



The Insolvency & Business Recovery Specialists

**SENATOR PROPERTY HOLDINGS LIMITED
(IN LIQUIDATION)
("The company", "Senator Property")**

1. APPOINTMENT

On 9 November 2012, the shareholders of the above named company passed the following resolution:

"THAT Peri Micaela Finnigan and Boris van Delden, Insolvency Practitioners of Auckland, be appointed jointly and severally as liquidators of the company."

2. BACKGROUND OF COMPANY STRUCTURE

| | | | | |
|------------------------|------------------------------------|---|-------------------|-----------|
| Date of Incorporation: | 7 September 2006 | | | |
| Type of Business: | Property development | | | |
| Trading Address: | 58-62 Customhouse Street, Gisborne | | | |
| Share Capital: | 120 Shares | | | |
| Shareholders: | Brian Raymend Johns | } | 40 shares jointly | |
| | Julie Anna Johns | | | |
| | Patrick David Willock | | | 20 shares |
| | Margot Elizabeth Willock | | | 20 shares |
| | Henry Bruce Hansen | | | 20 shares |
| | Nicola Cracraft Hansen | | | 20 shares |
| Director: | Brian Raymend Johns | | | |

3. EVENTS LEADING TO APPOINTMENT OF LIQUIDATORS

Brian Johns, the company's director, purchased the property at 58-62 Customhouse Street, Gisborne, in November 2006. The property was adjacent to the Senator Motor Inn and four of the shareholders of this business later invested in Senator Property.

The shareholders of Senator Property intended to build additional units for the Senator Motor Inn on the Customhouse Street property. A number of different plans were drawn up but the owners of one of the neighbouring properties continued to object to the proposed development.

In addition, the Gisborne property market experienced a sharp decline and an earthquake occurred which caused major damage to the Customhouse Street property. Senator Property had to wait for two and a half years to receive insurance money to repair the building. The tenants remained but their rent was significantly reduced due to the damage.

Due to the above factors the shareholders decided to place the company into voluntary liquidation.

4. STATEMENT OF AFFAIRS

We **attach** a statement of the company's affairs as at the date of our appointment. This has been prepared from information provided by the officers of the company and the liquidators are not yet able to express an opinion on the validity of that information.

Nevertheless, it appears unlikely that there will be any distribution to unsecured creditors.

5. PROPOSALS FOR CONDUCTING THE LIQUIDATION

5.1 The liquidators will take steps to realise all the assets.

If any creditor is interested or knows of any other party who may be interested in purchasing the property located at 58-62 Customhouse Street, Gisborne, please advise urgently.

5.2 The liquidators will recover the books and records, and legal files of the company.

5.3 The liquidators will examine the books and records to ensure all assets have been properly accounted for.

The liquidators will also conduct an investigation into the affairs of the company and do all those things that would be expected of liquidators.

6. CREDITORS' CLAIMS

Personal Property Securities Act / Reservation of Title

Should any creditor believe that they have registered a Purchase Money Security Interest (PMSI) on the Personal Property Securities Register (PPSR) over any goods, or proceeds from realisation of goods, they should contact this office immediately.

If any creditor believes that they have a Reservation of Title over goods and they have not registered their interest on the Personal Property Securities Register, they should also contact this office immediately.

Creditors' Claim Forms

Enclosed is a notice to creditors to prove debts or claims and an Unsecured Creditors' Claim form for completion and return to this office by Friday, 21 December 2012. If you believe that you are a secured creditor please contact this office and the appropriate form will be sent to you.

In accordance with the Companies Act 1993, the liquidator will issue second and subsequent reports within one month of each successive six monthly period.

Should creditors wish to receive six monthly reports by email as and when they are published, they should ensure that they provide an email address on the attached creditor claim form.

7. ESTIMATED DATE OF COMPLETION OF LIQUIDATION

It is too early yet to estimate a date of completion for this liquidation.

8. CREDITORS' MEETING

After having regard to the assets and liabilities of the company and the likely result of the liquidation, it is proposed to dispense with a meeting of creditors pursuant to Section 245 of the Companies Act 1993.

We do not, however, wish to preclude creditors from expressing their views. Please contact Tracy Yelverton of this office if you have any specific enquiries.

You are advised that should you desire a meeting, notice in writing is required within 10 working days of receiving this notice.

At the time of giving notice you must also state the reason you require a meeting so that an agenda can be prepared and advertised and creditors can be given the opportunity to vote on any issue by voting letter.

Note: Pursuant to Section 314 of the Companies Act 1993 creditors are advised that at any time in the course of the liquidation the liquidator shall, at the request in writing of any creditor or shareholder, call a meeting for the purpose of appointing a Liquidation Committee.

