

87 Barbour Street, Christchurch

Million Dollar Homes For Half The Price

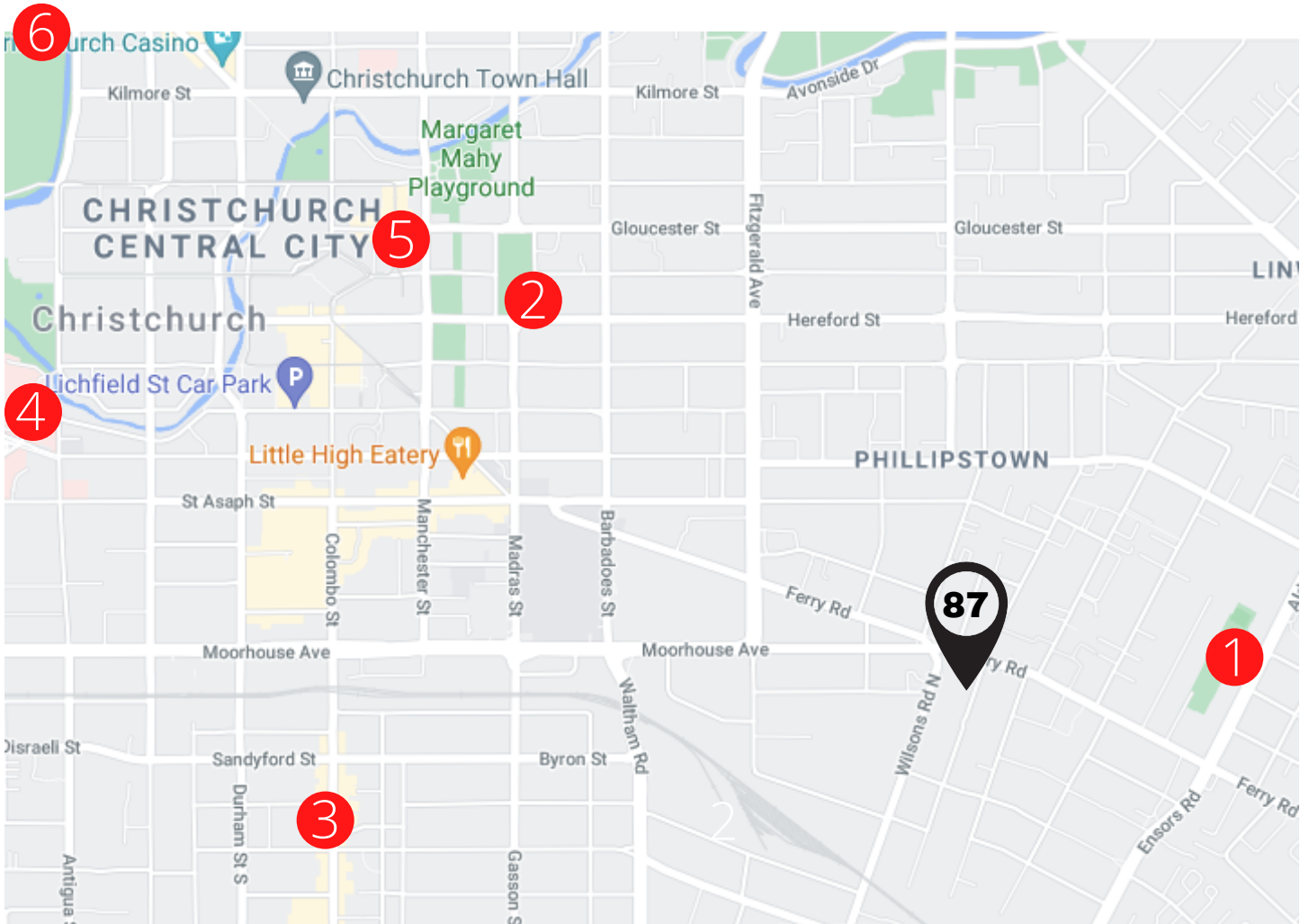
Brookfield Modern



BROOKSFIELD
— TOWNHOUSES —

Location

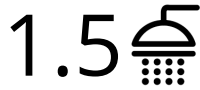
These 5 Brookfields Modern homes are located just a 5 minute drive to the city centre. This location always proves popular with a small and easy commute to all the best that Christchurch has to offer. Below are some of our favourite spots close to your next Home or Investment Property.



- 1 Edmonds Park (500 m)
- 2 Latimer Square (1.5 km)
- 3 The Colombo (1 km)
- 4 Christchurch Hospital (3 km)
- 5 City Centre (2 km)
- 6 International Airport (12 km)

Design And Interior Houses 1 - 3

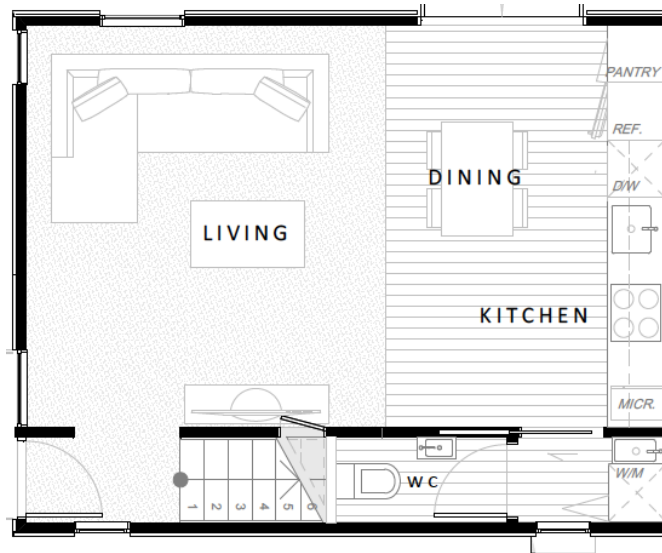
Brookfields are famous for designing the most unique homes in Christchurch. These homes have been laid out with an open plan living, dining and kitchen, with a separate toilet and large storage cupboard downstairs. These homes also feature a separate laundry area closed off from the kitchen. Upstairs we have two large bedrooms, a study and a generous bathroom.



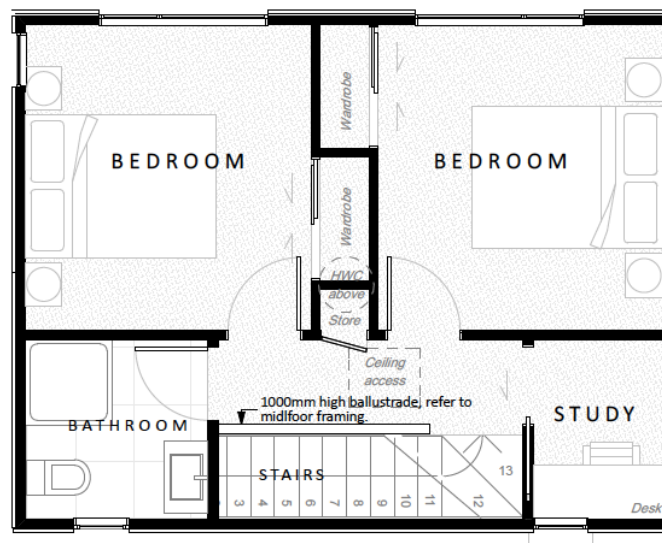
Floor Area m²

7

Ground Floor



First Floor



Design And Interior

Houses 4 & 5

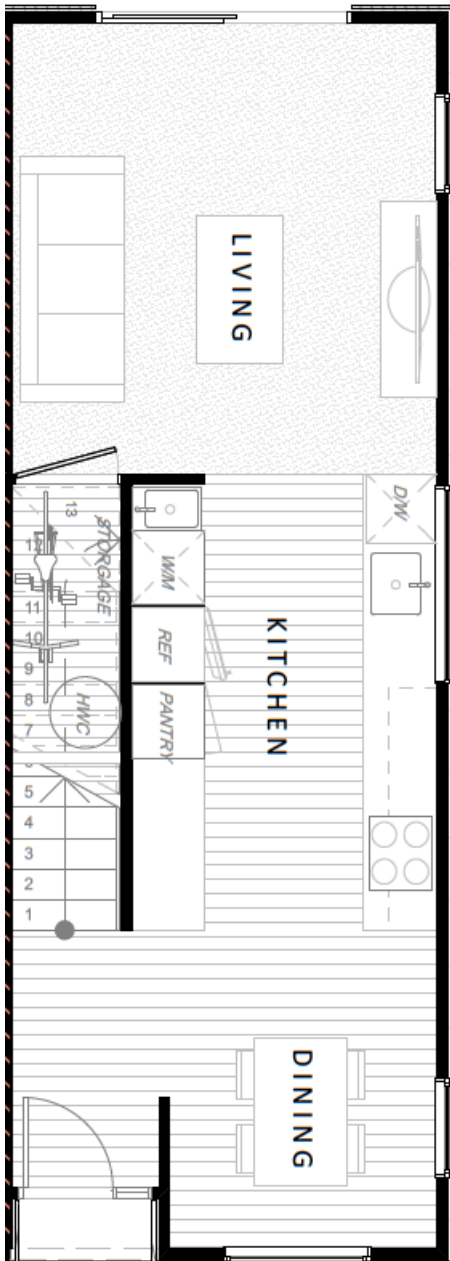
Brooksfield are famous for designing the most unique homes in Christchurch. These homes have been laid out with the living and dining being separated by the kitchen. Upstairs we have two large bedrooms, and a generous bathroom.



