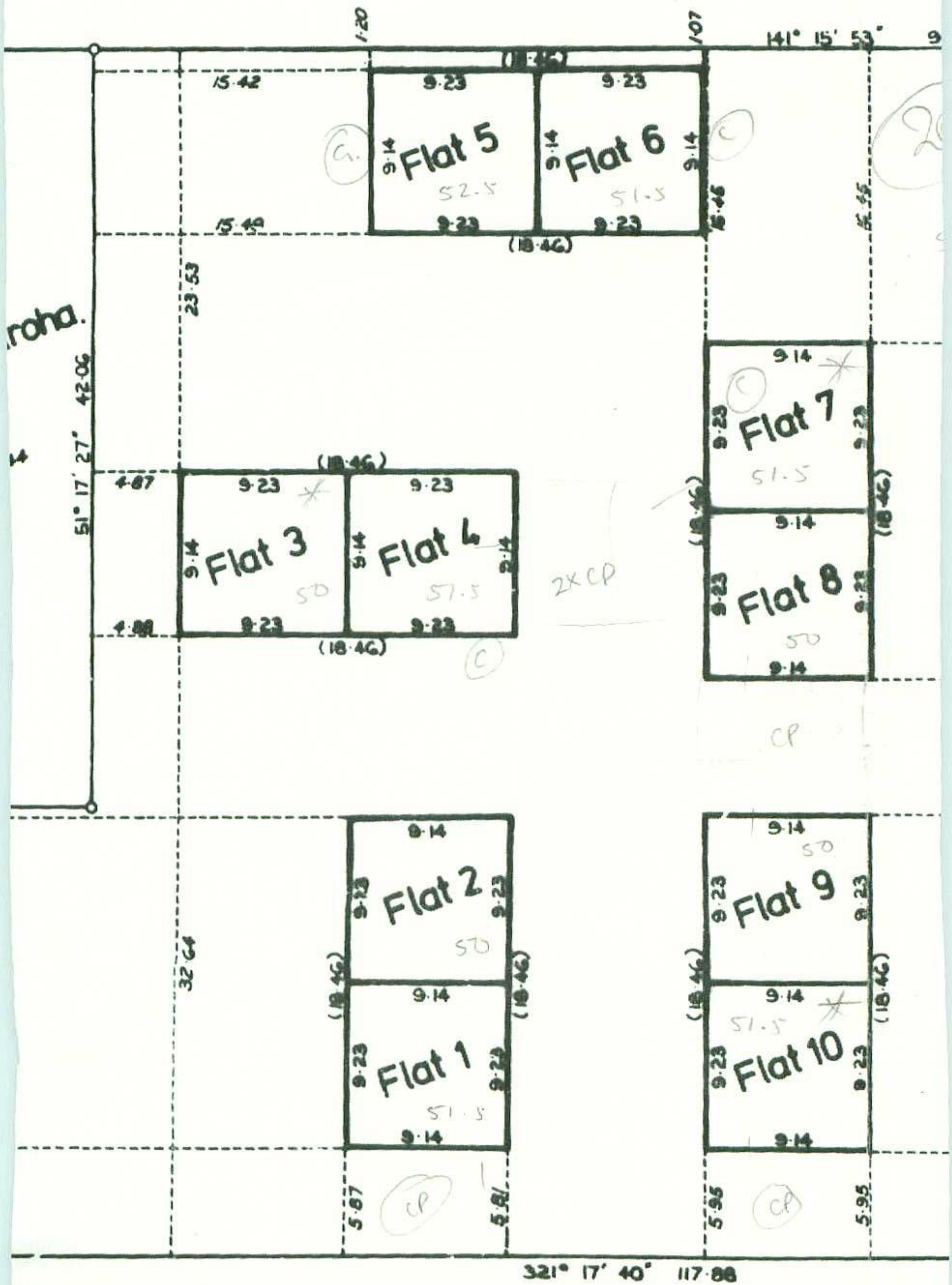


KOROMIKO

Public St. : Sec. 110 A. P.W. Act
(20.12 wide)



CHURCH STREET

Public St. : Sec. 110A P.W. Act 1928
(30.18 wide)

RF7B

Legal Desc.:

10 units

FO

Class.

lot 4 DRS 24261
FRATS ON DRS 26690

Date built: 1978

Address:

