

# Derby St

Vale



# Introducing Vale.

**Zach Staples**

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For further information please  
visit our website at:

[www.valeproperty.co.nz](http://www.valeproperty.co.nz)

Vale is a boutique property development company delivering affordable, architecturally-designed homes in sought-after locations. We believe in carefully considered design and materials which ensures high standards of low maintenance construction, resulting in homes which provide excellent liveability and sound long-term investments for both owner-occupiers and investors.

All of our developments are bespoke and individually designed. We use simple, minimalist architecture that draws on the latest design trends without going over the top. This results in sleek, visually-pleasing developments which complement existing streetscapes and make strong, yet understated architectural statement.

We also firmly believe in providing highly functional homes that suit today's contemporary lifestyles. Smart storage, private outdoor courtyards/gardens, and carparks/garages are included with the vast majority of the homes that we develop.

In this way, we aim to deliver high-quality homes that will stand the test of time and provide benchmark standards of comfortable and healthy living for generations to come.

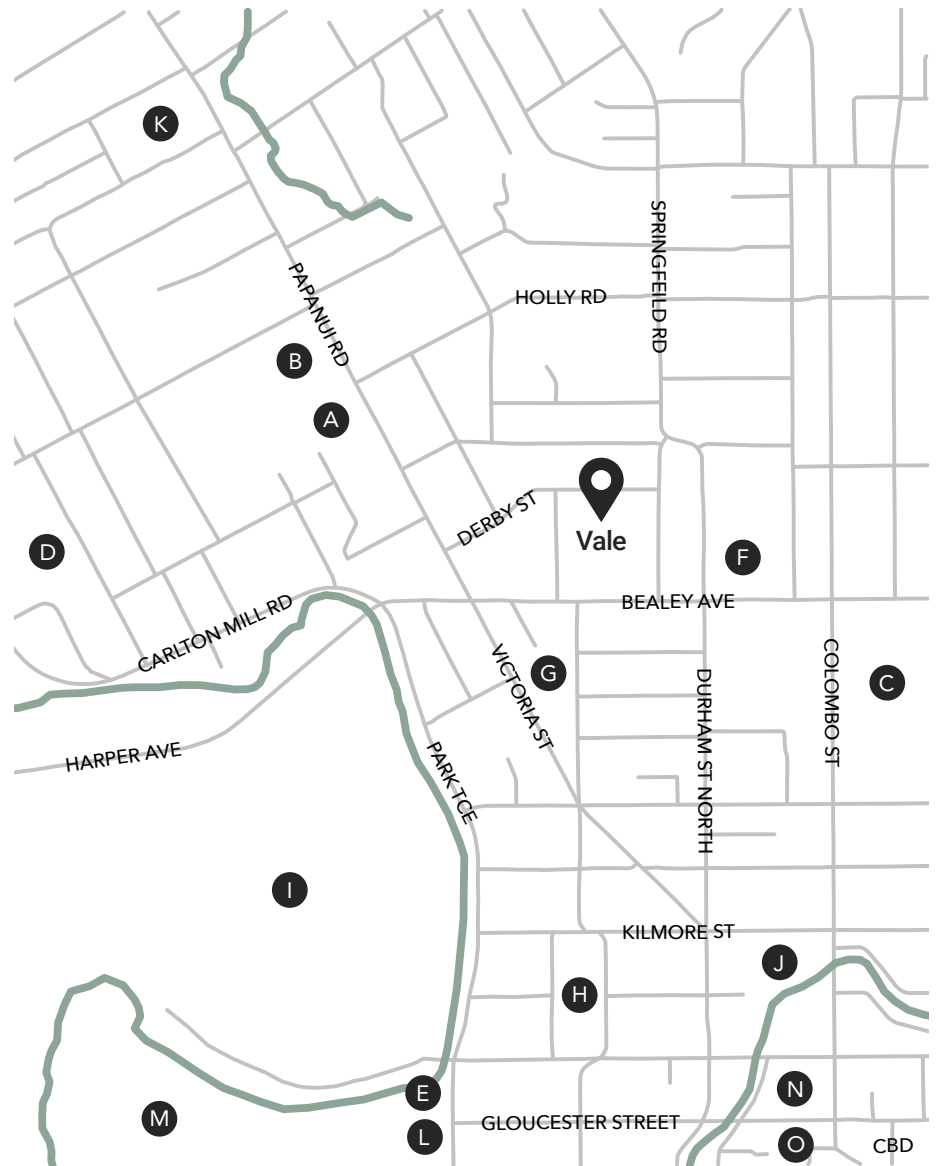
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## 62 Derby Street, St Albans , Christchurch

Featuring 15 brand new homes in an amazing location just a block from Bealey Ave. With a choice of either two or three bedrooms, each home includes two bathrooms, as well as an internal-access garage or allocated car park. Architecturally designed, these homes make a timeless visual statement, while embracing core principles of sustainability and low maintenance.

In-zone for both Christchurch Girls' and Christchurch Boys' High Schools as well as Burnside High, this is a highly sought-after location close to the Merivale retail precinct and the Christchurch CBD. The eateries of Victoria Street are just moments away, along with the huge green expanse of Hagley Park.



