

2 February 2024

120 Victoria Limited
C/- Morrison Kent
P O Box 10-035
Wellington 6140

For Murray Harden

120 Victoria Development – Units 101-107 (inclusive), 201-209 (inclusive), 301-209 (inclusive), 401-409 (inclusive), 501-509 (inclusive), 601-609 (inclusive), 701-709 (inclusive), 801-809 (inclusive), 901-911 (inclusive) and 1001, 120 Victoria Street, Te Aro, Wellington

We have inspected the Property as defined in the agreement for sale and purchase in relation to the above Unit and certify that as at 1 February 2024 the Property is complete except for minor omissions and minor defects, and the Property is capable of being used by the Purchaser for residential purposes without material inconvenience.

Yours faithfully



Tony Scragg
Scragg Consultancy Limited
Engineer to the Contract