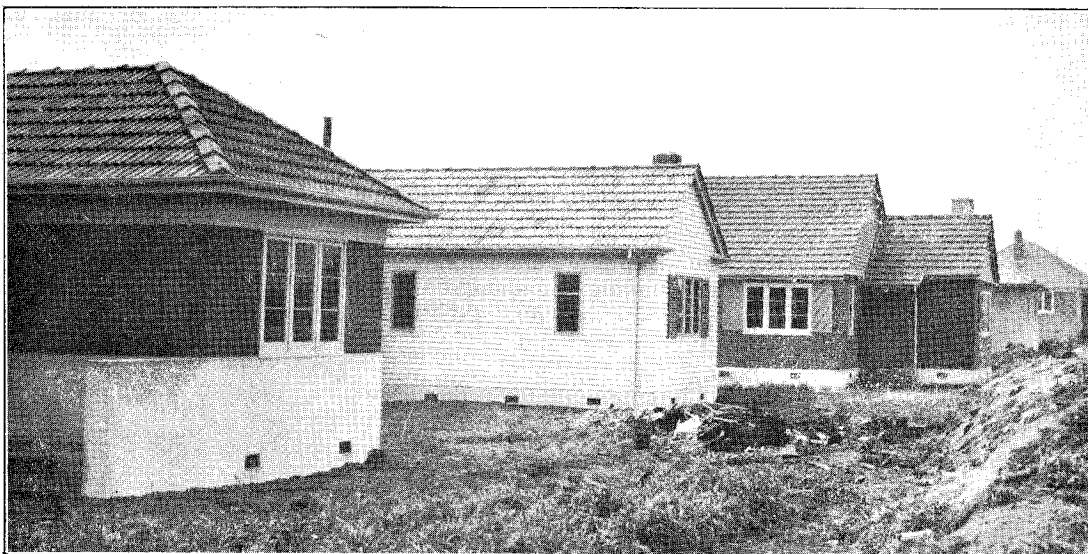
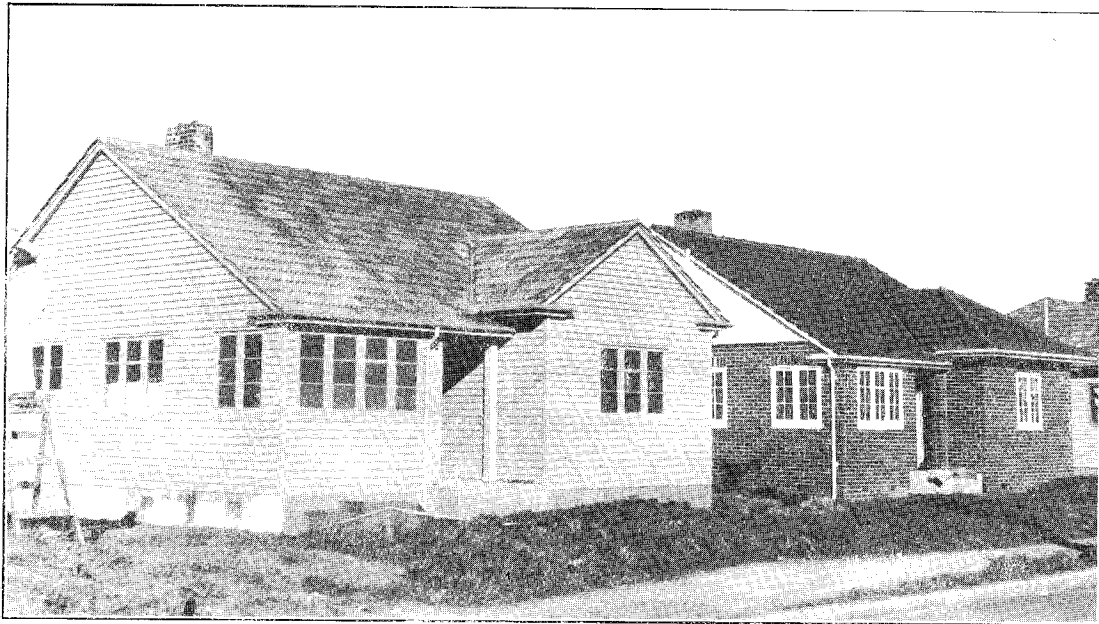
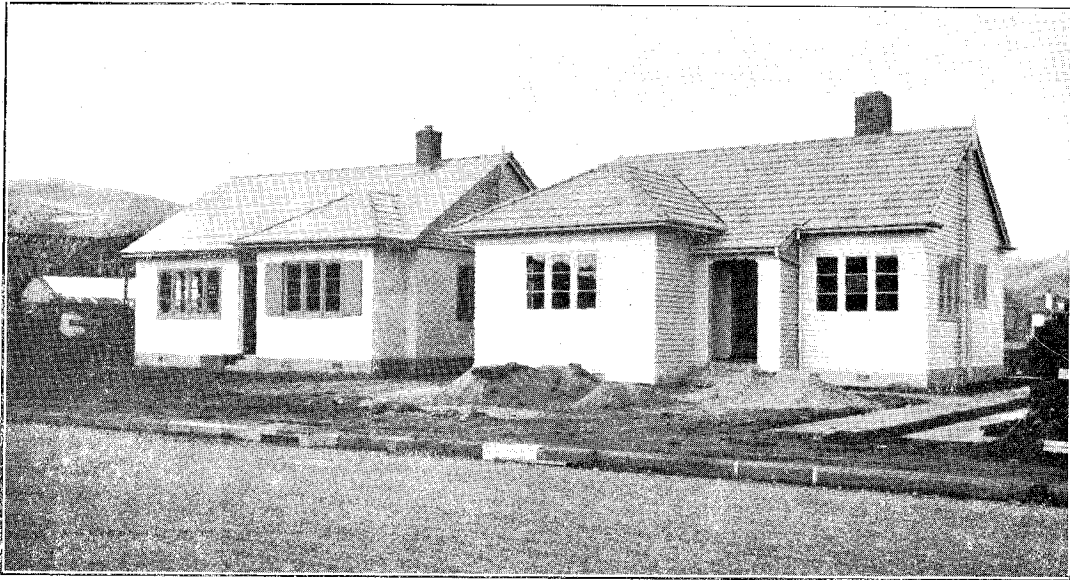




SINGLE-UNIT HOUSES NEARING COMPLETION AT MIRAMAR, WELLINGTON.