

HAB
attached next "B"

Client - Jabiru Place Body Corporate CTS 19169

1st contact

Matthew Morgan, Chairman of the Body Corporate
13 Bridge Street Redbank QLD 4301
[REDACTED]

CTS 19169 managed by

Grant Kerrison, Body Corporate Services
PO Box 466 Toowong QLD 4066
[REDACTED]

On site Manager

Ralph Hamilton
13 Bridge Street
Redbank QLD 4301
[REDACTED]

Body Corporate Committee

Bob Chalmers - [REDACTED]
Tanya McLaughlin - [REDACTED]
Anyia Hunter - [REDACTED]

Body Corporate AGM to be set down for July – August 2010.
I would expect to have 7 Body Corporate Committee members.

Questions

Please explain process

27/05 Solicitor Clark Bushnell – not at work to illness
28/05 Solicitor Clark Bushnell – tried to reset meeting am. Unable to attend
08/06 Valuer Propell Craig Ashford – Will contact Origin Alliance to confirm how they
want to proceed with Body Corp claim and personal claims.
08/06 Solicitor Clark Bushnell – meeting at 3.00pm

Expected costs

08/06 Unknown

Payment terms

08/06 Reasonable costs to be covered by the resumption process.

Do we need an audit of trees and size to be done?

27/05 Valuer Propell - probably not. He will comment further when on site

28/05 Valuer Propell Craig Ashford - Yes as Jabiru Place paid to plant out block and as the kids use area.

11/06 Arborist visit - only 4 plants of value but not enough to warrant audit as is costs \$45.00 - \$60.00 per tree. Common species have no value ie Palms, Jacaranda, Poinciana, Mulberry. Other species are class 3 which are pests. He will invoice at \$70.00 for call out.

We have a stripy marsh frog population (*Limnodynastes peronii*) on the resumed block that breeds every time it rains at any time of the year. Area resumed is the Body

Corporate "green zone" or "rainforest"

Does this impact on valuation?

28/05 Valuer Propell Craig Ashford - This could be ground to go legal to hold construction .

How will Jabiru Place gain access to Peace Park?

28/05 Origin Alliance - No pedestrian crossings are planned at this stage

Construction Issues

How do we get time frame is start of construction?

26/05 Flyer issued - work to commence May 2010.

26/05 Samuel [REDACTED] Program Development and Management - Does not know

27/05 Neville [REDACTED] Project Manager - Does not know

28/05 Origin Alliance - Site works can start ASAP. They plan to clear vegetation and start dumping soil in place. They need to work in with QR to build bridge over railway line. Job will end at Brisbane Terrace.

10/06 Origin Alliance - Danny [REDACTED] advised want to clear Jabiru Place block ASAP. Will hold work till 15/06/2010

21/06 Origin Alliance - Danny [REDACTED] Block to be cleared on 24/06/2010

24/06 Origin Alliance - Work has started to clear block of trees via chainsaw and mulcher

How long will construction take?

26/05 Samuel [REDACTED] Program Development and Management - Does not know

27/05 Neville [REDACTED] Project Manager - Does not know

28/05 Origin Alliance - 18 months

24/06 Origin Alliance - Danny [REDACTED] project could be fast tracked if Origin Alliance has work force available

Elevation of road?

27/05 Neville [REDACTED] Project Manager - Will ask Samuel [REDACTED] to call back and organise collection of new plans

28/05 Origin Alliance – 7.5 metres to Road then a cash barrier to 8.0 metres
08/06 Valuer Propell Craig Ashford has called Origin Alliance and asked for elevation plans

Is a noise barrier to be built on over pass?

26/05 Samuel [REDACTED] Program Development and Management – Does not know
28/05 Origin Alliance – Not at this stage.

What will the planting scheme be on the batter?

28/05 Origin Alliance – Trees are in place on latest plans

What will the retaining wall around Tennis Court be made of?

Do we get compensation for dirt and dust through construction?

