

Glen Ora Estate Pty Ltd

ACN 004 118 674

Incorporated 14 July 1925

Our Reference: RDS/LTM

Lot Owner
Solomon Heights
Sunshine North VIC 3020

4 CORONATION STREET
WEST BRUNSWICK VIC 3055

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BY EMAIL

Tuesday, 22 May 2018

RE: Court Action – Glen Ora Estate Pty Ltd v Brimbank City Council

Dear Lot Owner,

I enclose a copy of a court order that was made by His Honour Justice Cavanaugh on 21 May 2018 setting out a date for another hearing this Friday.

I also enclose herein a copy of all the correspondence that we have forwarded to you commencing on 2 June 2016 to 21 May 2018.

Your attention is drawn to the letters that were sent to you on these dates:

1. 21 January 2017
2. 1 March 2017
3. 11 July 2017
4. 5 December 2017
5. 11 May 2018

Yesterday, the Court expressed concern that you may not be aware that there is a current court case. The above letters all refer to a court case between ourselves and Brimbank City Council. The Court also expressed the view that you may not be aware that both your legal rights and economic rights may be affected by a decision of the Court.

The correspondence that we have sent to you have set out our position regarding future plans in respect of timing of the commencement and completion of the construction project, financing of the project, and personal exposure if we proceed with our plans.

We reiterate that the finance arrangement set out in our letter of 21 May 2018 will be secured by a mortgage, the terms of which are set out in that letter.

Brimbank City Council has a list of the current addresses of all the land owners. We have previously requested that information from Council, but they have advised us that they

cannot supply us that information due to privacy rules. We will let you know early next week the results of the Friday hearing.

If you have concerns about your legal and economic rights, we advise you to obtain independent legal advice.

We would appreciate if you could advise us by this Friday morning if you intend to engage a solicitor regarding your legal rights in this matter.

Yours Faithfully,

A handwritten signature in blue ink, appearing to read 'R D Silverstein', with a stylized flourish at the end.

R D Silverstein

Director, Glen Ora Estate Pty Ltd