy act



Laundry Tub - Extra Thick Steel Tub & Cabinet

BROOKSFIELD
— T O W N H O U S E S —



your rental assessment

61 Ruskin Street, Addington

2 1 1

21 May 2021

Thank you for the opportunity to provide a rental assessment on the property situated at **61 Ruskin Street, Addington.**

After viewing photographs and listing information I have compared this property to properties currently advertised, recently let and market rental statistics.

Based on this criteria, I believe that fair market rent would be between **\$480 - \$500** on the basis the property is rented unfurnished and for a long term tenancy.

If you have any questions about this assessment or want further information please contact Megan Looyer on 027 217 1273.

grenadier rent shop

experience the difference

From the initial meeting time and care is taken to understand your needs and the goals you have for your investment so we can offer you a premium service personalised for what you want.

A strong focus is on the experience received by both the Property Owner and Tenant to ensure it is relevant and fits around your busy lifestyle.

Keeping your tenant happy is important to us as it works for you to reduce vacancies, minimise maintenance expenses and ensure your property is left in top condition. There are several tools and systems we have in place to ensure your property is compliant with current legislative changes and remains compliant in the future.

This report has been prepared based on information reviewed by Grenadier Rent Shop. It provides an indication only of the amount the subject property may rent for and is not a registered valuation. The rental income estimate is on the presumption that the home meets all legislative requirements under the Residential Tenancies Act and other relevant legislation and policies. You acknowledge that the information on which this report is compiled is sourced from third parties and the owner of the property, and, as such Grenadier Rent Shop makes no representation and gives no warranty either express or implied in relation to this report or the accuracy of the information contained herein. In particular, Harcourts Grenadier Rent Shop does not warrant the accuracy, reliability, or completeness or authorised use of the information provided in this report and does not accept liability for any omissions, misuse, inaccuracies or losses incurred, either directly or indirectly, by any person arising from or in connection with the supply or use of the whole or any part of this report. This report is solely to provide information to the property owner and /or addressee. Any person, other than the property owner or addressee who relies on this report for any purpose does so in all respects at their own risk.



Megan Looyer

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Harcourts Grenadier Rent Shop



your rental assessment

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Harcourts Grenadier Rent Shop

Price List

| House | Bedrooms | Bathrooms | Carparks | House Size | Price |
|---------|-----------|-----------|---------------|------------|--------------|
| House 1 | 2 + Study | 1.5 | Single Garage | 92m2 | \$669,000.00 |
| House 2 | 2 + Study | 1.5 | 1 Carpark | 73m2 | \$649,000.00 |
| House 3 | 2 + Study | 1.5 | 1 Carpark | 73m2 | \$649,000.00 |

Expected Start

September 2021

Expected Completion

March 2022

Title Type

Fee Simple

All prices include a full turnkey property, meaning it includes everything ready to move into on settlement.



