



CANTERBURY

122 Waimairi Road,
Ilam

equiti

Licensed under the REAA 2008

Completed development at Milton Street, Christchurch



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NZ's No. 1
Multi Unit &
Townhouse
Builder

NZ's No. 8
Residential
Builder

Welcome to Wolfbrook Residential

Wolfbrook Residential is one of New Zealand's largest residential property developers with a proven track record of delivering high-quality, well-built homes to both homeowners and investors alike.

We understand that there is no cookie-cutter solution to building a property. No two streets, communities or suburbs are the same, and therefore no two developments should be the same.

We don't just simply find a piece of land and slap a building on it – we identify opportunities, research the market thoroughly and strategically select viable locations for developments. From there we work with award-winning architects to build properties that have been carefully considered to optimise the market demands of those locations and their local amenities.

Wolfbrook Residential's founding Directors, James Cooney and Steve Brooks, are experienced property developers and investors who take a long-term view on property. Together owning in excess of 450 residential investment properties they bring a strong understanding of what customers and tenants require in new affordable housing and know how to deliver a product that is affordable without cutting corners.

Wolfbrook have delivered over 800 homes across New Zealand in the last four years, placing Wolfbrook amongst the top 10 largest builders in the country.

We leverage our experience so our clients can reach their financial goals and experience financial freedom.



“

We were quite impressed with the build, quality, and the feel of the interiors. And communication was pretty good...we were informed all the time with how it was coming along.

McIntosh Family,
Christchurch

“

Everything was really straightforward and Katya kept me informed along the way...the build finished earlier than anticipated. I'm really happy with the whole experience.

Danielle,
Christchurch

“

Compared to other providers, Wolfbrook homes are more architecturally unique, they're not cookie cutter designs.

Craig,
Christchurch

“

The whole buying process was smooth and straight forward, everything was on schedule. We were very happy with the house quality. They created a spacious kitchen for us. We finally found a place we can call home, we are very cheerful.

Jinhao & Yi,
Christchurch



All images are artist's impression only



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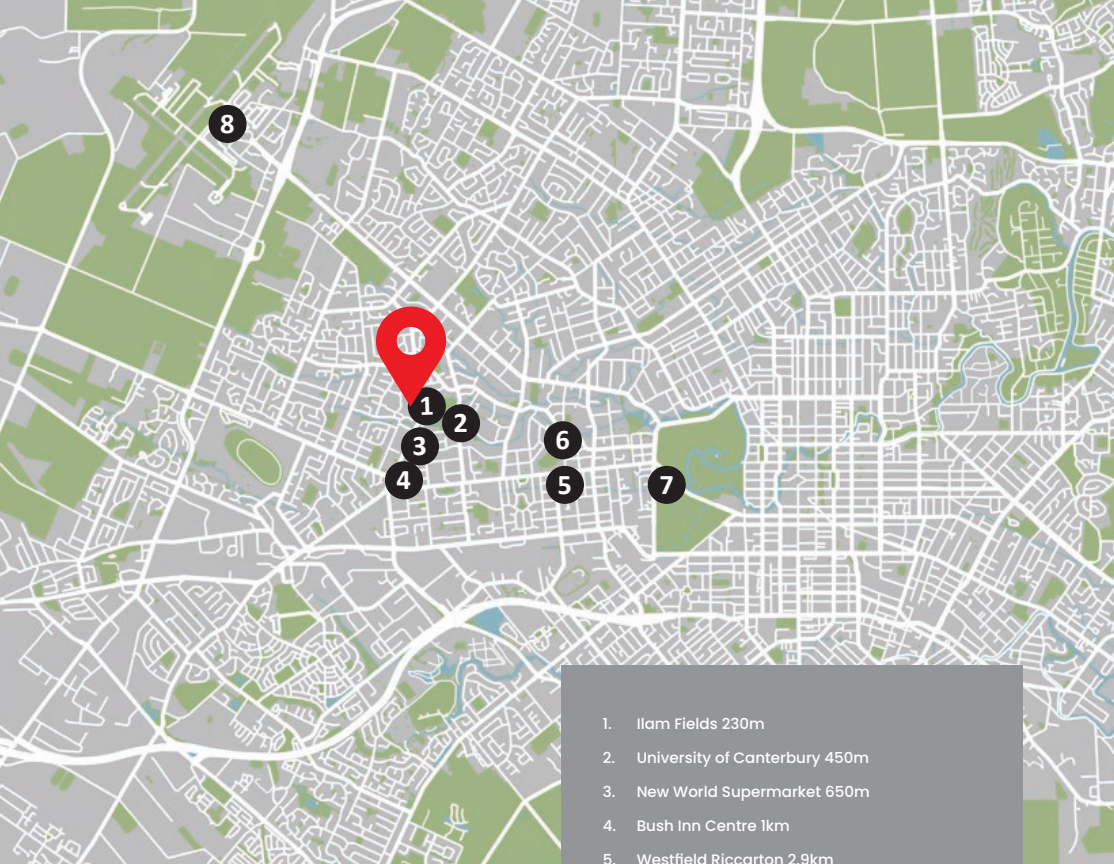
The Development

