

- 1:** Blacketts Building, built to three storeys in 1879 as a head office for South British Insurance Co, architects Richard Keals and Sons. A fourth storey designed by Edward Bartley was added in 1912. Extensive refurbishment at a cost of \$1.25m was completed in 1999. Gross floor area 770 sqm.
Historic listings: Listed on the Register of Historic Places.
Occupants: On the ground floor, Florsheim, KIWITOWN Souvenirs, Shoes N Things; on level 1, Winters School of Hairdressing.
Owner: Xakeila Holdings Ltd, 64 Rame Rd, Greenhithe, North Shore 1311 and Orizaba Holdings Ltd, 64 Rame Rd, Greenhithe, North Shore 1311. Xakeila Holdings is registered in the Cayman Islands. Orizaba is registered in the Cayman Islands.
Sales history: Properties 1 to 4 and 7 to 14 were owned by NZ Insurance (later a subsidiary of General Accident of the UK) in the 1980s. This property was bought from the NZI subsidiary Britannia Properties Ltd for \$3,500,000 in October 1997 by Blacketts Building Ltd. Bought for \$5,300,000 by Orizaba Holdings Ltd and Xakeila Holdings Ltd in July 2000.
Building services: Lifts - 1.
Site area: 205 sqm.
Title details: All DP 22413, Pt Allot 1 Sec 4 Auckland City. CT 601/169.
- 2:** 3-13 Shortland Street, the former NZI House, two 11-storey (plus mezzanine) office blocks with ground floor retail space. The buildings are totally integrated and share a single bank of lifts.
 The original 9-storey South British Building to the corner of High Street (now known as Building B) was built in 1927. It was designed by R F Draffin of Grierson, Aimer and Draffin for the South British Insurance Co. An extra two floors were added later.
 The adjacent 11-storey building (now known as Building A) was added in the late 1960s.
 Both buildings underwent an internal refurbishment in 2001, designed by Stephenson & Turner and built by Fletcher Construction. Developer and subdivider was Ladstone Holdings Ltd. Gross floor area 4,170 sqm. The foyer and some upper levels of the building were being refurbished in April 2004.
Historic listings: Listed on the Register of Historic Places.
Occupants: See individual units for occupants.
Owner: The owners of units in plan UP 206920.
Sales history: Properties 1 to 4 and 7 to 14 were owned by NZ Insurance (later a subsidiary of General Accident of the UK) in the 1980s. This property was sold by NZI Pty Ltd for \$6,890,000 in November 1998 to the subdivider Ladstone Shortland Street Ltd.
Building services: Lifts - SGS New Zealand Ltd (3 lifts).
Site area: 873 sqm.
Title details: Lot 1 DP 20508 Lot 1 DP 56348 Lot 1 DP 107949 int in lots 2 3 DP 20508, UP 206920. CTs 135B/373-394.
- 2:** Unit B1, the basement (which is under Building B); 280 sqm. Unit entitlement 1808.
Owner: Klukas A and Roko Palic.
Sales history: Bought for \$225,000 in October 2001. Was for sale by offers closing April 2002, not sold; agent Bayleys. Bought by Roko and Klukas Palic for \$660,000 in February 2004.
Title details: Unit B1 UP 206920, CT 135B/373.
- 2:** Unit GA, ground and mezzanine, Building A, a retail unit of 180 sqm. Unit entitlement 10407.
Occupants: Mambo Surfwear, with a lease of 6+3 years from October 2001.
Owner: Kelvyn J and Margaret A Healy and Bernard J Sheridan.
Sales history: For auction by the subdivider in December 2001, bought for \$970,000 by Kelvyn and Margaret Healy and Bernard Sheridan; agent Bayleys Real Estate.
Title details: Unit GA AUS 1, 2 UP 206920. CT 135B/374.
- 2:** Unit GB, ground and mezzanine, Building B, a retail unit. Unit entitlement 20852.
Occupants: The Met.
Owner: Longsea Properties Ltd, 6 Taumata Road, Castor Bay, North Shore 1309. Longsea Properties is controlled by Michael J Fisk of Castor Bay and David G C Pendergrast of Mt Eden.
Sales history: Bought by Longsea Properties Ltd from the subdivider for \$1,777,777 in January 2002.