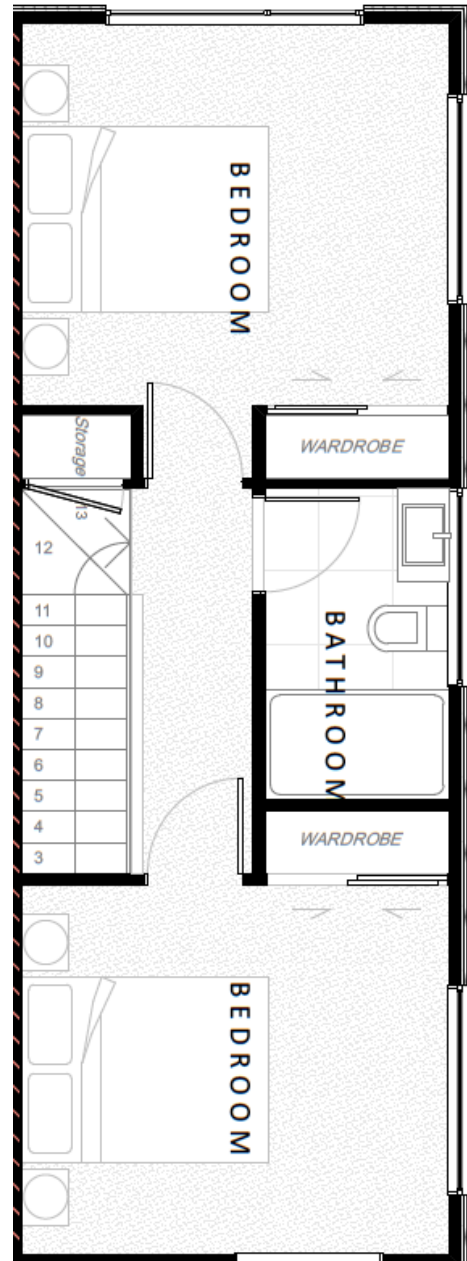
Floor Area m2

72

Ground Floor

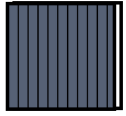


First Floor



Modern Colours & Specifications

Exterior



Cladding - Eurotray



Doorhandle - Schlage S-6000 keyless entry

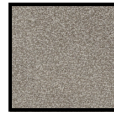


Roof - Longrun roofing

Interior



Walls - Clover Honey, 100% natural plant based paint



Carpet - 100% Wool



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



Kitchen Floor - Forest Cedar tile planks



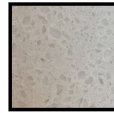
Bathroom Wall Tile - Metro Ashgrey Gloss



Kitchen Cabinets - Bestwood Ranfurly Oak



Bathroom Floor Tile - Metro Ashgrey Matt



Kitchen Bench - Stone - Coronet Peak



Roller Blinds - White - to all living areas



Splashback - Subway Tiles



Venetian Blinds - White - Bedrooms



Wool Insulation

Modern Plumbing & Electrical

Plumbing



Kitchen Mixer - Brushed Nickel
Mizu Drift 4 Star water rating



Bathroom Vanity - Timber classic
700mm vanity



Toilets - Nova BTW



Shower mixer - Mizu Drift



Downstairs W/C vanity



Showerhead & rail - Posh
Domaine Brass Rail Shower



Bathroom mixers - Mizu Drift
4 star water rating



toilet roll holder



Robe Hooks - Bathroom



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 - Modern up/down



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



your rental assessment

87 Barbour Street, Christchurch



10 May 2021

Thank you for the opportunity to provide a rental assessment on the property situated at **87 Barbour Street, Christchurch**.

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 **\$450 - \$470** 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

Business Development Manager

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Grenadier Rent Shop Ltd. Licensed Agent REAA 2008

BROOKSFIELD
LIVING

Harcourts Grenadier Rent Shop



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BROOKSFIELD
LIVING

Harcourts Grenadier Rent Shop

Price List

| House | Bedrooms | Bathrooms | Carparks | House Size | Price |
|---------|-----------|-----------|-----------|------------|--------------|
| House 1 | 2 + Study | 1.5 | 1 Carpark | 72m2 | \$559,000.00 |
| House 2 | 2 + Study | 1.5 | 1 Carpark | 72m2 | \$559,000.00 |
| House 3 | 2 + Study | 1.5 | 1 Carpark | 72m2 | \$559,000.00 |
| House 4 | 2 | 1 | 1 Carpark | 72m2 | \$559,000.00 |
| House 5 | 2 | 1 | 1 Carpark | 72m2 | \$559,000.00 |

Expected Start

August 2021

Expected Completion

February 2022

Title Type

Fee Simple

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



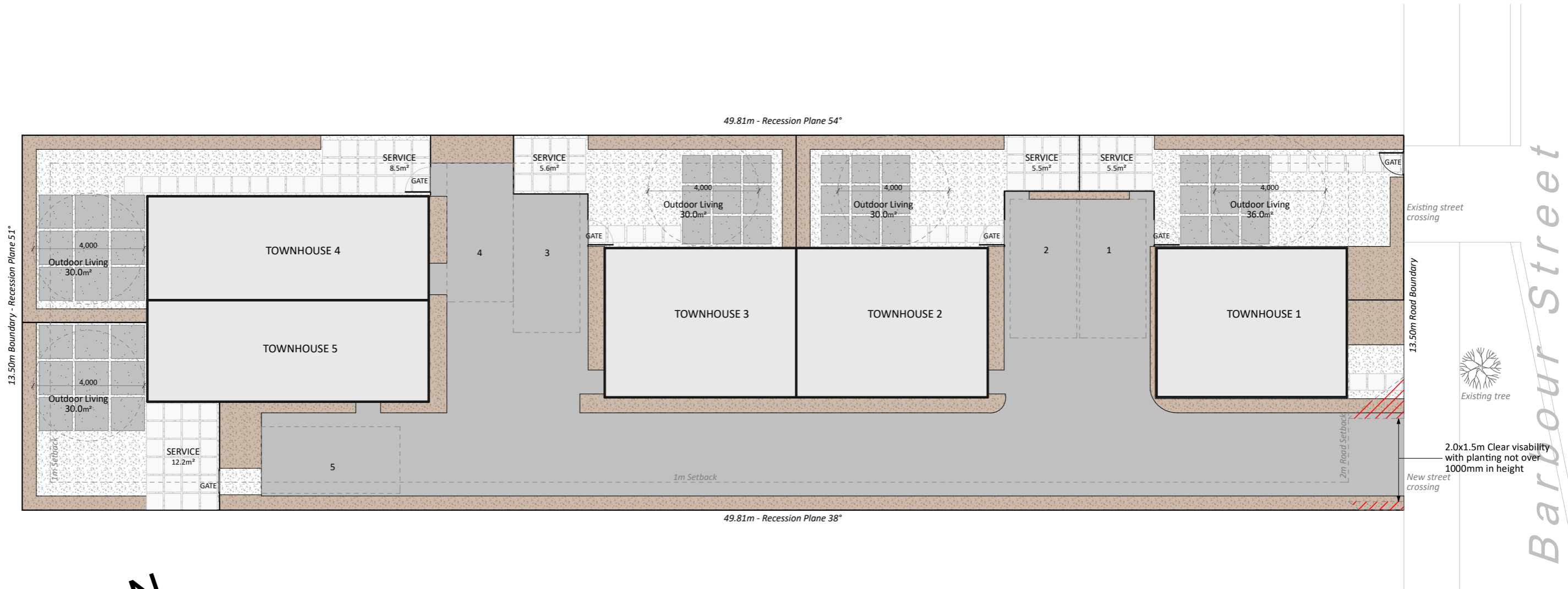
BROOKSFIELD
— TOWNHOUSES —

SHEET INDEX

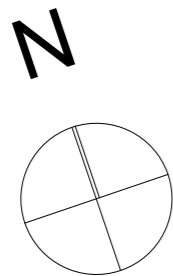
| | |
|------|-----------------------------------|
| A000 | PROJECT INTRODUCTION |
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B a r b o u r S t r e e t T o w n h o u s e s
8 7 B a r b o u r S t r e e t , W a l t h a m , C h r i s t c h u r c h



0. SITE PLAN
SCALE 1:150



PROJECT INFO:

Address: 87 Barbour Street
Waltham
Christchurch

Legal Description: Part Lot 45 DP 27
Title: CB315/228

Site Area: 673m² (more or less)
Site Coverage: 28.9%

Planning Zone: Residential Medium Density
Natural Hazards: Liquefaction Management Area

Wind Zone: Low
Earthquake Zone: 2
Exposure Zone: C
Sea Spray Zone: No
Climate Zone: 3
Land Zone: TC2
Flood Management: No

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.

