

V. 8E

MULTI-UNIT HOUSING MAIN RECORD

ROLL No.

TYPE:

Pensione Units

No. UNITS:

10

No. FLOORS

ADDRESS:

Church St

LEGAL DESCRIPTION:

lot 3 DPS 24261

NAME: (if any)

LEASE No.

FLAT DPS 24260

5311/166
1/1

YEAR BUILT:

1978

COST:

ARCHITECT:

BUILDER:

DESIGN COMMENTS:

Well finished Pensioner
Units.

EXTERIOR CONSTRUCTION:

Fdns: Conc + CP

Walls: Split Blk, BV, Hinge a stone

Roof: Dec/T - G. Shadowline

Insulation:

INTERIOR CONSTRUCTION:

Floor: Conc + wd

Walls: Gls. Bd

Ceilings: Pinex / TILES

TYPICAL FITTINGS:

Kitchen: Range: EI (4)

Cupbds: Stld + Pantry

S.B. SS

Bathroom: Ak Van, Shrub, WC.

Laundry: SSTUB.

Wardrobes 2 BI

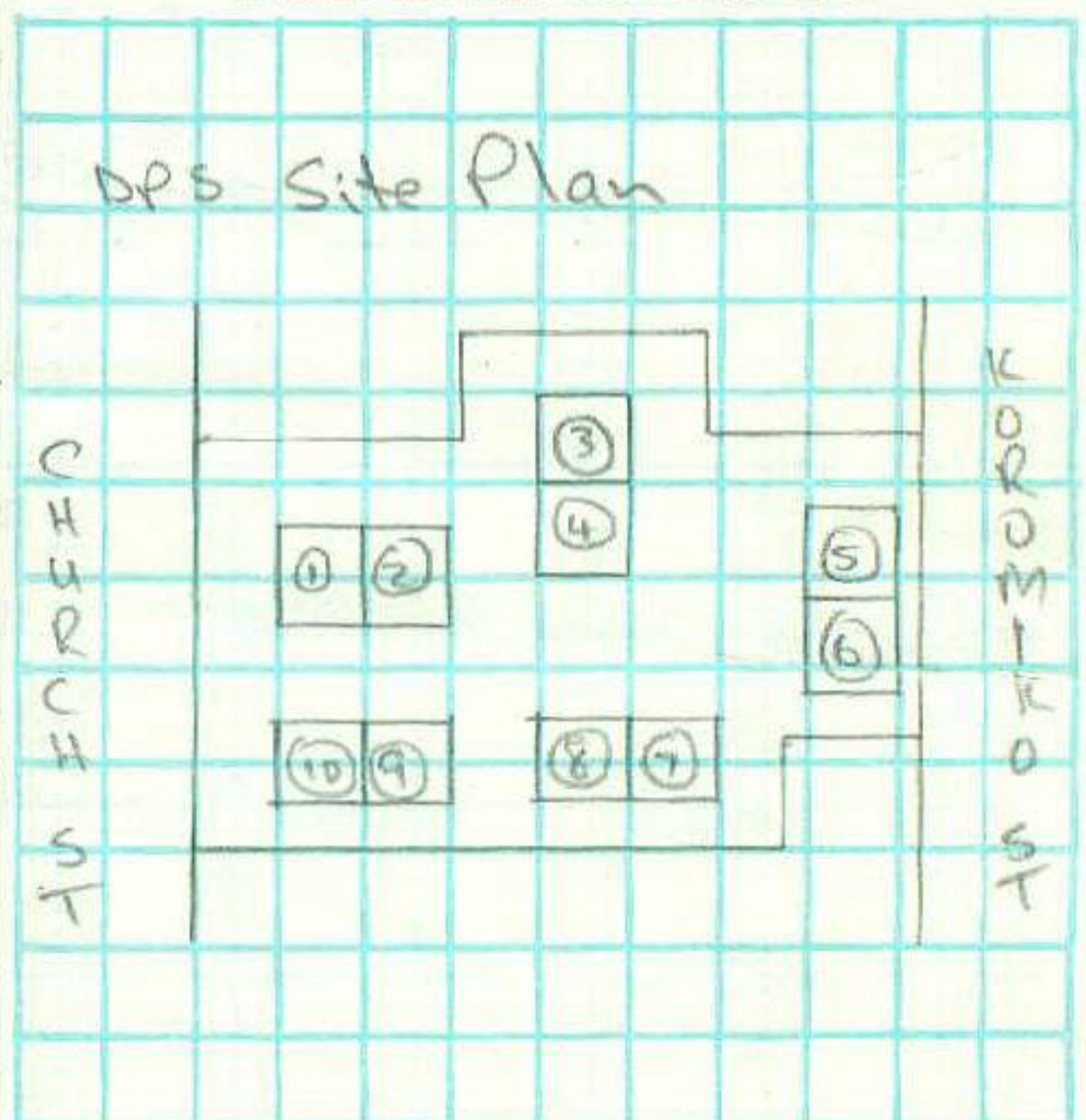
H.W.S. EI

Heating: Under floor Bl.

UNIT ENTITLEMENT and FLOOR AREAS (from back)

No.	Main	C'port/Grge	Other	Unit Entitlement
1				
2				
3				
4				
5				
6				
7				
8				
9				
10				
11				
12				
Totals				

LAND (Sketch and Contours)



ZONING:

RATING LIABILITY:

(share of land)

VALUATION FORMULA

OTHER IMPROVEMENTS:

Conc Pathway C/O

C/O - L/T, CP, Pipe Support IR

Single Gage L/T FIRE 30x6.0

Gage's - Flat 5.

C/Pts - Flats 1, 4, 6, 7, 10.

C/Pts 6 x 3 = 18m²

PICK FRAME - IR - L/T - CP.

