

# 21 Hargest Crescent Sydenham, Christchurch

Two Bedroom Townhouses with Off-Street Carpark

Building the Most Liveable Country



# 21 Hargest Crescent

## Sydenham, Christchurch

Two Bedroom Townhouses with Off-Street Carpark

### Affordable Living

Our Townhouses, located on Fee Simple Titles, are the most popular products our company has created.

With several similar projects selling down in record timeframes, we are excited to be releasing this property.

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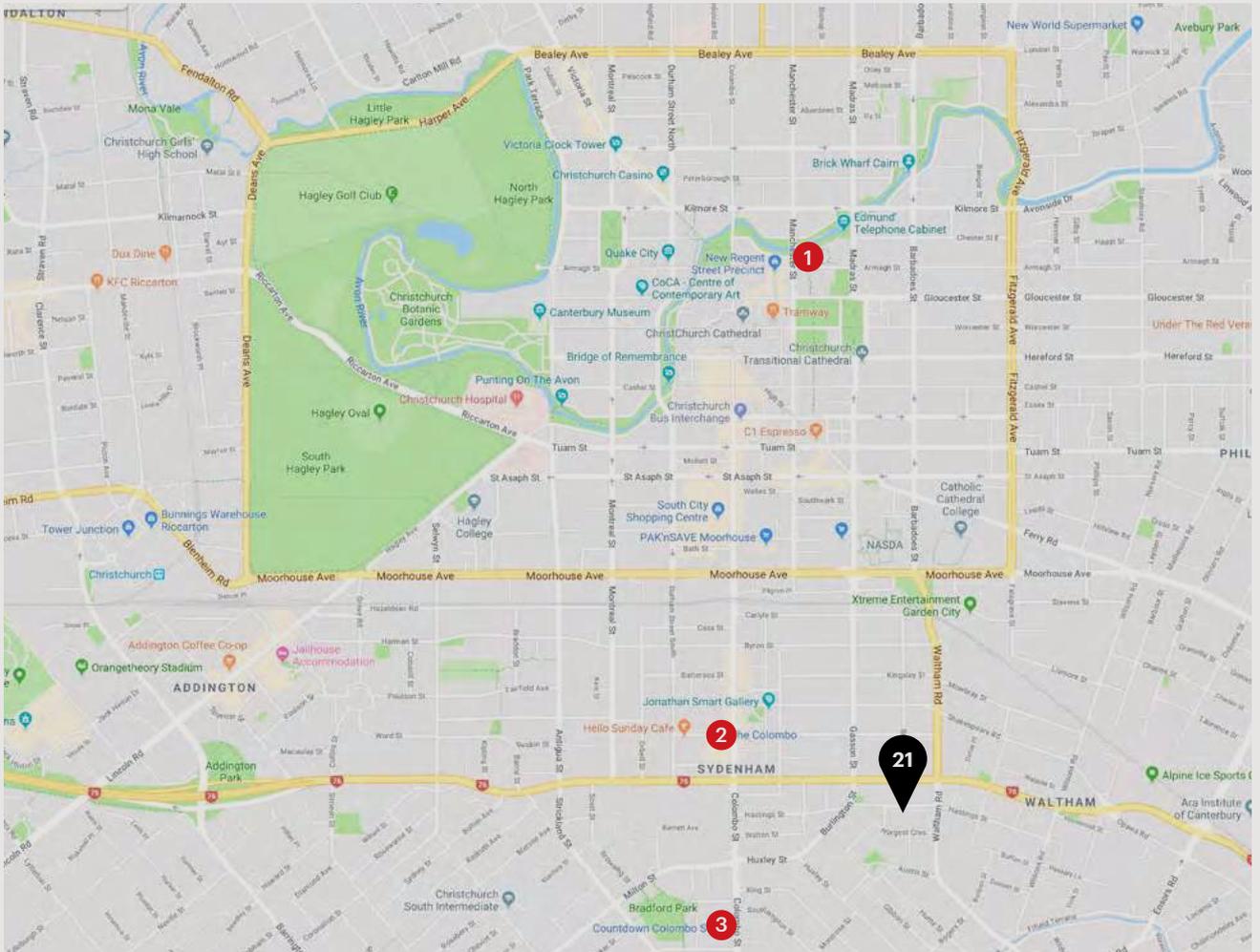
Design

We are very proud of the design appeal of this development. With a combination of Hebel with routed groove and grey finish and Hebel with white plaster finish (Units 1-2, 8-10 and 14-18) and Designer Series panel woodgrain teal and Latte Designer Series panel vertically run (Units 3-7, 11-13 and 19-20), extensive landscaping and elegant pergolas identifying your formal entrance way. This simple yet tasteful design is market leading with Townhouse construction. Resulting in a highly appealing visual aspect, while maintaining extreme functionality and low maintenance.



Location

Located just outside of the Four Avenues, these stunning Townhouses are just a stones throw from the Central City. It is with no doubt that finding new homes at an affordable price point is only going to get increasingly harder as Christchurch City’s population grows.



What’s nearby?

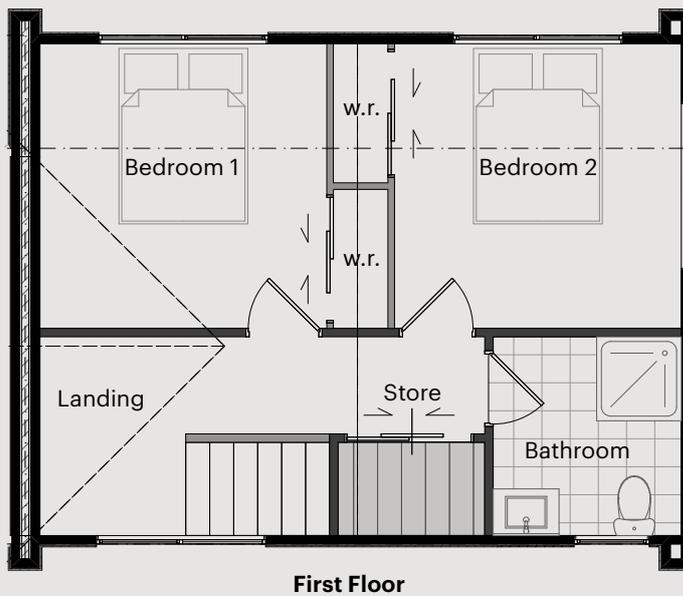
- 1 Margaret Mahy Playground **3km**
- 2 The Colombo Shopping Mall **1.3km**
- 3 Countdown Colombo **1.5km**

Floor Plan(s)

The open plan nature of the kitchen, living and dining provides everything you need for comfortable living. Our extremely functional kitchen will impress, plus there is a separate laundry with storage space under the stairs.

