

## Visual Electrical Inspection Report

This applies to wiring, electrical apparatus and equipment readily visible. It does not include any wiring in walls, under flat roof, underground or in any way hidden from sight.

**Date:** 18 April 2019

**Client Name:** Sally Shephard

**Property Address:** 35 Brownville Crescent, Dunedin

### Supply to Property

Overhead 16mm neutral screen cable in good condition.



### Main Earth System

Main Earth stake located outside front of house. Protected with toby. In good condition.



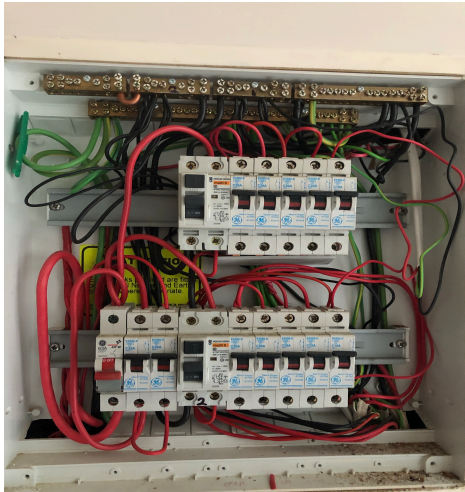
### Switchboard

30 way flush mount switchboard with two RCDs and 12 MCVs in good condition. All cables are TPS<sup>1</sup> in good condition. **The house has been rewired with TPS cable.**




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<sup>1</sup> See glossary of terms

**Hallway**

Double PDL 60<sup>2</sup> switch in fair condition.  
Outside and inside lights in good condition.  
One PDL 60 single socket in good condition.

**Bedroom 1**

Light switch and light in good condition.  
One PDL 60 double socket in good condition.

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<sup>2</sup> See glossary of Terms

**Bedroom 2**

Light switch and light in good condition.  
One PDL 60 double socket in good condition.

**Living Area**

Switch, dimmer and light in good condition.  
Two double sockets in good condition.

**Kitchen**

PDL 60 switch has lose mechanism.  
Light in good condition.  
Range isolating switch and plug in good condition.  
Two Double PDL 60 sockets in fair condition.  
Double PDL 600 socket in good condition.

**Stairway**

PDL 60 switch in fair condition.  
Double switch and lights in good condition.

**Bathroom**

Switch in good condition.  
Two downlights working and two downlights not working (Bulbs need replacement).

**Laundry**

Light switch and light in good condition.  
Single socket in good condition.  
Extractor fan in working order.  
Hot water cylinder in good condition.

**Bedroom downstairs**

Light switch and light in good condition.  
Double socket in good condition.

**Basement**

Light switch and light in good condition.  
Double socket in good condition.  
Water pipes bonded (they are earthed).



**Meter Box**

Located beside basement backdoor. In good condition.



The above is my opinion of the state of the installation on the date of inspection.

This report is issued at the request of the client and shall not be regarded as a guarantee of the performance or safety of the installation at the premises.

**Carlos Garcia**

**Registered Electrician**

**Chrome Electrical Limited**

E. [info@chromeelectrical.co.nz](mailto:info@chromeelectrical.co.nz)

M. 027 653 7310

## **Glossary of Terms**

### **TPS**

TPS is Tough Plastic Sheathed cable, and is considered a safe modern product.

### **PDL 60 Power Points/Switches**

The switch mechanism may become a bit loose over time.

These power points were widely used in the 1960s and have a tendency to splay open at the earth contact over time as a result of use.

The earth pin of the three pin plug cannot contact the surface due to the distance between the contact plates.

The result of this is that the power point has no earth.



# ELECTRICAL CERTIFICATE OF COMPLIANCE & ELECTRICAL SAFETY CERTIFICATE

REFERENCE/CERTIFICATE ID No.:

35 Broonville Cres

This form has been designed to be used by licensed electrical workers to certify that installations or Part installations under Part 1 or Part 2 of AS/NZS 3000 are safe to be connected to the specified system of electrical supply.

