



22 December 2003

**To Whom It May Concern:**

Sterling first engaged BCS in 1999 to consult on the Community Scheme for our City Quarter project, which is on the site of the former Royal Alexandra Hospital for Children in Camperdown.

City Quarter is a Community Scheme, which on completion in about 2 years time, will have 11 Strata Schemes with a total of 1,100 residential units. Today there are 7 Strata Schemes operating plus extensive Community Property including a swimming pool, gymnasium, Village Green and roads. BCS is the Strata Manager for all 7 and the Community Scheme.

BCS was instrumental in assisting in the set up of the Community and Strata Schemes preparing budgets, as well as advising Sterling in all aspects of the management of the Schemes from by-law preparation to facilities management.

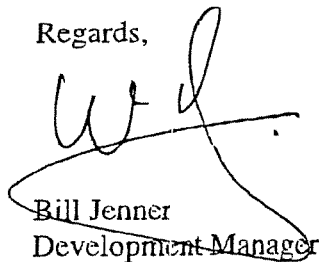
As the various Strata Schemes have come on line BCS have chaired the 1<sup>st</sup> Annual General Meeting as well as subsequent AGM's and quarterly Executive Meetings of each – quite a undertaking with 7 Strata Schemes. They have managed all these meetings with great efficiency and their budgeting has been extremely accurate for all Schemes.

They have been very pro-active in suggesting budgetary savings such as bulk electricity purchasing that reduced the price per kilowatt to almost half the original tariff.

The have been most helpful and very efficient in the settlement processing of each Scheme, producing 109 and Insurance Certificates within 24 hours.

I have no hesitation in recommending BCS to any prospective client, all the people we have dealt with since 1999 have been of the highest quality both in experience and personal commitment to the work.

Regards,



Bill Jenner  
Development Manager

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