**Schools.**

St Margaret's College	A	11 min walk	2 min drive
Selwyn House School	B	14 min walk	3 min drive
St Mary's School	C	17 min walk	5 min drive
Rangi Ruru Girls' School	D	20 min walk	4 min drive
Christ's College	E	23 min walk	8 min drive
Elmwood Normal School (in zone)	/	26 min walk	5 min drive
Christchurch Girls' High School (in zone)	/	27 min walk	5 min drive
Christchurch Boys' High School (in zone)	/	38 min walk	9 min drive
Burnside High School (in zone)	/	60 min walk	10 min drive

**Amenities.**

Southern Cross Hospital	F	8 min walk	2 min drive
Victoria Street Eateries	G	10 min walk	2 min drive
Cranmer Square	H	14 min walk	3 min drive
North Hagley Park	I	15 min walk	5 min drive
Christchurch Town Hall	J	17 min walk	5 min drive
Merivale Mall	K	20 min walk	3 min drive
Canterbury Museum	L	23 min walk	8 min drive
Christchurch Botanic Gardens	M	23 min walk	8 min drive
Te Pae Christchurch Convention Centre	N	26 min walk	7 min drive
Christchurch CBD	O	28 min walk	7 min drive



2 - 3  1 - 2.5  1 x  or 1 x 

Vale's focus on selecting carefully thought-out materials and finishes is anchored in our requirement for long-lasting, low-maintenance performance, sitting alongside high aesthetic value.

Vale - Completed Projects.



223 Peterborough Street



223 Peterborough Street



223 Peterborough Street



223 Peterborough Street



236 Salisbury Street



30 Allard Street



327 Cambridge Terrace

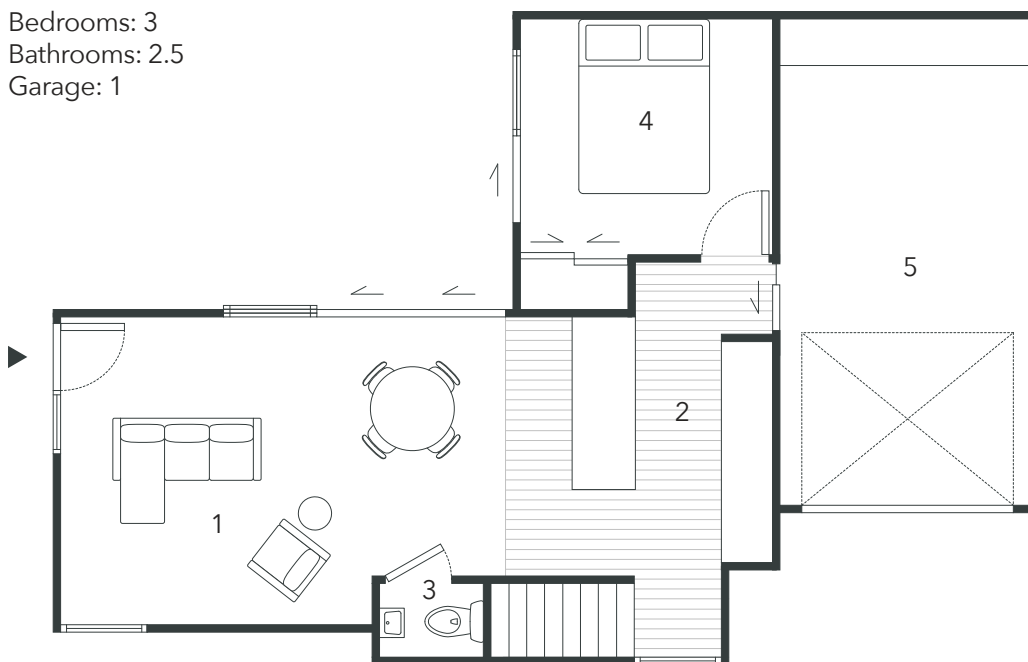


327 Cambridge Terrace

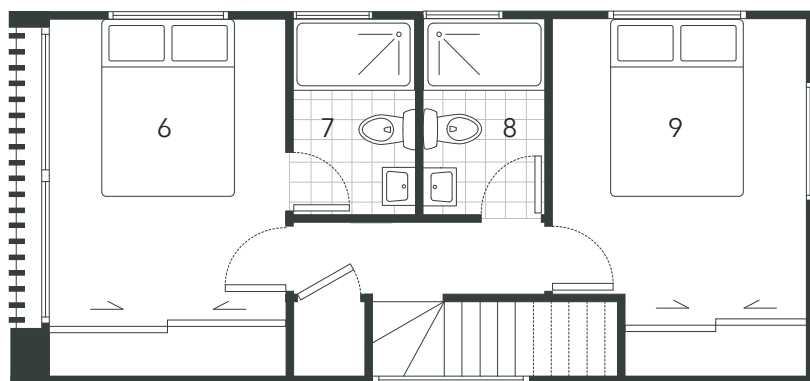
# Floor Plans.

Units 1, 4, 5, 8

Bedrooms: 3  
Bathrooms: 2.5  
Garage: 1



Ground Floor



First Floor

- 1 Living Room
- 2 Kitchen/Dining
- 3 WC
- 4 Bedroom 1
- 5 Garage/Laundry
- 6 Bedroom 2
- 7 Ensuite
- 8 Bathroom
- 9 Bedroom 3

