

NEWS

Allegations letters removed from mailboxes before explosive Gold Coast Q1 residents meeting.

The former secretary of a \$5 million body corporate claims he has CCTV footage showing people "sabotaging" votes in the days leading up to an explosive Q1 residents meeting.

Kirstin Payne, Gold Coast Bulletin

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A CIVIL war has erupted at the Gold Coast's most iconic tower, with the former secretary of a \$5 million body corporate claiming he and his wife were ousted by sabotage.

In a complaint to the State watchdog, Dr Ian Low alleges he has CCTV footage showing people at the Q1 removing voting papers from letterboxes in the days leading up to an explosive extraordinary general meeting (EGM).

Dr Low and his chairman wife Irene were voted out 274-4 last month. However, he has told the Body Corporate Commissioner that the pair should be reinstated as the meeting had been cancelled before the vote and it was therefore invalid.

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📷 A major dispute over the Q1 body corporate has erupted. Picture Glenn Hampson

The Lows had been members on the body corporate for more than a decade.

Dr Low, who declined to comment yesterday, told the Commissioner he mailed voting papers to every resident, but unit owners told him they had not received the documents.

On viewing CCTV footage, he alleges he saw “suspicious mailroom activity” showing three people removing forms.

The CCTV footage allegedly shows the trio leaving the mailroom with envelopes. Dr Low claims he was later told by those people that “they had been removing junk mail from the Q1 boxes”.

Dr Low says the explanation was “inconsistent” to what he saw on CCTV.

He then tried to cancel the EGM, saying if it was held it would be declared invalid because papers had not been received.

The EGM went ahead and the Lows were voted out.

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It is understood alternative voting papers had previously been sent out by the body corporate manager. However, Dr Low claims they were inaccurate and invalid, which is why he had to mail out replacements.

Members of the new body corporate committee did not respond to requests for comment yesterday and it is not suggested anyone on the committee removed voting papers from letter boxes.

Minutes from their first meeting nine days after the vote, on January 29, read: “The committee’s position is that a dispute does not exist between the committee and Irene and Ian Low. The committee’s position is that the two EGMS recently held by the body corporate are formal meetings of the body corporate.”

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 GCB House and Land feature - Gold Coast generic

Minutes reveal the Q1 body corporate’s three bank accounts were worth over \$5 million.

The minutes also reveal a forensic auditor is investigating body corporate records and that the committee requested the return of master keys, laptops and body corporate records from the Lows.

The new committee is also seeking all Q1 keys and fobs for the Q1 that were in the possession of former body corporate manager Warren McCorrison. McCorrison has been extradited to NSW charged with a string of historic sexual and serious assault offences.

The body corporate workings of the Surfers Paradise tower hit the headlines this month when it was revealed the windows had not been washed for 20 months because the \$1 million cleaning machine had been shut down by Health, Work and Safety.

The 526 apartment owners pay between \$7000 and \$12,000 in body corporate fees every year.

Minutes from the body corporate meeting on January 29 show the tower had three bank accounts worth \$4.1 million and two of \$513,000.