Welcome to 122 Waimairi Road, Ilam – a stunning new development offering 13 modern townhouses, each designed to seamlessly combine style, comfort, and practicality. Each home features two spacious bedrooms and two contemporary bathrooms, catering to a variety of lifestyles. Every townhouse includes an allocated parking space, ensuring convenience for all residents.

Step inside, and you'll be greeted by an inviting, open-plan living, dining, and kitchen area, designed with modern living in mind. The kitchen is equipped with quality fixtures and finishes that balance durability and style, offering a perfect space for both cooking and entertaining. The thoughtfully planned layout ensures a comfortable flow throughout the home, with ample natural light illuminating the interior.

All homes are designed with functional bedrooms that offer plenty of storage, while both bathrooms are finished with sleek, modern fixtures. The clean lines and minimalist design throughout the home provide a sense of calm and space.

Each townhouse has a private outdoor area with a deck, ideal for outdoor dining, relaxation, or entertaining guests.



Amenities



Location What's Nearby?

1. Ilam Fields 230m
2. University of Canterbury 450m
3. New World Supermarket 650m
4. Bush Inn Centre 1km
5. Westfield Riccarton 2.9km
6. Riccarton House & Bush 3.5km
7. Hagley Park 4.3km
8. Christchurch Airport 5.5km

122 Waimairi Road offers a prime location in Ilam, one of Christchurch's most desirable suburbs. Just a short walk away, you'll find Ilam Fields – a spacious green area perfect for outdoor activities. The University of Canterbury is also within walking distance, making this development a highly attractive option for students, university staff, and anyone looking to be close to campus.

Everyday conveniences are within easy reach, with New World supermarket and Bush Inn Centre just around the corner. For more shopping and entertainment options,

Westfield Riccarton is a short drive away. Hagley Park and Christchurch Airport are also easily accessible, offering both leisure and travel options.

Families will appreciate the excellent school options nearby, including Ilam School and Kirkwood Intermediate. Secondary school choices such as Hagley College, Middleton Grange, and Riccarton High School are all within a short distance. Plus, there are several early learning centres in the area, making this location ideal for families with children.



CITY CENTRE

HAGLEY PARK

WESTFIELD RICCARTON

UNIVERSITY OF CANTERBURY



CHRISTCHURCH CENTRAL

- Addington Raceway & Events Centre 4.9km
- Christchurch Hospital 5.5km
- Christchurch Art Gallery 6.5km
- Riverside Market 6.5km
- The Crossing 6.6km
- One New Zealand Stadium 7km
- The Arts Centre 6.6km

Education

PRIMARY SCHOOLS

- Avonhead School (Year 1-8)
- Ilam School (Year 1-6)
- St Teresa's School (Year 1-8)*