27/05 Valuer – Propell – Compensation 2 ways
To Body Corporate – for land this will not be a large amount
To each and every owner – if unit is affected
28/05 Origin Alliance – Road works will be watered via water trucks

Noise during construction?

28/05 Origin Alliance – Will be minimised

Noise for ever more after construction?

Rear Block Issues

How do we find out what steps will be taken to flood proof the tennis court?

28/05 Origin Alliance – This is not in the construction brief but it will not be any worse after job completed. They will have hydrologists look at issue.

How do we find out if drainage under over pass will be sufficient to prevent flooding to Jabiru Place in the future?

27/05 Neville [REDACTED] Project Manager – Does not know
28/05 Origin Alliance – Drainage has not been designed yet. Hydrologist will design taking into account of a rain event in ??? year.

Will drainage be high enough to walk through to give Jabiru Place a short cut to Peace Park?

24/06 Origin Alliance – Danny [REDACTED] – drainage has been designed

Will Jabiru Place get access to isolated block?

24/06 Origin Alliance – Danny [REDACTED] – Access to back block will be via back of tennis court. (plan recently changed)

Who will cut the grass and maintain block?

28/05 Origin Alliance – They expect block to transfer to being owned by QLD Main Roads.

24/06 Origin Alliance – Danny [REDACTED] – Access to back block will be via back of tennis court. (plan recently changed)

Can the block be planted out with native vegetation?

28/05 Origin Alliance – No due to no access they are expecting to leave block as a grassed area.

Can the block incorporate a wetlands area?

28/05 Origin Alliance – They expect block to transfer to being owned by QLD Main Roads.

Driveway issues

The road will be cut before our driveway so who will build and pay for driveway extension back to the Road?

27/05 Neville [REDACTED] Project Manager – Does not think Jabiru Place will need to pay for extended drive way.

28/05 Origin Alliance – Will dig up and replace entire drive from front gate to Road Costs will be covered by Origin Alliance. We can divert Jabiru Place traffic between letter boxes and Moreton Bay Fig tree during construction. (this will require hedge to be removed)
Drive is on the new plan

(This will be the time to replace front gate footing)

24/06 Origin Alliance – Danny [REDACTED] – Plan has been changed again. He will re confirm where concrete drive to be replaced.

Who will own this area?

28/05 Origin Alliance – Ownership expected to transfer to QLD Main Roads.

Who will be responsible for maintaining area?

28/05 Origin Alliance – They expect Ipswich City Council

House to be removed at Number [REDACTED]

Who will maintain area?

28/05 Origin Alliance – They expect Ipswich City Council

Will area be fenced off?

28/05 Origin Alliance – This is not on latest plan

Future Planned Construction Issues

Time frame when over pass will be extended over Ipswich Motorway?
28/05 Origin Alliance -- No plan to extend over Ipswich Motorway.

Regards

Matthew Morgan

15/06/2010

Jabiru Place CTS 19169

Notice from the Committee of the Body Corporate

The land East of the tennis court has been resumed by the Queensland Government for the purpose of building an overpass across the railway line and connecting Riverview to Goodna via a secondary Road.

This affects Jabiru Place on three sides around the front entrance.

Construction has begun on the overpass and the trees on our block will be removed and cleared in the near future. The house at number [REDACTED] will be demolished to make way for the new Road as well.

How will this affect the occupants of Jabiru Place

The Tennis Court will be secured. If anyone wants to use the court you will need to contact Ralph or [REDACTED] and book the time.

The walkway next to the Tennis Court will also be secured.

This work will increase traffic volumes in Bridge Street with machinery and large dump trucks.

Construction noise.

Dust from construction site.

If you have any questions on the project, you can contact

Origin Alliance on 1800 465 682.

The Chairman of the Body Corporate on [REDACTED]

Your Managing Real Estate Agent.

Regards

The Committee of the Jabiru Place Body Corporate