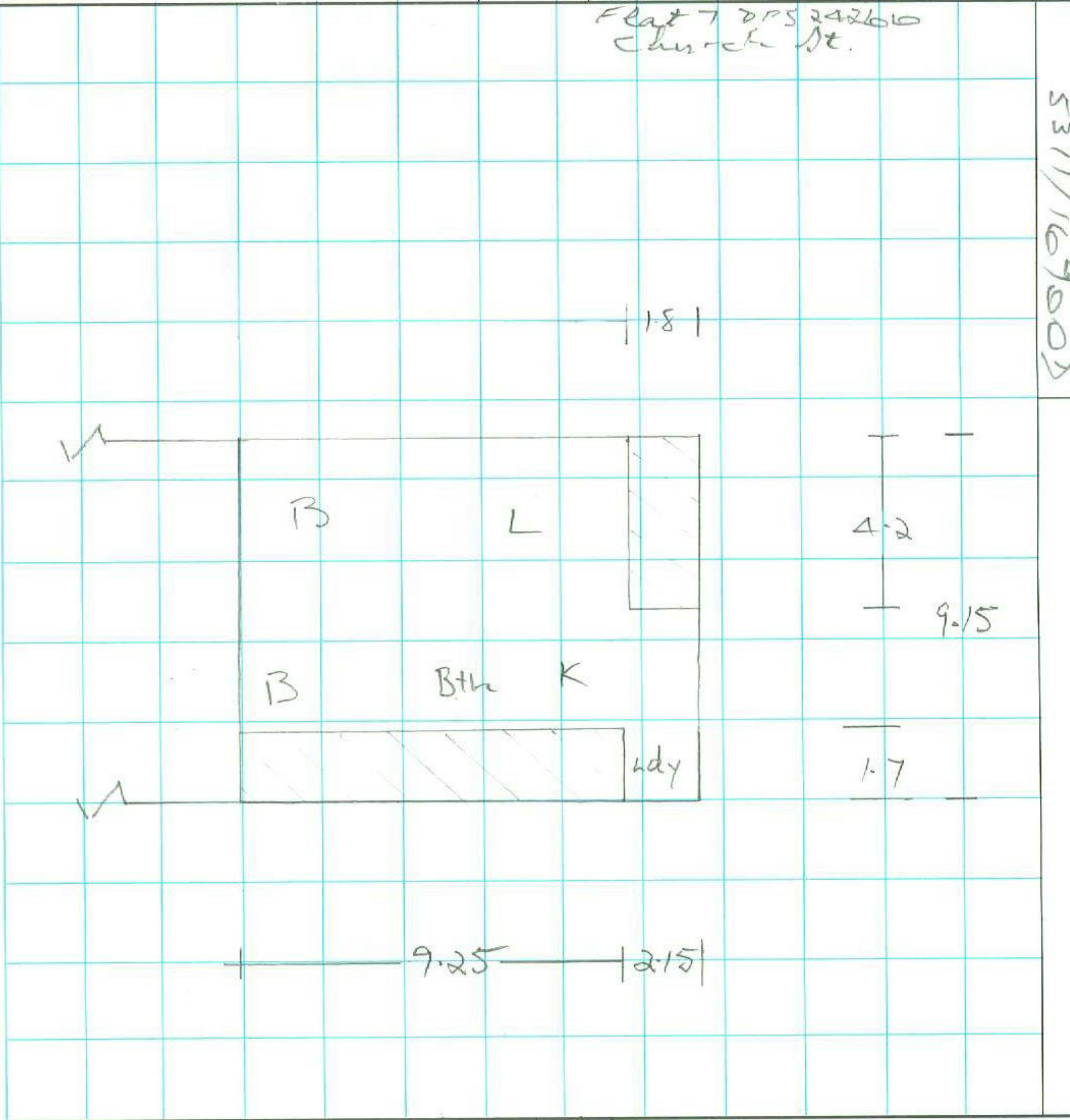
SALES

Date	Amount	Comments	Date	Amount	Comments

SEE ATTACHED
FOR SALES

DWELLING
PERMANENT