INTERMEDIATE SCHOOLS

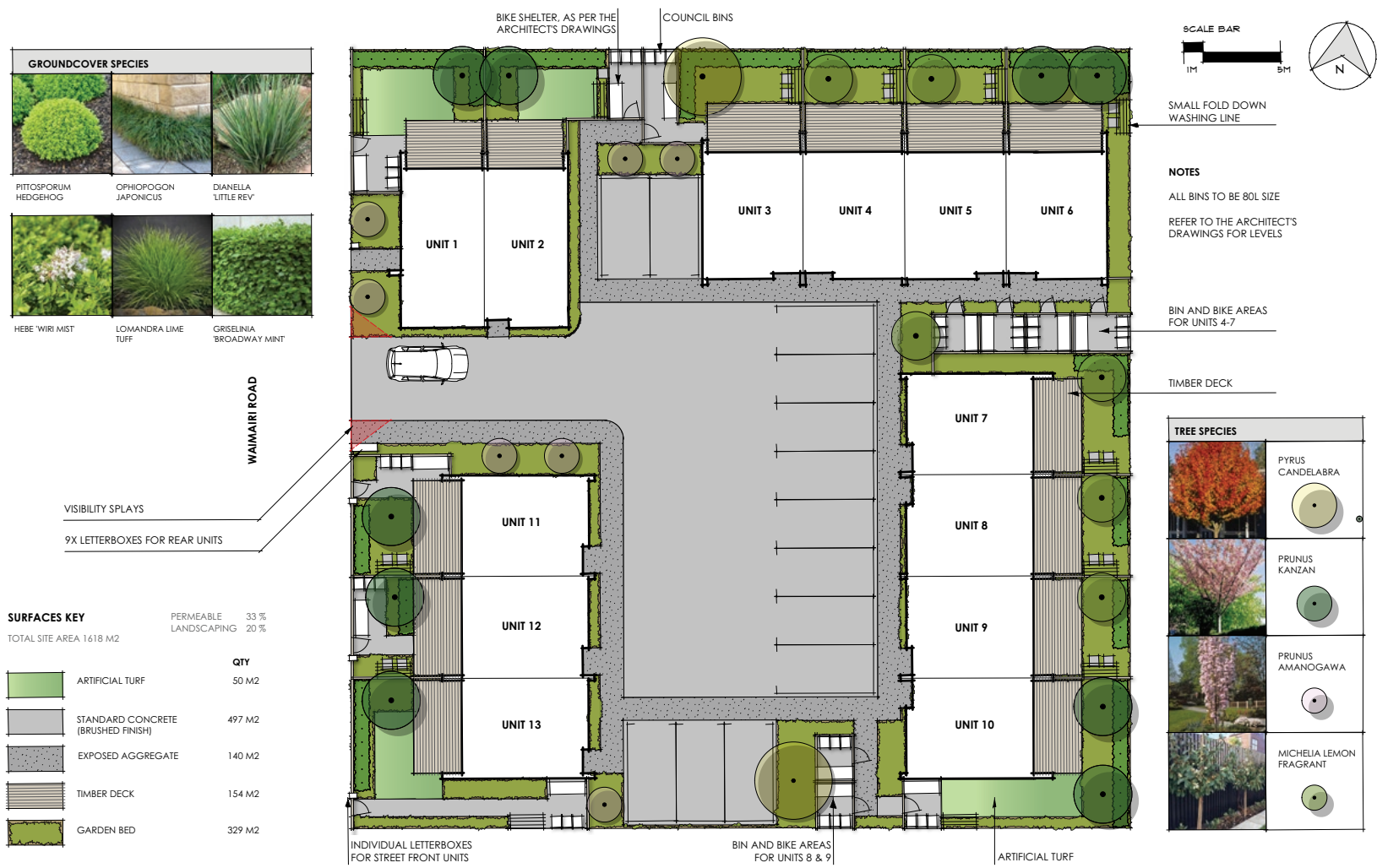
- Kirkwood Intermediate (Year 7-8)