9. WEBSITE www.mvp.co.nz

Creditors are advised that this report and all subsequent reports will be available on the liquidator's website. Further information is also available on this site.

Enquiries to: Tracy Yelverton
Phone: 0-9-969 5336 DDI


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PERI M FINNIGAN
LIQUIDATOR

DATED this 22 day of November 2012

SENATOR PROPERTY HOLDINGS LIMITED (IN LIQUIDATION)

Statement of Affairs of the above named company as at 9 November 2012 (being the date of liquidation) showing assets at estimated realisable values and liabilities expected to rank.

| | Book Value | Estimated To Realise |
|--|-----------------------|---------------------------------|
| ASSETS NOT SPECIFICALLY PLEDGED | \$ | \$ |
| Property | 820,580 | 350,000 |
| Rent arrears (refer note 2) | Unknown | Unknown |
| Unpaid capital | 120 | 120 |
| | | <hr/> |
| | | \$350,120 |
| | | |
| LESS PREFERENTIAL CREDITOR | | |
| Inland Revenue Department – RWT (refer note 3) | | 106,173 |
| | | <hr/> |
| | | \$243,947 |
| | | |
| LESS MORTGAGEE HOLDERS | | |
| First Mortgagee – HL Bowman & MR Kiddie (refer note 4) | 725,000 | |
| Second Mortgagee – Westpac New Zealand Limited | 37,235 | |
| | <hr/> | 762,235 |
| | | <hr/> |
| ESTIMATED DEFICIENCY AS REGARDS MORTGAGEE HOLDERS | | \$518,288 |
| | | |
| LESS UNSECURED CREDITORS | | |
| Trade creditors | 70,054 | |
| Shareholders current accounts | 410,374 | |
| | <hr/> | 480,428 |
| | | <hr/> |
| ESTIMATED DEFICIENCY AS REGARDS MORTGAGEE HOLDERS AND UNSECURED CREDITORS | | \$998,716 |

Notes:

1. The above estimates are subject to the costs of the Liquidation.
2. The rent arrears are approximately two to three months rent.
3. The preferential creditors are entitled to first recovery from debtors and stock proceeds (if any).
4. The first mortgagee is entitled to first recovery from the sale of property.

Disclaimer of Liability

The information contained in the Statement of Affairs has been supplied by the company. We have not verified the information supplied. The Statement of Affairs has been prepared for the purpose of the liquidation and we do not accept any responsibility on any ground whatsoever, including liability in negligence, to any other person.

SENATOR PROPERTY HOLDINGS LIMITED (IN LIQUIDATION)

SCHEDULE OF CREDITORS' NAMES AND ADDRESSES

PURSUANT TO SECTION 255(2)(c)(ii) OF THE COMPANIES ACT 1993

| CREDITOR | ADDRESS 1 | ADDRESS 2 | ADDRESS 3 |
|---|---------------------|-----------------------------|------------------|
| Chartered Accounting (Williams) Limited | P O Box 11 783 | Ellerslie | AUCKLAND 1542 |
| Crombie Lockwood NZ Limited | P O Box 91747 | Victoria Street West | AUCKLAND 1142 |
| Gisborne District Council | P O Box 747 | GISBORNE 4040 | |
| HL Bowman & MR Kiddie | Gulf Harbour Marina | 865 Laurie Southwick Parade | WHANGAPARAOA |
| Inland Revenue Department | P O Box 39 010 | Wellington Mail Centre | LOWER HUTT 5045 |
| Westpac New Zealand Limited | P O Box 7740 | Wellesley Street | AUCKLAND 1141 |

IN THE MATTER of The Companies Act 1993

and

IN THE MATTER of SENATOR PROPERTY HOLDINGS LIMITED
(IN LIQUIDATION)

NOTICE TO CREDITORS TO PROVE DEBTS OR CLAIMS

Notice is hereby given that the undersigned, the Liquidator of Senator Property Holdings Limited (In Liquidation), does hereby fix Friday, the 21st day of December 2012, as the day on or before which the creditors of the Company are to make their claims, and to establish any priority their claims may have under Section 312 of The Companies Act 1993, or to be excluded from the benefit of any distribution made before such claim is made.