BROOKSFIELD
— TOWNHOUSES —

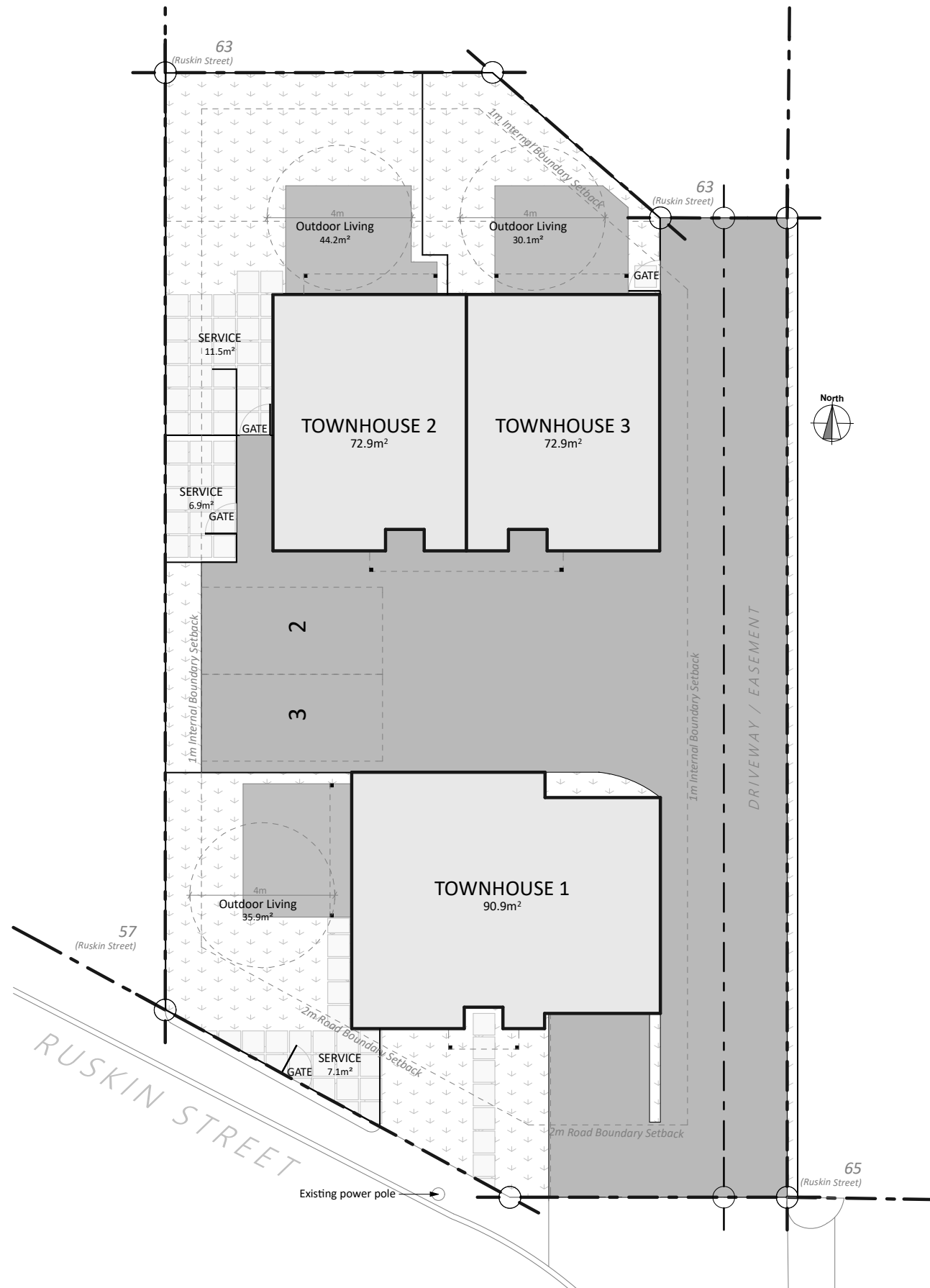
SHEET INDEX

| | |
|------|----------------------|
| A000 | PROJECT INTRODUCTION |
| A001 | SITE PLAN |
| A002 | SITE BOUNDARY PLAN |
| A003 | LANDSCAPING PLAN |
| A100 | FLOOR PLANS |
| A200 | SITE ELEVATIONS |
| A300 | RENDERS |



BROOKSFIELD
— HERITAGE —

Ruskin Street Townhouses
61 Ruskin Street, Addington, Christchurch



0. SITE PLAN
SCALE 1:150

SITE PLAN LEGEND

Boundary Line

Boundary setback as per CCC District Plan

BUILDINGS / PROPOSED BUILDINGS

Driveway / Paved Area
Plain sponge finish concrete, 200mm cut board with black tint seal, 100mm slab with SE62 reinforcing on AP40 Grade engineering fill compacted in 150mm layers
- 1:100min falls as shown, typically away from dwelling
- finish to have slip resistance to comply with NZBC D1/AS1

Vegetation
Refer to Landscape Design for further detail.

PROJECT INFO:

| | |
|--------------------|--|
| Address: | 61 Ruskin Street Addington Christchurch |
| Legal Description: | Lot 1 DP 301070 |
| Title: | 4797 |
| Site Area: | 437m ² (more or less) |
| Building Area: | 237.1m ² (127.6m ² overslab) |
| Site Coverage: | 29.2% |
| Planning Zone: | Residential Medium Density (RMD) |
| Natural Hazards: | Medium Liquifaction Vulnerability |
| Wind Zone: | Low |
| Earthquake Zone: | 2 |
| Exposure Zone: | C |
| Sea Spray Zone: | No |
| Climate Zone: | 3 |
| Land Zone: | TC2 |

SITE PLAN GENERAL NOTES

Contractor to confirm all dimensions on site.

All drawings to be read in conjunction with engineering/consultants documentation.

Confirm all existing services on site.

Contractor to confirm with designer if there is a conflict between consultant documentation and accepts liability for decisions made without consultation.

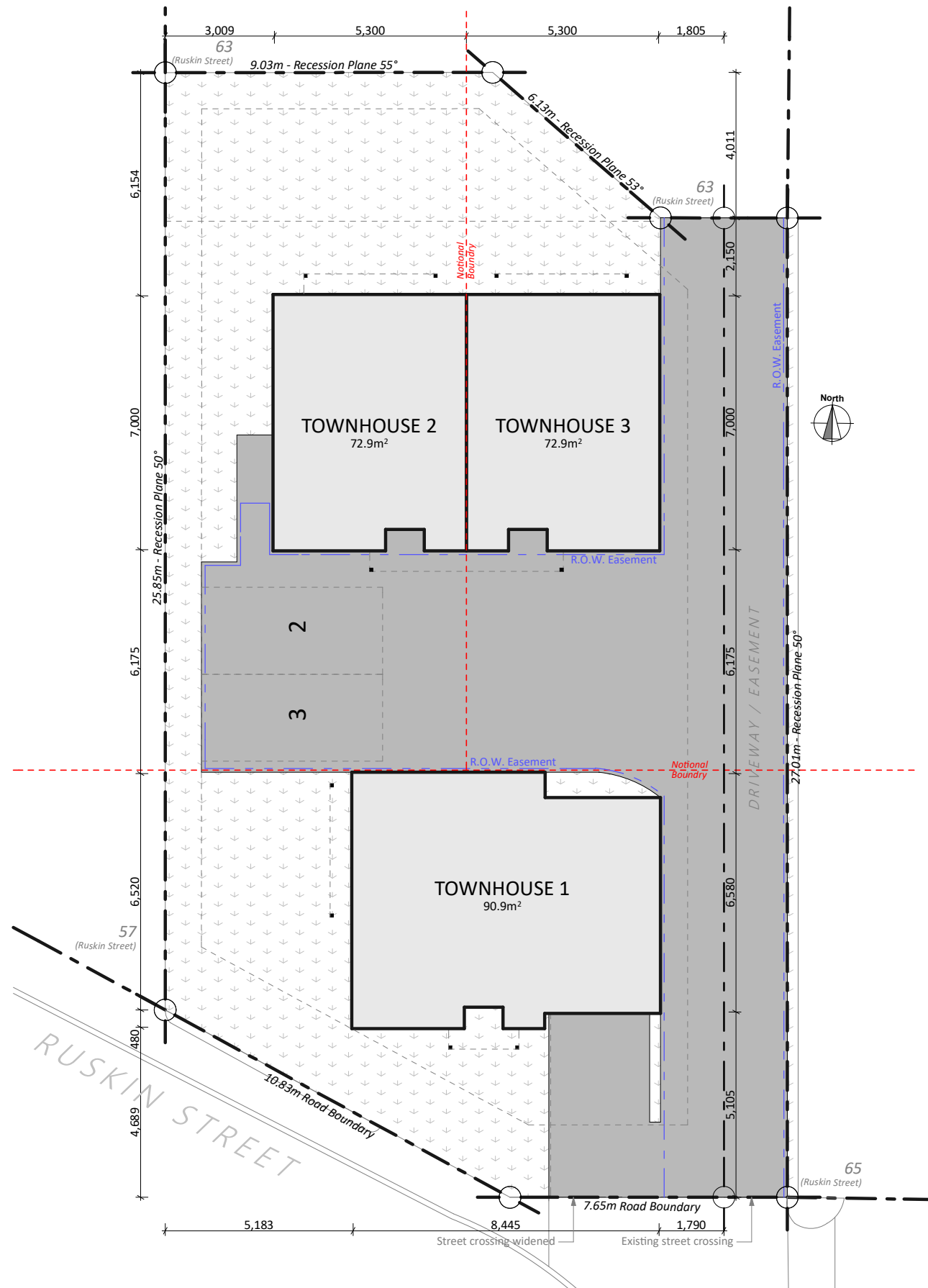
All unpaved areas are to be a minimum of 225mm below Finished Floor Level. Paved areas to be a minimum of 150mm.

