



COMMUNITY NEWS

ISSUE #1 March 2025

Welcome Home!

Firstly, welcome all to your new home at Rivello - Hamilton.

We hope you are well settled into your apartments and for those of you who are new to apartment living, we hope you've adapted well to not having lawn to mow, pests to clean and a house to maintain. Not to mention, being able to enjoy our excellent facilities on levels 18, 19 and 6.

As is the case with all new buildings, it is critical that owners and the Body Corporate document and report all defects within specified timeframes. See more about defects on page 6.

And just weeks after we moved in to our new home at Rivello, we encouraged Tropical Cyclone Alfred testing us with an early morning evacuation!

Based on the few residents who did respond to the call to evacuate, there is a lot of confidence in our building. It was of course a false alarm and likely nothing at all to do with Alfred.



I have owned property in this area since 1986 and I'm familiar with the water plain, flooding, road infrastructure and parking issues. With this knowledge, I confidently purchased in Rivello.

It's important that the various body corporate committees work together to ensure Portside continues to grow and prosper as we become a part of the Olympic precinct (see page 7). This will be the premier river precinct in Brisbane; Hamilton will always be Hamilton.

Thank you for choosing me as your inaugural Body Corporate committee Chair. I look forward to delivering great outcomes for our community.

Enjoy our first newsletter!

John - Chair

In this newsletter

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From the Editor

Welcome to our first Rivello-Hamilton community newsletter.

Each issue will include reports from committee members - the Chair, Secretary and Treasurer - and from committee members responsible for a portfolio or for a particular task or project.

There is a lot to share in these formative months as we work through the structures, bylaws, rules and costs that affect us as owners (and our annual fees).

The seven members of your inaugural Body Corporate Committee are featured on pages 2-8. Please reach out to us if you have any concerns or feedback.

We also have "Meet Your Neighbour" features on page 9, so we can get to know each other. If you'd like to be introduced in future issues, please [contact me](#).

The bylaws governing our new home are documented in the Body Corporate Management Statement - Terms Scheme 58528 (CMS). We'll introduce you to these bylaws in each issue of the newsletter. See pages 7 & 13.

Each issue of the newsletter will also report on matters affecting our community internally eg car parking and externally eg road works in progress by BCCM in MacArthur Avenue and new benches at Portside etc.

If you haven't already, please join the 'Rivello Apartments Community' and 'Friends of Portside' on Facebook (links on page 4).

Leigh - Editor

Post Alfred

Residents reported several issues arising from the gale force wind and rain inflicted by Alfred including water ingress to storage cages, some apartments, car park levels and flooding on level 4, and loss of hot water to levels 8 and 10.

Overall, Rivello withstood an impactful first test offering maximum opportunity to address issues while we are still under the defect and warranty periods. This should augur well for the summer storm season later this year.

If you have experienced an issue please report this to Chris (building manager) who will address with Tomkins in the coming weeks.

Some patience though will be required as Builders, Trades and other service providers will be in demand for the post-Alfred clean up across in SEQ.

Chris Page, 0423 953 309
chris@rivelloapartments.com.au



Coming to Portside

- Bundled sessions - just two sessions remain before summer closes: 23 and 30 March. Live music 2-6pm.
- Love the Again Markets, 22 March, 9am - 12pm.
- Portside Social Trivia Night, Tuesdays with Quid Meisters. If you'd like to join a Rivello team, please contact [The Editor](#).
- Cindys Portside has five cinemas, all licensed. Budget Tuesdays \$10. Senior Wednesdays \$8.
- Sundays at Ryblos with a free drink for diners until 30 March.
- Coming soon - [The Fish Project](#) in collaboration
- Coming Soon - [The Rivello Cinema Hall](#)
- Please support our local shops and restaurants
- Subscribe to [What's On at Portside](#).

Rivello Body Corporate Committee Executive Members



John - Chair

John Kallinos is the Director and owner of Portside Cruise Parking, and inaugural Chair.

He lived in Clayfield with his wife, Maria for 22 years. They have three children and two grandchildren.

John is interested in fishing, golf, walking and travelling, and spends a lot of time on Kythira, Greece where his and Maria's parents were born.

He brings experience in building and property, and legislation from his 40 years running a public accounting practice.

john@rivello-bodycorp.com



Marty - Secretary

Marty Gibson is a utility consultant providing advice to corporate clients on the best infrastructure and providers for their businesses, including embedded networks, electricity, gas, hot water, solar, storage and ITV charging.