Location Details:

35 Broonville Cres

Contact Details:  
(Name and address)

Gally Shepherd 021 076 5994

Name of Electrical  
worker:

Gordon Westoby

Registration/Practising  
licence number:

E242037

Phone &amp; email:

027 225 4999 flash-electrical.nz@gmail.com

Name and registration number  
of person(s) supervised:

## Certificate of Compliance

Type of work:

☐ Addition☐ Alteration☐ New work

The prescribed electrical work is:

☒ Low risk☐ General☐ High-risk (Specify):

Means of compliance:

☐ Part 1 of AS/NZS 3000☒ Part 2 of AS/NZS 3000

Additional Standards or electrical code of practice were required:

☒ No☐ Yes (specify):

Date or range of dates that prescribed electrical work undertaken:

27.3.19

Contains fittings that are safe to connect to a power supply?

☐ Yes☒ No

Specify type of supply system:

MEN

The installation has an earthing system that is correctly rated (where applicable)

☐ Yes☐ No

Parts of the installation to which this certificate relates that are safe to connect to a power supply?

☐ All☒ Parts (specify)

Boiler

The work relies on manufacturers instructions:

☐ Yes☒ No

If yes - identify the instruction manual including name, date and version. Also attach a copy of manufacturer's instructions to this certificate.

(Or provide reference to readily accessible electronic format, eg internet link.)

Identify:

Link:

The work has been done in accordance with a certified design:

☐ Yes☒ No

If yes - identify the certified design including name, date and version. Also attach a copy of the certified design to this certificate.

(Or provide reference to readily accessible electronic format, eg internet link.)

Identify:

Link:

The work relies on a Supplier Declaration of Conformity (SDoC):

☐ Yes☒ No

If yes - identify the SDoC including name, date and version OR EESS registration. Also attach a copy of the SDoC to this certificate.

(Or provide reference to readily accessible electronic format, eg internet link.)

Identify:

Link:

The installation has been satisfactorily tested in accordance with the Electricity (Safety) Regulations 2010

☐ No☐ Yes

Description of Work:

Replace thermostat upstairs for central heating system.

Test Results (provide values)

Polarity (Independent earth):	<input checked="" type="checkbox"/>
Insulation resistance:	Ohms
Earth Continuity:	Ohms
Bonding:	Ohms
Fault Loop Impedance:	Ohms
Other (specify):	

By signing this document I certify that the completed prescribed electrical work to which this Certificate of Compliance applies has been done lawfully and safely, and the information in the certificate is correct.

Certifier's signature:

Gordon Westoby

Date:

27.3.19

## Electrical Safety Certificate

By signing this document I certify that the installation, or part of the installation, to which this Electrical Safety Certificate applies is connected to a power supply and is safe to use.

Certifier's  
name:Registration/Practising  
licence number:Certifier's  
signature:Certificate  
Issue Date:

Connection Date:

CUSTOMER COPY - THIS IS AN IMPORTANT DOCUMENT AND SHOULD BE RETAINED FOR A MINIMUM OF 7 YEARS

This Electrical Safety Certificate also confirms that the electrical work complies with the building code for the purposes of Section 19(1)(e) of the Building Act 2004.



## CURRENT RENTAL APPRAISAL

35 Brownville Crescent  
Maori Hill  
Dunedin

To Whom It May Concern

15 November 2024

Three bedroom, one bathroom cottage. Private access to downstairs room. Open plan living. Located in popular Maori Hill near good schools and a short distance to the city.

Considering the current market conditions, we would consider the return to be \$630-\$670 per week for your home.