HIGH SCHOOLS

- Riccarton High School (Year 9-15)
- Hagley Community College (Year 9-15)
- Middleton Grange School (Year 1-15)*
- Villa Maria College (Year 7-15)*
- St Thomas College (Year 7-15)*

*By Admission Only

Landscape Plan



Subdivision Plan

Freehold Titles

note:

- 1) Areas and dimensions are subject to final survey and deposit of plans.
- 2) This plan has been prepared for marketing purposes only. No liability is accepted if the plan is used for any other purpose.
- 3) Any measurements taken from information which is not dimensioned on the electronic copy are at the risk of the recipient.
- 4) This plan is subject to the granting of subdivision and/or land use resource consents and should be treated as a proposal until such time as the necessary consents have been granted by the relevant authorities.



Waimairi Road



Amalgamation Conditions:

1. That Lot 200 hereon (Access Lot) be held as to 13 undivided 1/13th shares by the owners of Lots 1- 13 as tenants in common in the said shares and that individual records of title issue
2. That Lots 101, 105, 106, 111, 112 (Carparks) be held together with the relevant lot and that individual records of title issue.
3. That Lot 201(Bins/ Bikes) be held together with the relevant lots and that individual records of title issue.

Easement Notes:

ROW = Right of way and services easement
Ped ROW = Pedestrian Right of way
Letter boxes = Letter box easement
Bins/Bikes = Bike parking / Bin easement
Party Wall easements to be created between all adjoining units.
Enable easements in gross to be added.
Service easements to be created as required and to be finalised at s223 stage

Relevant Consents:

- TBC- Land use consent
- TBC- Building consent

District Plan:

Land use Zone:

Residential Suburban Density Transition Zone

Planning Map: 30,H12

Other Notations:

- Christchurch International Airport Protection Surfaces
- Riccarton Wastewater Interceptor Catchment Overlay

13x Lot Fee Simple Subdivision & Associated Lots

Conversion from Multi-Unit Residential Complex

Concept Plan for Marketing Purposes Only



Townhouse Details

Unit	Bedrooms	Bathroom	Carpark	Unit Size m2	Land Size m2	Price
1	2	2	1	74.91	107	\$699,000
2	2	2	1	74.52	130	\$699,000
3	2	2	1	73.46	107	\$689,000
4	2	2	1	73.83	95	\$679,000
5	2	2	1	73.83	75	\$679,000
6	2	2	1	73.46	90	\$699,000
7	2	2	1	73.46	103	\$689,000
8	2	2	1	73.83	82	\$689,000
9	2	2	1	73.83	82	\$689,000
10	2	2	1	73.46	114	\$699,000
11	2	2	1	73.61	94	\$699,000
12	2	2	1	73.96	73	\$679,000
13	2	2	1	73.61	123	\$699,000

Rental Appraisal



Property Address: 122 Waimairi Road, Ilam, Christchurch
Date: 13/11/2024

Thank you for entrusting Wolfbrook Property Management for the appraisal of your property. I am pleased to provide you with a comprehensive appraisal of the rental value for your property.

This appraisal reflects a thorough analysis of the current real estate market trends and the comparable properties within the vicinity. Our goal is to offer you a detailed insight into the potential rental income of your property, ensuring that you are well-informed to make strategic decisions regarding its management and leasing.

- Property Description:**
- **Units 2, 10 and 13 consist of 2 bedrooms, 2 bathrooms and a car park**
These are all end units with slightly more outdoor living area.
I have appraised the weekly rent for these units at \$550.00 per week in this current market.
 - **Units 1, 3, 6, 7, 8, 9 and 11 consist of 2 bedrooms, 2 bathrooms and a car park**
These are all end units with slightly less outdoor living area.
I have appraised the weekly rent for these units at \$540.00 per week in this current market.
 - **Units 4, 5 and 12 consist of 2 bedrooms, 2 bathrooms and a car park**
These are all middle units.
I have appraised the weekly rent for these units at \$525.00 per week in this current market.