BROOKSFIELD
HERITAGE

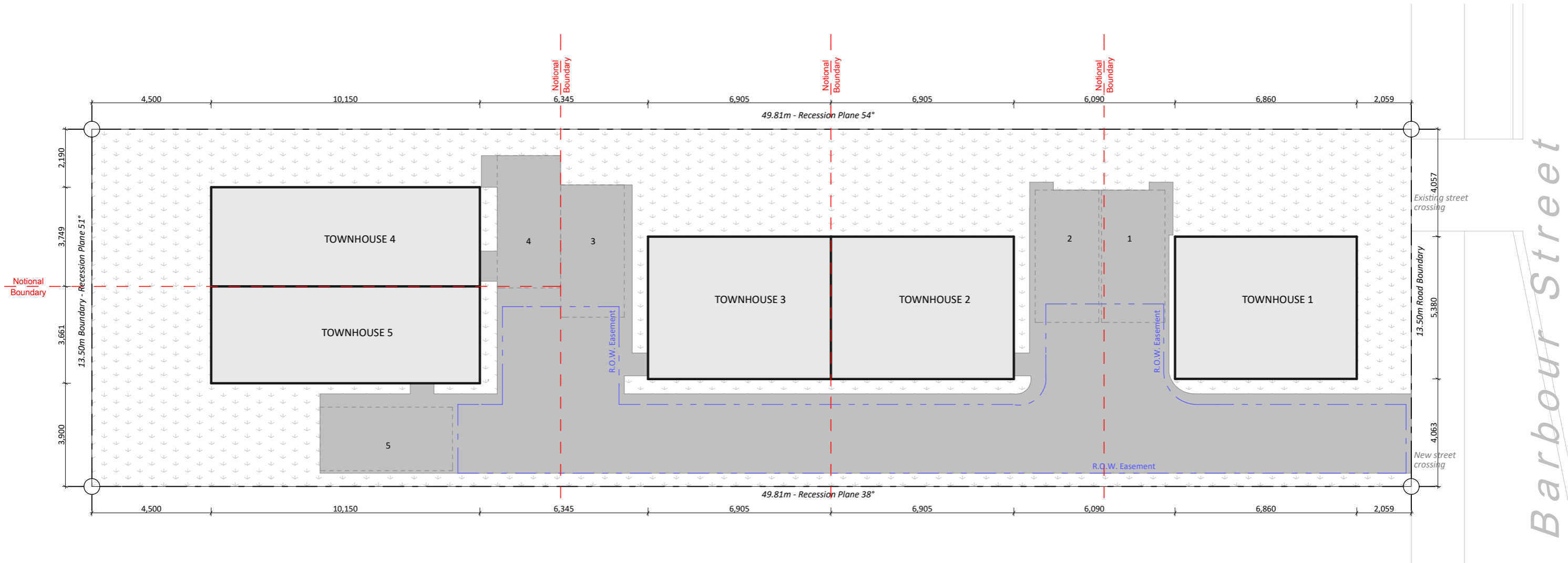
PROJECT NAME
Barbour Street Townhouses

PROJECT ADDRESS
87 Barbour Street
Waltham
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:

Property Area: TBC
Ground Floor Area: 35.9m²
First Floor Area: 35.2m²
Total Floor Area: 71.1m²

TOWNHOUSE 2:

Property Area: TBC
Ground Floor Area: 35.8m²
First Floor Area: 35.6m²
Total Floor Area: 71.4m²

TOWNHOUSE 3:

Property Area: TBC
Ground Floor Area: 35.8m²
First Floor Area: 35.8m²
Total Floor Area: 71.3m²

TOWNHOUSE 4:

Property Area: TBC
Ground Floor Area: 36.0m²
First Floor Area: 34.8m²
Total Floor Area: 70.8m²

TOWNHOUSE 5:

Property Area: TBC
Ground Floor Area: 55.4m²
First Floor Area: 34.8m²
Total Floor Area: 90.2m²

BROOKSFIELD
HERITAGE

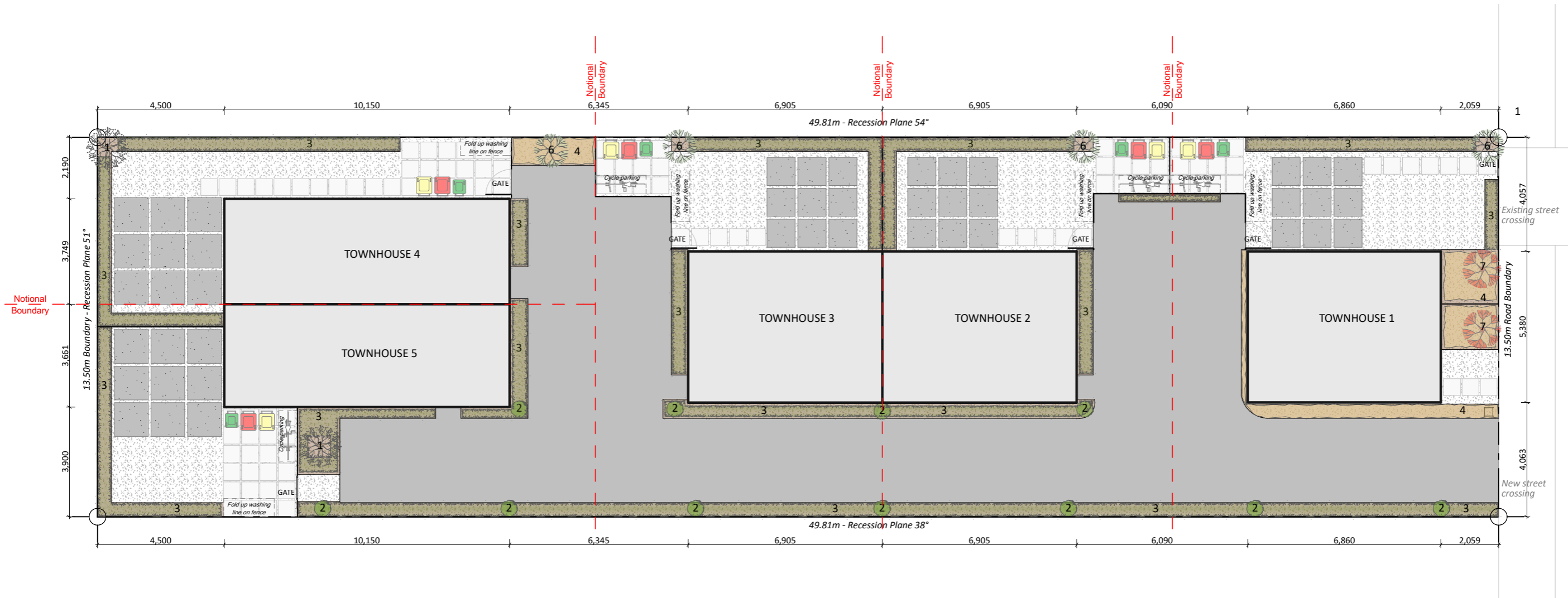
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Barbour Street Townhouses

PROJECT ADDRESS
87 Barbour Street
Waltham
Christchurch

DRAWING NO. REVISION






A002 **A**

DRAWING NO.
SITE BOUNDARY PLAN



0. LANDSCAPING PLAN
SCALE 1:150

LANDSCAPING LEGEND

-  Grass / lawn Area
-  Planting area
- native grasses planted, 1 / m2 approx to suit
- medium bark chip finished
-  Lime Chip Area
- lime chip finish
-  Paver
- 600x600 concrete pavers
-  Concrete Patio
- Cut concrete patio

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
 - 5x Box Design letterbox on front boundary fence with Street number and unit lettering

PLANT LEGEND



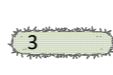
TYPE 1 - MAPLE TREE
 "Acer Griseum, Paperbark"



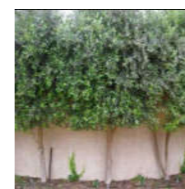
TYPE 2 - CONIFER
 "THUJA occidentalis 'Pyramidalis'"



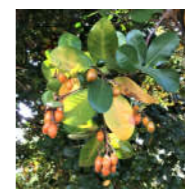
TYPE 3 - PORTUGUESE LAUREL HEDGE
 "Prunus lusitanica 'Myrtifolia'"



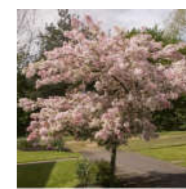
TYPE 7 - NATIVE GROUND COVER MIX
 Tractor seat, Mondo grass, Jasmine, flax, etc.