Outside is your own low maintenance, private courtyard with ample space for a barbecue, table and chairs. The outdoor area also includes a storage shed along with an outdoor power supply.

Upstairs are 2 full size bedroom(s), which include large built-in wardrobes. Also upstairs is a full size bathroom.



**External and  
Internal Quality**

Quality is paramount in our properties and only the best products are going into the construction and fit out of our developments. Starting with an engineered gravel base and concrete raft foundation, then laminated veneer framing, coupled with double glazed windows, solid air barriers, upgraded glass wool insulation, which is guaranteed for 70 years and aerated concrete intertenancy walls.

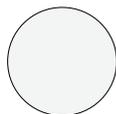
Finishing with European tiles, washable paint and upgraded magnesium oxide flooring, giving the first floor that concrete feel. All our products are purchased from large industry leading companies, to ensure reliability and quality.



Images of the living, lounge and kitchen are indicative of a 2 bedroom property. Images used throughout this Information Pack are indicative only.

**Internal  
Colours**

All properties are painted in beautiful modern tones to create a feeling of warmth and space throughout. The neutral tones allow you to add your own unique touch with furniture, artwork and other accessories.



Tiles



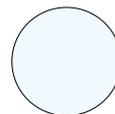
Carpet



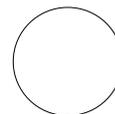
Kitchen  
Cabinetry



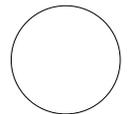
Kitchen  
Bench



Splashback



Ceiling/  
Trim/Doors/  
Walls



Blinds

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# Build Specifications

## Specifications, Colour Schedule and Chattels List

### General Specifications

**Internal Doors** Paint finish flush panel MDF doors Gib sliders to robes

**Entry Door** Latitude panel

**Hardware** Schlage

**Windows** Double glazed, powder coated aluminum

**Electrical** LED lighting, sockets, general connections, phone and tv jacks, heated towel rails and bathroom fans.

**Heating** Fujitsu 5kw heat pump

**Water Heater** 180L hot water cylinder

**Paint** Resene Spacecoat

**Roof** .4mm Colour Steel corrugated roofing

**Fascia** Colour Steel

**Gutter** Colour Steel

**Downpipes** Colour Steel

**Cladding** Combination of Hebel and Designer Series Panels

### Interior Lining

**Insulation Batts** R 2.6 wall batts, R 3.6 ceiling batts

**Gib** Walls and ceilings, standard gib to engineer requirements

**Gib Stopping** Level 4 finish, square stop to ceiling

**Skirting and Architraves** MDF 60mm square finish skirting, 40mm square finish architraves, pine skirting to wet areas

### Kitchen

**Oven** Fisher and Paykel 60cm built-in oven

**Hob** Fisher and Paykel 60cm ceramic cook top

**Dish draw** Fisher and Paykel stainless steel dish draw

**Rangehood** Fisher & Paykel built in Power Pack

**Washer/Dryer** Fisher and Paykel Washer/Dryer (1 bedroom units only)

**Laundry** Super Tub (2 bedroom properties only)

### Bathroom

**Shower** Acrylic shower tray, tiled walls

**Vanity** Brighton 900mm wall hung vanity white gloss

**Heating** Chrome heated towel rail

**Mirror** Mirror over vanity

**Tapware** Metro series basin, shower, kitchen mixer

**Toilet** Back to wall soft close with integrated bidet

# Build Specifications

Specifications, Colour Schedule and Chattels List

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**Internal Colours**

**Tiles** European off white tile

**Carpet** Virga Cloud

**Kitchen Cabinetry** Bestwood Dusky Elm

**Kitchen Bench** Engineered Marbello Snowdrop

**Splashback** Clear glass

**Ceiling/Trim/Doors/Walls** Resene Half Black White

**Blinds** Chalk block out blinds

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**External**

**Exterior Cladding** A combination of Hebel with routed groove and grey finish and Hebel with white plaster finish and Designer Series panel woodgrain teak and Latte Designer Series panel vertically run

**Roof, Fascia, Gutter, Downpipe colour** Ebony

**Soffits** Resene Half Black White

**External Joinery and Front Door** Ebony

**Tap(s)** x2 for Townhouses and as per the Plans for Apartments

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## Chattels List

Letter box

Clothes line

Garden/bike shed

Blinds

Cook top

Range hood

Dish draw

Fixed floor coverings

Light fittings

Heat pump and remote

Bathroom heater

Towel rail

Mirrors above vanity

Wardrobe joinery

Satellite dish

Washer dryer combo (1 bedroom property and each dual-key properties only)

Super Tub (2 bedroom properties only)