Should you have any further queries or wish to discuss how we can help get tenants for your property, please feel free to contact me below at any time.

prepared by

Emma Dickson  
One Agency - The Property Specialists Ltd  
022 474 0527  
rentals@oatps.nz

**ONE**AGENCY



# For Sale

35 Brownville Crescent, Maori Hill



L  
P

LAWRENCE  
PEETERS

DUNEDIN REAL ESTATE EXPERT

# For Sale

35 Brownville Crescent, Maori Hill



Scan to view property

LAWRENCE  
PEETERS

DUNEDIN REAL ESTATE EXPERT

021 992 993

lawrence.peeters@oatps.nz

lawrencepeeters.co.nz

**ONE**AGENCY

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**awards 2023**

**DIGITAL  
MARKETING  
EXCELLENCE**

Top performing  
salesperson  
**Q1 2024**

Otago



# Buying and not sure what to do when?

Your real estate buying journey



## Understanding the end-to-end real estate process

Be a confident home buyer with **settled.govt.nz**

Buying a home is one of the biggest financial decisions you'll ever make. It can be a complex and sometimes stressful process.

**Settled.govt.nz** will help to inform and guide you through the process from

when you're thinking of buying right through to when you're moving in or out.

Have a look at the checklists, quizzes, videos and tools. From understanding LIMs to sale and purchase agreements to when to contact a lawyer, **settled.govt.nz** explains what you need to know.