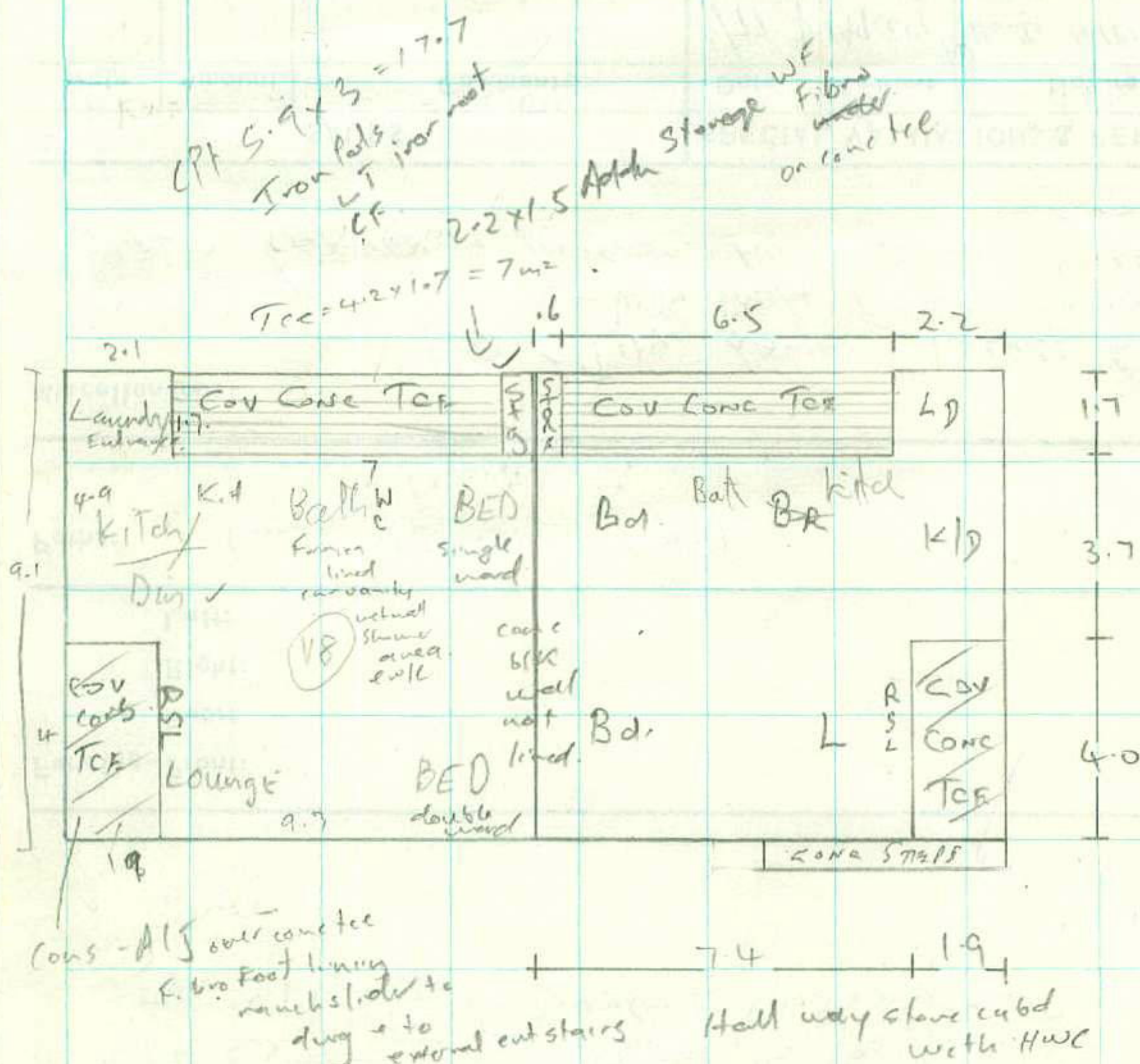
KOROMIKO ST
KARARICK ST
CHURCH ST

Cost:

Roll No.

S 101/117

S 101/117



original decor.
kitchen carpet changes curtains
light fittings

Name:
Date:

18-5-79

MATERIALS	Exterior	Fdns.: C.B.C. F.W. & CP	Floor area computations:	
		Walls: Spl. t Bk/BV, Fib, Hinnuwall	7.4 x 4.0	30.8
Interior	Interior	Roof: Dec / Fib. G.	9.3 x 3.7	34.4
		Walls: Gib Bd. i AIS	2.8 x 1.7	4.7
		Ceilings: Pine Tiles ✓	Cov Tee	69.9m²
FITTINGS	Interior	Floors: Conc See SS10/666/1 & No. 20	1.9 x 4.0	7.6
		Kitchen: Range: Elec (4) Cupbds.: + 20%	6.5 x 1.7	11.05
		S.B.: SSSB - cubed BF PANTRY under & painting.		18.65m²
		Bathrm.: BIB - Vanity - Shower WC		
		Laundry: ISS Tub ✓ H.W.S. Elec		
Design and Construction:	Interior	Wardrobes: 1 dble 1 single F.P. NZL		

Design and Construction: AA JOINERY
Well Finished Pensioner Units
- WALL MAINTAINABLE.