Smoke alarm/s pursuant to Building Code requirements

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# Price List

Unit Number	Number of Bedrooms	Number of Carparks	Internal and Outdoor Measurements	Site Measurements	Price
Unit 1	2	1	77.48m <sup>2</sup> (internal) 60.43m <sup>2</sup> (outdoor)	121m <sup>2</sup>	\$430,000
Unit 2	2	1	77.94m <sup>2</sup> (internal) 36.12m <sup>2</sup> (outdoor)	95m <sup>2</sup>	\$425,000
Unit 3	2	1	77.78m <sup>2</sup> (internal) 37.39m <sup>2</sup> (outdoor)	87m <sup>2</sup>	\$420,000
Unit 4	2	1	77.78m <sup>2</sup> (internal) 36.65m <sup>2</sup> (outdoor)	87m <sup>2</sup>	\$420,000
Unit 5	2	1	77.78m <sup>2</sup> (internal) 35.96m <sup>2</sup> (outdoor)	86m <sup>2</sup>	\$420,000
Unit 6	2	1	77.78m <sup>2</sup> (internal) 35.26m <sup>2</sup> (outdoor)	85m <sup>2</sup>	\$420,000
Unit 7	2	1	77.68m <sup>2</sup> (internal) 34.87m <sup>2</sup> (outdoor)	92m <sup>2</sup> (net 85m <sup>2</sup> )	\$420,000
Unit 8	2	1	77.48m <sup>2</sup> (internal) 67.76m <sup>2</sup> (outdoor)	123m <sup>2</sup> (net 119m <sup>2</sup> )	\$430,000
Unit 9	2	1	78.06m <sup>2</sup> (internal) 29.80m <sup>2</sup> (outdoor)	84m <sup>2</sup> (net 81m <sup>2</sup> )	\$420,000
Unit 10	2	1	77.48m <sup>2</sup> (internal) 41.60m <sup>2</sup> (outdoor)	94m <sup>2</sup>	\$420,000
Unit 11	2	1	77.48m <sup>2</sup> (internal) 42.12m <sup>2</sup> (outdoor)	94m <sup>2</sup>	\$420,000
Unit 12	2	1	78.06m <sup>2</sup> (internal) 29.93m <sup>2</sup> (outdoor)	83m <sup>2</sup>	\$420,000
Unit 13	2	1	77.48m <sup>2</sup> (internal) 72.71m <sup>2</sup> (outdoor)	127m <sup>2</sup> (net 123m <sup>2</sup> )	\$425,000
Unit 14	2	1	77.68m <sup>2</sup> (internal) 35.85m <sup>2</sup> (outdoor)	94m <sup>2</sup> (net 87m <sup>2</sup> )	\$415,000
Unit 15	2	1	77.78m <sup>2</sup> (internal) 35.57m <sup>2</sup> (outdoor)	86m <sup>2</sup>	\$415,000
Unit 16	2	1	77.78m <sup>2</sup> (internal) 35.60m <sup>2</sup> (outdoor)	86m <sup>2</sup>	\$415,000
Unit 17	2	1	77.78m <sup>2</sup> (internal) 35.64m <sup>2</sup> (outdoor)	86m <sup>2</sup>	\$415,000
Unit 18	2	1	77.68m <sup>2</sup> (internal) 38.84m <sup>2</sup> (outdoor)	87m <sup>2</sup>	\$415,000
Unit 19	2	1	77.48m <sup>2</sup> (internal) 56.68m <sup>2</sup> (outdoor)	117m <sup>2</sup>	\$425,000
Unit 20	2	1	77.94m <sup>2</sup> (internal) 36.31m <sup>2</sup> (outdoor)	95m <sup>2</sup>	\$420,000

# Valuation



IN ASSOCIATION WITH Knight Frank

20 May, 2019

Mr Matthew Horncastle  
Williams Corporation  
Email: matthew@williamscorporation.co.nz

## Schedule of Values - Proposed development 21 Hargest Crescent, Christchurch

We have considered the plans for the proposed development at 21 Hargest Crescent, Christchurch in order to provide a schedule of values for the units on completion:

Unit	Accommodation - All 2 bed	Floor Area (sqm)	Assessed Value on Completion
1	North and West aspect, end unit, larger outdoor	77.48	\$430,000
2	North aspect, end unit	77.94	\$425,000
3	West aspect, inside unit	77.68	\$420,000
4	West aspect, end unit	77.78	\$420,000
5	West aspect, inside unit	77.78	\$420,000
6	West aspect, inside unit	77.68	\$420,000
7	West aspect, end unit	77.68	\$420,000
8	North and West aspect, end unit, larger outdoor	77.48	\$430,000
9	North aspect, inside unit	78.06	\$420,000
10	North aspect, end unit	77.48	\$420,000
11	North aspect, end unit	77.48	\$420,000
12	North aspect, inside unit	78.06	\$420,000
13	North and East aspect, end unit, larger outdoor	77.48	\$425,000
14	East aspect, end unit	77.68	\$415,000
15	East aspect, inside unit	77.78	\$415,000
16	East aspect, inside unit	77.78	\$415,000
17	East aspect, inside unit	77.68	\$415,000
18	East aspect, end unit	77.68	\$415,000
19	North and East aspect, end unit, larger outdoor	77.48	\$425,000
20	North aspect, end unit	77.94	\$420,000

This report does not meet valuation reporting standards and should not be relied upon by anyone other than the addressee. The assessment assumes sales of brand new units within the investor market. We note the second hand market for units is more competitive and with more stringent lending criteria such that currently a premium is placed on brand new investment units.

Yours faithfully

Bayleys Valuations Limited  
Fiona Stewart B.Prop. ANZIV, SPINZ, Registered Valuer

Direct +64 3 377 3700 Mobile + 64 27 485 2145 Email [fiona.stewart@bayleys.co.nz](mailto:fiona.stewart@bayleys.co.nz)



# Rent Appraisal



## Rental appraisal

**Property address:** 21 Hargest Crescent  
**Suburb:** Sydenham  
**Bedrooms in main dwelling:** Two doubles  
**Bathrooms:** One  
**Garaging:** None, 1 allocated car park per apartment  
**Main Features:** Beautifully located a hop skip and a jump from central Christchurch. Constructed from a combination of designer materials, some with a Hebel block finish and some with a teak timber finish, all have steel pergolas. This townhouse is built for maximum comfort with double glazing, full insulation, heat pump and heated towel rail in the bathroom all keeping the property lovely and warm. Quality materials and Fisher and Paykel appliances including dish drawer in the kitchen. Open plan kitchen/dining/living/laundry space downstairs, two generous double bedrooms with built in wardrobes and fully appointed bathroom upstairs. Plenty additional storage space on both levels. Low maintenance, private courtyard including garden shed and 1 outdoor power point. 1 allocated car park per apartment.

**Current state of property:** Brand new with quality materials and fittings throughout. Fully landscaped.

**Appraised rent range:** \$380 - \$420 per week unfurnished  
\$430 - \$470 per week furnished

Lisa Taylor  
[christchurch@inspireproperty.co.nz](mailto:christchurch@inspireproperty.co.nz)  
0272032421  
Property Manager  
**Inspire Property Management**

While care has been taken in the preparation of these, this appraisal is an indication of the rental value based on the information received and the judgement of the Property Manager. Neither the company nor the Property Manager accepts any legal liability for same.

Inspire Property Management Limited | P.O. Box 17251 Greenlane - Auckland 1546  
Head office – 185D Marua Road, Mt Wellington – Auckland | [inspireproperty.co.nz](http://inspireproperty.co.nz)

# Rent Appraisal



Venture Management  
250 St Asaph Street  
PO Box 1708  
Christchurch 8140

p 03 377 5511  
f 03 377 5510  
info@venturemanagement.co.nz  
www.venturemanagement.co.nz

## RENTAL ASSESSMENT

DATE

16th May 2019

PROPERTY ADDRESS

Units 1-20, 21 Hargest Crescent, Sydenham, Christchurch

LOCATION

Sydenham, Christchurch

NUMBER OF BEDROOMS

2

NUMBER OF BATHROOMS

1

LAYOUT

2 double bedroom, 1 bathroom, two level townhouse. Open plan kitchen, living and dining with doors opening to a landscaped courtyard.