BROOKSFIELD
HERITAGE

PROJECT NAME
Ruskin Street Townhouses

PROJECT ADDRESS
61 Ruskin Street
Addington
Christchurch

| | |
|-------------|----------|
| DRAWING NO. | REVISION |
| A001 | A |
| DRAWING NO. | |
| SITE PLAN | |



0. SITE BOUNDARY PLAN
SCALE 1:150

SITE BOUNDARY PLAN LEGEND

- Property/Notional Boundary Line
- R.O.W Easement
- Vegetation/Landscaping

Surveyor to confirm property areas and boundary lines at time of subdivision consent.

TOWNHOUSE 1:

| | |
|--------------------|--------------------|
| Ground Floor Area: | 54.8m ² |
| First Floor Area: | 36.5m ² |
| Total Floor Area: | 91.3m ² |

Property Area: TBC m²

TOWNHOUSE 2:

| | |
|--------------------|--------------------|
| Ground Floor Area: | 36.4m ² |
| First Floor Area: | 36.5m ² |
| Total Floor Area: | 72.9m ² |

Property Area: TBC m²

TOWNHOUSE 3:

| | |
|--------------------|--------------------|
| Ground Floor Area: | 36.4m ² |
| First Floor Area: | 36.5m ² |
| Total Floor Area: | 72.9m ² |

Property Area: TBC m²

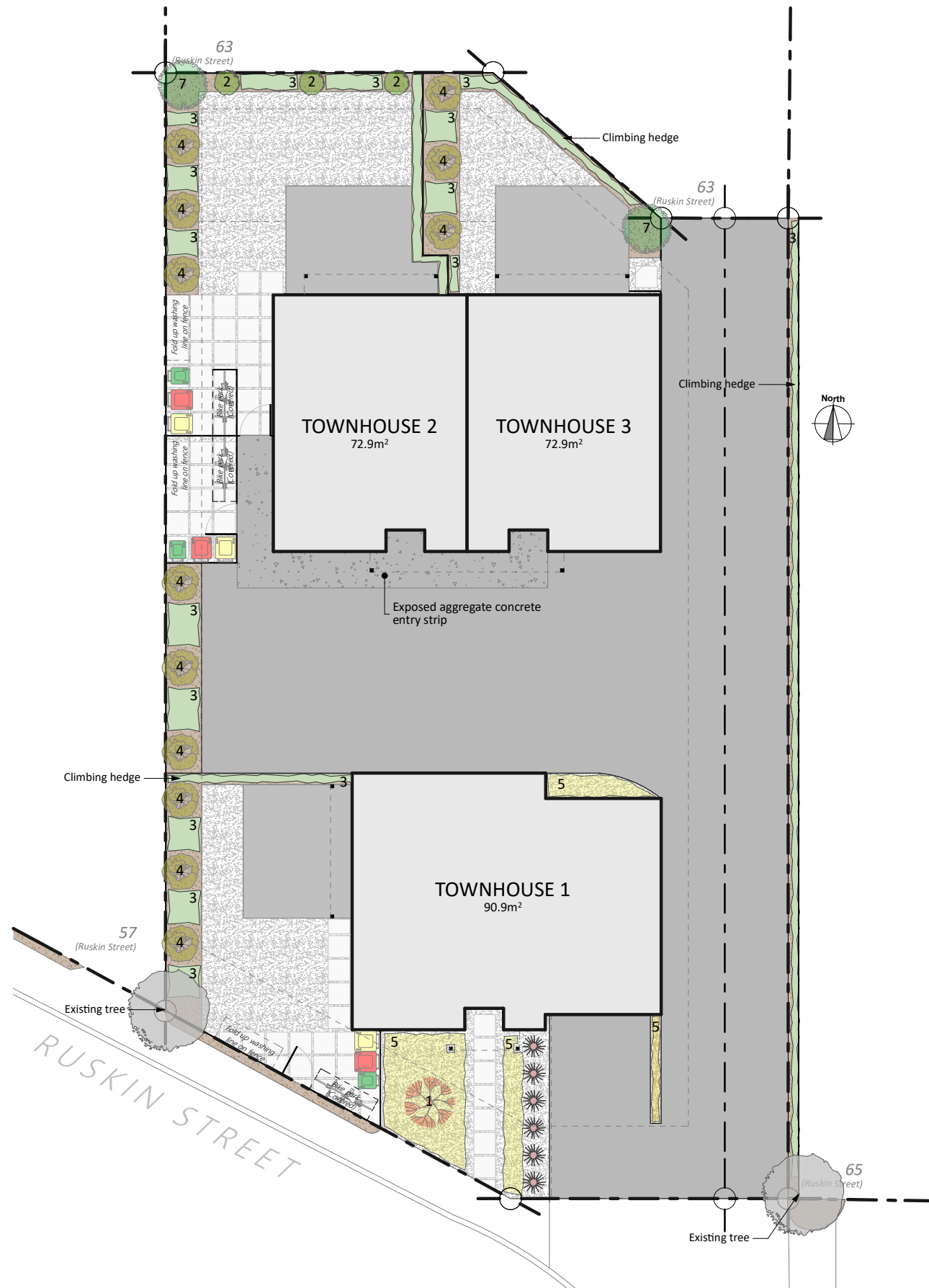
BROOKSFIELD
HERITAGE

PROJECT NAME
Ruskin Street Townhouses

PROJECT ADDRESS
61 Ruskin Street
Addington
Christchurch

DRAWING NO. A002
REVISION A

DRAWING NO.
SITE BOUNDARY PLAN



0. LANDSCAPING PLAN
SCALE 1:150

LANDSCAPING LEGEND

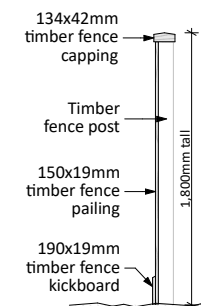
- Planting area
- native grasses planted, 1 / m2 approx to suit
- medium bark chip finished
- Lime Chip Area
- lime chip finished
- Paver
- 600x600 concrete pavers
- Patio
- formed with 100mm concrete slab

