

## July 2012

Welcome to the latest edition of the Mirage Matters Residents and Owners Newsletter

Entrance 88 The Strand



this issue

## Lease Arbitration Result

### Arbitration Decision Released!

#### “GOOD NEWS” for Mirage owners

This week the Body Corporate can announce a favourable outcome to the protracted Ground Lease Review (previously due 1<sup>st</sup> August 2011)

The Strands Body Corporate (including BC 308927) and Ngati Whatua O Orakei Maori Trust, April 2012 formal Arbitration hearing for Lease No. 305091.6 Award is \$7.0M unimproved land value.

Based on 6% land value therefore, the ground rental is now fixed at \$420743 per annum for the Mirage Complex until next review in 2018.

**This means no change in ground lease levies paid by each unit owner for the next six years. As we have already been paying an assessed ground lease levy, there is no default penalty interest to pay either.**

The exact ground lease levy each unit will pay for new 12/13 financial year will be available with the body corporate budget to be advised prior to 12<sup>th</sup> September 2012 AGM.

Any specific further queries and/or external media enquiry about the Mirage lease review please contact me directly.

**Tony Begbie – Chairman**

**The Body Corporate has many people to sincerely thank for their part in achieving this positive outcome.**

(the late) John Wrightson – past Chairman for his foresight to special levy (well prior to 2011) for the expected professional's costs and anticipated lease payments reserve.

The Ground Rent Review Sub-group for their expertise, input and time. Starting in the immediate years prior to August 2011 lease review, by preparing our strategy and team. Namely Peter Blick, John Ball, Dave Shatford and myself.

The four neighbouring Body Corporates along the Strand in Parnell, who joined with the Mirage as the Strands Body Corporates. This enabled us to negotiate an aggregated lease arbitration and thus dramatically reduce the legal and other costs individually required.

Our very capable professionals team; Andrew Fawcett – Lowndes Associates Lawyer, Mike Ruffin – Barrister, Nigel Dean – Colliers International Valuer and Ian Gribble – Gribble Churton Taylor Valuer. Plus Holly & Ken Neighbours – BC Secretary who have managed all the finances around this process.



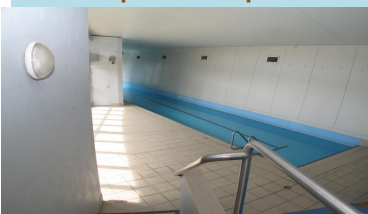
Residents Gym



Residents Sauna



Residents Indoor Lap Pool & Spa



**Residents  
Tennis Court**



**Residents Outdoor Pool**



**Residents Outdoor Spa**



**Residents BBQ area**



**For The Mirage  
Building Manager**

Call Peter  
or Helen on

**(021) MIRAGE or  
(021) 647 243**

**Body Corp  
Committee  
Members**

2011/2012 Year

Tony Begbie (Chairman)  
Sally Giles  
John Kernohan  
Dave Shatford (Vice Chair)  
Tania Wong