PARKING

Parking space for one vehicle

ADDITIONAL FEATURES & NOTES

New build with high quality fixtures and fittings. Well appointed for sun. Close proximity to the city centre.

ESTIMATED RENTAL

\$440-\$460 per week

FURNISHED

\$390-\$400 per week

UNFURNISHED

SIGNATURE

Linda Forsyth

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.

Venture Property Management Limited gives no guarantee as to the amount of rent that will be achieved. The market is the final arbiter.

## Venturemanagement

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# Airbnb Appraisal



19/5/2019

Williams Corporation  
245 St Asaph Street  
Unit 4, Level 1  
Christchurch Central, 8011

## Airbnb Appraisal for 21 Hargest Crescent, Christchurch

Suburb: Sydenham

Bedrooms: Two

Bathrooms: One

Carparks: One

Property Description: These beautiful two bedroom townhouses are located in Sydenham, just a five minute drive from the city centre and even closer to The Colombo shopping centre. Units 1-2, 8-10 and 14-18 are a mix of routed groove Hebel with grey and white finishes, creating a sleek modern exterior. The remaining units-3-7, 11-13 and 19-20-have a mix of Designer Series woodgrain teak and latte panels all with steel pergolas to mark and personalise the front entrances. With private parking, outdoor bike sheds and plenty of living space these units cater to a wide range of potential Airbnb occupants.

Appraised Airbnb Income: \$110-150 per night

Occupancy Average: 85-90%

Owners Expenses: Power, internet, commercial insurance and rates.

**Disclaimer: These estimations are not official valuations and are based off statistics gathered by the property manager. Owner may be required to obtain a resource consent but the likelihood of the council enforcing this is low at this stage.**

Appraisal provided by Rose Bos, 0279 139 377

# Cashflow Investment Analysis Summary

Property Investment Analysis Summary	Units 14, 15, 16, 17 & 18 21 Hargest Crescent, Christchurch	Units 3, 4, 5, 6, 7, 9, 10, 11, 12 & 20 21 Hargest Crescent, Christchurch	Units 2, 13 & 19 21 Hargest Crescent, Christchurch	Unit 1 & 8 21 Hargest Crescent, Christchurch
Purchase price	\$415,000	\$420,000	\$425,000	\$430,000
Deposit	\$83,000	\$84,000	\$85,000	\$86,000
Loan amount	\$332,000	\$336,000	\$340,000	\$344,000
Rental income	\$400p/w	\$400p/w	\$400p/w	\$400p/w
Vacancy rate	3 weeks p/a	3 weeks p/a	3 weeks p/a	3 weeks p/a
Annual expenses (year 1)	4.50%	4.50%	4.50%	4.50%
Interest rate	7.% + gst	7.% + gst	7.% + gst	7.% + gst
Property management	\$460	\$460	\$460	\$460
Letting fee (1 week rent + gst)	\$2,700	\$2,700	\$2,700	\$2,700
Rates	\$264	\$264	\$264	\$264
Residents association	\$1,700	\$1,700	\$1,700	\$1,700
Insurance	\$500	\$500	\$500	\$500
Maintenance	\$1,150	\$1,150	\$1,150	\$1,150
Accounting	\$71	\$74	\$78	\$81
Weekly cost to client	\$530,755.19	\$537,149.84	\$543,544.48	\$549,939.12
Equity in 15y based on 5% p/a growth				

**Disclaimer:**

We make every effort to ensure that the above calculations are accurate, however neither Williams Corporation, Opes Partners, nor any of their respective employees make any express or implied representations or give any warranties regarding the exactness. The scenarios above are examples only and should not replace advice from professionally qualified specialists (solicitors, accountants and/or financial advisors). We recommend that you obtain such independent and specialist advice before making the decision to invest.

About Williams Corporation

Williams Corporation do property development and investment in Auckland and Christchurch. Our well-built Townhouses and Apartments are the future for New Zealand housing and a desirable solution to the housing crisis.

Williams Corporation see both Auckland and Christchurch as world class cities with exceptional value moving forward. We are totally committed to building Auckland and Christchurch into the most liveable cities. Meet our team below and reach out to discuss your next property investment.



## Meet the Team

### Matthew Horncastle

*Managing Director*



Matthew manages, on a daily basis, land acquisition, development design, resource consents, development sales, marketing and finance. Matthew is a qualified builder and has been in the construction industry for over 9 years. Matthew is extremely high energy and passionate about Williams Corporation's purpose to build Auckland and Christchurch into the most liveable cities.

### Blair Chappell

*Managing Director*



Blair is responsible for product and contractor procurement, pricing, site management along with building consents. As a qualified business analyst and having been in the construction industry for over 7 years, Blair loves everything about development, including watching a development go from an idea on a set of plans to a finished product, complete with home owners and tenants.

### Kathryn Marshall

*Managing Director*



Kathryn has a 32 year career in construction. Kathryn oversees the company finances and cashflow position and is responsible for company systems, processes, controls and oversees legal and technical documents. Kathryn has a Bachelor of Agricultural Science Degree, including business subjects. Kathryn creates the vision, along with Matthew and Blair and forms highly skilled teams to deliver the outcomes ethically.

### Stephen Pike

*Property Consultant*



Stephen has over 15 years experience in property sales and has helped over 1000 customers either invest or own residential real estate. Stephen's professional approach and strong knowledge of market opportunities, ensures that his customers get the best advice and information to enable a sound decision is made. Achieving financial security for his customers is of utmost importance.

### Matt Withington

*Property Consultant*



As a licensed builder, experienced new-home consultant, homeowner and property investor, Matt brings a wealth of technical know-how to the Williams Corporation team. Matt has a trusted reputation, built on positive communication and assists customers with options that will perform best now and into the future. Matt genuinely loves talking about property and is passionate about helping people achieve their goals.

### Greg Freeman

*Property Consultant*



Greg has 11 years of relevant experience and proven history in directing and selling investment property, helping over 1000 clients from around New Zealand. Greg loves helping others to achieve their dreams and believes with having the right advice, plus the correct structures implemented, these factors are key to making this happen.