Please note that this appraisal is subject to changes in market conditions and may be adjusted accordingly. We recommend reviewing the rental price periodically to ensure it remains competitive.

Should you have any questions regarding this appraisal or require further assistance, please do not hesitate to contact me directly at 027 613 7633 or via email at hayley@wolfbrookpm.co.nz.

Kind regards,

Hayley Reid | General Manager

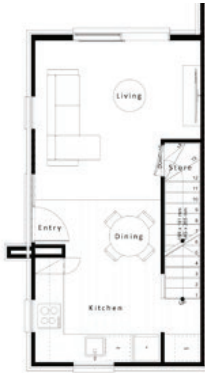
Wolfbrook Property Management

Floor Plans & Design

Unit 1



All images are artist's impression only



GROUND FLOOR



FIRST FLOOR



GROUND FLOOR



FIRST FLOOR



All images are artist's impression only



GROUND FLOOR



FIRST FLOOR

Interior & Exterior Finishes

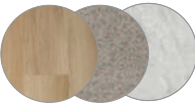
Exterior Finishes

Roof	Coloursteel Ironsand
Gutter & Fascia	Coloursteel Ironsand
Down Pipes	Coloursteel Ironsand
Window Joinery	Coloursteel Ironsand
Aluminum Louvre	Coloursteel Ironsand
Tray Cladding	Coloursteel Ironsand
Brick	Viblock – Kawarau – Natural Finish
Soffits	Resene Ironsand
Entrance Door	Coloursteel Ironsand



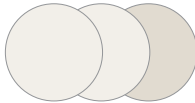
Interior Finishes

Hard Flooring	Godfrey Hirst – Ultimo Vinyl – Lucca
Carpet	Feltex Cable Bay – Stone with 11mm underlay *
Tiles	600 x 600 Atlas Tiles in Ash Matte



Colour Scheme

Ceiling	Resene Quarter Merino
Trims, Doors & Windows	Resene Quarter Merino
Walls	Resene Merino



Kitchen

Benchtop	Primestone – Cardrona – Polished
Cabinetry Colour 1	Bestwood – Limestone – Velvet
Cabinetry Colour 2	Prime – Baroque – Velvet
Handles	Archant – Sarnen – Brushed Nickel
Sink Mixer	Robertson – Uno Goose Neck – Brushed Nickel
Appliances	Samsung – Stainless Steel
Splashback	Tile Crest – 75x300mm – White Matte – Vertical Stack



*or similar



Building Specifications

Construction

Foundation	Waffle Foundation Slab
Framing	90mm SG8 Framing
Intertenancy Wall	GIB Intertenancy Barrier System
Wall Insulation	Pink Batts R2.6 *
Roof Insulation	Pink Batts R4.0 *

Exterior

Roof	Coloursteel
Fascia and Gutter	Coloursteel
Downpipes	80mm matched to roof colour
Exterior Cladding	Aluminum Louvre & Brick
Window & Door Joinery	Double glazed, powder coated aluminum

Internal

Ceiling Heights	2.4m Throughout
Internal Doors	Paint Smooth Finish Hollow Core
Lining	Painted GIB, Level 4 Plaster
Wardrobe Joinery	Pre-finished 16mm Whiteboard
Water Heater	180L Electric Hot Water Cylinder
Lighting & Electrical	LED Recess Down Lights