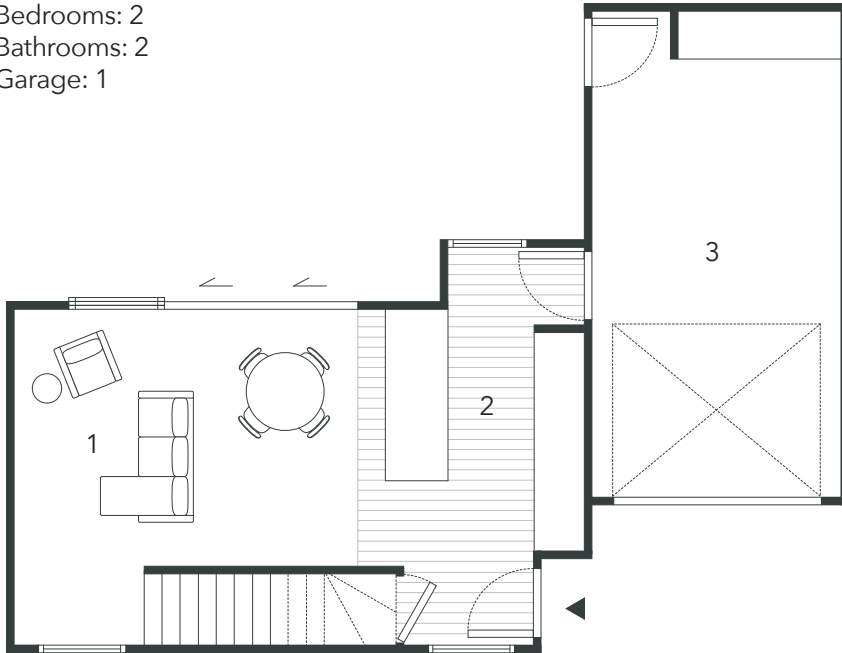
Ground Floor Area: - 73 - 75m<sup>2</sup>  
First Floor Area: 46m<sup>2</sup>  
Total Area: 119 - 121m<sup>2</sup>

As with all our developments, the directors of Vale have worked closely with our architectural and interior design teams to plan these high-quality homes. All bedrooms have a built-in wardrobe, with laundry space, and additional storage also incorporated into the design. Some of the homes have an additional WC as well as the main bathroom and ensuite.

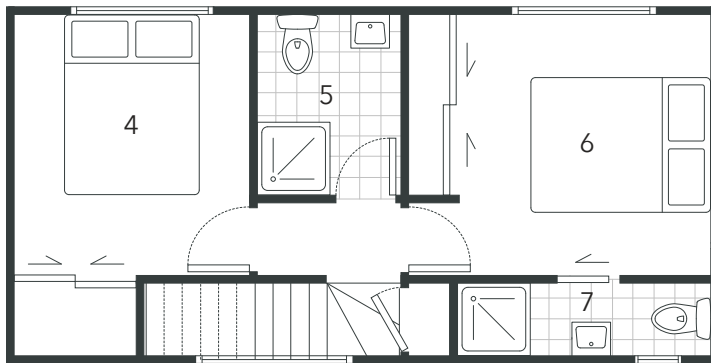
Units 2 - 3, 6 - 7

Bedrooms: 2  
Bathrooms: 2  
Garage: 1

Ground Floor



First Floor



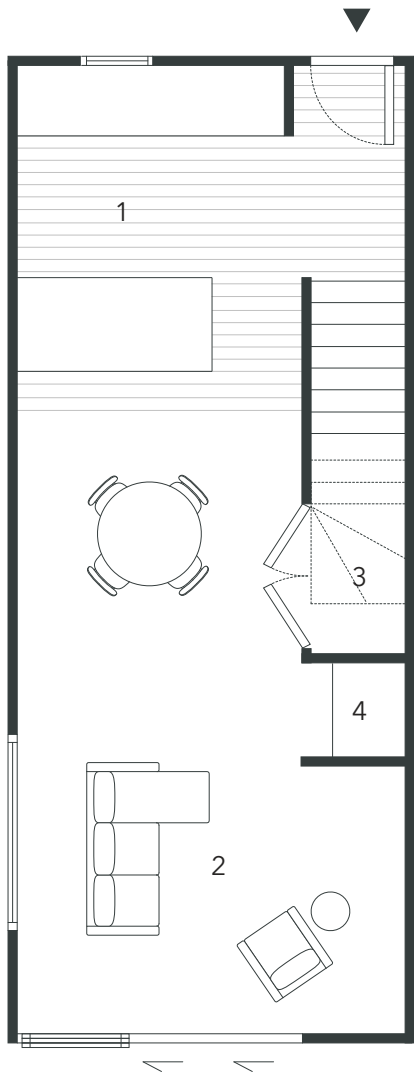
- 1 Living Room
- 2 Kitchen/Dining
- 3 Garage/Laundry
- 4 Bedroom 1
- 5 Bathroom
- 6 Bedroom 2
- 7 Ensuite

Ground Floor Area: 56m<sup>2</sup>  
First Floor Area: 41m<sup>2</sup>  
Total Area: 97m<sup>2</sup>



Units 9 - 14

Bedrooms: 2  
Bathrooms: 2  
Carparks: 1



Ground Floor

First Floor

- 1 Kitchen/Dining
- 2 Living Room
- 3 Laundry
- 4 Study Nook
- 5 Bedroom 1
- 6 Bathroom
- 7 Bedroom 2
- 8 Ensuite

Ground Floor Area: 39m<sup>2</sup>  
First Floor Area: 39m<sup>2</sup>  
Total Area: 78m<sup>2</sup>

Unit 15

Bedrooms: 2  
Bathrooms: 1  
Carparks: 1



Ground Floor

Ground Floor Area: 70m<sup>2</sup>

- 1 Kitchen/Dining
- 2 Living Room
- 3 Laundry
- 4 Bedroom 1
- 5 Bathroom
- 6 Bedroom 2

