



OUR REF 18/67/2
YOUR REF

OFFICE OF THE MĀORI TRUSTEE

NGĀ WAI E RUA BUILDING
CNR LOWE STREET & READS QUAY
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21 February 2001

To the responsible Trustees of Whakapaupakihi 5

Kia ora,

Whakapaupakihi 5 - Inspection

I refer to my letter of 25 January 2000 (copy enclosed) and advise that a further inspection was undertaken on 24 November 2000. In attendance were Russell Hollis, John Hata, Len Brown, Anthony Creswell, Greg Galley, Bob Kissling, Ted Clissold and myself. Our lease inspector has reported the following:

That Mangatu Incorporation has painted the outsides of the woolshed and shearers quarters. Part of the roof of both the shearers quarters and the woolshed are due for replacement and Mangatu Incorporation have budgeted to do this by June 2001. There is also some carpentry work to do on the shearers quarters, repairs on wooden framed windows and ceiling timber rafters. It is planned to do this work as well. It is noted that the bridge was lifted and placed on new buttresses prior to the last inspection in December 1999. The cost was \$20,000.00 and included placement of large rocks in the stream to prevent flood erosion damage.

A re-inspection of the whole property will be done in December 2001, to check on the planned work.

Enclosed for your information is a list of capital improvements done by Mangatu Incorporation since 1983.

If you have any queries regarding the above, please do not hesitate to contact me.

Nāku noa, nā

VHG Goldsmith
for MAORI TRUSTEE
(encl.)

18/67/02

25 January 2000

Copy sent to Mangatu
also - 25/1/00**To the Responsible Trustees of Whakapaupakihi 5**

Kia ora

Whakapaupakihi 5 – The Proprietors of Mangatu Blocks

The above block is presently vested in (5) private trustees, pursuant to an order under Section 220 of Te Ture Whenua Maori Act 1993. The block is leased to the Proprietors of Mangatu Blocks for a term of 21 years from 31 July 1984, at an annual rental of \$9,262.50. The lease expires on *30 July 2005*.

On 10 February 1998, an inspection of the above property was undertaken by our lease inspector who reported the following breaches of the lease covenant:

Clause 5 Woolshed – paint outside walls and roof;
Shearers Quarters – paint outside walls and roof.

A follow-up inspection was carried out on 22 December 1999 and it was noted that the above breaches were still outstanding, together with *additional* breaches which are as follows:

Clause 5: House - paint outside of house and repair roof;
Shearers Quarters – Fix rotting timber, spouting and internal wall lining
Stream behind the covered yards & woolshed cutting in – Dump more large rocks along stream bank.

Please find enclosed a plan which was attached to the inspection report, for your information.

We recommend that the responsible trustees for the block now follow-up this matter with the lessee to have the work completed, as required by the lease document. We suggest that a notice under Section 118 of the Property Law Act 1952 be served on the lessee, to have the work completed by 31 December 2000. In the meantime no further action will be taken by the Maori Trustee until further instruction by the said responsible trustees.

Naku noa



na VHG Goldsmith
for MAORI TRUSTEE

WAKAPAUPAKIHI 5

Capital improvements

1983

- Extend woolshed 41,078
- Shearing plant 3,500

1990

- Killing house 7,700

1991

- Covered yards 48,000

1999

- Re-position bridge & river bank works 20,683 \$120,961

R&M

1999

- Paint woolshed & shearers' quarters 5,248
- Building repairs to cottage – contractor wages 2,000 \$7,248

Total capital & R&M

\$128,209

From Anthony Crosswell
Mangatu Supervisor
24.11.2000