**Learn more at [settled.govt.nz](https://settled.govt.nz)**

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Real Estate Authority





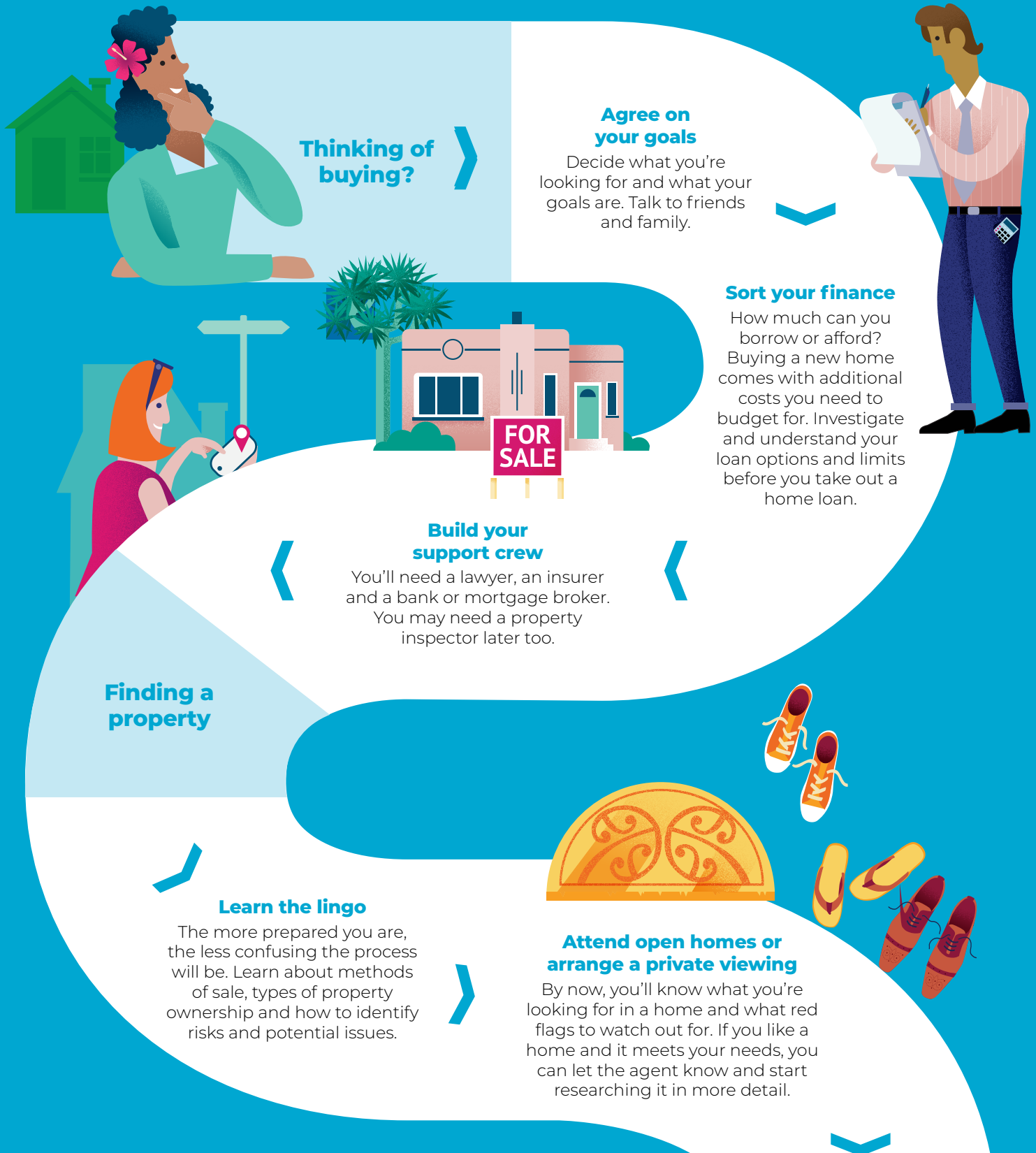
# Your real estate buying journey



Before you can make an offer, you'll need to know the method of sale being used for that home.

Remember, the real estate agent should treat everyone fairly, and your lawyer or conveyancer is there to support you through the process.

Don't make an offer on a property before seeking legal advice.





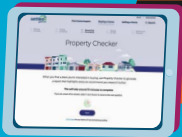
Doing your homework means you can make informed decisions.

### Do your homework

When you've found the property you want to buy, it's important to find out as much as possible before you make an offer.

### Understand issues and hazards

Doing your homework means you can make informed decisions, for example, you'll learn about the neighbourhood and what kind of natural hazards might happen in the area.



Use settled.govt.nz's Property Checker Tool



### Researching the property



It may take a while to find the ideal property.



Don't make an offer on a property before seeking legal advice.

### Making an offer



### Understand the offer process

The offer process will vary depending on the method of sale. Learn about the different methods of sale.

### Understand the multi-offer process

If another buyer also puts an offer on the property you want, it becomes a multi-offer process. Ask the agent to clearly explain the process and make sure you talk to your lawyer.



You may repeat the offer process several times before you are successful.

### Ask for a title search

A record of title is essential. It is specific to the address you are looking at and will tell you if there are any restrictions against the property.



### Confirm your finance

Now's the time to confirm your finance with the lender. Most banks will ask you for more information about the property and require proof that you've arranged insurance before settlement.



### Make a conditional offer or an unconditional offer

With some methods of sale, you can make a conditional offer, such as the offer being subject to a property inspection or finance. Ask your lawyer for advice. You may decide to do some of these before making your offer.



### Meet conditions

Any contract conditions must be met by the specified date(s).



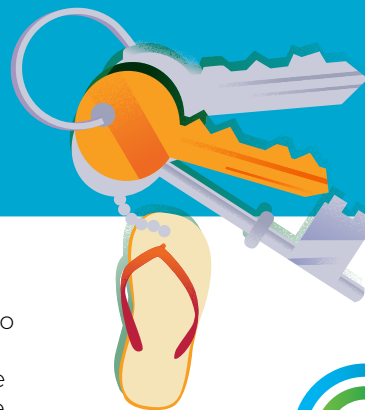
### Settling and moving in

#### Plan for settlement day

A number of things need to happen before settlement day, such as your pre-settlement inspection and ensuring your finances and insurance are in place.

#### Settle on settlement day

The big day has arrived! Many things need to happen in sequence between your lawyer, the seller's lawyer and the banks before the property becomes yours. This can take time, and you may not get the keys until late in the day. It's a good idea to plan to move in the day after settlement day.



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.govt.nz





## Understand the offer process

The offer process will vary depending on the method of sale. Learn about the different

### **Buying by advertised price, deadline sale or negotiation**

**Advertised price:** The seller sets a price, and you can choose to offer more or less than that price and negotiate the sale. There is no specific deadline your offer needs to be received by.

**Deadline sale:** The seller sets a date, and you can make an offer at any time before that date. The seller may indicate the price. You can offer more or less than that price and negotiate the sale.