## Property Schedule

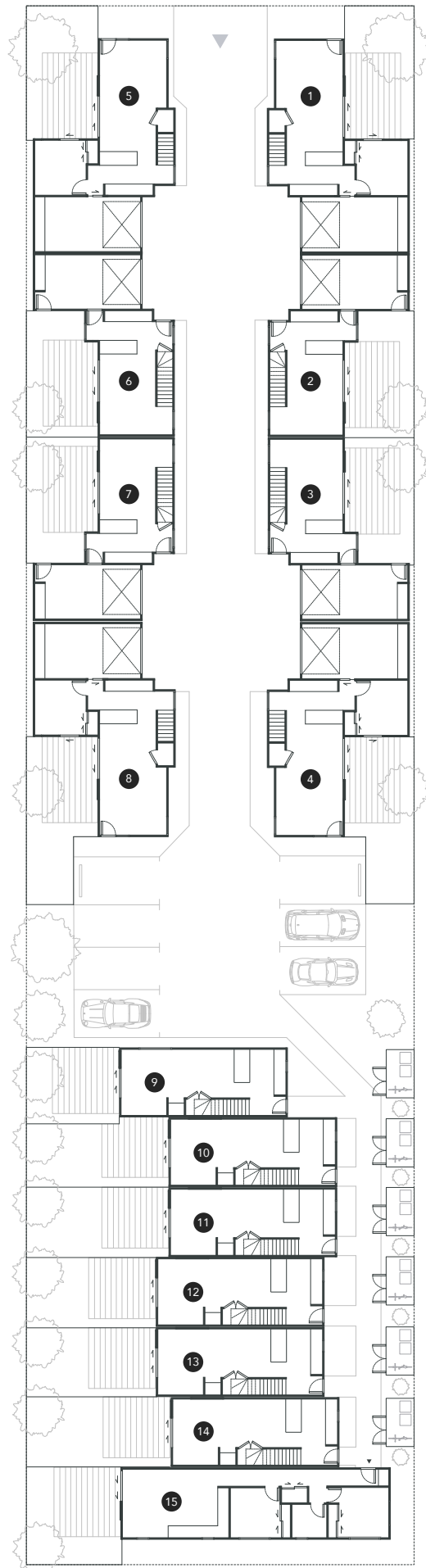
Unit	Bedrooms	Bathrooms	Garage	Carpark	Floor Area (m <sup>2</sup> )	Site Area (m <sup>2</sup> )
1	3	2.5	1	-	119	138
2	2	2	1	-	97	105
3	2	2	1	-	97	105
4	3	2.5	1	-	121	143
5	3	2.5	1	-	119	139
6	2	2	1	-	97	105
7	2	2	1	-	97	105
8	3	2.5	1	-	121	143
9	2	2	-	1	78	108
10	2	2	-	1	78	90
11	2	2	-	1	78	92
12	2	2	-	1	78	92
13	2	2	-	1	78	92
14	2	2	-	1	78	88
15	2	1	-	1	70	131

### Derby Street - Artists Impressions



# Site plan.

DERBY STREET



The homes at 62 Derby Street are arranged across three separate buildings. Bike storage is provided on site, or for those who prefer to drive, each home comes with either a garage or an off-street carpark. Each unit also enjoys a private, landscaped courtyard garden. Open plan living layouts transition effortlessly from inside to outside, maximising the sense of space and flow within the design.

## WHY VALE?

Our focus is on quality materials and great workmanship. We are determined to build homes that are above the industry standard, and you can see that commitment through every home we have completed.



Sleek, timeless and low maintenance cladding for a visually striking and contemporary aesthetic: Dimond Heritage Tray, Viblock KiwiBrick, Cedar weatherboards.



Private courtyard gardens that are fully landscaped and low maintenance with a focus on easy care native plantings to create your own urban oasis.



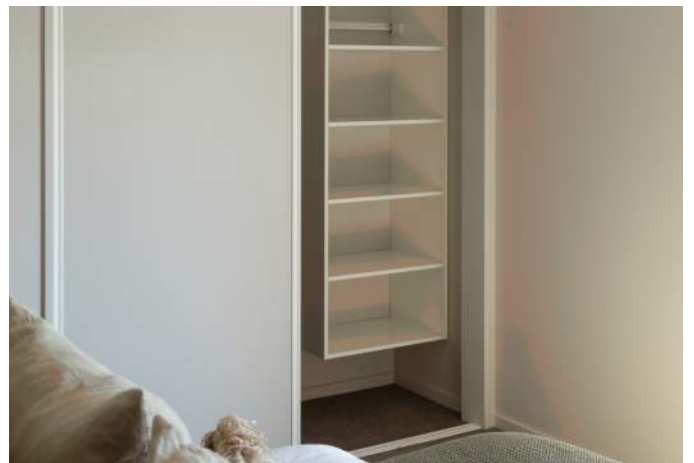
All of our homes come with either garages or dedicated parking spaces as well as bike storage and security lighting.



Warm and beautiful timber flooring and Fisher & Paykel appliances with warranties. Our kitchens include tile splashbacks as well as soft closing doors and drawers.



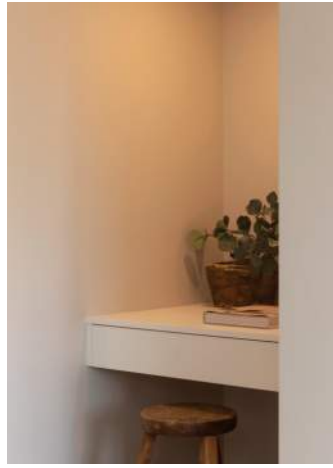
Professionally designed featuring durable and long lasting stone bench tops. We use well-designed tapware to reduce water wastage without compromising on pressure.