The Committee has asked Marty to conduct a review of the Origin embedded network established by Brookfield which was incorporated into Rivello owners' contracts.

Marty has also been appointed the PBC (Principal Body Corporate) Representative.

marty@rivello-bodycorp.com



Shane - Treasurer

Shane Mansfield was elected unopposed at the inaugural ACM in February.

His first priority is to review the current year budgets and expenses paid to date. The review includes current financials and developing a more realistic budget and forecast for the Sinking Fund. An ECM will be required to approve the revised financials when Shane has completed his review.

Shane moved into Rivello in February and is enjoying the Portside lifestyle and the genuine friendly and positive chats with fellow residents.

shane@rivello-bodycorp.com

Committee positions explained

Chair - primary role as the name suggests, is to Chair all meetings of the committee and attend to all procedural matters at meetings, ruling on motions etc. While the chairperson doesn't have more authority than anyone else on the committee, he/she is seen as the public figure representing the committee.

Secretary - the administrative manager of the committee and the nominal primary contact for the committee. The Secretary is only able to appoint a proxy for committee meetings with the approval of the committee.

Treasurer - responsible for reviewing and approving all expenses, and reviewing key financial documents, policies etc. The official 'veto Approver' reviewing and approving all expenses. Also unable to appoint a proxy for a committee meeting without approval.

PBC (Principal Body Corporate) Representative

Rivello is one of four entities forming the PBC for Portside East which also includes Gallery House.

Rivello Body Corporate Committee Ordinary Members



Eleanor

Eleanor Kratzmann (B) is the committee's representative on the BMS (Building Management Statement) committee.

El has a background in HR and Finance and has worked in State and Local Government, and her own private business.

She is a keen racing enthusiast and owns shares in a number of horses and enjoys watching them race at the local Brisbane tracks.

El has lived at Rivello since early December with her husband Wayne and their pet mini-schnauzer, Milly.

Eleanor@rivello-bcc.com.au



Tim

Tim Philipps is responsible for reviewing and approving pet applications and is the Lead on the Defects Panel.

A former global executive with Deloitte, Tim now advises startup regulatory technology companies and is the Chairman of an ASX-listed tech company.

He lived in Singapore for 15 years before choosing Brisbane as home.

Keen underwater photographer, Tim and Susan travel extensively to photograph amazing creatures like pygmy seahorses.

Tim@rivello-bcc.com.au



Robert

Robert Mangano has an Information Technology background and runs his own business, Mangano IT which offers IT management and support services to business clients.

He is the go-to member of the Committee for all things IT.

Robert is the first to admit he spends way too time in front of a screen.

He loves to travel with his wife, Nicole, and spending time with family and friends.

Having now settled well into Rivello (since January), he is making plans for his next trip.

Robert@rivello-bcc.com.au

Committee positions explained

BMS Representation

When a residential building includes office or retail spaces, the building's Body Corporate is a party to a BMS. The BMS defines and regulates the use of shared facilities, and the costs of maintaining those areas and facilities.



Rivello Body Corporate Committee Ordinary Member & Building Managers



Leigh

Leigh Cunningham has responsibility for Rivello communications including editor of the newsletter and Rivello landing generally.

Originally from Rockhampton, Leigh has lived in Melbourne, Sydney, and Singapore for 12 years.

She is a lawyer by profession with three master's degrees in law, commerce and international management. She was a CEO for 28 years before 'retiring' in 2022.

Leigh has lived in the Portside precinct since 2020 at Pinnacle before moving into Rivello.

Leigh@Rivello-Resident.com



Cindy & Chris Page - building managers

Introducing our building managers, Chris & Cindy Page who are employed by the Carweath Group, owners of the management rights to Rivello.

The Carweath Group has extensive experience in building and management rights managing a number of other properties in Queensland, New South Wales and Victoria.

The management rights includes two separate roles:

- the caretaking agreement - management of the common areas including cleaning, repair, building compliance and anything else required for the care of Rivello.
- onsite sales and rentals -
- onsite letting agents - leasing and management of apartments in Rivello.

Cindy and Chris have managed several properties on the Gold Coast and Brisbane for over 25 years.

They work collaboratively with the Body Corporate committee to ensure the best outcomes for residents and owners.