DATA

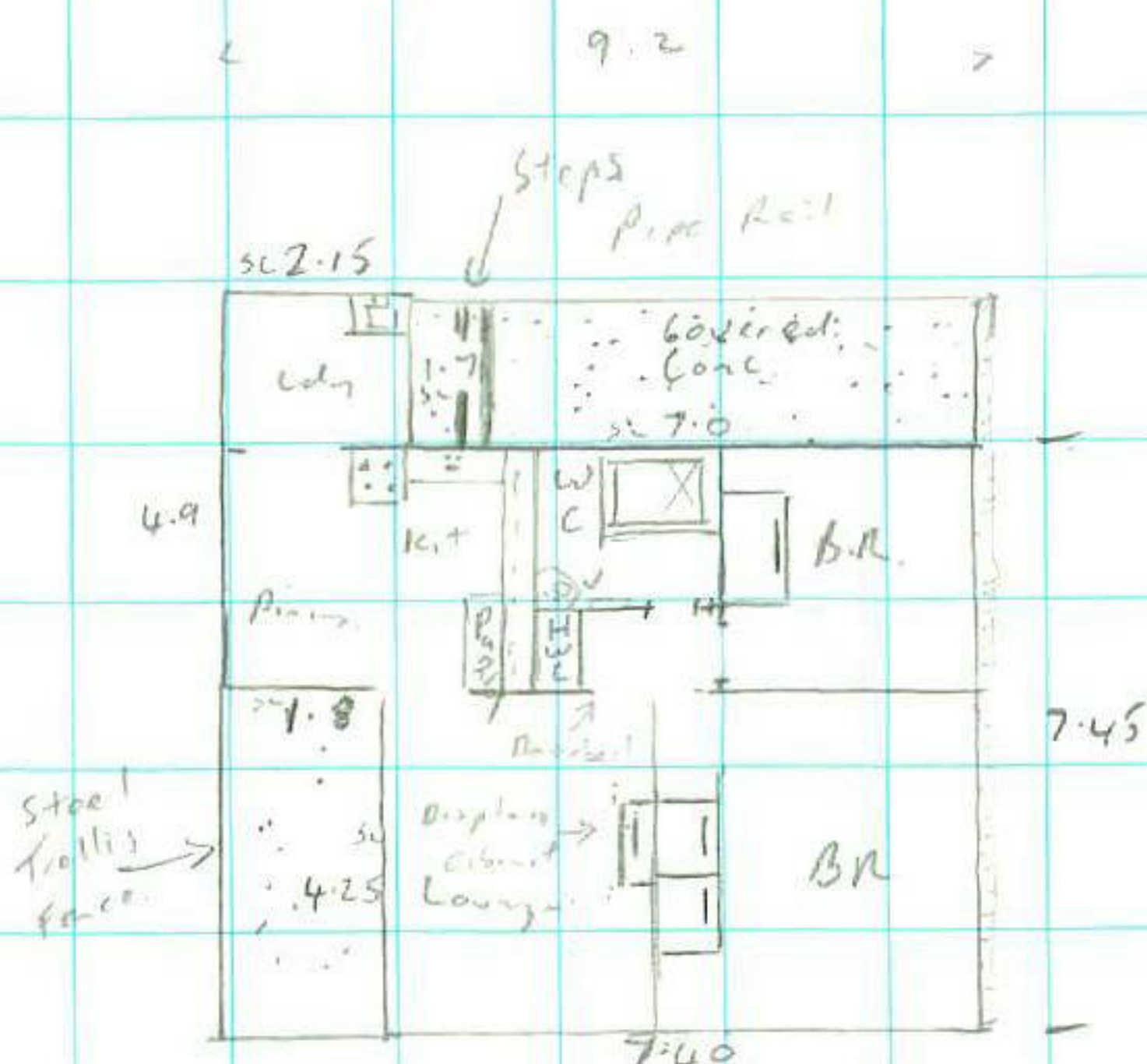
Date Built: 1978	RF 1B	Legal Desc./C.T. 1/10 Share in 23
Cost:		DPS 24261 C/T



