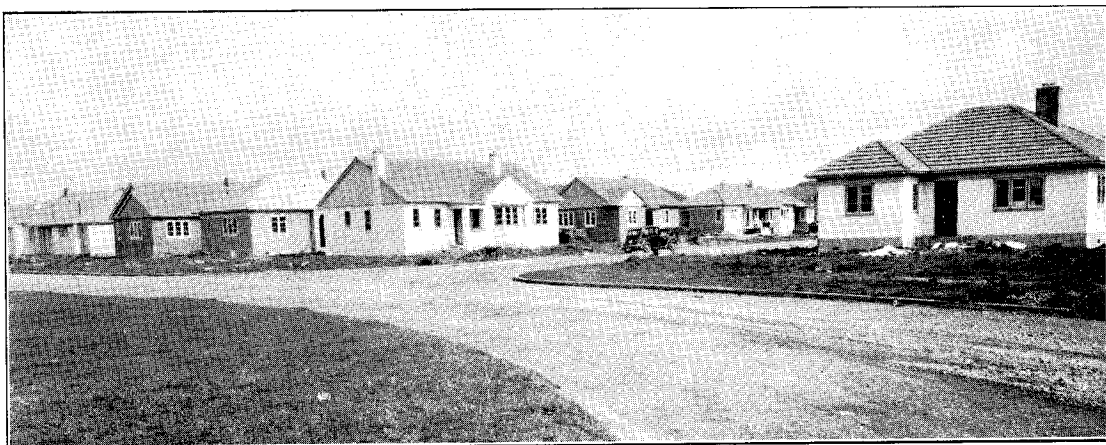
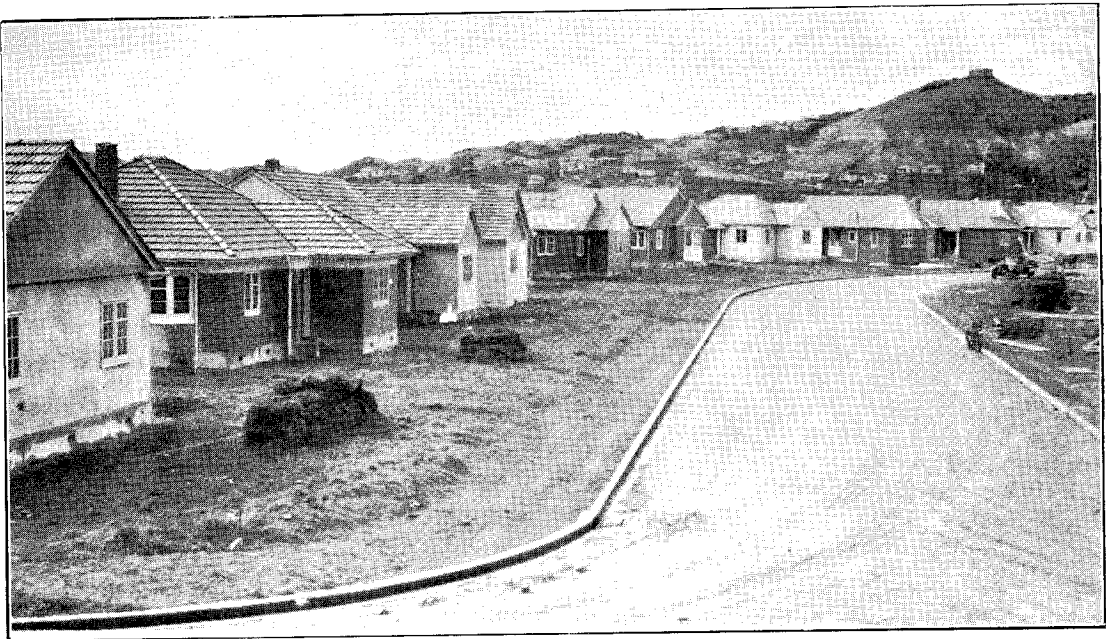




VIEWS OF HOUSES NEARING COMPLETION AT MIRAMAR, WELLINGTON.