Low VOC paints from the environmental range, energy efficient LED lighting and spacious bedrooms with storage including functional wardrobe systems.



Wifi-controlled heat pumps which are ideal for the winter. We often add study nooks in our homes to cater for hybrid working conditions.



Double glazed windows with blinds for solar control and heat loss reduction, feltexgreen carpets for warmth and environmental sustainability.



Contemporary, professionally designed bathrooms that showcase tiling and frameless glass showers with dual shower heads.



We take pride in creating a luxurious space where you can get ready for the day, pamper yourself or decompress and relax.



Patio doors that are well positioned to maximise the natural light and indoor-outdoor flow. Showcasing durable finishes of exposed aggregate or timber decking to provide a functional and stylish outdoor setting.



Our focus on livability is followed through in the layout and functionality of our developments. Our designs ensure privacy is maintained for our owners/occupants while the common areas are kept tidy and well presented.

## Specification

### General

Materials and Workmanship	The proposed work shall comply with the following requirements: a. Statutory Laws and Regulations b. The Building Act c. Local Authority Bylaws d. New Zealand Building Code: Acceptable Solutions e. Health & Safety At Work Act f. Appropriate NZ Standards
Ownership Structure	Fee Simple

### Construction

Foundation	Enhanced concrete foundation slab
Framing	90 x 45 SG8 w 2400 mm ceiling heights
Intertenancy Wall	GIB Barrier System
Joists	240 x 45 SG8
Flooring	20 mm Strandboard, H3 treated to wet areas
Insulation	Glass wool insulation Wall - R2.6 Ceiling - R4 Intertenancy Wall - R2.2

### Exterior

Roof	Plumb Deck
Fascia & Gutter	Colorsteel gutters w 80 mm dia. Colorsteel downpipes
Exterior Cladding	Gable Ground Floor - 70 series brick veneer, Truwood vertical weatherboards, Dimond Heritage Tray First Floor - 70 series brick veneer, Dimond Heritage Tray, Monopitch Ground Floor - 70 series brick veneer, Dimond Heritage Tray First Floor - 70 series brick veneer, Dimond Heritage Tray
Window and Door Joinery	Double glazed, powder coated aluminium
Entry Door	Aluminium w digital touch pad door lock
Garage Door	Colorsteel sectional door w opener and remotes

### Interior - General

Door Hardware	Lever action handles satin chrome
Internal Doors	Pre-hung Door - Paint finish flush MDF Hollowcore Cavity Slider Door - Paint finish flush MDF Hollowcore Wardrobe Slider Door - Paint finish GIB/MDF
Blinds	Roller blinds with block out fabric

**General (continued)**

Electrical	LED recessed light fittings, double powerpoint 2x USB - Bedrooms, Cat 6 data cabling - Living & master bedroom, TV aerial outlets - Living & master bedroom
Flooring	Carpet - Carpet with foam underlay - Living, bedrooms, hallway & stairs Vinyl Planking - Kitchen, WC Tiles - Bathroom - Ceramic tiles with ceramic tile skirting
Heating	Daikin Hi-Wall heat pump 6.0kW heating & 5.0kW cooling
Skirting	60 mm bevelled MDF, ceramic tile skirting to wet areas
Wall Linings	GIB
Wardrobe Joinery	Melamine hanging/shelving unit
Water Heater	180L hot water cylinder

**Kitchen**

Benchtop	Acrylic, stone
Kitchen Joinery	Melamine carcass
Doors & Door Fronts	Melamine
Kitchen Mixer	Uno goose chrome neck
Splashback	Ceramic tiles
Appliances	Oven - Fisher & Paykel - OB60SC7CEX2 Cooktop - Fisher & Paykel - CI604CTB1 Rangehood - Fisher & Paykel - HP60IDCHX2 Dishwasher - Fisher & Paykel - DD60SAX9

**Bathroom**

Shower Base	Acrylic
Shower Walls	Ceramic tiles (Floor to Ceiling)
Shower Glazing	Frameless glass
Shower Mixer	Uno chrome
Shower Rose & Slide	Splash plus column shower chrome
Toilet	Back to wall
Vanity	Soft 650 wall hung 2 drawers 650 mm - Melamine French Oak
Vanity Mixer	Uno curved spout chrome
Mirror	Mirror cabinet 600 2 doors - Melamine French Oak
Heated Towel Rail	Chrome heated towel rail
Toilet Roll Holder	Heiko - Chrome
Heater	Serene 2.4kw stainless bathroom heater

**WC**

Toilet	Back to wall
Vanity	Mini Soft 500 wall hung - Melamine French Oak
Vanity Mixer	Uno curved spout chrome
Mirror	Polished edge to align with vanity top
Toilet Roll Holder	Heiko - Chrome



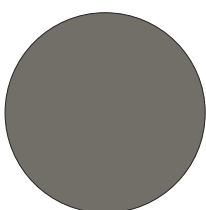
## Colour Schedule

### Exterior - Gable

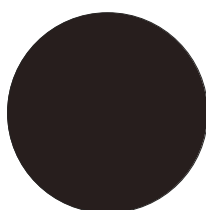
Roof, Fascia, Gutter & Downpipes	Flaxpod
Soffit	Resene Alabaster
Exterior Cladding	
Ground Floor	70 series brick veneer - Recycled Truwood vertical weatherboard - Resene Wood-X Damper
First Floor	70 series brick veneer - Recycled Dimond Heritage Tray - Flaxpod
Window and Door Joinery	Flaxpod
Entry Door	Flaxpod
Garage Door	Flaxpod

