

9 December 2003



To Whom It May Concern:

Grocon have been working with BCS for many years and most recently on our prestigious development, Cove Apartments, 129 Harrington Street, Sydney. Cove Apartments is comprised of 213 residential units, 1 commercial office and a restaurant. A building management committee has been formed to preside over the shared facilities between the tower, commercial offices and the Catholic Church.

I have found that BCS were able to provide the service required when dealing with such a large and complex development project, from pre-completion through to full occupancy stage.

All work has been carried out with expediency and in a professional and courteous manner. Duties included preparation of detailed budgets, comment on legal issues such as by-laws and the strata management statement, the production of the 109 Certificates required for settlement, co-ordination of the 1st annual general meeting and the on-going management of the scheme. They have also shown that they are capable of dealing with a variety of professionals both as occupants in the scheme and as contractors providing services to the scheme.

I have no hesitation to recommend BCS to any prospective client either requiring consultancy services prior to registration or for the on-going management of the scheme.

Yours sincerely

A handwritten signature in black ink, appearing to read "Nicholas P. Lucas".

Nicholas P. Lucas
Head of Development NSW/QLD