TYPE 4 - OLIVE TREE HEDGE
 "Olea europaea Picual"



TYPE 6 - KARAKA
 Corynocarpus laevigatus



TYPE 7 - CHERRY BLOSSOM TREE
 "Prunus 'Accolade'"



BROOKSFIELD
 — HERITAGE —

PROJECT NAME
 Barbour Street Townhouses

PROJECT ADDRESS
 87 Barbour Street
 Waltham
 Christchurch

DRAWING NO. REVISION

A003 **A**

DRAWING NO.
LANDSCAPING PLAN

WALL NOTES:

All internal timber framed walls to be 90x45 H1.2 SG8 timber, studs @ 600 c/c, dwangs @ 800 c/c.

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90x45 SG8 H1.2 dwangs @ 480 c/c for vertical weatherboard cladding

Top Plate Fixing: Top plate to be fixed to studs @ 600 max c/c with 2-90 x 3.15 end nails + 2 wire dogs or 4.7kN alternative fixing unless noted otherwise

Bottom Plate Fixing: Proprietary anchor's @ 900 max crs with 50x50x3 flat washer unless noted otherwise

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.

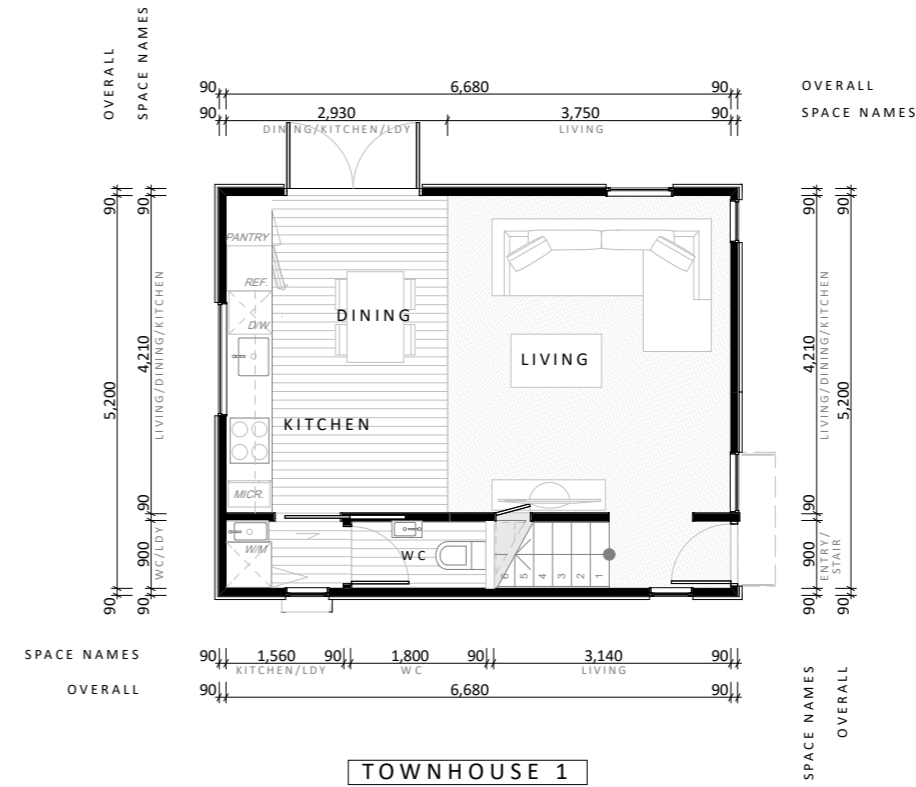
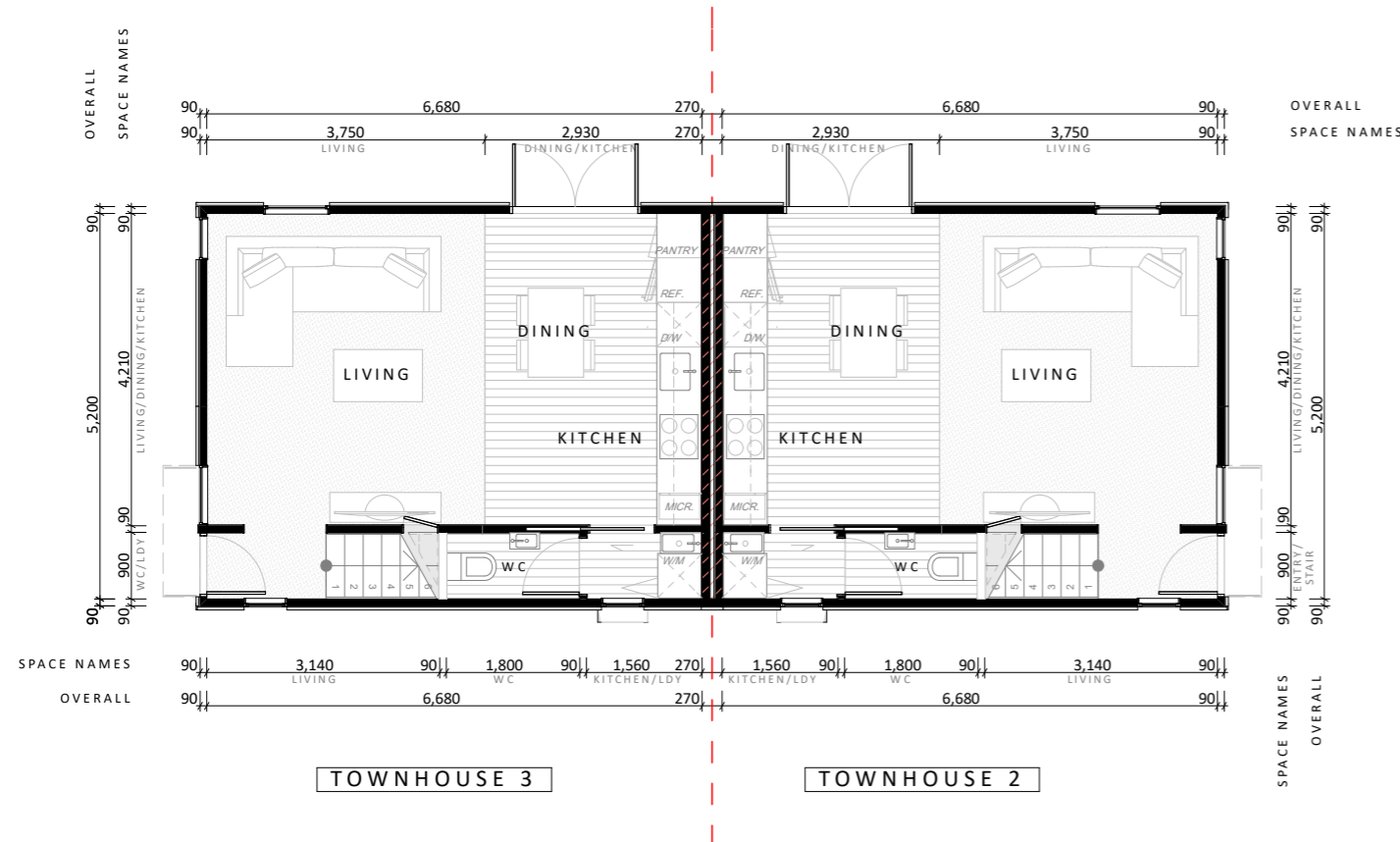
Smoke alarms - Cavius Smoke Alarm, be installed to NZBC F1/AS1 with hush facility (3.0m radius)

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 scone and accessory locations.



1. GROUND FLOOR PLAN
SCALE 1:100

LEGEND - WALLS

-  90mm Timber Framed wall (external wall)
- 10mm GIB Board internal lining
- 20mm drained cavity
- Architectural Roofing Company Vertical Roof Tray Cladding
-  90mm Timber Framed wall (external wall)
- 10mm GIB Board internal lining
- 20mm drained cavity
- Enduroclad Board and Batten
-  90mm Timber Framed wall (external wall)
- 10mm GIB Board internal lining
- 20mm drained cavity
- 20mm Fibre Cement sheet
-  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.

BROOKSFIELD
HERITAGE

PROJECT NAME
Barbour Street Townhouses

PROJECT ADDRESS
87 Barbour Street
Waltham
Christchurch

DRAWING NO. REVISION

A100 **A**

DRAWING NO.
GROUND FLOOR PLANS
TOWNHOUSES 1-3

WALL NOTES:

All internal timber framed walls to be 90x45 H1.2 SG8 timber, studs @ 600 c/c, dwangs @ 800 c/c.