### Exterior - Monopitch

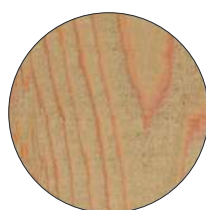
Roof, Fascia, Gutter & Downpipes	Sandstone Grey
Soffit	Resene Alabaster
Exterior Cladding	
Ground Floor	70 series brick veneer - Midland Bricks Euro - Nieve 70 series brick veneer - Recycled
First Floor	70 series brick veneer - Midland Bricks Euro - Nieve 70 series brick veneer - Recycled Dimond Heritage Tray - Sandstone Grey
Window and Door Joinery	Flaxpod
Entry Door	Flaxpod
Garage Door	N/A



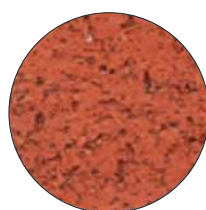
Colorsteel  
Sandstone Grey



Colorsteel  
Flaxpod



Resene Wood-X  
Damper



Recycled Bricks



Midland Bricks Euro  
Nieve

## Colour Schedule

### Interior

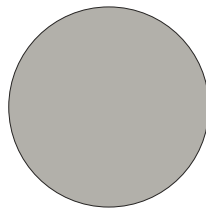
Carpet	Feltex Cable Bay - Coles
Vinyl Planking	Quickstep Laminate - Soft Oak Medium
Kitchen	
Bench Top	Pure White
Door & Drawer Fronts	Bestwood Subtle Grey Velvet, Melteca Classic Oak Puregrain
Splashback	300 x 75 white tiles with grey grout
Bathroom/Ensuite	
Tiling	Floor - Acrylic White Shower walls - Acrylic White
Paint	
Ceiling, Doors & Reveals	Resene Double Alabaster
Walls	Resene Sea Fog



Feltex Cable Bay  
Coles



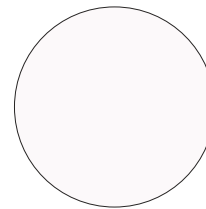
Quickstep Laminate  
Soft Oak Medium



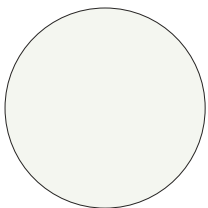
Bestwood Subtle  
Grey Velvet



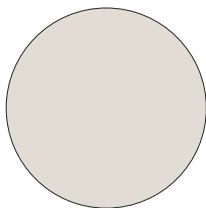
Melteca Classic Oak  
Puregrain



Pure White



Resene Double  
Alabaster



Resene Sea Fog

## Chattels

### Exterior

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Letter box

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Clothes line

---

Aerial

---

Outdoor Taps

---

Decking

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### Interior

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Appliances

Cooktop

Dish drawer

Oven

Rangehood

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Roller blinds with blackout fabric

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Fixed floor coverings

---

Light fittings

---

Heat pump and remote

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Heated towel rail x2

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Heater (bathroom) x2

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Smoke alarms

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## Residents Society Budget

When you purchase a Vale home, you receive a freehold (or fee simple) title - meaning you own the land, along with anything built on it. You also share common areas within the development with your neighbours - driveways, bike parking, landscaped gardens and the like. It's important to make sure these areas are maintained and protected, as well as adequately insured, especially if there are shared walls between units. This is why every Vale development has a residents' association which looks after common areas on behalf of all homeowners, ensuring they are clean and well-presented and dealing with any issues or damage that may arise.

**Estimate annual levy - \$2,200 including insurance**

## Warranty

Vale offers a one year defects remediation period and a 10 year structural warranty on all new homes built, as per the New Zealand Building Act. This provides our buyers with protections that include ensuring our work complies with the New Zealand Building Code, quality workmanship, and with regards to the materials that we use.

The team at Vale are engineers who have completed hundreds of civil, geotechnical and structural jobs in the last decade being both residential and commercial, largely in technical and challenging post-quake Canterbury. This means we're used to adhering to strict regulations and codes, and also to seeking out the best builders and contractors who complete work to the highest standards.

At Vale, we build homes with the long term in mind. We seek out high quality and tested products, which require low maintenance over time. Our suppliers have their own warranties for these products, and buyers are also protected by New Zealand's consumer laws.

We will rectify any work that was a result of us (not wear and tear) within the one year defects remediation period. After this we will assist you in getting your home rectified if there are warranty issues that arise. We will provide you on completion a digital (and hardcopy, if you wish) information package on all the warranties that cover your new home (which will include warranties to the materials, products and systems in your home).

Do we offer a Master Build Guarantee?

A Master Build Guarantee provides protection for consumers who engage a builder or contractor to work on their home or property. Typically, this uses a progress payment structure where consumers pay their bill at key project milestones. This protects the consumer if the builder or contractor is unable to complete the project for whatever reason. We think the Master Builders Guarantee is a great product, but not necessarily designed for developers, so we are not part of the scheme. Instead of taking progress payments like the Master Build Guarantee, we protect our buyers by requesting a 10% deposit which is held in our solicitor's trust account until settlement, when the remaining balance is due. This way, if the project is never completed for whatever reason, the money would simply be returned to them, alleviating the risk of the builder defaulting on work.