**Key Contacts**

BC Contacts	Name	Phone	Email
<b>Building Manager</b>	Peter & Helen Blick	(021) MIRAGE or (021) 647 243	<a href="mailto:manager@themirage.co.nz">manager@themirage.co.nz</a>
<b>Body Corp Secretary</b>	Ken Neighbours Limited P O Box 28-106, Remuera, Auckland, 1541	Ph 09 523 1299 Fax 09 523 1290	<a href="mailto:secretary@themirage.co.nz">secretary@themirage.co.nz</a>
<b>Body Corp Chairman</b>	Tony Begbie	(029)200 6515	<a href="mailto:chairman@themirage.co.nz">chairman@themirage.co.nz</a>
<b>Contractor feedback</b>	<i>Please send all feedback (good and bad) to the</i>	<i>following:</i>	<a href="mailto:servicemanfeedback@themirage.co.nz">servicemanfeedback@themirage.co.nz</a>
Current Contractors	Name	Phone	Email/Website
<b>Air Conditioning</b>	Ring Building Manager	<b>M:</b> 021 MIRAGE	
<b>Apartment Cleaners</b>	Linda Wu	<b>M:</b> 021 255 5338	
	Unique Hygiene Services Jewels Moore	<b>M.</b> 021 502 348	<a href="mailto:jewels.m@xtra.co.nz">jewels.m@xtra.co.nz</a>
	Carolyn Cameron	<b>Ph:</b> 3779927	<a href="mailto:carolyncameron@woosh.co.nz">carolyncameron@woosh.co.nz</a> <a href="http://customer.care@fp.co.nz">customer.care@fp.co.nz</a>
<b>Appliance Servicing</b>	Fisher & Paykel *	Ph: 0800 372 273	
	Bardo Appliance Servicing	Ph: 0800 940 3546	<a href="mailto:jbardo@xnet.co.nz">jbardo@xnet.co.nz</a>
<b>Carpet Cleaning</b>	Brighter Carpets	Ph: 0800 888 353 <b>M:</b> 027 468 1360	<a href="mailto:brightercarpets@gmail.com">brightercarpets@gmail.com</a>
	Terri Patterson	Ph: 09 377 6056 <b>M:</b> 021 550 575	<a href="mailto:terri-ash@xtra.co.nz">terri-ash@xtra.co.nz</a>
<b>Electrician's</b>	John Cleary Electrical Express	Ph: 0800 861 092	<a href="mailto:express.electrical@xtra.co.nz">express.electrical@xtra.co.nz</a>
<b>Gas Repairs</b>	Laser Plumbing and Gas Fitters	0800 GETLASER	<a href="mailto:getlaser@lasergroup.co.nz">getlaser@lasergroup.co.nz</a>
<b>General Maintenance</b>	Kevin Darlington	Ph 09 626 2572 <b>M:</b> 0211 278 915	<a href="mailto:kevlon@xtra.co.nz">kevlon@xtra.co.nz</a>
	Richard Atkinson	Ph: 578 1164	
<b>Glass Repairs</b>	Matthew Rose Winstone Glass	Ph: 09 276 9253	<a href="mailto:amglass@xtra.co.nz">amglass@xtra.co.nz</a>
	Phillip, Glass Relate	Ph (09) 838 0700	<a href="mailto:phillip@glassrelate.co.nz">phillip@glassrelate.co.nz</a>
<b>Interior Decorator</b>	Gellene Painters (George Eliko)	Ph: (09)267 8790 M: 021 2237163	
<b>Property Managers</b>	Allen Realty Ltd Simon Allen	Ph (09) 525 2503 ext 706 <b>M:</b> (021) 325 880	<a href="mailto:simonallen@allenrealty.co.nz">simonallen@allenrealty.co.nz</a> <a href="http://www.allenrealty.co.nz">www.allenrealty.co.nz</a>
	Harcourt's Remuera Michelle Bellete	Ph: (09) 520 8101 <b>M:</b> (0275) 880 188	<a href="mailto:michelle.bellette@harcourts.co.nz">michelle.bellette@harcourts.co.nz</a> Website link: <a href="http://Harcourt's Remuera">Harcourt's Remuera</a>
<b>Plumber</b>	James Vardu Jayvee Plumbing	<b>M:</b> 021 636 844	<a href="mailto:jvplumb@xtra.co.nz">jvplumb@xtra.co.nz</a>
	Kevin, Plumquik	<b>M:</b> 021 702 018	
<b>Television Servicing &amp; Tuning</b>	Colin Bartrom	Ph: 09 416 7429	

**Note: For Tenants, please ensure you have your landlords authority to engage any Contractor**

\* When calling F&P they will want very specific info such as postal code (=1010) and specific nature of the fault (ie exactly what appears to be the problem NOT "It's broken"). They will also want specific appliance name and if possible part number, which \*can be found in Section 5 of the Apartments "Purchasers Manual". This will save you time and money if you have this info before you call.