### Maxine Thomas

*Property Consultant*



Maxine has over 10 years experience in property investment, including acting as a buyer's agent sourcing suitable property, enabling others to grow their wealth. Prior to property, Maxine travelled the world as a Flight Service Manager. Maxine is extremely passionate about people and property and gets immense satisfaction combining the two together to achieve exceptional results.

### Mitchell Podmore

*Property Consultant*



Mitchell has been in the sales game for 5 years plus 2 years in construction. As a Property Consultant, Mitchell provides a great understanding, by listening to customers' needs, then putting it all together, to provide amazing results. Mitchell is very active, being a competitive cyclist to all kinds of other sports, that provide grounding and knowledge to work hard and achieve great goals.

### Scott Barclay

*Group Accountant*



Scott manages all the finances including creditors, purchase orders, payments, office administration and IRD compliance. As a qualified Accountant, Scott has had extensive experience in the construction industry, having prior roles with both main contractors and suppliers. In previous lives, Scott worked as a Market Gardener and High School Teacher.

### Hannah Turner

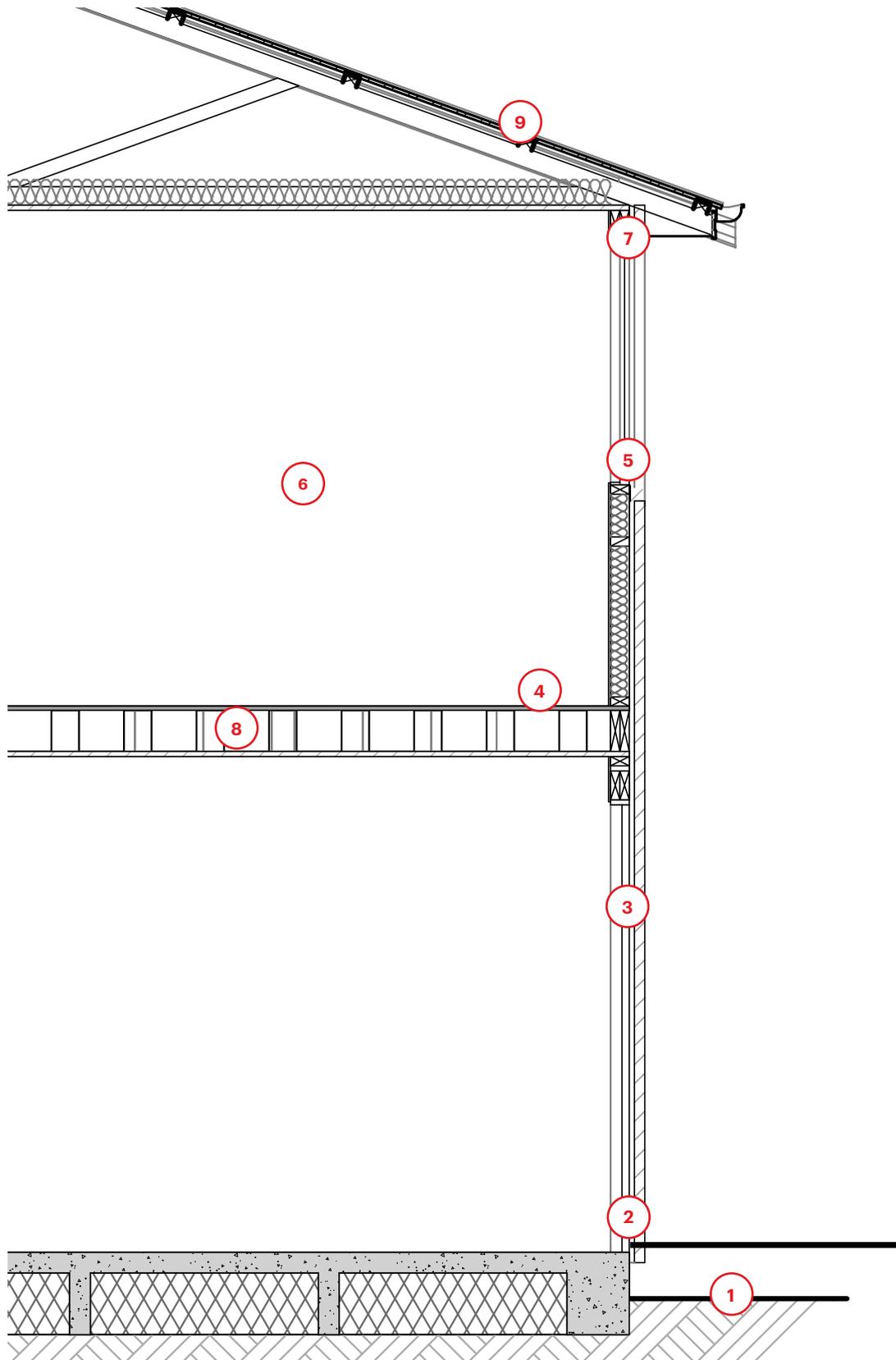
*Customer Relations  
Manager*



Hannah is responsible for client relationships, assisting sales and general enquiries. As a recent University graduate with a Bachelor of Arts, Hannah contributes a high level of literacy and communication to the team. Hannah is passionate about helping people gain a firm foothold on the property ladder and ensuring customer satisfaction remains a priority and a point of difference for Williams Corporation.

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# How We Build Homes Better



## How We Build Homes Better



1

### Gravel Raft

Soils are stripped down and replaced with compacted gravel, the entire process is signed off and overseen by an engineer. A gravel raft provides a stable platform and strengthens the ground under your home.



2

### Engineered Slab

Constructed on top of the gravel raft an engineered slab provides the benefits of the concrete foundation sitting on the ground instead of in it. Constructed with concrete, steel and polystyrene pods, with the process being signed off by an engineer.



3

### LVL Frames

LVL stands for laminated veneer lumber, LVL timber is dimensionally accurate, straighter and meets or exceeds equivalent stress tests when compared to standard SG8 and SG10 pine framing.



4

### Plywood Flooring

Manufactured from sustainably grown New Zealand Pine, plywood flooring has improved structural benefits when compared with particle board flooring and feels fantastic to walk on.



5

### Insulation

With warm dry homes being paramount for our construction methodology, we use a R3.6 ceiling batt with an R2.2 ceiling blanket on top, providing nearly double the building code requirements. For the external walls, we use a R2.6 wall batt to achieve 30% over building code requirements. With a 70 year product warranty and being owned by CSR Group, we have partnered with Bradford Gold to provide this industry leading insulation solution.