Notes:
- All Trees to be 1.5m (min) height at time of planting
- Planting beds to be medium bark chip finished
- Landscaping areas to be 50% trees, 50% shrubs
- For planting refer to **Plant Legend**

LETTERBOX



- 3x Box Design letterbox on front boundary fence with Street number and unit lettering



FENCE DETAIL
SCALE 1:50

PLANT LEGEND



TYPE 1 - CHERRY TREE
"Prunus 'Accolade'"



TYPE 2 - CONIFER
"Thuja occidentalis 'Pyramidalis'"



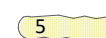
TYPE 3 - GRISELINIA
AND STAR JASMINE
HEDGE



TYPE 4 - OLIVE TREE
HEDGE
"Olea europaea Picual"



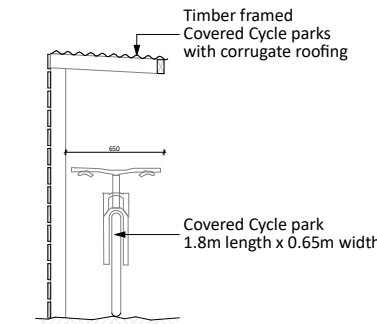
TYPE 5 - GRASS/SEDGE
Carex Comans 'Bronze'



TYPE 6 - FLAX
AMAZING RED
Phormium 'Amazing Red'



TYPE 7 - LIME TREE
"Tilia x europaea"