Name: JT		Date: 1/8/96	Floor area computations: M ²				
MATERIALS	Exterior	Fdns:	Conc blk	9.25 x 7.45 = 68.91			
		Walls:	Split stone & Sh/Lime Facia	2.15 x 1.7 = 3.65			
		Window Joinery:	AL	Gutters:	1.8 x 3 = 5.4		
		Roof:	Decor Tilo		77.96 m		
		Interior	Walls:	gib			
Ceiling:	Pine x Tilo		Patio	1.8 x 4.2 = 7.56			
Floors:	Conc			9.25 x 1.7 = 15.72			
				23.28 m ²			
FITTINGS	Kitchen: Range:	Elec (Frididare)					
	S.B.:	F					
	Cupbds:	100%					
	Bathrm:	Shwr Tub base V, T					
	Wardrobes:	2 b/w					
	H.W.C.:	135/trs	Laundry:	SS Tub			
	Heating:	-	Insulation:	Y/N			
Design and Construction:				Modal		Effective	
				Variation:		Floor Area:	

Date Built: 1978	Legal Desc./C.T.
Cost:	

5311/169 G.



Electric Doorbell?
TV Arrived -
Due Movies.
Lino in 10, + V Good
Lily V Good.
Carpenter. Butto good.

Floor area computations: M^2

MATERIALS		FITTINGS	
Exterior	Fdns: Concrete	Interior	Walls: G.I.B.
	Walls: Hinuwa Stone & Ribbed Fibres		Ceiling: Pinex Tile
	Window Joinery: Al		Floors: Concrete
	Gutters:		
	Roof: Decorative Tile		
Kitchen: Range: 4 Ring, Fridg, Idare		S.B.: Stainless Steel	
Cupbds: Ave with painting		Bathrm: Built in Bath, WC, Vanity	
Cupbd under - mirror cupbd on wall		Wardrobes:	
H.W.C.: 135 Litre		Laundry: 1 SS Tub	
Heating Underfloor		Insulation: Y/N Batts	
Design and Construction: Tidy Unit		Modal	
Satchwell - Underfloor Heating		Variation: 15%	
		Effective Floor Area:	

VALUATION NEW ZEALAND

Action Record

(NB) Rule off after each record

CMV - L/BODY - RE - PURCHASE - FLAT 9 (169 I)
 CV 70000 LV 5000 VI 65000 + 13000 CHATT

13/96
 CMV - L/BODY - RE - PURCHASE - FLAT 4 (169 D)
 CV 71000 LV 5000 VI 66000 + 12000 CHATT

6/3/97
 RE - INSPECTION & REVIEW OF SPEC. VAL. ON FLAT 6 (169 F)
 DONE DAIRY ON 16/10/96 CARRIED OUT.
 ORIG. VAL. CV 72000 LV 5000 VI 67000 + 2000 CHATT - 16/10/96
 REV. " " 76500 " 6000 " 70500 + 2000 " - "