6

### Hebel Intertenancy Wall

Hebel Powerpanel XL is made out of aerated concrete and provides fantastic acoustic and fire resistant properties. This ensures the product separating you from your neighbours is of the highest quality in the market place. Because the Hebel sits between the timber framing you have full use of the intertenancy wall in your home without comprising your fire and acoustic rating.



7

### Solid Air Barrier

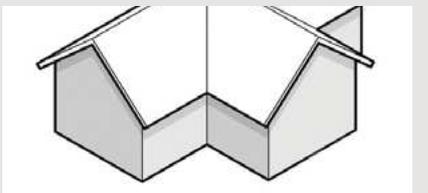
It is no surprise that the building code requires a solid air barrier in extra high wind zones, when compared to building paper a solid air barrier offers a more robust cavity and extra structural bracing on the home.



8

### LVL I-Joists

Manufactured from sustainably grown New Zealand Pine, LVL I-joists are half the weight of conventional softwood joists and are straight, uniform and dimensionally stable. This provides a lighter, stronger midfloor that has less chance of long term deflection.



9

### Safe Building Envelope

All of our homes have longevity in mind, we do not use internal gutters, flat roofs or other high risk design elements. We use leading products both on the walls and behind them to create a low maintenance home that will last the test of time.

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# A Big Problem We Are Solving...

## An Opinion by Matthew Horncastle, Managing Director

There is a big problem and culture shift across the Western World, but especially strong in New Zealand. This big problem is long term and will take generations to resolve.

- › People are wanting a lower mortgage, so they can invest more in the things that stimulate them emotionally, mentally and spiritually
- › We are having smaller families
- › There are more single people
- › People want higher quality homes
- › There is a waiting list of migrants wanting to move to New Zealand
- › There is poor quality housing in existing suburbs that need replacement
- › We have accepted an inefficient standard of housing as the norm
- › People want a lower environmental impact
- › People want to spend less time commuting
- › The cost of land and construction continue to rise
- › Trending loneliness, when people want stronger communities
- › Global population will exceed 11 billion before the end of the Century
- › The Cities are attracting the majority of population growth
- › People with money, want a better return than the Banks offer and tenants want a rental they can afford

**We feel our homes do an amazing job of helping this big problem and really appreciate our customers for being the solution.**



# Why Buy in Christchurch?

## Thousands of jobs, billions of dollars of growth - the new blueprint to revitalise Christchurch

Article originally appeared on stuff.co.nz on September 12, 2018

Ambitious new plans for Christchurch that could lead to 15,000 new jobs and increase economic growth to \$24 billion have been unveiled.

The blueprint outlines proposals for everything from property development to ways to boost housing and bring in major events in a bid to drive a fresh wave of regeneration.

Experts have warned that Christchurch faces a period of economic vulnerability as construction projects begin to tail off following a peak.

Growth has more than halved over the last four years, from a high of 5.5 per cent in 2014 to two per cent in the year to June, while unemployment is also rising.

The plan, being considered by councillors on Thursday, draws on analysis by rebuild planning body Regenerate Christchurch and economic development and promotions organisation ChristchurchNZ.

Built on five key pillars, it aims to deliver major facilities and venues quickly, stimulate investment and unlock sites for development, redefine leadership roles among city authorities and “relentlessly pursue residents and visitors”, marketing Christchurch both nationally and internationally.

### **How these goals are achieved is still being hammered out, but advice from Regenerate Christchurch and ChristchurchNZ that the plan leans on outlines key ambitions:**

- › Bringing 6,000 new residents to the central city within the next five years to support a self-sustaining economy - previously outlined in the council’s Project 8011 plan - with a longer-term goal of 24,000 more people
- › Increasing the Canterbury population by 16 per cent to 707,000 over the next decade
- › Grow Christchurch’s gross domestic product by 24 per cent to \$24 billion
- › Create 15,000 new jobs within the central city in the next five years
- › Support 500 businesses and 200 entrepreneurs for each of the next three years
- › Set up a major events strategy and bring global business events to the city
- › Establish a fast-track residential consenting process, with lower costs to reflect the priority of inner-city development

- › Encourage pop-up accommodation, retail sites and semi-permanent installations to make the most of vacant central city land

- › More investment in neighbourhood services and amenities, with potential amendments to school zones

In a report to the Crown and the council outlining the problems faced by the city and the potential solutions, Regenerate Christchurch admits there is “no silver bullet” in its recommendations.

“Ultimately it will be a result of the interaction between the public sector, private sector, communities and households - all of whom will make decisions, over time, in respect of their willingness to contribute to, participate in and benefit from regeneration.”

Writing to Regeneration Minister Megan Woods and Christchurch Mayor Lianne Dalziel, Regenerate Christchurch chairwoman Sue Sheldon said the advice was a “call to action’ which challenges the status quo”.

“There is a necessary and legitimate case for a sharper focus on the central city to ensure we maximise the opportunities created by this progress,” she said.

“The opportunity presented by the investment in the city is yet to be fully realised and a new point of vulnerability is emerging.”

A final version of the strategy will be presented to council in November.

Dalziel said the plan was about “creating a reason to come to town and spend time there”.

“We all know that the key to a thriving central city is people. We need people living, working, visiting and doing business in the central city.”

Despite the decline in economic growth and slight rise in unemployment which has seen Christchurch above the national average for the first time in six years, ChristchurchNZ believes the “economic fundamentals of the city and regional economies remain strong”.

Its quarterly economic report argues that “while the central city has some short-term challenges, its rapid redevelopment over the past year significantly enhances Christchurch’s offering as a city open for business and people”.

ChristchurchNZ senior economist Dr Peter Fieger said: “Christchurch clearly has the capacity and platform for growth. Acting on this is the key to the city’s future success.”

# Williams Corporation Warranty and Maintenance

On all new homes that Williams Corporation build, we offer a 1 year defects period and a 10 year structural warranty, pursuant with the Building Act. Williams Corporation is a company that will be around for a very long time, with large amounts of capital and assets being held in our development entity. We make a promise to our customers that we only buy reputable brands from reputable suppliers, who carry their own strong warranties.

When you purchase a property, you will be given a Warranty and Maintenance Book. This Book details and explains all the products and systems involved in building your property and what warranty they carry e.g. roofing has up to a 30 year warranty, Hebel cladding has up to a 20 year warranty and outdoor handles have up to a 10 year warranty.