COVERED CYCLE PARKING
SCALE 1:50

BROOKSFIELD
HERITAGE

PROJECT NAME
Ruskin Street Townhouses

PROJECT ADDRESS
61 Ruskin Street
Addington
Christchurch

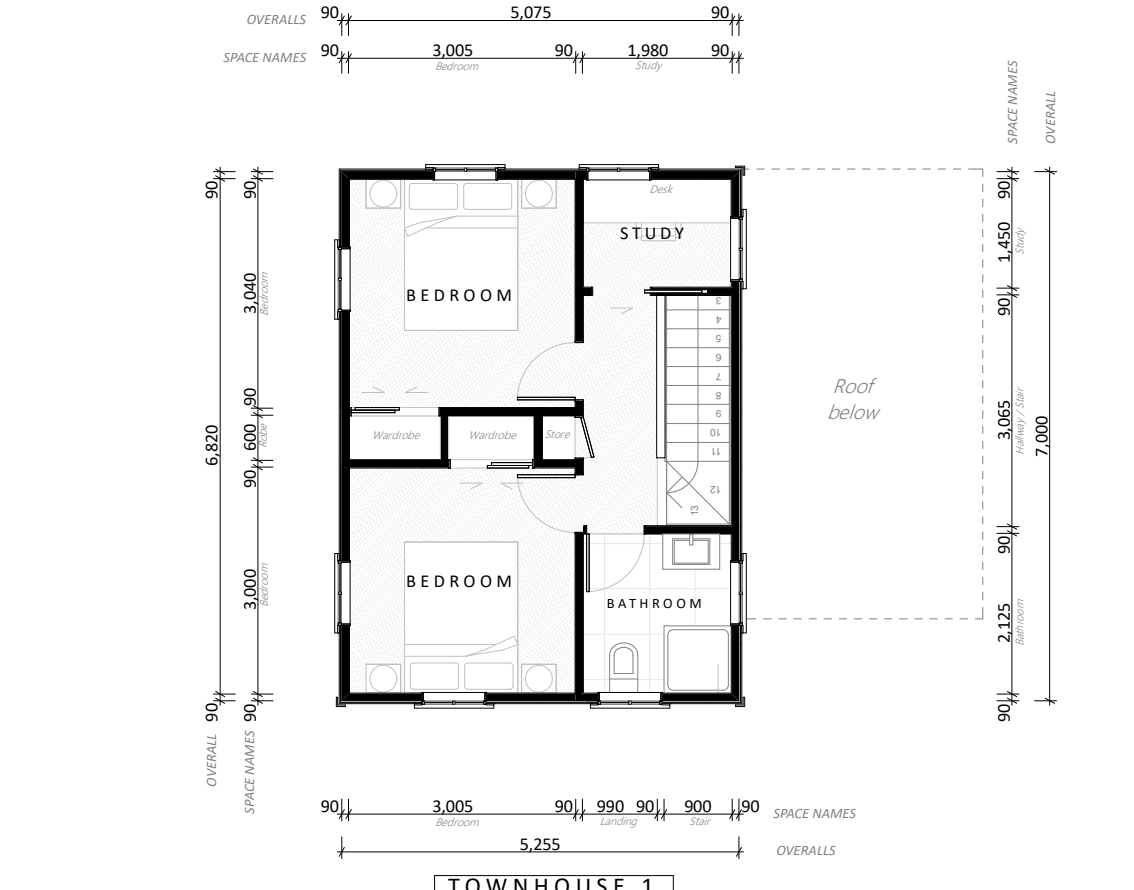
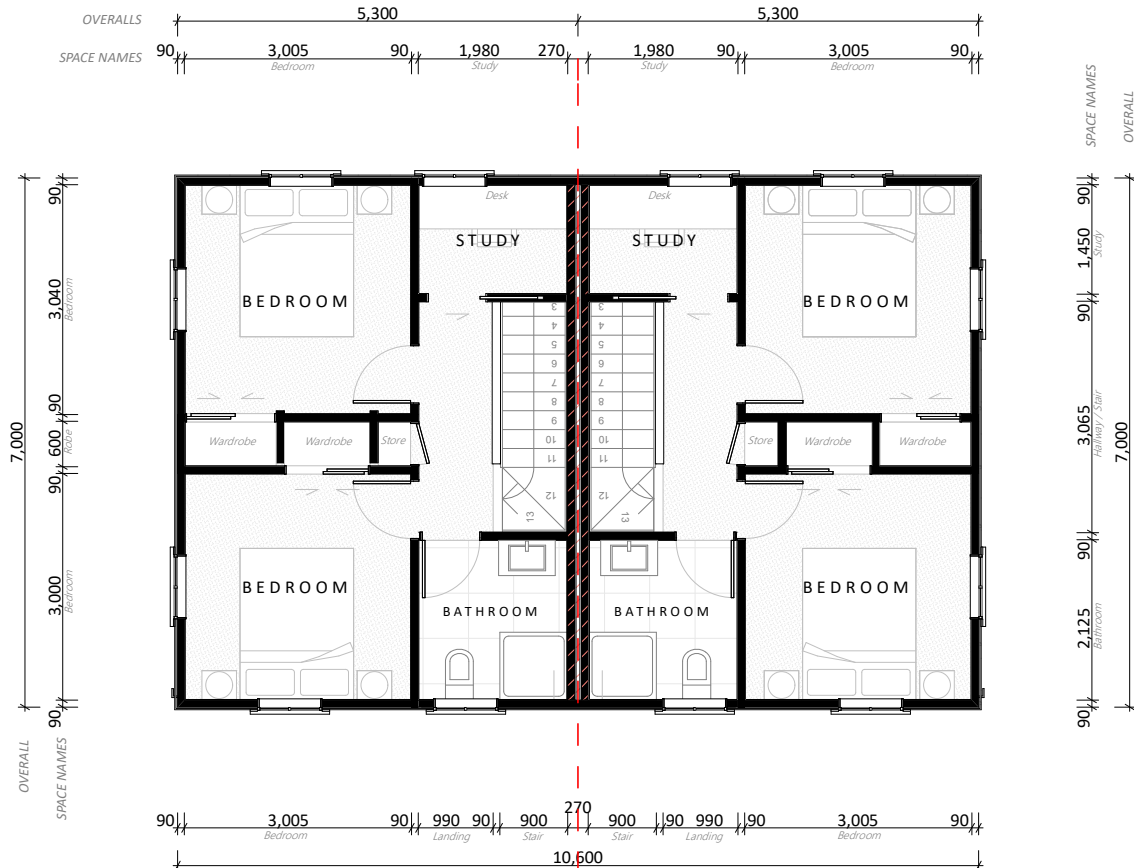
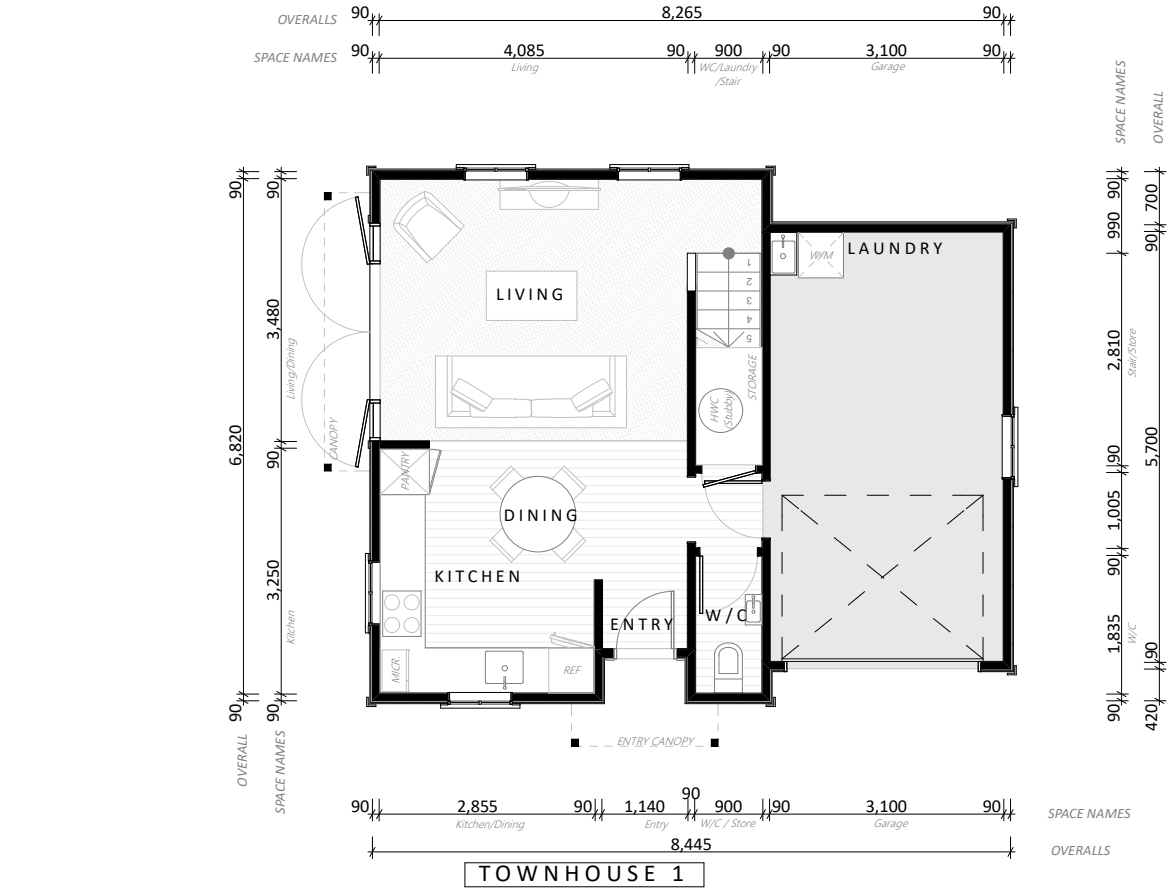
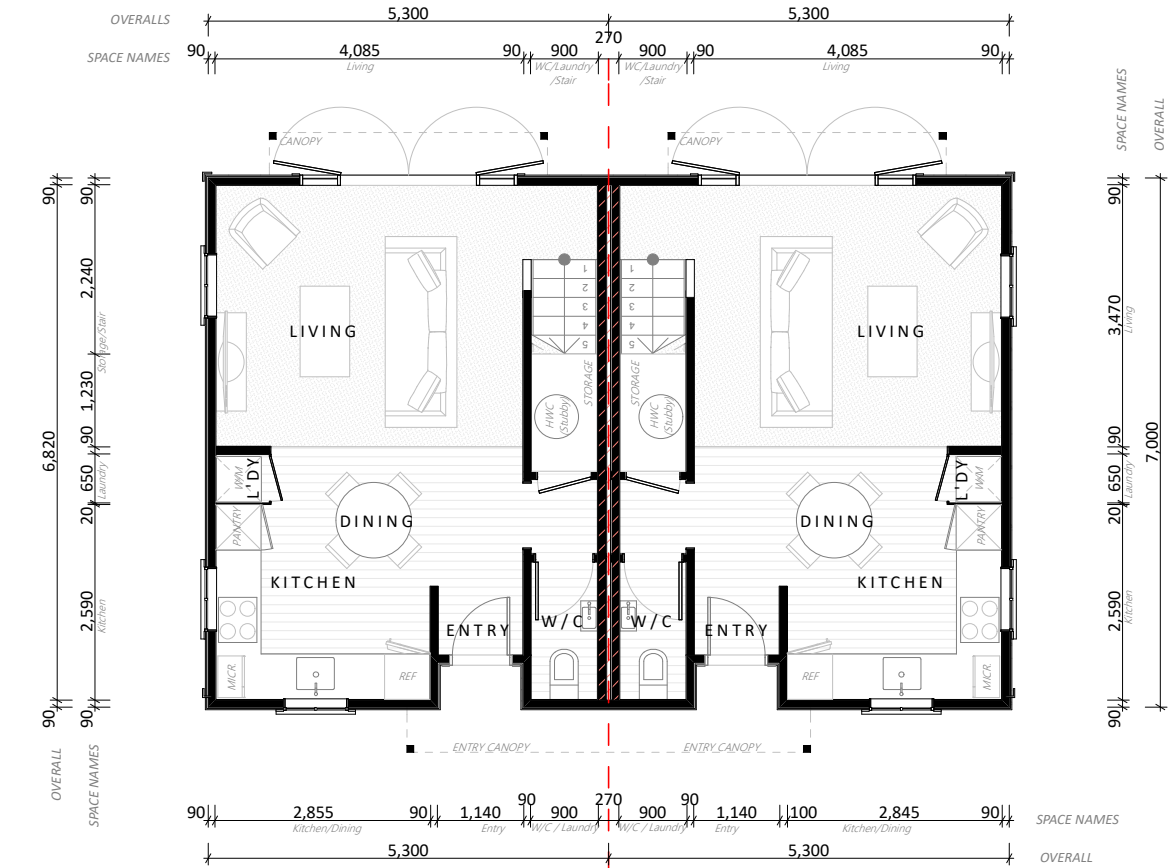
DRAWING NO. REVISION