L.V.
 SMALL ELEVATED SITE WITH FRONTAGE TO
 KOROHIKO STREET - FAIR VIEW TO WASH
 110 SQUARE M 2560m² + 6000

VI:
 UNIT 69.9m² / 865 NR. SAY : 60500
 + CON. TERRACES = 5000
 65500

O/S: APART = 1500

DE: L/OUT = 3500
 TOTAL VI = 70500

CV 76500 LV 6000 VI 70500 + CHATT 2000

STAFF SALE: 5311/636 B, 464 B.
 5311/ 170 F, 122 A, 118 E

VAL REF. 5311/169

VALUATION NEW ZEALAND

Action Record

VAL REF.

5311/16900A.

Sitm:

Church St.

Category:

RF7B.

Plan:

02

Flat 1/10 24260

Date of Inspection and initials

9/12/97
babe
full

(NB) Rule off after each record

Spec Valn: L/Body Under Bay - Back Agent - Flat 1.

L.V.

Flat 1/10 FLAVOUR ABOUT

CHURCH STREET - PAIR VIEW TO WIND

= 9 6000

V.I.

Unit 69.9m²/925 NR = 64500

+ COV. TCR'S

= 5000

69500

2000

O/B: C/PAT

O/I: L/OUT etc

3500

TOTAL VI = 75000

CV 81000 LV 6000 VI 75000 + CHART 2000

VAL REF: 05311 169.006
Sim.

Church St

Category:

Plan:

2 Part 2

Action Record

(NB) Rule off after each record

Date of inspection and Initials

4/10/00
1/10

Sales Analysis cv 82000 cv 10000 iv 72000
sp 7/00 72080
less ckt's 3000
less cv 10000
less OB —
less OI 4000
55080 769.6m² (791)

1/10
4/5/01

INSPECTED ON SPECIAL CMV FOR BUYBACK BY M.P.D.C. @ £88000 incl CHAS @ £2000. PROPERTY PURCHASED BY COUNCIL OFF BETTY SMITH @ £2000, SPENT £6000 (?) ON RE-DECORATION, SOLD @ £88000 TO LEILA JACKSON. MRS JACKSON HAS INSTALLED A V-SMALL CONC RAMP AND A NEW OPEN SHOWER, REPLACING THE SHUB.

5.1.02

Not inspected x B.C. 19291, report £2700
N.A.V.

Action Record

Date of
Inspection
and Initials

(NB) Rule off after each record

5311/169 G.

Site:

FAT 7 Church St.

Category:

AF7 B.

Plan:

02.

5/6/97
S Hannon

Special Council Buy Back Agreement
as at 5/6/97.

Salos.	N.H	LU	VI
5311/169. G. 3/97 80000	82000	5000	67000
1/169 3 3/97 81000	72000	5000	67000
1/170 H 12/97 81000	72000	5000	67000
1/118 D 12/97 122000	120000	6000	114000

VI. Unit. 64.54/1000 M.L. = 64540 Sy. 64500
T.C. 14.55/250 = 4887 Sy. 5000
Cup. 18/120 = 2000
Log. 3500

LV. 75000
6000
81000
2000
83000

Detailed Inspection at Day Manager twice.

Values needed - O.K. Shub 9/6/97.

REF: 0531/16900 F1
Situ: 8 205 Church Street
Category:
Plan:
7245 8

Action Record

(NB) Rule off after each record

Date of
Inspection
and Initials

E
26/07/03
GAD/1155

SALES INSPECTION
SALE PRICE 11/02 95000
LESS CHARGES 3000
NET PRICE 92000

INDICATED LAND VALUE 20000 +100%
IMPS
UNIT 75 @ MR 855 64125
CARPORT 3000
LAYOUT 5000
SUM 72000
PREVIOUS BUY BACK BY MPDC IN 11/02 @ \$80238