Title details: Unit GB UP 206920. CT 138A/102.
- 2:** Unit 1A, first floor, Building A. Unit entitlement 2381.
Occupants: Clendon Feeney Barrister & Solicitors.
Owner: InfraServ Assets Ltd, 44 Clarence Road, Northcote Point, North Shore 1310. InfraServ Assets is controlled by Craig E Horrocks of Remuera, Paula J France of Northcote Point and Brian J Joyce of Browns Bay.
Sales history: Infraser Assets Ltd bought units 1A, 2A and 2B from the subdivider Ladstone Shortland Street Ltd for \$760,000 in July 2000.
Title details: Unit 1A UP 206920. CT 135B/376.
- 2:** Unit 1B, first floor, Building B, 427 sqm. Unit entitlement 4250.
Occupants: Parlante Design.
Owner: A syndicate of about 15 owners; the owners of the largest shares are David J Glaister, Robert Narev, and Lomond M Seel.
Sales history: Bought from the subdivider Ladstone Shortland Street Ltd by S B Properties for \$470,000 in July 2000. Bought by the present owner group for \$905,000 in November 2001 and divided onto seven titles. Was for sale with offers to purchase closing April 2002, not sold; agent Bayleys Real Estate.
Title details: Unit 1B Pt AU 14 UP 206920, CT 138A/250-256.
- 2:** Unit 2A, second floor, Building A, 223 sqm. Unit entitlement 2448.
Owner: InfraServ Assets Ltd, 44 Clarence Road, Northcote Point, North Shore 1310. InfraServ Assets is controlled by Craig E Horrocks of Remuera, Paula J France of Northcote Point and Brian J Joyce of Browns Bay.
Sales history: Infraser Assets Ltd bought units 1A, 2A and 2B from the subdivider Ladstone Shortland Street Ltd for \$760,000 in July 2000.
Title details: Unit 2A, UP 206920, CT 135B/378.
- 2:** Unit 2B, second floor, Building B, 427 sqm. Unit entitlement 3993.
Owner: InfraServ Assets Ltd, 44 Clarence Road, Northcote Point, North Shore 1310. InfraServ Assets is controlled by Craig E Horrocks of Remuera, Paula J France of Northcote Point and Brian J Joyce of Browns Bay.
Sales history: Infraser Assets Ltd bought units 1A, 2A and 2B from Ladstone Shortland Street Ltd for \$760,000 in July 2000. Was for sale in September 2000, asking price \$360,000, not sold; agent Bayleys.
Title details: Unit 2B AU 24 Pt AU 15 UP 206920. CT 135B/379.

- 2: Unit 3A, third floor, Building A, 223 sqm. Unit entitlement 2560.
Occupants: Online Finance Ltd.
Owner: Still owned by the subdivider, Ladstone Shortland Street Ltd, 62 Scarborough Terrace, Parnell, Auckland 1001. Ladstone Shortland Street is directed by Dallas O and Graeme R Pendergrast, both of Parnell, and owned by a related company.
Sales history: Was for sale in July 2000, asking price \$180,000, not sold. Was for sale in November 2001, asking price \$450,000, not sold. Was for sale in November 2002, not sold; agent Bayleys. Again for sale in March 2003, asking price \$535,000, not sold. Was for sale by tenders closing December 2003. A sale was under negotiation in April 2004; agent Bayleys.
Title details: Unit 3A, UP 206920. CT 138A/515.
- 2: Unit 3B, third floor, Building B, 427 sqm. Unit entitlement 3834.
Occupants: Old South British Chambers.
Owner: Geoffrey D Clews and Graeme D Knapp.
Sales history: Bought by Geoffrey Clews and Graeme Knapp for \$350,000 in February 2001.
Title details: Unit 3B AU 25 Pt AU 16 UP 206920, CT 135B/381.
- 2: Unit 4A, fourth floor, Building A, 223 sqm. Unit entitlement 2561.
Occupants: Jollands Callendar.
Owner: Shortland Holdings Ltd, 138 Fisher Pde, Pakuranga, South Auckland 1706. Shortland Holdings is owned by Peter R and Catherine J Jollands of Pakuranga.