A003 A

DRAWING NO.
LANDSCAPING PLAN

1. GROUND FLOOR PLAN
SCALE 1:100

2. FIRST FLOOR
SCALE 1:100



North

LEGEND - WALLS

- 90mm Timber Framed wall (external wall)
 - 10mm GIB Board internal lining
 - 20mm drained cavity
 - 16mm Southern Pine Products bevel-back weatherbo
- 90mm Timber Framed wall (internal wall)
 - 10mm GIB Board internal lining both sides
- Resene Constructions Systems INTA120a Intertency System installed to manufacturers specifications Refer to FINISHES PLAN for wall lining specification.

GENERAL NOTES:

All entries and exits to be in accordance with NZBC D1/AS1.

Anti-slip on all access routes (both external and internal) provide anti-slip surfaces complying with nzbc d1/as1/table 2.

Floor finishes for wet area rooms to be slip resistant in accordance with NZBC D1/AS1 table 2 and also to be in accordance with NZBC E3 - Internal Moisture.

Kitchen bench top to comply with NZBC G3/AS1.

Refer to Door and Window schedules for lintel sizes.

Mechanical ventilation for removing moisture shall be vented outside (includes wet areas, clothes dryer & cooking hood. refer nzbc g4/as1 1.3.c.ii.) mechanical ventilation to be 150mm dia 230 cu m/h inline fan ducted to soffit.

Smoke alarms - Cavius Smoke Alarm, be installed to NZBC F1/AS1 with hush facility (3.0m radius)

All exposed fixings to be stainless steel

Contractor to install all new plumbing fixtures and appliances to manufacturers specifications.

Contractor to furnish and install all hardware unless noted otherwise.

Contractor to provide all blocking as required for proper installation of item. In wall 20mm plywood blocking at all sink, wall sconce and accessory locations.