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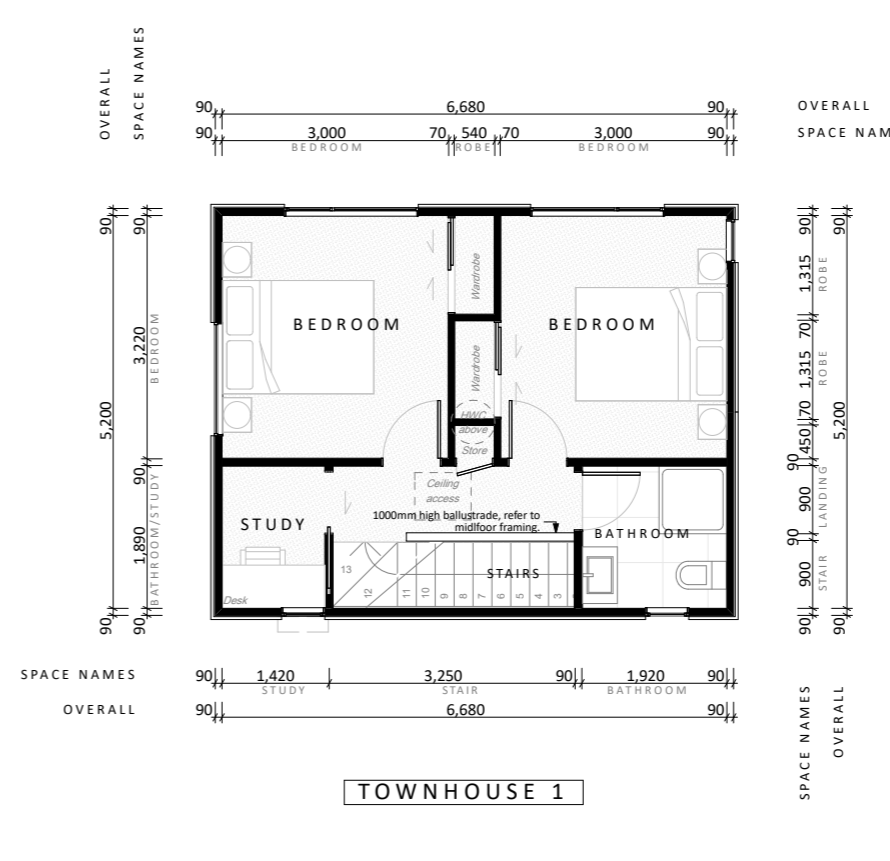
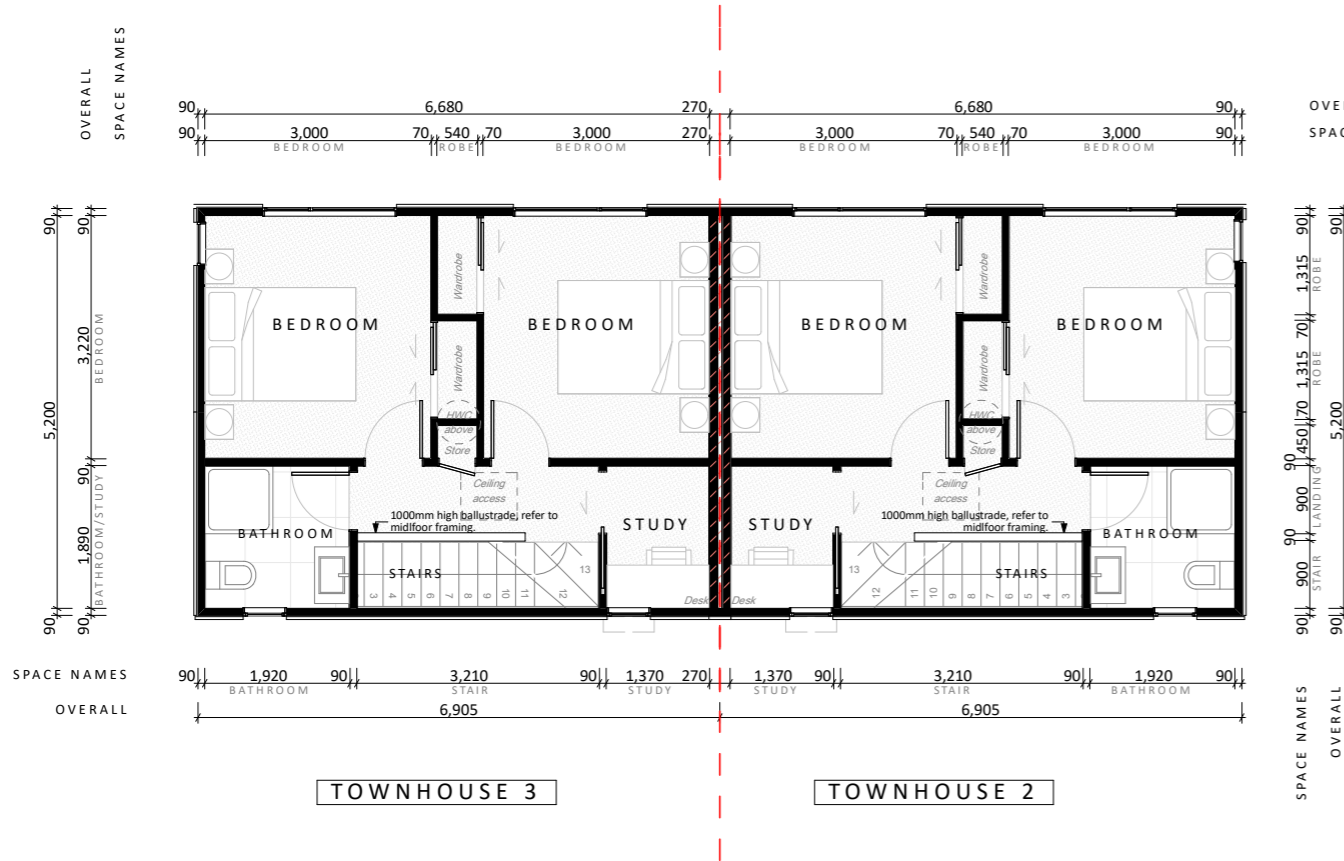
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2. FIRST FLOOR PLAN
SCALE 1:100

LEGEND - WALLS

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- 20mm drained cavity
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- 20mm Fibre Cement sheet
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- 10mm GIB Board internal lining both sides
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BROOKSFIELD
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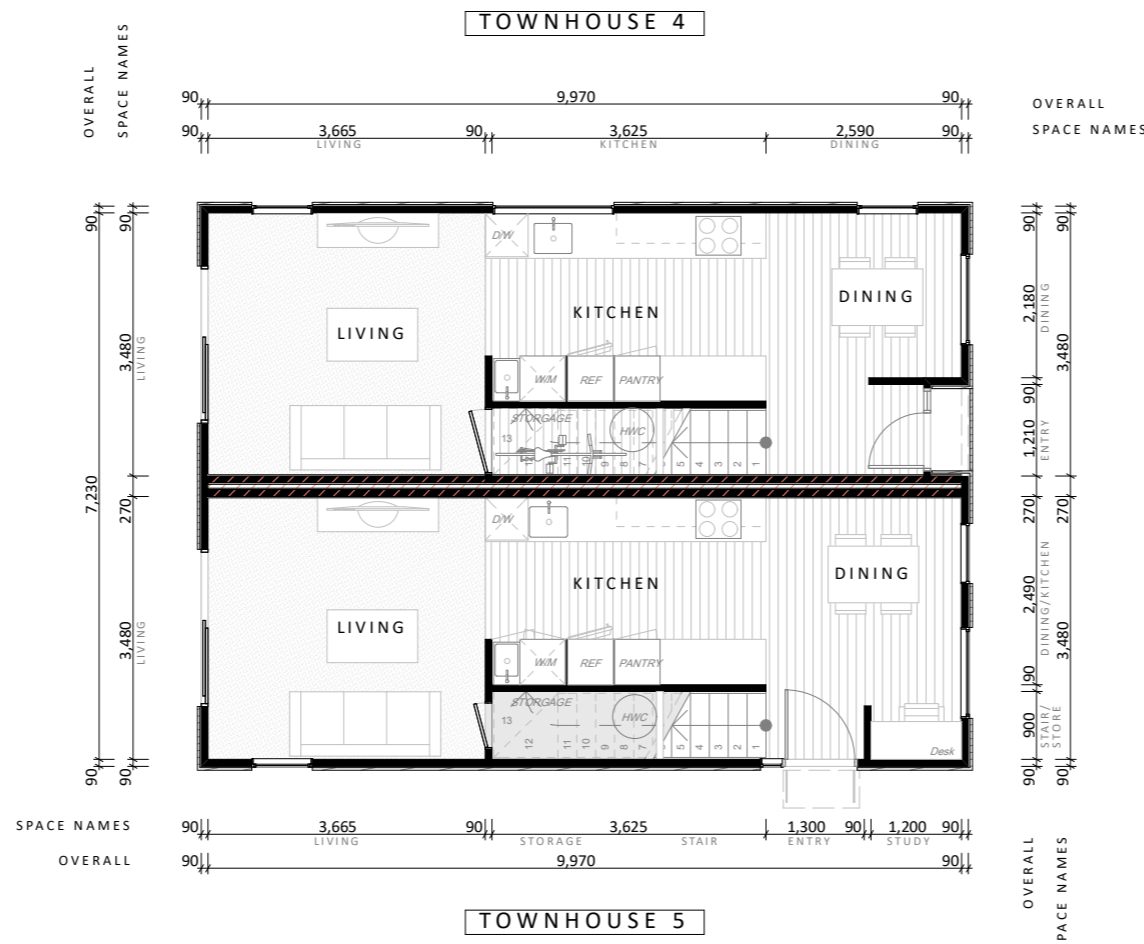
PROJECT NAME
Barbour Street Townhouses