Contact 0423 982 329, cindy@carweath.com.au

Body Corporate levies

At settlement, your solicitor would have submitted a BCCM Form B which informs the Body Corporate managers (StrataMax) of your ownership of your new property and if applicable, details of any tenancies. Occasionally, this procedure is overlooked and as a result, you may not have received your body corporate levies which were due **1 January 2023** for the period 1/1/23 - 31/3/23. You should also have since received your levy notice for the period 1/4/23 - 30/6/23 which is due **1 April 2023**.

Please contact **Dan at Strata Dynamics**, info@stratadynamics.com.au if you have not been receiving your levy notices and if you need to urgently pay overdue levies.



Defect reporting & timelines

As John (Chair) mentioned in his Welcome, there are timelines for reporting defects. In our sales contracts, this is **90 days from Settlement** and as it is a contractual term, these defects are reported to Brookfield (below) on the prescribed form. This period has expired for many owners.

If you haven't yet reported your defects and your contractual term is expired, you may be able to report defects until **27 November 2025** directly to Tomkins (construction company). A representative of Tomkins will be onsite to manage the process and their plan is to start with any safety or health issues then work from the top of the building down to ground level including all common property areas along the way.

While most common areas are obvious in the foyer, levels 18, 19 and 4, lifts etc, some parts of your apartment may also be common property including balconies (on or near the lot boundary), external windows and the waterproofing of the balcony.

If you are unsure if it is a defect or not, or if it is common property or your property, please be sure to include it on the Brookfield defect form (if you are still in your contractual defect period) or report it to the Tomkins representative.

Your Body Corporate committee is actively overruling the defect process with a defects panel led by [Tim Phillips](#) to ensure everything is captured and continues to be captured as new defects emerge over time.

You may be noticing with the changing of the season and the direction of the eastern morning sun, that new defects are coming to light.

The committee also plans to engage an independent contractor to inspect common property areas. Lot owners will be invited to engage this contractor to conduct an inspection of their lots, and their own expertise.

How to report your defects:

Within 90 days of the settlement of your property, send email to CustomerRelations@brookfieldproperties.com

If your defects have been reported to Brookfield and/or you discover more defects (after the 90 day period), send email to csupport@brookfieldproperties.com.au

Please don't hesitate to contact Tim to discuss any defect issues. Tim Phillips, 0435 435 101, Tim@tim-phillips.com.au

THANK
YOU

A shout out to our local IGA, Robin and Family Zemelkin and their team. Great effort staying open to keep us fed and watered and with essential supplies. The team worked tirelessly to keep the shelves and del stocked, and coffee beans ground.

A shout out also to Sense of Taste - while we need food, we are Queenslanders and there's no way to survive a storm let alone a cyclone without beer and wine.

And a shout of support also for Birds Nest, Mosh and the pub (portside social) for weathering dreadful conditions to open as soon as the Law passed.



Photo by Javier Cabrera, posted on Rivello Apartments Community (Facebook)

Pool rules & etiquette

We have been blessed with a stunning infinity pool with spectacular sunsets to be enjoyed by all members of our community - residents and their guests.

There are common rules that apply to all community and public pools to ensure safety and respect. These rules include:

- No bombing
- No diving or jumping
- No pushing
- No running
- No smoking or vaping
- No alcohol
- No glass
- No littering
- No loud music
- No unruly, noisy behaviour
- No pets
- Children under 18 must be supervised by an adult at all times
- Available for use between 8am and 10pm

Some care also needs to be taken with an infinity edge pool. If the water is forced over the edge - by bombing for example - the water pours down the side of the building and onto the balconies of apartments below. And in a recent incident, the water also made it to the ground floor onto passers by who made a complaint to management.

For the safety of other residents, pool users should also take the time to dry off completely before leaving the pool area. And be sure to close the gate after entry/exit.

All owners pay for the costs of maintaining the pool which forms part of body corporate levies. There is an ongoing expense maintaining water levels and the salt balance due to normal evaporation and usage. If the pool water is intentionally displaced (by bombing for example) this unnecessarily adds to the costs of maintaining our pool.

If your apartment is an Airbnb, please ensure there are clear instructions for your visitors regarding pool rules and etiquette.