BROOKSFIELD

HERITAGE

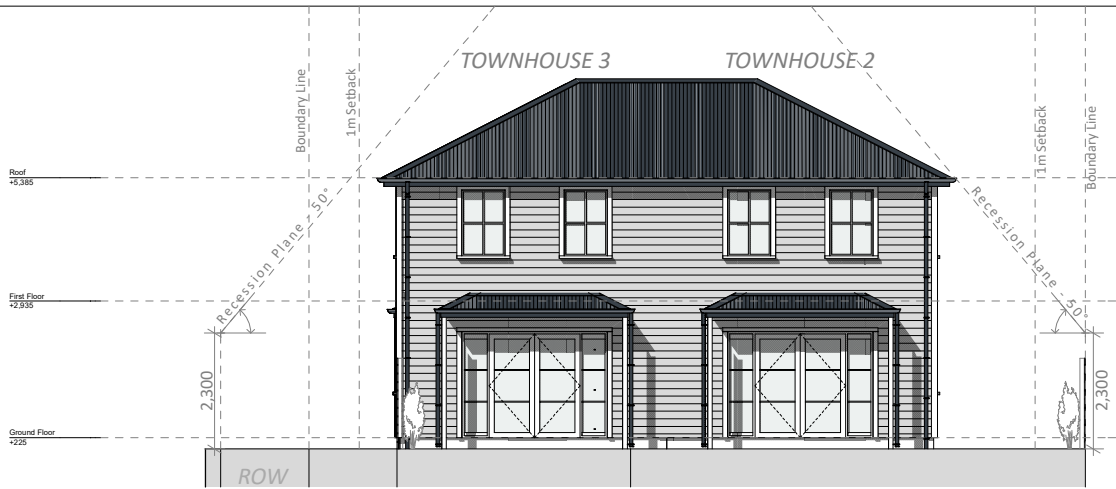
PROJECT NAME
Ruskin Street Townhouses

PROJECT ADDRESS
61 Ruskin Street
Addington
Christchurch

DRAWING NO. REVISION

A100 A

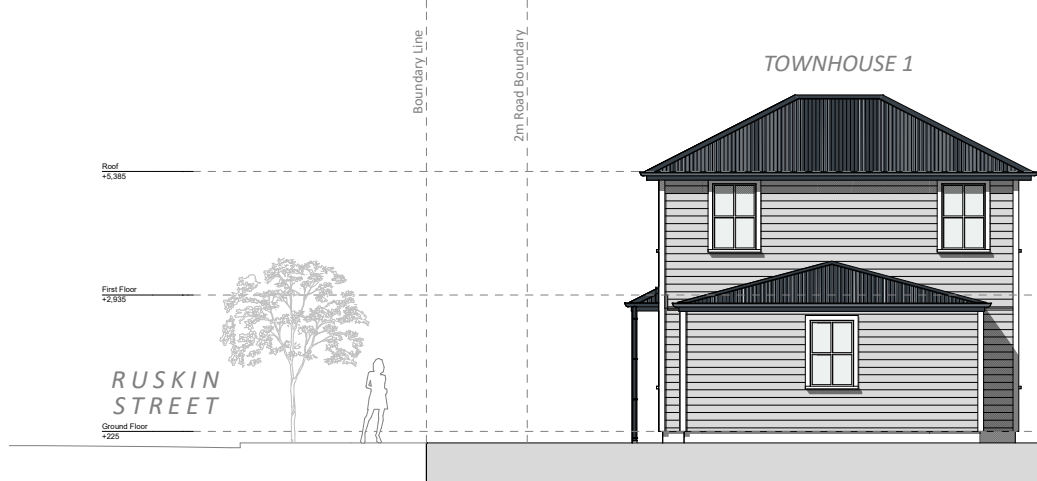
DRAWING NO.
FLOOR PLANS



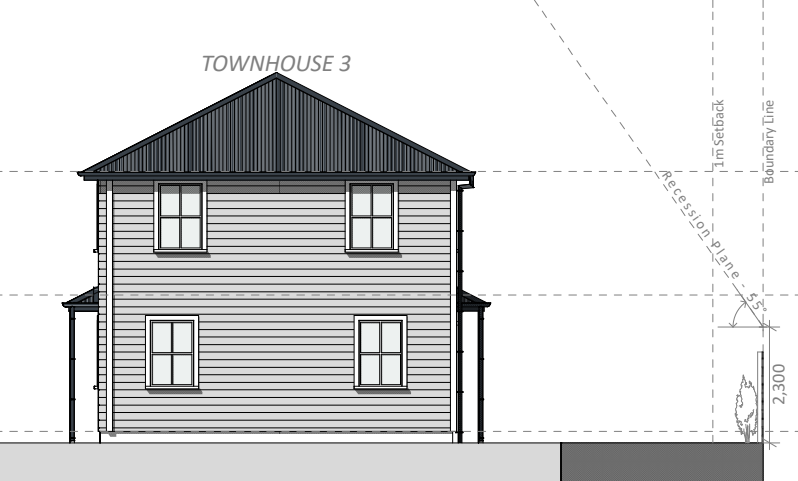
E01 NORTH ELEVATION
SCALE 1:150



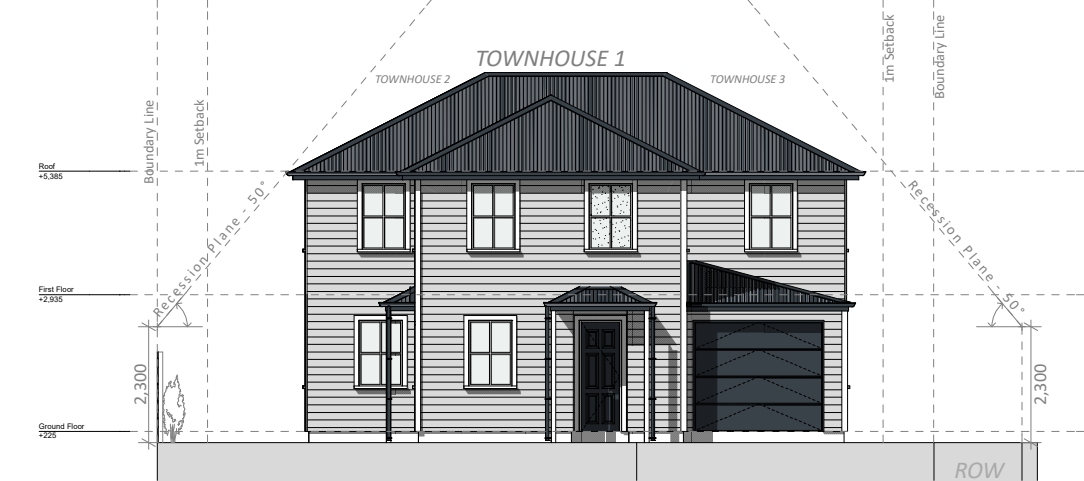
E05 NORTHEASTERN RP ELEVATION
SCALE 1:150