PROJECT ADDRESS
87 Barbour Street
Waltham
Christchurch

DRAWING NO. REVISION

A101 **A**

DRAWING NO.
FIRST FLOOR PLANS
TOWNHOUSES 1-3



1. GROUND FLOOR PLAN
SCALE 1:100

LEGEND - WALLS

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- 10mm GIB Board internal lining
- 20mm drained cavity
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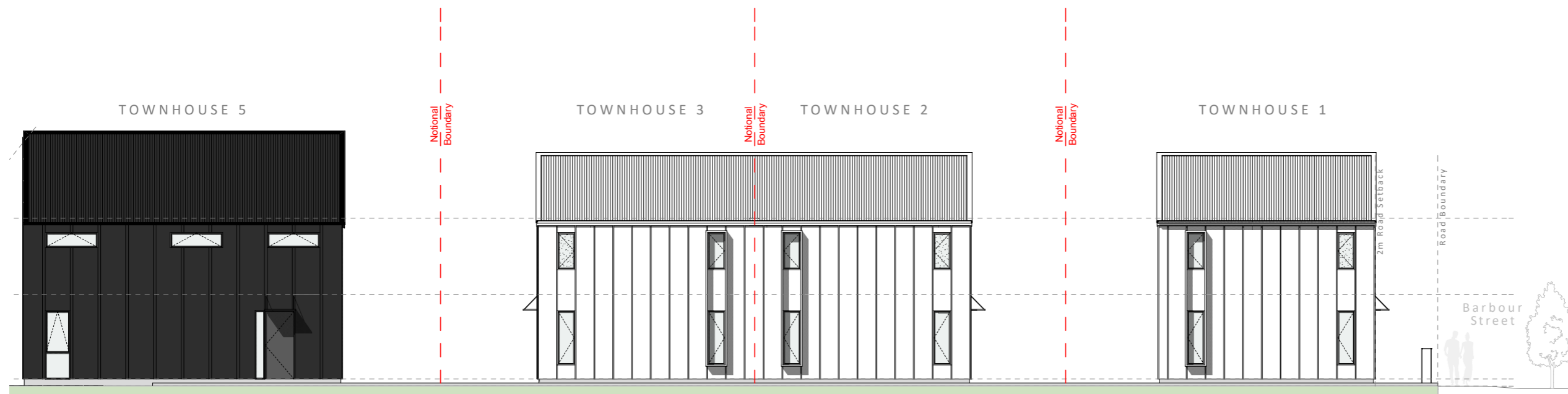
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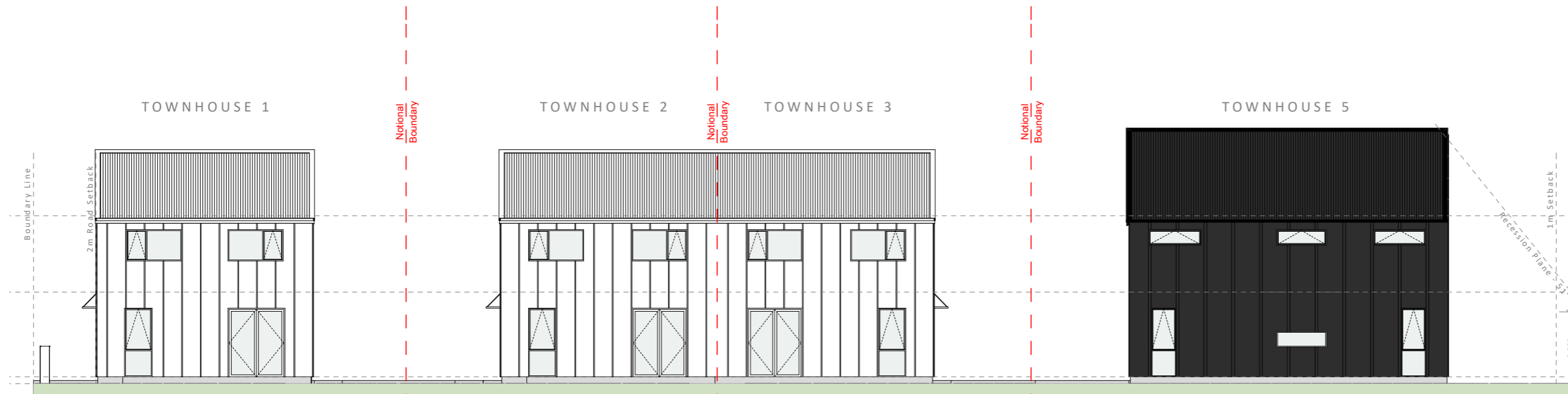
DRAWING NO. REVISION

A102 **A**

DRAWING NO.
GROUND FLOOR PLANS
TOWNHOUSES 4-5



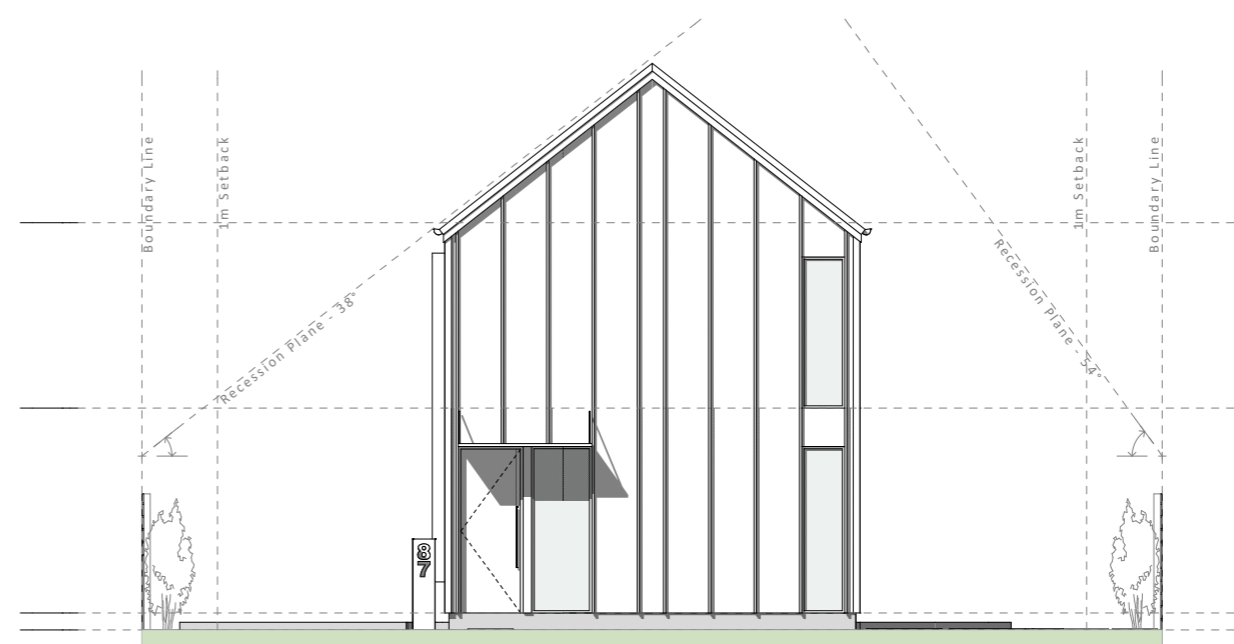
E03 SOUTH ELEVATION ALL TOWNHOUSES
SCALE 1:150



E01 NORTH ELEVATION ALL TOWNHOUSES
SCALE 1:150








E09 STREET ELEVATION
SCALE 1:100



E07 EAST ELEVATION TH 1
SCALE 1:100

LEGEND

-  **Roof**
- Dimond Corrugate Colorsteel
Endura roof cladding over
Thermokraft Covertex roof
underlay
- Colour to be selected by
Brookfield Living.
-  **Vertical TARC Snap Lock**
- Architectural Roofing Company
TARC snap-lock
cladding. 326-340mm width to
align ribs.
- Colour to be selected by
Brookfield Living
-  **Fibre Cement Panel**
- 10mm Fibre Cement Panel
- Colour to be selected by
Brookfield Living
-  **Board and Batten**
Vertical Enduroclad Board and Batten
Enduroclad Board and Batten with
Resene CoolColour
finish installed as per manufacturers
specifications on
20mm drained cavity system over wall
underlay.
- Colour to be selected by Brookfield
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 —