**Negotiation:** When it's difficult to estimate the market value of a property, a seller may choose to sell by negotiation. Buyers make offers based on what they think the property is worth in the current market. You can make an offer at any time.

#### **Important things to know**

- In all cases, you can attach conditions to your offer, like making the offer subject to a property inspection. You can change your offer at any time before the seller accepts it, and you can include an expiry date on the offer.
- The seller can also attach terms and conditions to the sale, for example, the settlement date.
- If you can't meet the conditions or need an extension, you need to talk to your lawyer or conveyancer and the real estate agent as soon as possible.
- If there is more than one offer, the sale may become a multi-offer process.

### **Buying by tender**

When a property is for sale by tender, buyers give a confidential written offer by tender to the agent before a specified end date.

#### **Important things to know**

- You can attach conditions to your offer. The seller can also attach terms and conditions to the sale.
- You can make an offer at any time.
- The seller doesn't have to accept the highest offer or any offer. The seller may choose to negotiate, through the agent, with anyone who submitted an offer.
- You may not get a chance to negotiate once you submit your offer, so consider putting forward your best offer.

### **Buying by tender unless sold prior**

Some tenders may be sold prior to the deadline, and this should be highlighted in the advertising.

- If the seller decides to accept offers earlier than the tender end date, the property can be sold before this date.
- Register your interest with the agent and ask to be informed if someone else makes an offer before the end date to see if you can also make an offer.
- If the seller has decided they will accept offers before the end date and there is more than one offer, the sale may become a multi-offer process.

### **Buying by auction**

A property auction is a fast-paced, public sale. The property is sold to the buyer with the highest bid after the seller's reserve price is reached.

#### **Important things to know**

- Buyers should register their interest with the agent and ask to be informed if another buyer makes an offer before the auction date.
- If you haven't been to an auction before, it's a good idea to attend one as a spectator so you can see how they work.
- If you win an auction, you are committed to purchase the property. You must pay the purchase deposit on the auction day. It's very important to have your finances in order and to complete your due diligence before you think about bidding at auction.

Whichever offer process is used, remember that a sale and purchase agreement is a legally binding contract, so get legal advice before you make your offer.





### Multi-offer process

A multi-offer process happens when more than one buyer makes an offer on a property. It's important to put your best foot forward in this situation as you might not get a chance to increase your offer or to negotiate.

#### Important things to know

- Agents must clearly explain the process and any relevant paperwork to all buyers.
- There must be more than one offer in writing. An agent can't say you are in a multi-offer process if there are no other offers in writing.
- In a multi-offer situation, the seller can choose the offer that works best for them. An offer with a lower price but fewer conditions may be chosen over a higher price with more conditions. The seller can also choose to decline all offers.
- If you have any concerns about a multi-offer process you are part of, you can speak to the agent's manager.

## Real Estate Authority

**Settled.govt.nz** is brought to you by the Real Estate Authority (REA) – Te Mana Papawhenua (REA).

REA is the independent government agency that regulates the New Zealand real estate profession. Our purpose is to promote and protect the interests of consumers buying and selling real estate and to promote public confidence in the performance of real estate agency work.

## Getting help when things go wrong

If something has gone wrong, first discuss your concern with the real estate professional or their manager. All agencies must have in-house procedures for resolving complaints.

If you can't resolve the issue with the agency or you don't feel comfortable discussing it with them, you can contact the Real Estate Authority (REA). We can help in a number

of ways if your complaint is about the real estate professional. For example, we can help you and the real estate professional or agency to resolve the issue and remind them of their obligations under the Real Estate Agents Act 2008. When you contact us, we'll work with you to help you decide the best thing to do.

Call us on **0800 367 7322**, email us at [info@rea.govt.nz](mailto:info@rea.govt.nz) or visit us online at [rea.govt.nz](http://rea.govt.nz)

This guide is available in other languages.  
You can find a translated copy of this guide here  
[settled.govt.nz/resources](http://settled.govt.nz/resources)

October 2022