



## Welcome



## Bringing you peace of mind

Professionals Christchurch was the first real estate company in the city to adopt an 'open' approach to selling subdivisions, and our process for the new Prestons Park subdivision is no exception.

We ensure transparency by making all details available on our website. We have a streamlined, fail-safe response to enquiries which has already seen expressions of interest in 80% of the properties in Stage One.

Prestons Park is TC1 land, and buyers will all get individual geotech reports as a matter of course, for their complete peace of mind.

We would be delighted to give you more information on the opportunities at Prestons Park, or indeed answer any other buying, selling or rental questions you may have.

Don't forget - we're always happy to help.

Regards,  
Colin Lock  
Managing Director

## Prestons Park – new, fresh and bright

With warmer Summer weather on our doorstep comes an exciting sense of anticipation – everything seems new, fresh and bright.

Which makes it the perfect time to announce our exciting involvement with a brand new subdivision in Marshland, the newly-christened Prestons Park.

Over the past year, all the necessary infrastructure and services have been

methodically put in place – roads, drainage, ultrafast fibre broadband to name a few – so now building can begin in earnest.

The first green shoots to come through will be nine showhomes, giving prospective buyers a good feel for the types of properties on offer.

This will be accompanied by the first fifty lots of Stage One - now available and selling fast!



## Christchurch House Sales August - October

Christchurch House Sales						
Suburb	Median Price Aug - Oct			Median Days on Market Aug - Oct		
	2014	2015	Variance	2014	2015	Variance
Belfast	\$373,975	\$409,500	4%	48	55	14%
Bishopdale	\$455,000	\$457,500	1%	30	37	23%
Casebrook	\$452,500	\$427,000	-6%	37	31	-16%
Edgware	\$301,000	\$360,000	20%	27	34	26%
Mairehau	\$395,000	\$405,000	3%	56	29	-48%
Northcote	\$610,000	\$380,000	-38%	51	31	-39%
Papanui	\$438,000	\$445,500	2%	36	67	86%
Redwood	\$420,000	\$439,000	5%	38	48	28%
Richmond	\$307,500	\$338,000	10%	35	28	-20%
Shirley	\$400,000	\$395,000	-1%	38	41	7%
St Albans	\$437,500	\$445,000	2%	40	33	-18%

Residential Real Estate | Property Management | Section Sales

### Built on trust

Prestons Park is another quality venture for experienced long-term developer CDL Investments NZ Ltd, which has a portfolio of large projects to its name.

Hot on the heels of the recent success of the Stonebrook development in Rolleston, it will offer a combination of high, medium and low-density living, to be developed prudently over the coming four years.

With a total of 835 homes planned, Prestons Park has all the signs of becoming a thriving community.

### Perfectly situated

You'll find everything within easy reach at Prestons Park. Christchurch's most popular malls and shopping precincts, The Palms, Northlands, Northwood Super Centre and Homebase Retail Centre can be reached in under ten minutes. The beach is only eight minutes' drive, while two golf courses and Bottle Lake Forest lie fewer than five minutes away. Christchurch's busy airport hub and Cathedral Square take a mere 15 minutes respectively.

Plus, for families with school-aged children, the new state-of-the-art Marshlands School will be opening at the beginning of 2016, catering for students in Years 1 to 8.



## PRESTONS PARK

## What do new smoke alarm laws mean for you?

From July 2016 landlords will be required by law to ensure there are working smoke alarms in place in all residential tenancies. There must be a minimum of one working smoke alarm in a central area within three metres of each bedroom.

All smoke alarms must be confirmed working at the beginning of each new tenancy and, at the end of the life of an existing alarm (or where no working alarm exists), a photoelectric alarm with a life expectancy of ten years, or a hard wire smoke alarm will be compulsory.

The move comes as pressure mounts for greater health and safety considerations for the growing number of households living in rental properties where children and older people are particularly vulnerable.

International evidence indicates that operational smoke alarms can reduce fire fatalities by between a third and a half. Injuries sustained from fires are also likely to be reduced, as is damage to property, so there are benefits all-round.

Tenants will be responsible for replacing batteries if and when required, and reporting any defects in the alarm.

**At Professionals Christchurch, we are ahead of the game when it comes to safety, and have been checking smoke alarms at each three-month property inspection for some time now.**

In the event of missing or defective smoke alarms, we report to both landlord and tenant and monitor action taken.

### Contact us today

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