Sales history: Was for sale in September 2000, asking price \$220,000; agent Bayleys. Bought from the subdivider Ladstone Shortland Street Ltd for \$210,000 by Glen Mor Yacht Charters NZ Ltd in October 2001.
Title details: Unit 4A Pt AUS 6, 7, 17 UP 206920. CT 135B/382.
- 2: Unit 4B, fourth floor, Building B, 427 sqm. Unit entitlement 3900.
Occupants: Bull & O'Sullivan Architecture.
Owner: One High Street Ltd, 269 Old Taupiri Road R D 2, Taupiri, Waikato 2171. One High Street is owned by Patrick and Andrea J O'Sullivan of Taupiri, Michael J O'Sullivan of Waiuku, and Andrew J Bull and Sandra M Harden of Herne Bay.
Sales history: Was for sale in July 2000, asking price \$360,000; agent Bayleys. Bought from the subdivider Ladstone Shortland Street Ltd for \$328,000 by One High Street Ltd in August 2000.
Title details: Unit 4B AU 26 Pt AU 17 UP 206920. CT 135B/383.
- 2: Unit 5A, fifth floor, Building A, 223 sqm. Unit entitlement 2561.
Occupants: New Zealand Overseas Student Migration and Southern World.
Owner: Shortland Offices Ltd, 62 Scarborough Terrace, Parnell, Auckland 1001. Shortland Offices Ltd is owned by Donald M Fletcher of Freemans Bay, George W S Boyd of Parnell and Maurice S Crosby of Parnell.
Sales history: Bought from Ladstone Shortland Street Ltd for \$215,000 in July 2000 by Shortland Offices Ltd.
Title details: Unit 5A Pt AUS 8, 8, 18 UP 206920. CT 135B/384.
- 2: Unit 5B, fifth floor, Building B, 427 sqm. Unit entitlement 3997.
Occupants: O'Connell Chambers.
Owner: O'Connell Chambers Ltd, 215 Kiwitahi Road, Woodhill, Auckland 1250. O'Connell Chambers is owned by James L Smylie of Tauranga, David E Smyth of Remuera, Eugene St John of Three Kings, Mark W Vickerman of Freemans Bay and Edward J L Werry of Woodhill.
Sales history: Was for sale in July 2000, asking price \$330,000; agent Bayleys. Bought from the subdivider Ladstone Shortland Street Ltd for \$365,000 by O'Connell Chamber Ltd in May 2001.
Title details: Unit 5B, AU 27 Pt AU 18 UP 206920. CT 135B/385.
- 2: Unit 6A, sixth floor, building A, 223 sqm. Unit entitlement 2561.
Occupants: Leading International College Of New Zealand.
Owner: Fortune 500 Ltd, 89 Archers Rd, Glenfield, North Shore 1310. Fortune 500 is owned by Tin Nam Chan of Glenfield and John R Holmes of Greenlane.
Sales history: Was for sale in July 2000, asking price \$230,000; agent Bayleys. Bought from the subdivider Ladstone Shortland Street Ltd for \$249,750 by Fortune 500 Ltd in June 2001.
Title details: Unit 6A Pt AUS 8,9,19 UP 206920. CT 135B/386.
- 2: Unit 6B, sixth floor, Building B, 427 sqm. Unit entitlement 4016.
Occupants: empty in April 2004.
Owner: Gordon M and Marilyn M Kinvig, and Alan G Stewart.
Sales history: Was for sale in July 2000, asking price \$380,000; agent Bayleys. Bought from Ladstone Shortland Street Ltd for \$340,000 in October 2001. Bought by Gordon and Marilyn Kinvig and Alan Stewart for \$530,000 in September 2003.
Title details: Unit 6B AU 28 Pt AU 19 UP 206920. CT 135B/387.
- 2: Unit 7A, seventh floor, Building A, 223 sqm. Unit entitlement 2605.
Occupants: Planet Jack. The CD Store and
Owner: TGT Ltd, 36 Palmer Crescent, Mission Bay, Auckland 1005. TGT is owned by Richard H Taylor of Remuera, Lewis T Grant of Mission Bay and Pravir A Tesiram of Remuera.
Sales history: Bought from the subdivider Ladstone Shortland Street Ltd for \$235,000 in June 2001 by The CD Store Ltd. Bought by TGT Ltd for \$350,000 in March 2003.