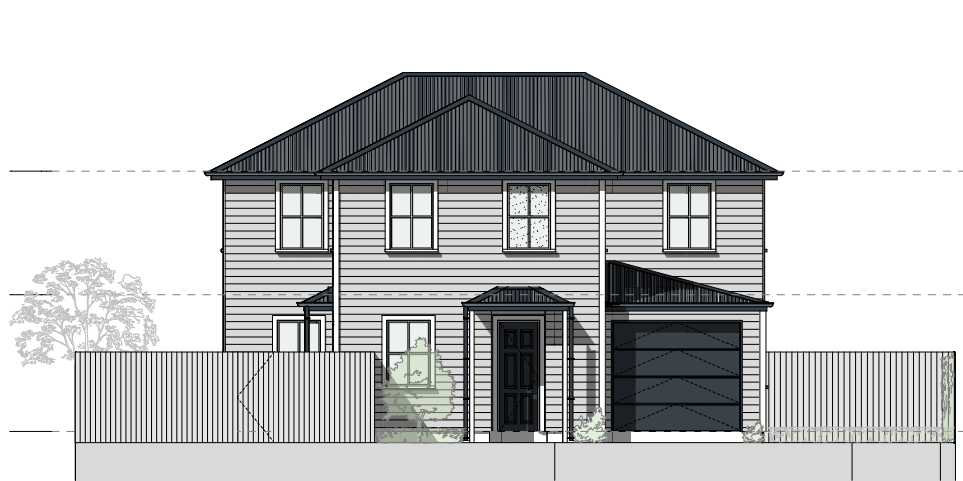
E02 EAST ELEVATION
SCALE 1:150



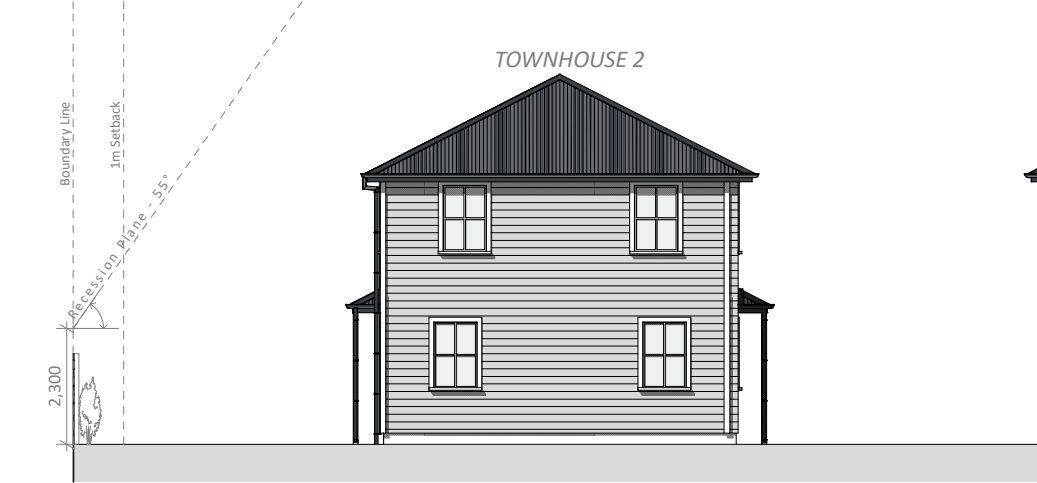
E03 SOUTH ELEVATION
SCALE 1:150



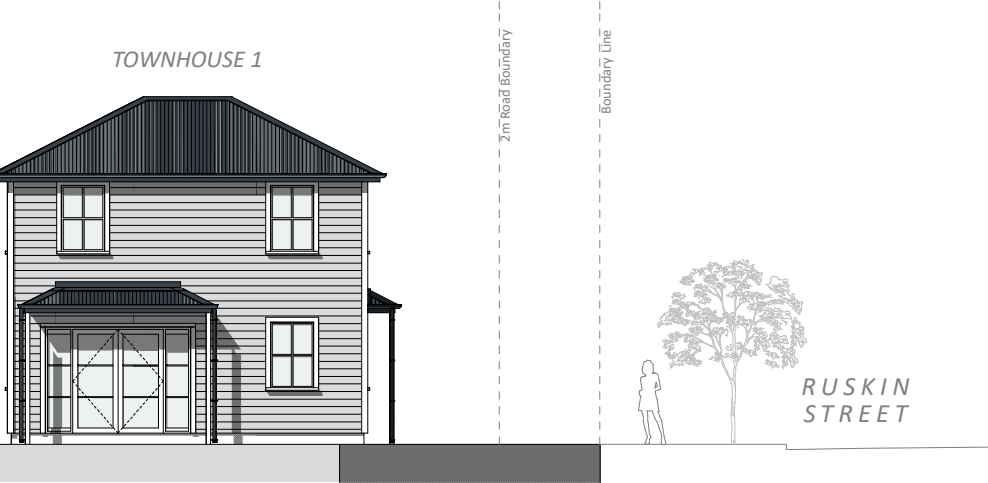
E03 SOUTH ELEVATION
SCALE 1:150



E06 STREET ELEVATION
SCALE 1:150



E04 WEST ELEVATION
SCALE 1:150



E05 WEST ELEVATION
SCALE 1:150

LEGEND

- Roof**
 - Dimond Corrugate Colorsteel Endura roof cladding over Thermokraft Covertex roof underlay
 - Colour to be selected by Brooksfield Living.
- Horizontal Weatherboard**
 - Southern Pine Products Bevel-back weatherboard installed as per manufacturers specifications on 20mm drained cavity system over wall underlay.
 - Colour to be selected by Brooksfield Living.
- Permanently Obscured Glass**
 - As required by Christchurch District Plan 14.4.2.8

Gutter with finish to match roofing fixed to fascia. Falls as shown on roof plan

Downpipes to be 80Ø, finish & colour to match roofing (UNO)

APL powder coated aluminium exterior windows and doors in selected finish
- Double glazed windows and doors with Grade A safety glass to all glazing within 800mm above finished floor level, or in wet areas in accordance with NZBC F2/AS1

BROOKSFIELD
HERITAGE

PROJECT NAME
Ruskin Street Townhouses

PROJECT ADDRESS
61 Ruskin Street
Addington
Christchurch

DRAWING NO. REVISION
A200 **A**

DRAWING NO.
SITE ELEVATIONS



Street View 1 - Render



Back Yard - Render



Street View 2 - Render

BROOKSFIELD
— H E R I T A G E —

PROJECT NAME
Ruskin Street Townhouses

PROJECT ADDRESS
61 Ruskin Street
Addington
Christchurch

| | |
|-------------|----------|
| DRAWING NO. | REVISION |
| A300 | A |
| DRAWING NO. | |
| RENDERS | |