

NORTH HARBOUR BUILDING CONSULTANTS LTD

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45 Lake Pupuke Dr
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31 October 2013

Craig Leishman
BBC Ltd
P.O. Box 11131
Ellerslie

Dear Craig,

Re: BC209549 – Marina Views
Your recent undated letter

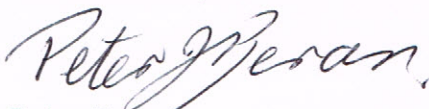
Using your item numbers to answer your queries:

1. I refer to the attached list prepared by Kegan Monteiro and confirm that it is correct. In addition a further 2 units, namely #27 and #32 have recently been signed off.
2. I refer to a letter prepared by Gunac some years ago and sent to all owners of units on which they had done work but were unable to complete the work because of the demise of the Blue Chip Group. It was not possible to prepare a definitive individual list for each incomplete unit because the incomplete units were not all at precisely the same stage of work. I refer you to the attached email dated 3rd May 2013.
3. My cost to complete my original brief is shown on invoice 120436 as \$8,700.00 for the remaining (at that time) 21 units. As of today, there are 19 units remaining.
4. I agree to provide, following satisfactory inspection, a certificate to the owner of each unit confirming that all work has been completed.

In addition, your letter states the following: "many of the owners have certification from the company they engaged to undertake repairs, and these owners feel as though they are being asked to pay twice for certification". This is of concern, and I would like to address this issue. Please forward a list of those particular units, also noting the company they engaged.

It would appear that the previous committees did not budget (and collect sufficient levies) for my services, despite having documented my appointment in the BC minutes. That is obviously of concern to me, but not something that I could have anticipated. I imagine that the BC, like any legal entity, is bound by the decisions of past "directors".

Yours faithfully,



Peter Beran
Director

MARINA VIEWS 595 LAURIE SOUTHWICK PARADE

Unit Number

1	Peter Beran signed-off
2	Peter Beran signed-off
3	Peter Beran signed-off
4	
5	
6	Peter Beran signed-off
7	Peter Beran signed-off
8	
9	
10	
11	
12	
13	Peter Beran signed-off
14	Peter Beran signed-off
15	
16	
17	Peter Beran signed-off
18	Peter Beran signed-off
19	Peter Beran signed-off
20	Peter Beran signed-off
21	
22	Peter Beran signed-off
23	
24	
25	
26	
27	Peter Beran signed-off
28	Peter Beran signed-off
29	Peter Beran signed-off
30	
31	
32	Peter Beran signed-off
33	
34	Peter Beran signed-off
35	Peter Beran signed-off
36	Peter Beran signed-off
37	Peter Beran signed-off
38	
39	Peter Beran signed-off
40	Peter Beran signed-off
41	

Northbridge

From: Northbridge <northbridge@paradise.net.nz>
Sent: Friday, 3 May 2013 3:46 p.m.
To: 'Ken Kiddie'
Subject: RE: FW: Oyster Cove

Hi Ken,

The list of completed units, to which should be added units 27 & 32, (a total of 22) as supplied by Kegan Monteiro appears to be correct.

The work yet to be done (due to the demise of Blue Chip) on the remaining 19 units was spelled out by Gunac some years ago:

1. Flashing to the wing-wall
2. Joinery restoration contractor to assess and reseal joinery as required.
3. Roofing contractor to inspect and repair as required.
4. Check all flashings
5. Check deck membrane
6. Complete an independent weathertightness survey
7. Final inspection by Northbridge
8. Issue completion letter, producer statement, and guarantee

There is a cost involved, depending on how much of the above needs to be done on each unit. Best guess: \$2000 - \$3000.

I hope this helps. Call me if you have any queries.

Thanks & regards,

Peter Beran
021 279 3779

From: Ken Kiddie [<mailto:apeelingsolutions@gmail.com>]
Sent: Friday, 12 April 2013 11:52 a.m.
To: Northbridge
Subject: Re: FW: Oyster Cove

Hi Peter, Phone 09 4245389 or 0212787474

On 11/04/2013 8:53 p.m., Northbridge wrote:

Hi Ken,

What are your contact phone numbers ??

Cheers, Peter

From: Ken Kiddie [<mailto:apeelingsolutions@gmail.com>]

Sent: Thursday, 4 April 2013 8:09 a.m.

To: Northbridge

Subject: Re: FW: Oyster Cove

Hi Peter,

I have just been asked to chair the committee at the meeting. My personal view is that You have not been treated very well with this project. Peter was supposed to be finalizing everything but he is no longer with the development. I saw the list at the meeting on Tuesday and I would like to get together with you and formulate a plan to drive forward. I will phone you to organize a time.

Ken

On 4/04/2013 6:49 a.m., Northbridge wrote:

Good morning Ken,

Gaynor tells me that you have a meeting this week.

In my earlier discussions with Peter Page, he assured me that firstly, the outstanding invoice attached would be paid, and secondly, that he was vigorously pursuing the completion by owners and sign off by Gunac of the remaining units. My records indicate that only 21 units are totally completed, i.e. including paperwork.

I have allowed for this in my invoice under *works related to outstanding final inspections*, and I have recently taken care of unit 32, and am currently working on unit 27.

I look forward to some progress.

Thanks & regards,

Peter Beran

From: davidndori@xtra.co.nz [<mailto:davidndori@xtra.co.nz>]

Sent: Wednesday, 11 July 2012 9:38 a.m.

To: Northbridge

Subject: Re: Oyster Cove

Hi Peter

I can confirm that you were retained by the Body Corporate as an independent consultant to oversee all the repairs to ensure that each owner repair their unit correctly. You were instructed to present your costs to the Body Corporate for payment and not individual owners and your records would show past payments were made by the Body Corp Secretary.

This appointment is well documented in minutes of both the general Body Corporate and the Committee meetings. The Body Corporate secretary should have no difficulty in confirming this as I (as Chairman) made sure it was well documented to ensure there would be no confusion in the future. Bob Cox and Ken Kiddie can also confirm this (if they are still there) as past Committee members.

Regards
David Batchelor

----- Original Message -----

From: Northbridge

To: David Batchelor

Sent: Wednesday, July 11, 2012 7:04 AM

Subject: Oyster Cove

Good morning David,

I have had a request from Peter Page, the new Chairman of the Committee at Oyster Cove, to provide him with some evidence of my being instructed by the Body Corporate to oversee the repairs to all units, ensure that a uniform standard of repair was maintained throughout, and sign them off on completion. To ensure that I remained independent, the Body Corporate, rather than the individual owners, would pay my fees. This is exactly what happened for the first 4-5 years, until Blue Chip collapsed, Bribanc folded, and Grimshaws undermined everything.

I cannot find any correspondence from Cory Cashin that is as specific as that, but of course there are lots of emails with instructions, requests, account approvals, etc.

Half the units have been 100% completed and signed off, and Peter Page is pushing for the remainder to be completed and signed off. I have invoiced the Body Corporate to total completion, with a retained amount for these remaining sign offs.

Are you able to write a reply to this email to the effect that I was instructed as above ??

Thanks & regards,

Peter Beran
021 279 3779