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PERI M FINNIGAN
LIQUIDATOR

DATED this 22 day of November 2012

ADDRESS OF LIQUIDATOR

McDonald Vague
Insolvency Specialists
Level 4, 143 Nelson Street
P.O. Box 6092
Wellesley Street Post Office
AUCKLAND

Telephone: 0-9-303 0506
Facsimile: 0-9-303 0508
Website: www.mvp.co.nz

DATE OF LIQUIDATION: 9 November 2012



The Insolvency & Business Recovery Specialists
 PO Box 6092, Wellesley St, Auckland 1141, New Zealand.
 Telephone 0-9-303 0506, Facsimile 0-9-303 0508

Unsecured Creditors Claim

(Also for use by Preferential Creditors)

SECTION 304(1) COMPANIES ACT 1993
 (For help see www.mvp.co.nz or email
claims@mvp.co.nz)

| | | | | |
|--|--|--|--|--|
| | | | | |
| | | | | |

NAME AND POSTAL ADDRESS OF CREDITOR IN FULL

Telephone Numbers: ()
 ()

E-Mail

My Reference is:
 (if applicable)

* Any personal information collected is for the purpose of administering the liquidation in accordance with the Companies Act 1993.

The information will be used and retained by the liquidators and McDonald Vague and will be released to other parties only with your authorisation or in compliance with the Privacy Act 1993.

Under Section 304(1) of the Companies Act 1993 any claim by an unsecured creditor against a company in liquidation must be in this prescribed form and must –
 (a) Contain full particulars of the claim; and
 (b) Identify any documents that evidence or substantiate the claim.

You may have access to and request correction of any personal information.

(*Not applicable, if creditor is not an individual within the meaning of the Privacy Act 1993.)

NAME OF COMPANY IN LIQUIDATION:

(IN LIQUIDATION)

(If claim is made on behalf of creditor, specify relationship to creditor and authority)

claim that the company was at the date it was put into liquidation indebted to the abovenamed creditor for the sum of (Amount in words):

STATUS OF CLAIM:

1. I am an unsecured creditor for
 (Also applicable to secured creditors who hereby surrender their security)

\$

2. I am a preferential creditor for
 (Refer details on reverse)

\$

3. My total claim is for
 (State currency if other than \$NZ)

Other
 Currency

NZ \$

4. I have claimed retention/reservation of title rights pursuant to rights held by me

Note: If you are a secured creditor contact this office and a Secured Creditors Claim Form will be sent to you. Tick if Applicable

(Refer details on reverse)

Full particulars of the claim are set out, and any supporting documents that substantiate the claim, are identified on the reverse of this form.

(The liquidator may require the production of a document under Section 304(2) of the Companies Act 1993. You are **not required to attach any supporting documents** at this stage, but you may attach them now, if you think it would expedite the processing of the claim.)

SIGNED:

Date: / /

WARNING —

It is an offence under Section 304(6) of the Companies Act 1993 to –
 Make or authorise the making of, a claim that is false or misleading in a material particular knowing it to be false or misleading; or
 Omit, or authorise the omission from a claim of any matter knowing that the omission makes the claim false or misleading in a material particular.

Received
 (Date Stamp)

RESERVED FOR OFFICE USE:

Claim admitted/rejected for voting purposes:
 (Delete one)

Signed:

Date: / /

Preferential Claim for:

Ordinary Claim for:

CLAIM REJECTED FOR PAYMENT:

\$

\$

or
CLAIM ADMITTED FOR PAYMENT:

Preferential Claim for:

Ordinary Claim for:

\$

\$

Signed
 Liquidator:

Date: / /

Note: If the decision to admit or reject a claim is amended, regulation 8 of the Companies Act 1993 Liquidation Regulations 1994 requires that it be recorded in writing.



The Insolvency & Business Recovery Specialists

If the creditor owes money to the company, please give full details.

| Date | Details of Claim and Identification of Documents that Evidence or Substantiate the Claim | Amount \$ |
|------|--|-----------|
| | | |

CLAIMS AGAINST INVENTORY (Romalpa Claims)(Consignment Goods) (Retention of Title) etc.

Please provide details of the basis of the retention of title claim filed by you and/or details of entry on the Personal Property Securities Register.

PREFERENTIAL CLAIMANTS ONLY

Guideline

The Seventh Schedule of the Companies Act 1993 sets out those claims which are regarded as preferential and shows their extent and order of priority. For example, wages and salary of any employee in respect of services rendered to the company during the four months preceding the commencement of liquidation are preferential AND the total sum to which priority is to be given in the case of any one employee for wages, holiday pay, deductions, redundancy and child support must not exceed \$20,340 or such greater amount as is prescribed at the commencement of the liquidation.

1. Why do you believe you are a preferential creditor?
(eg. employee, GST, etc) _____
2. Details of your claim: _____

If applicable please record here your GST Registration number: _____
and total GST included in your tax invoice: \$ _____