Land-Frontage X Depth:

Factor:

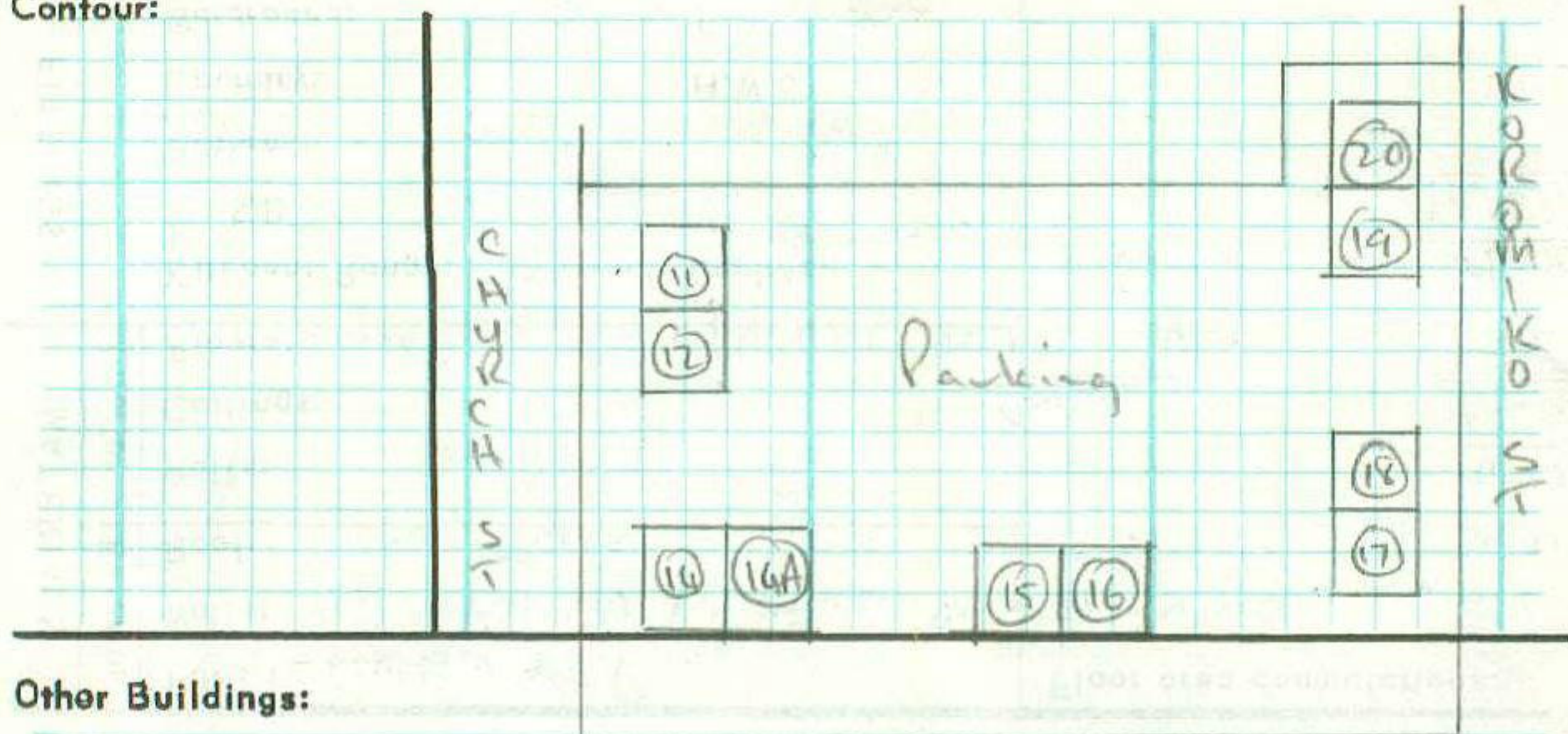
F	D%	
C%	V%	

Zoning:

Description:

NPS Site Plan

Contour:



KENRICK ST

PIPE FRAME - 1R - N/T-CF DPM FRAMES F/AU
L/T CPTS - Flats 12, 14A, 15, 16, 18, 19, 20
Gage L/T FR of 3.0x6.0 - Flats 11, 14, 17

Fencing-Front:

Rear:

Right:

Left:

Paths: Conc Paths - Good

Miscellaneous:

L/O - Tidy Lawns Shrubs RCL
& WDN LAWN FENCE - KOROMIKO ST
(SEAL) COMMUNITY INTERNAL ACCESS ROADS - CHURCH
- GOOD

SALES			SPECIAL VALUATIONS & PERMITS		
Date	Amount	Comments	Date	Amount	Nature
See Attached for Sales			5/77	\$149.819	10 Units H101337
			12/77	\$20.500	ADDT to Hall H101393
			3/78	\$146.873	10 Units H101404

VALUATION NEW ZEALAND

Action Record

Date of
Inspection
and initials

(NB) Rule off after each record

19/5/94 B2	CMV - L. Body - RE - PURCHASE SCHEME - FLAT 15 (170E) CV 72000 LV 5000 VI 67000 + 3000 CHATT
9/8/94 B6	CMV - L. Body - RE - PURCHASE SCHEME - FLAT 14 (170C) CV 73000 LV 5000 VI 68000 + 3000 CH
9/3/95 B6	CMV - L. Body - RE - PURCHASE SCHEME - FLAT 19 (170I) CV 72000 LV 5000 VI 67000 + 3000 CH
13/2/96 B6	CMV - L. Body - RE - PURCHASE - FLAT 18 (170H) CV 72000 LV 5000 VI 67000 + 3000 CHATT
28/3/96 B6	CMV - L. Body - RE - PURCHASE - FLAT 16 (170F) CV 72000 LV 5000 VI 67000 + 2000 CHATT
25/8/97 B6	CMV - L. Body - RE - PURCHASE - FLAT 12 (170B) CV 78000 LV 6000 VI 72000 + 2000 CHATT

VALUED 1/1/98

VALUATION NEW ZEALAND

Action Record

Date of
Inspection
and initials

(NB) Rule off after each record

VAL
REF.

5311/170B.

Sitm:

12 Church St.

Category:

AF7B

Plan:

02

Flat 12 915 26690

25/8/97
Full

SPAC VALN: L/BODY UNDER BUY-BACK AGMNT. FLAT 12.

L.V.

Flat 12m RENEVATED ABOVE
CHURCH STREET - FAIR VIEW B WREST = 16000

V.I. (925NR / INT DRCON GOOD)

UNIT: 69.9m² / 880 NR = 61500

+ COV. TERRACES = 5000

66500

O/I: C/PART = 2000

O/I: L/OUT etc = 3500

TOTAL VI 72000

CV 78000 LV 6000 VI 72000 + 2000 CHARTS

Rack
15.6.99

CMV full ree report

VALUATION NEW ZEALAND

Action Record

Date of inspection and initials

22/1/98
JFW

(NB) Rule off after each record

SPEC. VALU: L/Body Under Buy-Back Agreement
FLAT 14A.

L.V.

FLAT SITE ELEVATED ABOVE
KENAICK STREET - FAIR VIEW
TO SOUTH WAIR

= to 6000

V.I.

UNIT 69.9m² / 925 NR
+ COV. TERR.

= 64500

= 5000

69500

O/B: C/PORTS

2000

O/F: L/OUT etc

3500

75000

CV 81000 LV 6000 VI 75000 + CHART 2000

VAL

REF.

5311/170007

Sitn:

KENAICK ST.

Category:

AF7B.

Plan:

2

FLAT 14A PRS 26090.

Date of
Inspection
and Initials

Action Record

(NB) Rule off after each record

TEMP.

11/10/2000

05311

170.00 H

Sitn.

Koromiko St

Category:

Plan:

2

FLAT

18

12/10/00
h

Sales Analysis cv 84000 Lv 10000 iv 74000

SP 3/00 to mpc 81480

SP 5/00 firm mpc 93500

81480

93500

less chTs 3000

less Lv 10000

less OB 5000

less OI 3000

60480

72500

= 1037

= 69.9m² (865)1
26/07/03
Gh 21/5

SALES INSPECTION

SALR PRICE 11/02 → mpc

92696

mpc 11/02 → TURN

98500

LESS CHATRLS

3000

NET PRICE

95500

OR 70%

INDICATED LAND VALUE

20500 + 155%

IMPS

UNIT 78 @ 855

66690

CARPORT

4000

LAYOUT

4000

SAY 75000

NEW LINO PRIOR TO SALE FROM MPC, AFTER SALE

PAINTED THROUGHOUT

Action Record

Date of Inspection and Initials

(NB) Rule off after each record

E
26/07/03
GA D NOD

SALTS INSPECTION - IN CONJUNCTION WITH #11 - NO PHOTO THIS UNIT
SRR ANALYSIS - 17000 H