Title details: Unit 7A Pt AUS 9, 10, 10 UP 206920. CT 135B/388.
- 2: Unit 7B, seventh floor, Building B, 427 sqm. Unit entitlement 4986.
Occupants: Taylor Grant Tesiram.
Owner: TGT Ltd, 36 Palmer Crescent, Mission Bay, Auckland 1005. TGT is owned by Richard H Taylor of Remuera, Lewis T Grant of Mission Bay and Pravir A Tesiram of Remuera.
Sales history: Bought from the subdivider Ladstone Shortland Street Ltd for \$460,000 in June 2001. Bought by Odyssey Investments Ltd for \$490,000 in July 2001. Bought by TGT Ltd for \$830,000 in December 2001.
Title details: Unit 7B AU 29 Pt AU 20 UP 206920. CT 135B/389.

- Epsom, Graeme M Elliot of St Heliers and Warren A Long of Howick.
Sales history: Units CA, CC, CD, CE and CF were for sale (individually or together) by tender closing August 2001, and were bought by Howard Property Ltd from the developer for \$6,600,000 total; agent Bayleys.
Title details: Unit CD UP 198438; CT 125B/893.
- 57:** Unit CE, an office area on the bridge level between the former District Court building and the main tower, foyer level; 62 sqm, unit entitlement 2149.
Occupants: Used by the operators of the Ascott Metropolis hotel.
Owner: Howard Property Ltd, 25 London St, St Marys Bay, Auckland 1001. Howard Property is mostly owned by Anthony J Howard of St Marys Bay, Nicholas G Francis of Epsom, Graeme M Elliot of St Heliers and Warren A Long of Howick.
Sales history: Units CA, CC, CD, CE and CF were for sale (individually or together) by tender closing August 2001, and were bought by Howard Property Ltd from the developer for \$6,600,000 total; agent Bayleys.
Title details: Unit CE UP 198438; CT 125B/892.
- 57:** Unit CF, the first floor of the former District Court building to Kitchener Street, 550 sqm; unit entitlement 14602.
Owner: Howard Property Ltd, 25 London St, St Marys Bay, Auckland 1001. Howard Property is mostly owned by Anthony J Howard of St Marys Bay, Nicholas G Francis of Epsom, Graeme M Elliot of St Heliers and Warren A Long of Howick.
Sales history: For auction in June 1999, not sold. Units CA, CC, CD, CE and CF were for sale (individually or together) by tender closing August 2001, and were bought by Howard Property Ltd from the developer for \$6,600,000 total; agent Bayleys.
Title details: Unit CF UP 198438; CT 125B/891.
- 58:** An office building of 8 levels including a basement with 3 car spaces and ground floor retail space, completed in 1977. Four of the upper floors were refurbished in the 1980s. Gross floor area 1,670 sqm. Builder, Project Construction Ltd; architect, Sargent Smith & Partners.
Occupants: On the ground floor, Debut; on level 2, Smart Net; on level 3, High Net; on level 4, Cutting Edge; on level 5 CEC; on level 6 Barry Scott. Level 1 was empty in April 2004. Space was available for lease in April 2004; agent The Knights Ltd.
Owner: Hojun Kim, Kyungmin Lee, and Anthony C Horrocks.
Sales history: Bought from General Properties NZ Ltd by Metropolis Group Ltd for \$2,100,000 in June 1989. Bought from the mortgagee for \$1,050,000 in December 1992 by Lancaster Holdings Ltd. Bought for \$1,500,000 in September 1993 by K & K Trading Co Ltd. Traded at \$1,640,000 in December 1995. Bought for \$2,000,000 by 48 High Street Ltd in July 1998. Passed in at auction \$1,520,000 in August 1994. Was for sale by tender closing June 2001, bought by HSB 48 Ltd in May 2001, before tenders closed, for \$1,950,000; agent Bayleys Real Estate. Bought by Hojun Kim, Kyungmin Lee, and Anthony Horrocks in May 2003.
Building services: Lifts - Corona Elevator Consultants (1 lift).
Frontage: 10.08m to High Street.
Site area: 326 sqm.
Title details: Lot 1 DP 77421 subj party wall easement. CT 33D/268.
