

19 June 2013

Dear Sir/Madam

To Whom It May Concern

In writing this letter, I can confirm that Diverse FMX have been the Property Managers of the Hypercentre building since September 2008 and they have been reappointed by the Body Corporate for a further term.

Our building was completed by the Developers in November 2008 and since this time, on behalf of the Body Corporate Diverse FMX have been responsible for:

1. Managing the defects from hand over, during the Statutory Building Defects period until present and there is a further 18 months of the 6 Year period left to run;
2. Assisting the Body Corporate in making the building compliant for occupancy by tenants;
3. Establishing and managing a Recommended Suppliers list for the building;
4. Establishing and managing a protocol for the various Statutory Compliance requirements (including Work Place Health & Safety) and annual building reporting Compliance Certificates;
5. Working with the Body Corporate on the Sinking Fund and ensuring it is adequate;
6. Managing the annual Insurance Risk Review;
7. Managing the annual Subcontractor Review;
8. Managing the annual Building Dilapidation Review;
9. Day to day management of the various building and occupancy issues;
10. Project managing additional construction and installation projects at the building such as CCTV systems and a BBQ and shade structure on the common area terrace;
11. Project managing the defects rectification works and assisting the Body Corporate with their legal action against the Developer on the defects.

The Body Corporate can confirm that Lynda Kypriadakis and her Diverse FMX team have been very committed to our building during this time and they have provided invaluable support to the Body Corporate with the above matters. Lynda and the Diverse FMX team have significant experience and contacts in the building and construction industry and are well versed in a wide range of building management matters. Additionally, we have also found Diverse FMX has been very generous with its time spent on our building and we have found their fees very reasonable.

I can be contacted on the details below to expand upon this letter and to confirm the contents.

Yours faithfully



Jason Titman
Chairperson
Hypercentre Body Corporate

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