VISIBILITY SPLAYS, PLANTING & LETTERBOXES TO BE WITHIN 1.8M HEIGHT WITHIN VISIBILITY SPLAYS

1.8M HIGH SOLID TIMBER FENCE (INCLUDING RETURN TO UNIT)

TIMBER DECK

1.8M HIGH SOLID TIMBER FENCE BETWEEN UNITS

1.8M HIGH SOLID TIMBER FENCE TO SCREEN BIN AREA

SMALL FOLD DOWN CLOTHESLINE

1.2M HIGH SOLID TIMBER FENCE TO SCREEN BIN AREA

DECORATIVE EXPOSED AGGREGATE CONCRETE LINE UP WITH ENTRY INTO EACH UNIT

LARGE COVERED CUSTOM STORAGE AREAS FOR UNITS 5-15 (FOR BINS & WASHING MACHINES) WITH TIMBER FENCING SURROUND & GATES

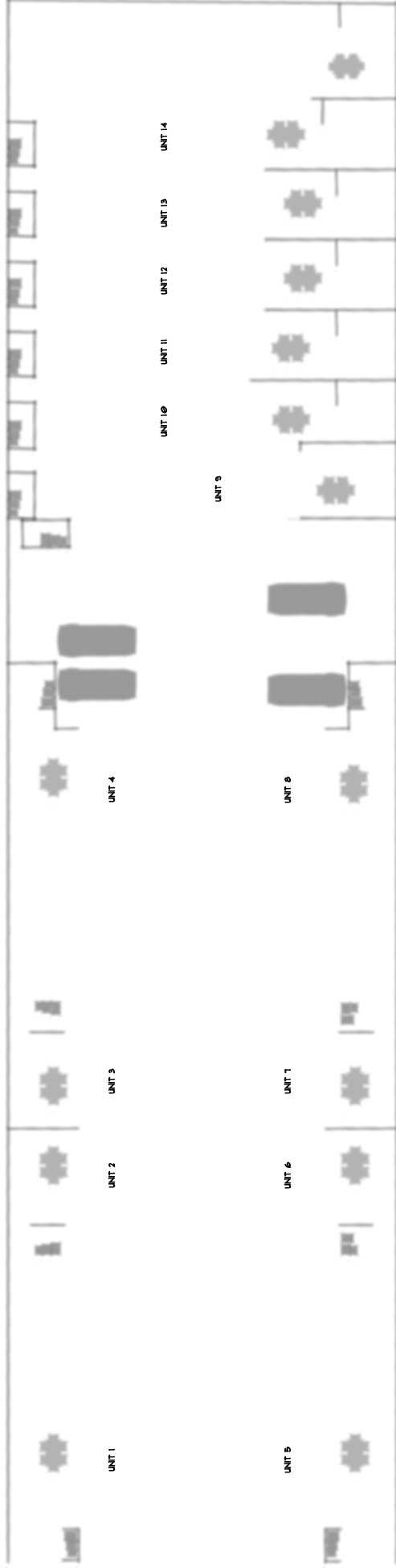
1.8M HIGH 50% TRANSPARENT FENCE & GATE

SCALE BAR

N

1M

5M



1  
2  
3  
4  
5  
6  
7  
8  
9  
10  
11  
12  
13  
14

1.8M HIGH 50% TRANSPARENT FENCE & GATE

1.8M HIGH SOLID TIMBER FENCE (INCLUDING RETURN TO UNIT)

EXISTING STREET TREE TO BE REMOVED. RED DASHED LINE INDICATES TREES DRIPLINE

BIN AREA

EXPOSED AGGREGATE CONCRETE FEATURE BANDS IN DRIVEWAY (HIGHLIGHTING ENTRY TO EACH UNIT)

STEPPING STONE PAVING IN GARDEN

UNIT 9'S CAR PARK

1.8M HIGH SOLID TIMBER & GREEN MESH FIXED TO FENCE

CUMBER TRAINED TO MESH FIXED TO FENCE

STEPPING STONE PAVERS

NOTE:  
REFER TO ENGINEER'S AND / OR ARCHITECT'S DRAWINGS FOR DETAILS

SUBTOTAL UNIT (20.10 & LANDSCAPING) 158.00 & FERRIBLE

TOTAL SITE AREA 2,944.3 M<sup>2</sup>

GARDEN BED (BARK MULCH) 498.30 M<sup>2</sup>

PERGOLA (AGGREGATE WITH DECORATIVE SAW CUTS) 187.53 M<sup>2</sup>

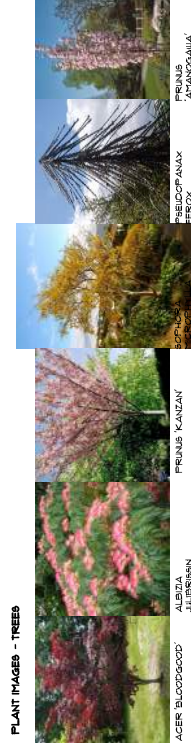
KULLA DECK 166.68 M<sup>2</sup>

STANDARD CONCRETE 108.33 M<sup>2</sup>

DRIVE WAY / CARPARK 402.12 M<sup>2</sup>

FERRIBLE PAVING 24.30 M<sup>2</sup>

PLANT IMAGES - TREES



PLANT IMAGES - SHRUBS



NOTE

THIS PLAN IS AT A CONCEPTUAL LEVEL. SUBJECT TO FURTHER DESIGN DEVELOPMENT. IT IS NOT TO BE SCALED OFF OR USED FOR ANY CONSTRUCTION PURPOSES