- 59:** A 2-storey building, erected circa 1900, renovated in 1990. Gross floor area 1,540 sqm.
- Formerly P & C Life Building, before that Rylands Building.
Occupants: On the ground floor, Girl Line, Hurricane Park, Vigil Eyewear and Wofem Bros bagelry; on level 1, Vivace Bar.
Owner: Goldvale Holdings Ltd, PO Box 2783, Auckland 1015. Goldvale is controlled by Veronica Krukziener.
Sales history: Bought for \$2,055,000 by Goldvale Holdings Ltd in December 1998.
Site area: 784 sqm.
Title details: Lot 2 DP 50921 also pt allot 29 of sec 4. CT 2084/73.
- 60:** Bridgecorp House, a 15-storey office tower with 2 basement levels for 24 cars, completed 1991. There is a 2-level atrium at the entrance with granite-clad columns and marble floor plus balconies overlooking Albert Park and the city. Developed and built at a cost of \$25 million by Mainzeal Development. Designed by Structon Group. Floor plates 211 sqm. Gross floor area 3,410 sqm.
Formerly Lufthansa House.
Once the site of a dental and medical school, dating from about 1910, demolished in 1987.
Occupants: On ground level, Lawson Dr Graham J; on levels 1, 2, 13, 14 & 15, Bridgecorp Holdings Ltd; on level 1, Kinloch Golf Resort, McElwee & Co and Claymore Law reception; on level 3, Claymore law, Zedex and Capital Events; on level 4, Delta Software; on level 5, AMA AGM & ANL; on level 6, Insinger de Beaufort Trust; on level 7, Kensington Properties; on level 8, Omaha Beach and Howard Keyte; on level 9, Pacific Forest Products and The Career Professionals; on level 10, Lufthansa German Airlines; on level 11, Radcliffe Chambers; on level 12, Northplan Financial Services Ltd and Restaurant Management Ltd. Space was available for lease in April 2004; agent Jones Lang LaSalle.
Owner: Everflow International Trade & Estates Pte Ltd, c/- M G I Wilson Eliot Ltd, Level 2, Fidelity House, 81 Carlton Gore Rd, Newmarket, Auckland 1001 and Lucky Choice Euro-Pacific Pte Ltd, c/- M G I Wilson Elliot Limited, Level 2, Fidelity House, 81 Carlton Gore Road, Newmarket, Auckland 1001, as owners of all the units in plan UP 131896. Everflow International Trade & Estates is owned by Lee Kim Song and Chye Huat Lim, both of Singapore, and directed by Dr Gunnar T Ohlsen and Dr Graf M H Sieghold, both of Hamburg, Germany. Lucky Choice Euro-Pacific Pte is controlled by Teo Soon Kok and Lee Kim Song, both of Singapore.
Sales history: Bought from Mainzeal by SEABIL for \$7,700,000 in February 1994. Traded at \$8,500,000 in March 1996 Bought for \$8,500,000 in April 1999 by Lucky Choice Euro-Pacific Pte Ltd and Everflow International Trade & Estates Pte Ltd.
Building services: Lifts - 2.
Managing agent: Jones Lang LaSalle.
Site area: 562 sqm.
Title details: Pt allot 29 sec 4 City of Auckland Principal Units A-P AU1-AU22 UP 131896. CTs 77B/254/ 77B/256-259, 77B/261-263, 77B/265-266, 77B/268-269, 90D/986, 90D/988, 93C/520-521.
- 61:** Victoria Street Carpark, a 7-storey parking building with space for 732 cars and ground floor retail space to High Street, built circa 1970. An extension of the building to 52 High Street, previously the site of the Hall of Commerce Building, was opened in January 1989. Gross floor area 24,140 sqm. A

\$5.5m, 197-space extension was underway in April 2004; builders are Dominion Constructions.

Occupants: On the ground floor, Cima Cafe & Bar, Foodoo, Paneton Cafe & Bakery, DB Dynamics and Wolf Bagelry & Cafe.

Owner: Auckland City Council, PO Box 8923 Symonds Street, Auckland 1035.

Site area: 3,025 sqm.

Title details: Lot 1 DP 112783 proposed easement DP 138812. CT 63B/975.