Dear Lot Owners,

We believe that it is now appropriate for you to be aware of our proposed activities in the next six months.

Drainage

We expect to have completed and approved all the drainage drawings for the Southern Section (Munro Avenue to Whitehill Avenue) and parts of Auburn Avenue and Elwood Avenue in the Northern Section.

Environmental reports

We have engaged Ecology Heritage & Partners to prepare an updated study on the endangered species located in the areas specified above. EH&P have not been commissioned to carry out any studies outside that area. Upon completion of those studies, it is proposed to seek the consent from the Commonwealth to create a further stage to the Strategic Assessment Agreement that would include the above area of the Northern Section.

Water and sewerage

This is expected to be completed with relevant approvals from CityWest Water for the above areas within the next six months.

Electricity

In respect of the Southern Section, we will contact lot owners for each street for the purposes of obtaining a commitment to proceed to pay for the infrastructure. If we obtain consent from 75% of the lot owners, we will proceed to commence work. Those lot owners that do not enter into the commitment to pay for the infrastructure will not have access to water, sewerage, and electricity. In the event that we do not get 75% consent, we will not proceed with the development for that street. The priority of the development of the streets in the South will be dependent upon the response to our offer. There will be an embedded network in the South. This means that Glen Ora will own the transmission lines in the South. It is proposed that one of the major network providers will manage the embedded network. It is Glen Ora’s intention to hand over the roads and drainage to the Council within 15 years after completion of the development of the area.

In respect of the relevant portions of the Northern Section, the same principles will apply, save and except that we will require 100% consent of lot owners in any one street. The difference is that in the Southern Section, we own the roads and are prepared to carry the risk for the remaining 25% who do not wish to pay. In the Northern Section, we do not own the roads, and Council have given us no indication that they are prepared to lease the roads to us. Accordingly, we are not prepared to carry any risk.

At this stage, we expect to commence construction within the next 12 to 24 months from today. If you have any queries about the above matters, please contact us.

Yours Faithfully,



R D Silverstein

Director, Glen Ora Estate Pty Ltd