

Developer fights Q1 repairs lawsuit on Gold Coast as construction defects emerge

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DENIAL: Developer Sunland has accused Q1's body corporate of materially contributing to any defects in the building's steel structure. Picture: Drew Fitzgibbon *Source:* The Courier-Mail

THE developer of Gold Coast supertower Q1 is fighting a lawsuit over millions of dollars worth of alleged repairs, insisting no guarantee was given it would be built free of defects.

Court documents also revealed the Sunland Group regarded as "objectionable" a claim it owed Q1's body corporate a duty of care in constructing the 80-level building.

In a damages claim against Sunland, Q1's body corporate, made up of the owners of its 526 units, alleged the world's tallest residential tower was riddled with corrosion.

It claimed that only six years after its completion, defects and corrosion "compromise the long-term durability and appearance of Q1".

"Q1, since construction, has contained or developed defects in the coating system resulting in the coating breaking down and the subsequent corrosion of steel surfaces," its statement of claim said.

But in the latest bout in the super-sized legal stoush, Sunland has hit back at the allegations. In a document lodged in the Supreme Court, the developer denied the alleged defects.

But it also claimed the terms of the construction contract for Q1 "did not warrant that the construction would be defects-free".

Sunland accused Q1's body corporate of having "materially contributed" to any defects in the steel structure.

"In the event there are defects in the construction of Q1, which is denied ... there was an intervening causative event that occurred," the document stated. It claimed the body corporate "failed to carry out the maintenance requirements for the coating system as set out in the warranty".

Court documents filed on behalf of two other entities involved in the construction of the Surfers Paradise tower - Camryville Pty Ltd and Sunland Constructions - also referred to fireworks displays staged from Q1's rooftop.

Q1's body corporate claimed the specifications for the protective coatings used on the beachfront tower's steelwork were formulated with a low-corrosive environment in mind.

It also alleged that in specific areas the applied coatings were variable in thickness, insufficient and failed to adequately coat corrosion-sensitive areas.

"The cost of the required repairs is not yet known, but is likely to be millions of dollars," its statement of claim said.

However, Sunland argued the applied coating system "generally complies with the relevant specifications for the construction of Q1" and that claims it owed a duty of care to the body