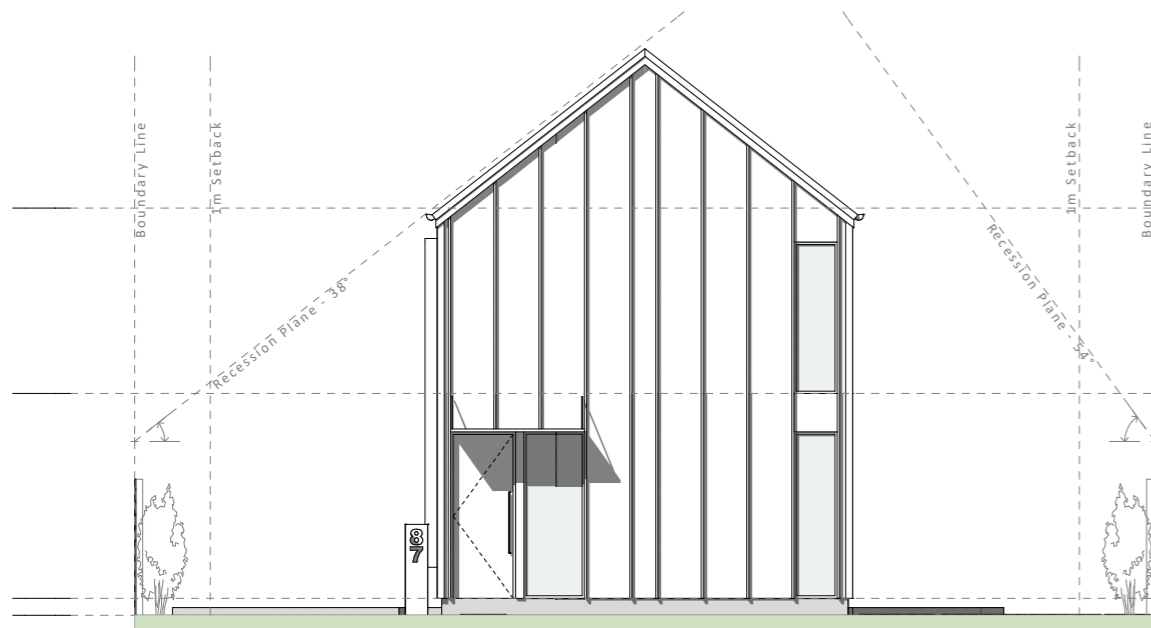
PROJECT NAME
Barbour Street Townhouses

PROJECT ADDRESS
87 Barbour Street
Waltham
Christchurch

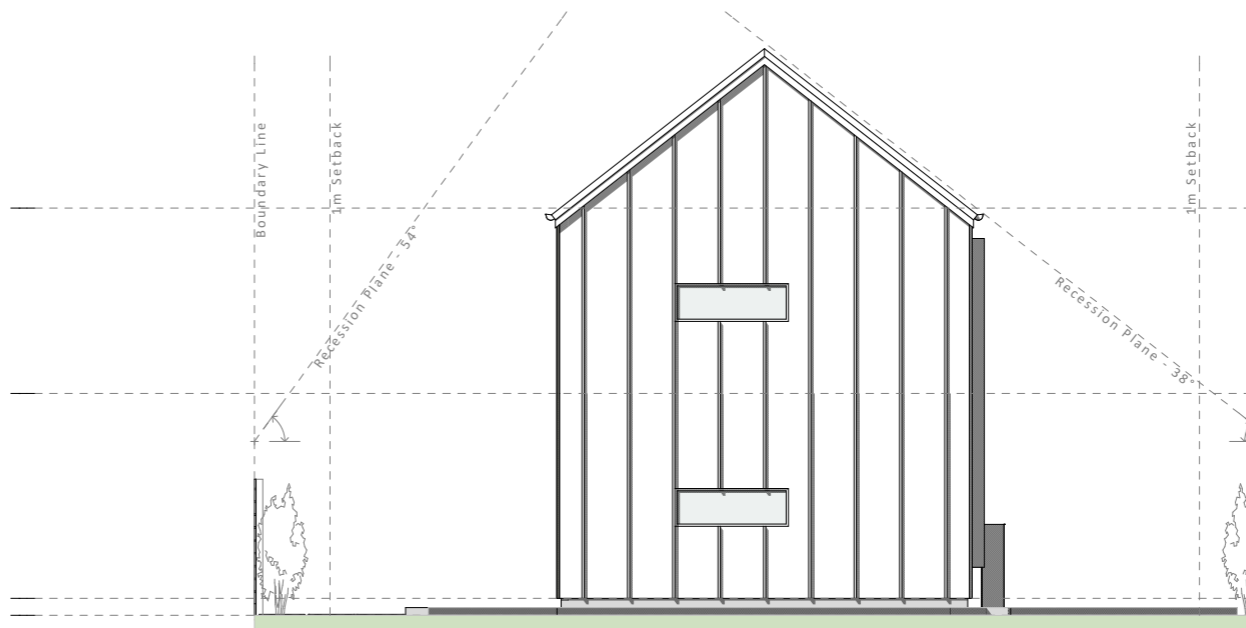
DRAWING NO. REVISION

A200 **A**

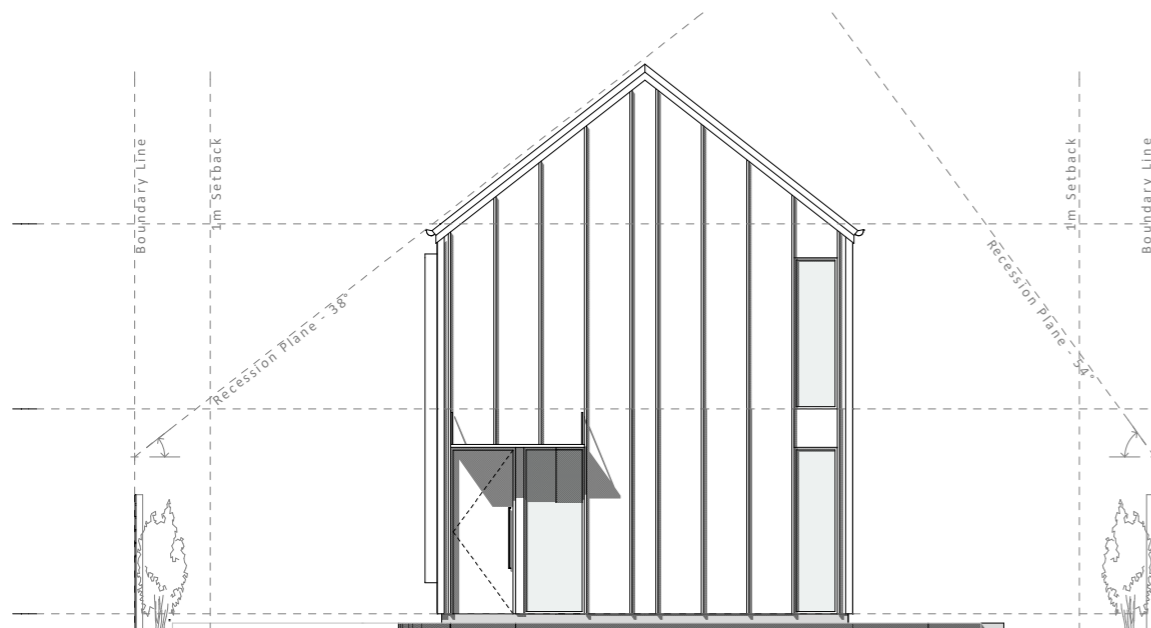
DRAWING NO.
**DEVELOPMENT
ELEVATIONS**



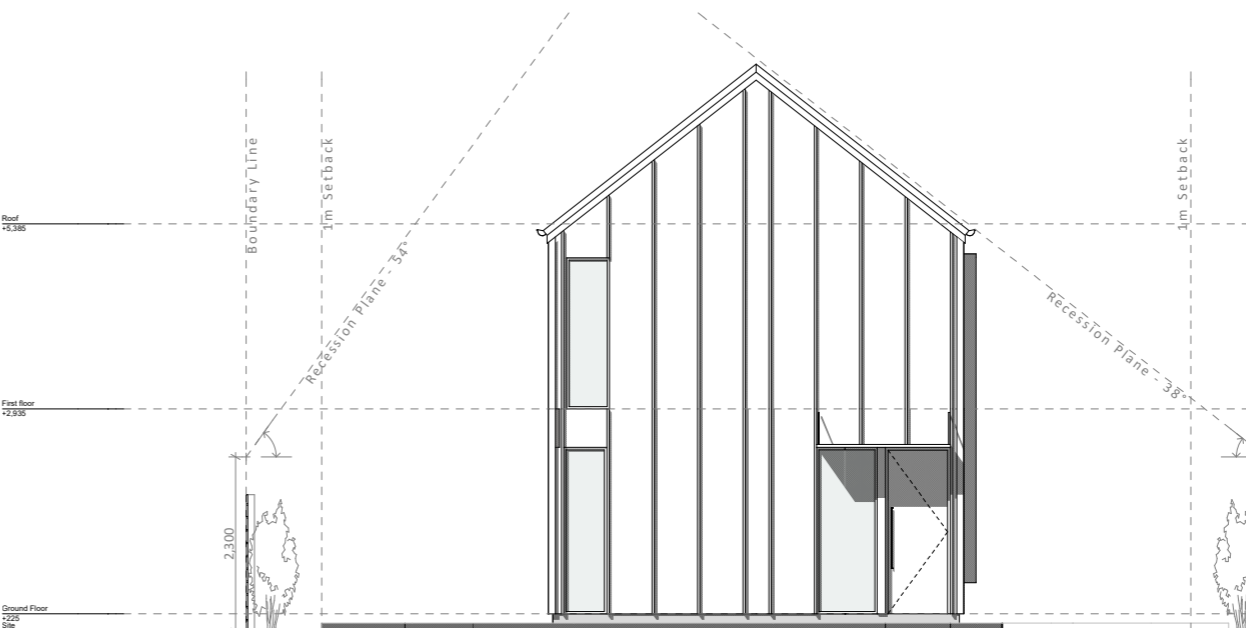
E07 EAST ELEVATION TH 1
SCALE 1:100



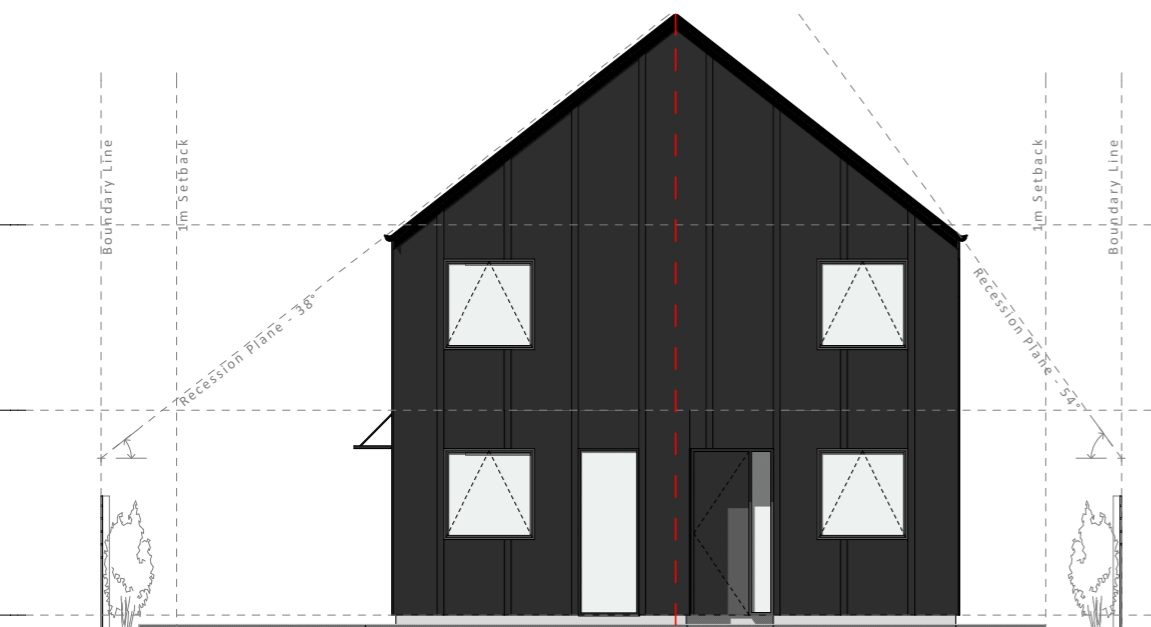
E08 WEST ELEVATION TOWNHOUSE 1
SCALE 1:100



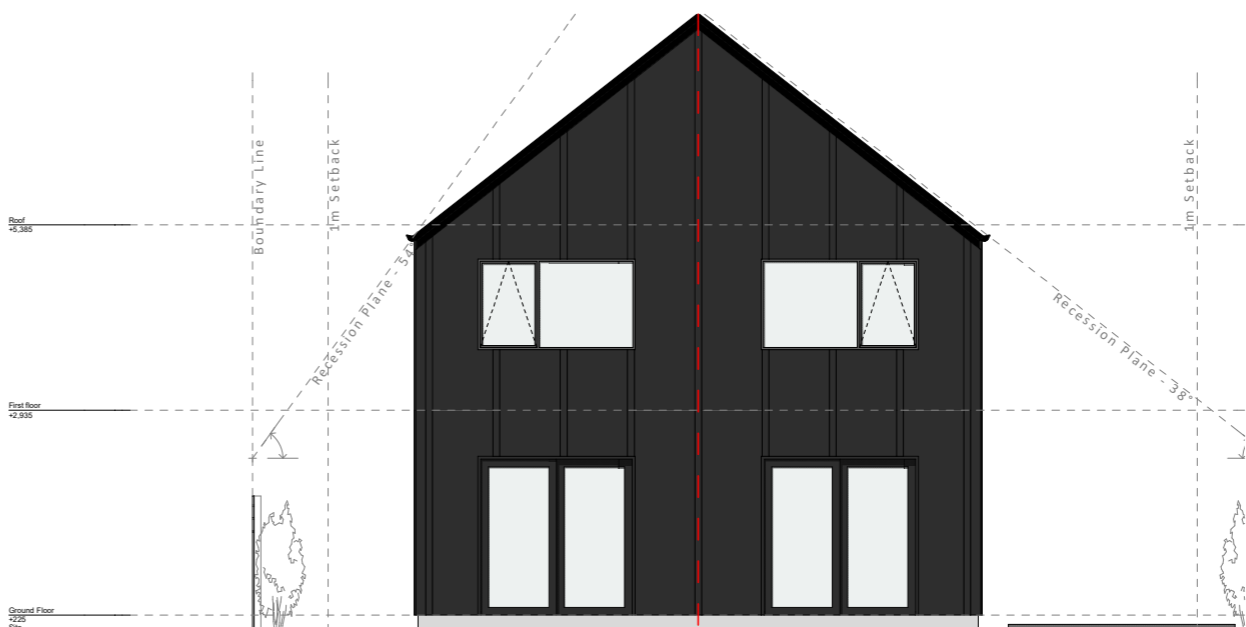
E05 EAST ELEVATION TOWNHOUSE 2+3
SCALE 1:100



E06 WEST ELEVATION TOWNHOUSE 2+3
SCALE 1:100



E02 EAST ELEVATION TOWNHOUSE 4 + 5
SCALE 1:100



E03 WEST ELEVATION TOWNHOUSE 4 + 5
SCALE 1:100

LEGEND

Roof

- Dimond Corrugate Colorsteel Endura roof cladding over Thermokraft Covertex roof underlay
- Colour to be selected by Brookfield Living.

Vertical TARC Snap Lock

- Architectural Roofing Company TARC snap-lock cladding. 326-340mm width to align ribs.
- Colour to be selected by Brookfield Living

Fibre Cement Panel

- 10mm Fibre Cement Panel
- Colour to be selected by Brookfield Living

Board and Batten

Vertical Enduroclad Board and Batten Enduroclad Board and Batten with Resene CoolColour finish installed as per manufacturers specifications on 20mm drained cavity system over wall underlay.
- Colour to be selected by Brookfield 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
Barbour Street Townhouses

PROJECT ADDRESS
87 Barbour Street
Waltham
Christchurch

DRAWING NO. REVISION

A201 **A**

DRAWING NO.
ADDITIONAL ELEVATIONS



Render 1:



Render 2:



Render 3:



Render 4:

BROOKSFIELD
— HERITAGE —

PROJECT NAME
Barbour Street Townhouses

PROJECT ADDRESS
87 Barbour Street
Waltham
Christchurch

DRAWING NO. REVISION

A300 **A**

DRAWING NO.
RENDERS