### **Why do Williams Corporation not use a Master Build Guarantee?**

We've previously been involved with Master Build and although we acknowledge it has some fantastic points, it is more designed for the build contract market. As we do not take progress

payments, the deposit is held in a Solicitor's trust account and our customers have a final inspection before settlement, the Master Build Guarantee was not the right structure for our business.

### **How do I get my maintenance completed?**

Make direct contact with any of the companies mentioned in your Warranty and Maintenance Book. The Book is designed for you to be able to easily complete any maintenance. Alternatively, you may contact Williams Corporation at any time-details below. For the first year we will correct any defects, plus the property is covered under a 10 year structural warranty. Further details about this Warranty can be found in your Agreement for Sale and Purchase.

**Phone:** +64 3 260 0604

**Email:** office@williamscorporation.co.nz

**We know you'll be happy with the systems we have put in place because we appreciate all our customers.**



# The Differences Between a Residents Agreement and a Body Corporate

(for information purposes only)

## Residents Agreement

Townhouses, on Fee Simple Titles, are a safer and better long term ownership/investment, when there is a Residents Agreement in place.

### Reasons to have a Residents Agreement

**Insurance:** The Residents Agreement ensures there is an insurance policy in place for each home, each year. There can be significant savings by getting the homes insured through the same Insurance Broker/Company.

**Future Maintenance:** The Residents Agreement's purpose is to ensure any common areas are maintained and repaired, to protect the value of the homes throughout their life. The common areas can include walkways, access areas, fences, gardens and sometimes rubbish bins. The Residents Agreement details each owner's obligations in relation to any retaining walls and building elements.

### Benefits of a Residents Agreement

A structure is set up, in advance, to control the insurance and future maintenance of the common areas and visual areas. Funds are put aside, in advance, to pay for these.

### How does a Residents Agreement Work?

The Residents Agreement states what is to be done.

The Residents Agreement requires a common account to hold any funds for future repair and maintenance of any common areas.

The residents vote, using a majority vote, at an annual meeting of the residents.

## Body Corporate

Apartments, are titled as Unit Titles and by law, require a Body Corporate Management Agreement.

### Purposes of a Body Corporate

**Insurance:** The Body Corporate is responsible for the insurance of the building, as well as any common areas.

**Future Maintenance:** The common areas include the maintenance and repair of walkways, access areas, fences, gardens and sometimes rubbish collection and sometimes access lighting. Other areas of maintenance are visual areas such as walls and roof of the building and sometimes retaining walls.

**Compliance:** Compliance is required for the building, such as access and fire compliance requirements.

### Benefits of a Body Corporate

A structure is set up, in advance, to control the management of the insurance and any common areas and for visual areas such as cladding of buildings. Funds are put aside, in advance, to pay for these.

### How does a Body Corporate Work?

The rules are stated in a Body Corporate Agreement.

The Body Corporate annual costs are shown in the Body Corporate Agreement.

The Residents generally meet on an annual basis and can vote and agree to use a different Body Corporate management. Residents can also vote on the matters that affect them.

# How to Purchase a Property from Williams Corporation

**Williams Corporation is extremely fast growing because of our honesty and integrity, plus our very simple process to purchase our properties, which is detailed below:**

1

Contact your Sales Agent or a member of the Williams Corporation Team to confirm availability of the specific property.

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2

Once you have selected a specific property, you are then provided with an Agreement for Sale and Purchase of Real Estate (“Agreement”) (this is the approved Real Estate Institute of New Zealand and Auckland District Law Society form of Agreement used when purchasing residential property in New Zealand) and guided through the signing process.

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3

Once all parties have signed the Agreement, you then have 10 working days to conduct any due diligence and obtain finance. During the 10 working days, you need to correspond and obtain advice from your lawyer, accountant, property manager etc regarding the proposed purchase. If any queries arise, Williams Corporation are here to assist you. Just let us know the information - you’ll be surprised by all the ways we can help. If you are not satisfied, you may cancel the Agreement, for whatever reason, with no questions asked.

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4

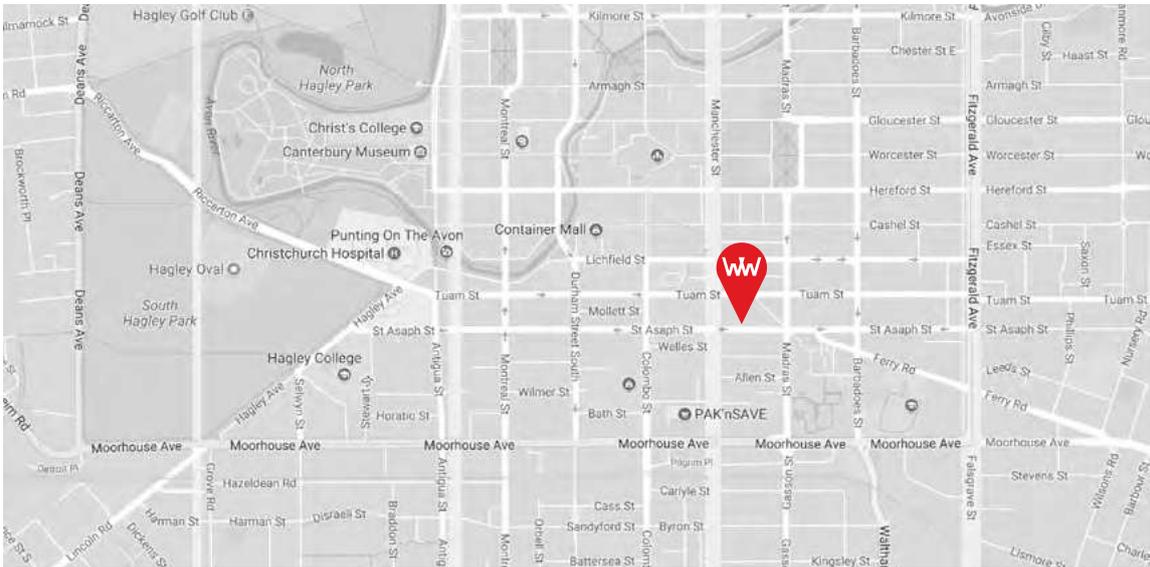
If you are satisfied, the Agreement is confirmed, then the required deposit becomes due and payable.

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5

Once the property is completed and settled, Williams Corporation will be proud to provide you with your new property.