Bathroom

Shower Base	Atlantis – Boutique 900x900mm – Easy Tile
Shower Base	Atlantis – Commander 900x900mm – Easy Tile
Shower Walls	Reptiles – 600x600mm Tiles – Atlas – Ash – Matte
Shower Glazing	Frameless Glass
Fittings	Robertson – Elementi Ion – Chrome
Toilet	Newtech – Casalino back to wall Toilet
Vanity (Units 1-13)	Newtech – Sahara Double Tier Wall Hung – Planked Urban Oak – 750mm
Vanity (Units 1 & 2)	Newtech – Sahara Double Tier Wall Hung – Planked Urban Oak – 900mm
Vanity (Ensuites Units 1 & 2)	Newtech – Sahara Junior Single Tier Wall Hung – Planked Urban Oak – 500mm
Mirror (Units 3-13)	Newtech Avon Wall Hung Mirror Cabinet – Planked Urban Oak – 750mm
Mirror (Units 1 & 2)	Newtech Avon Wall Hung Mirror Cabinet – Planked Urban Oak – 900mm
Mirror (Ensuites Units 1 & 2)	Harrison Bloy – Polished Mirror – 500x700mm
Heated Towel Rail	Evoke 7-Bar Heated Towel Rail – Chrome
Wall Heater	Goldair 2000W Bathroom Heater – Silver *
Tiled Splashback	Tile Crest – 75x300mm – White Matte – Horizontal Stack

External Works

Driveway	Concrete driveway & paths as per site plan
Landscaping	Timber Deck – planted w/ a mixture of plants & trees as per landscape plan * Or similar



HEALTHY HOMES

All townhouse developments completed by Wolfbrook Residential and its partners meet or exceed the requirements of the Residential Tenancies (Healthy Homes Standard) Regulations 2019.

Chattels

- Samsung Stainless Steel 60cm Built in Oven
- Award Power Pack Rangehood
- Samsung Stainless Steel Dishwasher
- Samsung Ceramic Cooktop
- Samsung WindFree™ Heatpump/Air Purifier
- Blinds – Weathermaster – Blockout Roller Shades & Faux-Timber Venetians (Kitchen & Bathroom)
- Bike Storage (refer landscape plan)
- Digital Touch Pad – Schlage Artus – Satin Nickel
- Clothesline
- Boxdesign – Letter Box
- EV Charger – Supply and Install available for an additional \$3,450.00 incl GST



The Schlage Artus is the perfect blend of advanced technology with a modern design, offering you the ultimate security and convenience for your home.

SAMSUNG



Samsung's passion and commitment to develop the best products on the market leads to a range of appliances that deliver on reliability, world-leading innovation, and elegance – all whilst aiming to become a socially and environmentally responsible corporate citizen in all of its communities worldwide.

Samsung WindFree™ Air Conditioner

The Samsung WindFree™ split air conditioning system is designed to offer intelligent airflow control. It helps you maintain your comfort level, providing efficiency and reliability to deliver amazing performances. Each WindFree™ air conditioning unit includes 2 tri-care filters to extract fine dust and eliminates certain bacteria and allergens.



SHOWER

Shower Base Tiles: Atlas Ash

Shower Wall Tiles: Atlas Ash

Splashback: Crest Subway Tile - White Matte

Glazing: Frameless Glass

FLOOR

600 x 600 Tiles
- Atlas Ash

All images are artist's impression only



Completed development at Raukawa St, Lower Hutt

Maintenance Period & Building Warranties

Wolfbrook only uses trusted building products, tradespeople and building systems when constructing your new property. We take pride in our work and stand behind our properties - after all we build the same properties for ourselves!

All Wolfbrook properties have a 1-year defects remedy period and a 10-year structural warranty, pursuant with the Building Act.

When you settle your Wolfbrook property you will receive a comprehensive pack containing information on Warranties and Maintenance for the products used in the construction of the property. The products used carry manufacturers warranties and are covered under the Consumer Guarantees Act.

What if there are minor defects I notice?

Give us a call on the contact numbers provided in your Wolfbrook Warranties and Maintenance information pack and we will get one of our team on the job and ensure your new property is up to standard. Alternatively, you can

contact suppliers direct on the numbers provided if you believe there is a defect in the product quality.

Is my Wolfbrook home covered by a Master Build Guarantee?

A Master Build Guarantee is one of a number of residential build guarantees available in New Zealand. While it is a great product, we feel it is best suited to new build contracts where progress payments are taken by the builder. When your sales agreement goes unconditional you will pay a 10% deposit and nothing further until settlement. Your deposit on your new Wolfbrook property will be held in a Solicitors Trust account until the property is completed, title is issued, and settlement takes place.