SCALE: 1:125 @ A1

DATE: 15 DECEMBER 2022

PAGE: 1 OF 1

REVISION: 6

DRAWN BY: D. GREG

SCALE: 1:125 @ A1

DATE: 15 DECEMBER 2022

PAGE: 1 OF 1

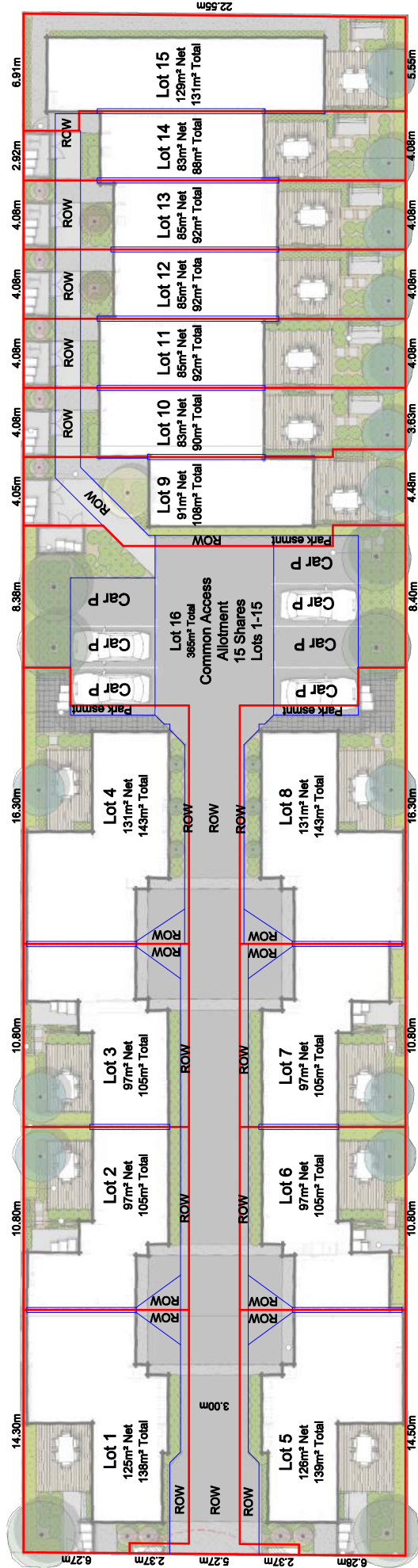
REVISION: 6

DRAWN BY: D. GREG

LEVEL 2  
7/71 GLOUCESTER STREET  
CHRISTCHURCH 8013  
NEW ZEALAND  
WWW.VALEPROPERTY.CO.NZ

LANDSCAPE PLAN FOR CONSENT  
60 & 62 DERBY STREET, CHRISTCHURCH

Vale



**Notes:**

- 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.

**Amalgamation Conditions:**

1. That Lot 16 hereon (Access Lot) be held as to 16 undivided 1/15th shares by the owners of Lots 1-15 as tenants in common in the said shares and that individual records of title issue.

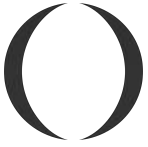
**Easement Notes:**

- ROW = Right of way and services easements
  - Car P = Car park easement and or Covenant
- Party Wall easements to be created between all adjoining units.  
 Service easements to be created as required and to be finalised at s223 stage.

**Concept Plan for Marketing Purposes Only**

**16x Lot Fee Simple Subdivision Conversion from Multi-Unit Residential Complex**

LEVEL 2 7/71 GLOUCESTER STREET CHRISTCHURCH, 8013 NEW ZEALAND WWW.VALEPROPERTY.CO.NZ		Revision Details RB 15-12-22 Unit 15 / boye amended RC 16-12-22 Landscape overlay updated		By GR GR		Client Subdivision Scheme Plan # 60-62 Derby Street, St Albans Lots 1 & 2 DP 8187 -CB22K/1186 & CB389/148		Surveyed Signed Drawn GR Designated		Date Signed Date 15.06.2022		Job No. 15514 Scale 1:250 @ A3		Drawing No. 1 Datum & Level CCC 2019		Rev. RC	
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[opespropertymanagement.co.nz](https://opespropertymanagement.co.nz)

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tom@opes.co.nz

23 January 2024

# Rental Assessment

62 Derby Street, St Albans, Christchurch



3



2.5



1



0

New builds with quality fixtures and fittings. All townhouses have an open plan kitchen and living leading to a private courtyard.

Depending on the rental market at the time, for a long term rental agreement we would expect to achieve:

**Unit(s) 8 – \$700 – \$750 pw**

Please note that we assessed these rents from concept plans only.

Our team at Opes Property Management are experienced, well informed, and motivated. We aim to achieve the best possible outcome for our clients.

We look forward to working with you,



**Tom Greene**  
BDM / Opes Liaison

 **OPES**  
PROPERTY  
MANAGEMENT

*DISCLAIMER: Please be advised that all rental estimates are based on the information provided at the time of the assessment, and takes current market rent into consideration. Opes Property Management South Island Limited gives no guarantee as to the amount of rent that will be achieved at the time of renting. The market is the final arbiter.*





[opespropertymanagement.co.nz](https://www.opespropertymanagement.co.nz)

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tom@opes.co.nz

23 January 2024

# Rental Assessment

62 Derby Street, St. Albans, Christchurch



2



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New builds with quality fixtures and fittings. All townhouses have an open plan kitchen and living leading to a private courtyard.

Depending on the rental market at the time, for a long term rental agreement we would expect to achieve:

**Unit(s) 11 – \$580 – \$610 pw**

Please note that we assessed these rents from concept plans only.

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