## With Limited Options Available, Make Sure You Enquire Today



### Office

Unit 4, Level 1, 245 St Asaph Street,  
City Centre, Christchurch 8011

**Phone** 03 260 0604

### Contact one of our Property Consultants



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### Find us on online



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

Building the Most Liveable Country

## Testimonials



Reviews taken from Google.

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The game changers. Making likely the biggest positive impact in the housing sector in NZ. Well done. With their amazing quality at the most affordable level, delivered in a straight up, no nonsense manner, it's not surprising. You can't go wrong. 5 stars++.

— *Steve Rolston*

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I have dealt with Matthew and Blair on different occasions and have found them very approachable and down to earth. I strongly believe in their vision in building Christchurch a very affordable place for home buyers. The quality of their build is very solid, design is quite modern and I will personally recommend anyone to buy a property through them.

— *Nathan Miglani*

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As a supplier to the Williams Corp team we have found them great to work with! Love what they are doing to our city, they are helping to make the city better than it ever was. They use high quality products and are always striving to find new products and innovative ways to build better homes but also working hard to keep the price affordable. Well done team.

— *Nathan Moore*

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Truly a world class organization. Their loyalty to their craft, artistry, Market knowledge, skill, and customer service is second to none. I've done a lot of Business internationally with many different companies and I couldn't speak more highly of Matt/Blair and the team at Williams Corp.

— *Marcus Frisby*

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I have Always found this company to conduct themselves and build their properties to a very high standard. They make a priority in making sure both their housing and customer service is the optimum. Great people that go above and beyond and so very personable as well.

— *Yvonne Wallis*

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A property development company that captures all levels of generations and provides unique innovative design of central city accommodation. The 2 Masterminds behind this are Matt and Blair, who have great passion in living in the Christchurch city CBD. With some anchor projects finishing, their projects are likely to prosper and re-breathe new lives into the Garden City.

— *Pleayo Tovarante*

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Great team, great product, great passion. Their amazing success is not an accident and they deserve to do really well. Keep it up.

— *John Lodge*

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Recently attended a public presentation by Matthew and Blair. A couple of young guys with a great vision. They spoke from the heart and shared personal highs and lows. Insightful to understand their view point - very impressed.

— *Craig Haywood*

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Great team to work for, love seeing what they're doing around Christchurch. Exceptional businessmen that really know what works. And love to get behind a good cause too! Thanks for your sponsorship of our team in the 2019 Relay for Life, raising money for Cancer Society.

— *Zoe Robertson*

# Here's How New Zealanders Get Rich

Article originally appeared on [stuff.co.nz](http://stuff.co.nz) on February 26, 2019

Property investment is probably the closest anyone can get to a legitimate “get rich quick” scheme.

It's generally not all that quick to begin with, but once the returns start rolling, investors increase their net worth at speed.

Success often goes something like this: You save a deposit to buy an investment property (or use the equity in your own home). You ride the wave as property values rise and give you more equity, or you renovate and add value to the place yourself.

You then use the equity in that property to buy another, then possibly another.

There are risks, of course. The market could tank and you could be left holding houses that are worth less than the mortgages you owe against them. You might have dodgy tenants trash the place.

But it's the main way that most New Zealanders get from “average” to “pretty well-off, thanks for asking”.

Of the top 20 people on New Zealand's rich list, almost half built their wealth through property investment.

Among them is Sir Michael Friedlander, worth \$1.85 billion with an “empire of office buildings, retail strips and industrial properties,” according to the Rich List.

Even Rod Duke, who is better known for his investment in retail business Briscoe Group, owns \$50 million of residential and commercial property.

## WHY?

Property is such an effective route to wealth because you don't always have to have a lot of money to start off with.

Unlike shares, which you generally buy outright, you can borrow a significant amount against a property.

That leverage brings risk - if you had a 10 per cent deposit and prices fell 10 per cent, your money would be wiped out.

But it also amplifies gains. If you had bought a median-priced Auckland house in 2012 with a 10 per cent deposit, you'd have turned that \$55,000 deposit into \$300,000-odd of equity.

Economist Brad Olsen, of Infometrics, said people who hit major financial success usually did so via property or a successful business. But starting a business is less accessible to most.

“A small business is also a lot more intensive in terms of workload - you have to continue to innovate, otherwise you'll be left behind or a competitor will muscle you out, and to be fair you also need a dose of luck with business generally. Whereas with housing you can simply just sit there and watch it increase in value - in a growth market - after you've invested.

“The effort to reward ratio is a lot lower for housing, so it's simpler to invest and make good returns for limited effort compared to small business.”

He said many people felt there was more domestic control over housing than other forms of investment, such as buying shares.

“Housing is driven by local construction, bank lending and the like, whereas stock markets can shift based on sentiment and a critical news story.”

Olsen said the stock market crash of 1987 had influenced a generation of New Zealanders away from shares.

“They were uninformed about shares then and made bad investment decisions, are still uninformed about shares, but feel that they understand property much better, or at least feel they have better information or control over their investment.”

But investor Graeme Fowler, author of *20 Rental Properties in One Year*, cautioned there was a lot to learn about investing. “There are a lot of potential things that can go wrong. If you look at any product, service, industry, there are people that become multimillionaires through it and also those that don't do well or even lose everything.”

## WEALTH CREATION

Mortgage adviser Glen McLeod, of Edge Mortgages, said there was a “direct correlation” between property investment and wealth creation.

“The wise investor tends to know when to purchase and collect property. They also know when to develop and sell to continue to be able to grow the portfolio. Not every investor understands what is required to build wealth.

“I believe that property has been for a long time the best way to build wealth. When the market has dips and recedes, the investor can ride it out with time and continue to grow the asset value.”

He said the most important thing was to reduce debt and have strong cash flow to enable the portfolio to continue to grow.

## WOULD A CGT CHANGE ANYTHING?

McLeod said he was unconvinced that a capital gains tax, as recommended by the Tax Working Group, would mean any fundamental change.

“It may just be a mindset change, and realising that paying tax on profit would now be part of the state rug. If losses are ring-fenced to the company that may yet offset any tax liability faced. I'm personally not a fan of CGT. I feel that if a New Zealander works hard to get ahead and builds wealth by working hard and taking a risk to invest in property and uses their income to reduce debt and see their capital value grow then those are the perks of working hard.”

Olsen said it should not be assumed a lack of capital gains tax was what had fuelled investment in property.

“Investing in property in New Zealand is often seen as a final nest egg people can invest in. It's viewed as more secure.”

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