Some of the other benefits offered by a Master Build Guarantee such as a 10-year structural warranty are also covered by the Building Act and Manufacturers and Suppliers warranty or guarantee.

If you would like further information on the above let's talk further.

2 Year Rental Guarantee

We understand that investing in property can be daunting – that's why at Wolfbrook we've decided to take some of the guesswork out of it for you. We are offering a 2 Year Rental Guarantee* if you buy from us and choose to have your property managed by us. Like we said, we stand by our product... and our word. *T&C's apply please visit www.wolfbrook.co.nz



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Residents Society

Your new property will have a freehold title – you own the land, and anything built on it, but as you share common areas (or walls) with your neighbours its best to have an agreement that protects your property long into the future. A Residents agreement does just that – it sets up a professionally managed Residents Society that helps manage and maintain the communal facilities of the development for benefit of all owners. It will ensure the development is adequately insured and common areas are safe, clean and a well-presented environment.

For more information visit wolfbrook.co.nz/residents-society

ESTIMATED ANNUAL LEVY

\$2600 – \$3000

INCLUDING INSURANCE.

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Why buy from Wolfbrook Residential

Our core focus is on leveraging infill sites within city parameters that benefit from existing infrastructure. Projects in these locations also prevent unnecessary urban sprawl and support greater utilisation of public assets.

Wolfbrook Residential is being built on a reputation of sound financial performance, efficient delivery and value for money, exceptional communication with clients, excellent time-frame performances and the highest quality in design

and built form. When it comes down to it, we know the value of our clients' homes matter. That's why we'll always build in high-growth areas that are benefiting from continued capital growth. Each development is carefully considered from a design perspective to optimise the specific location from and to suit the geographic location and community make up. Our projects are turnkey ready for homeowners and/or tenants to move into on completion.



Our Building Guarantees



Home Completion Guarantee Your payments to us are 100% secure, ensuring that you receive your new home.

Total Price Guarantee We guarantee the price we give you is the price you'll pay for your new home.

1 Year Defects Warranty If your new home isn't quite right we'll fix it.

10 Year Structural Warranty Your new home will stand the test of time.

Purchasing a Wolfbrook Property

STEP 1.

Your Choice

Work with our experienced and knowledgeable sales team to choose the right Wolfbrook property for you.

STEP 2.

Sign an Agreement

Sign a sale and purchase agreement and complete due diligence.

STEP 3.

Pay Your Deposit

Simply pay 10% deposit which will be held in a Solicitors trust account until settlement. You will not have to pay anything further until settlement.

STEP 4.

Settlement

Complete a virtual inspection of your completed property (or even better come visit for yourself!). Then pay the balance of the purchase price.

STEP 5.

Sit Back and Relax

Your new investment property is in good hands- professionally managed by Wolfbrook's property management team. You will receive monthly rental income and your property manager will inspect the property quarterly and report to you.

Completed Developments

WOLFBROOK HAVE COMPLETED OVER 800 PROPERTIES IN THE LAST FOUR YEARS
A SAMPLE OF OUR MORE RECENTLY COMPLETED DEVELOPMENTS



LINCOLN ROAD

Addington, Christchurch
60 Residential Units



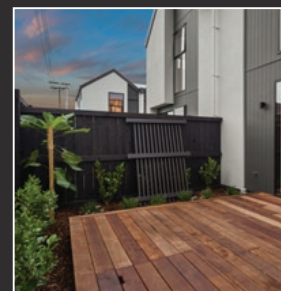
ARMAGH STREET

Linwood, Christchurch
10 Residential Units



MILTON STREET

Somerfield, Christchurch
6 Residential Units



17TH AVE

Tauranga
7 Residential Units



equiti.co.nz

info@equiti.co.nz

QB Studios,
208 Ponsonby Road,
Auckland

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