When using the BBQs on level 18, please observe the following rules:

Firstly, you will need to book a BBQ via the [Rivello courts](#)

- Maximum 18 guests
- No drinking or vaping
- Children under 18 must be supervised by an adult at all times
- Food and drinks can be consumed in this area only and may not be taken into the pool area
- Please clean BBQ after use returning it to the condition it was prior to your function
- Please remove all rubbish and return tables and chairs as arranged prior to your function
- Available for use between 8am and 10pm

If you have any queries regarding the pool or BBQ usage, or need to report a breach of the rules, please contact Cindy or Chris, 0423 988 329, cindy@rivelloapartments.com.au



Meet your neighbour

Iath (Dickinson) moved into Rivello 8 December 2024 (on his birthday). He lived in Toowoong for 16 years opposite the Megatta Hotel, and previously lived in Mackay.

Iath is a mining engineer and COO for a Canadian company working on a gold mine project in the Lake Victoria district in Tanzania.

He has two kids - a geologist and an engineer plus one granddaughter and another due mid April.

"I'm very impressed with my new apartment and love the Portside precinct and riverside lifestyle".



PLEASE CONTACT THE EDITOR IF YOU WOULD LIKE TO FEATURE IN THE NEXT NEWSLETTER.

EDITOR@RIVELLO-8888.COM



Meet your neighbour

Tanja Connors moved to Rivello from New Farm with her partner, Glenn Winter.

She has a background in executive management and is currently the CEO for Aus2Rec, a pavement recycling and stabilisation association.

You will often see Tanja out walking their dog, Jasper or on her way to the gym.

Tanja is a lover of whiskey and has converted a bedroom in their apartment into a whiskey room with spectacular sunsets.

Rivello Pet Central

Meet sisters, 8-year-old Crebel (green collar) and Benny (red colour), mini dachshunds who live with Rod and Vicki on level 8.

Aside from spending time in the dog park and walking 30mins per day, their favourite pastime is eating. They love broccoli, carrots and vegemite on toast like any true-blue Aussie.

Crebel gets excited by air while Benny is super chilled. They are well behaved and only bark when someone is at their door. They love humans and children especially, and love pets and treats.

"Rivello is the best. We love living here and have made many good friends, and we've never walked so much in all our lives!"

Fire alarms & evacuation alerts

As many of you would be aware, the "evacuate now" announcement came through the speakers in the middle of the night (and an imminent cyclone) Saturday 8 March.

A small group of residents followed the strict protocol and came down the fire-escape to the ground floor. Others, woken via the lifts, nobody gathered on the designated area in the lawn owing to the 30km winds.

What caused the alarm to go off?

Smoke detectors are sensitive, and need to be, and may be activated by something as simple as moisture, dust or insects.

When a detector senses a danger (real or otherwise), the alarms activate in a cascading order so not every apartment on every floor is alerted immediately. For example, if the detection occurs on level 13, the evacuation announcement will be heard on level 13 and levels 14 and 12 in the surrounding levels. This then expands as time progresses without the smoke detector being turned off or the fire quelled so the alarm will then sound on levels 12 and 13, and so on.

The fire brigade is automatically notified of an activation. Our building manager is not notified unless the alarm cascades to their level or they are notified by a resident.

Once Chris is aware of an activation, he is able to determine the source from the panel in the office. He then bravely ventures to the source and determines if it is false or real; however, he has no authority to disarm the alarm if it is false. The fire brigade must attend and turn it off – or fight the fire.

The smoke detector in all foyers on all levels (ground to level 18) are connected to the fire panel. All common areas have smoke detectors.



Unit Smoke Detectors

Apartment smoke detectors are not connected to the fire panel. If there is a fire, you must (a) call 000 and (b) break the glass fire alarm panel on your floor (the red box near the lifts).

Opening the door to your apartment will also cause smoke to enter the foyer as well smoke drift from under the door which will trigger the smoke detector and alert the fire brigade.

If you've just burnt the family dinner, please ~~do not~~ open the door to your apartment. You can open windows and balcony doors, and the tea towel is a handy tool for this crisis. Again, please do not open the door to your apartment. If the fire brigade has to attend, there is a \$200 fee (which you will be required to pay) if this occurs within 60 days of the previous activation.

If there is a fire, this is not the time to fulfil your dream of becoming a fire fighter. Immediately go to the stairs and calmly move towards the ground floor and the green area in front of the building. Please help others, particularly elderly and infirmed residents.

False alarms in high rise buildings are common however it is important to evacuate **every** time. Think about the little boy who cried wolf, one day it might be real and you will have missed all the training sessions. It's also a great opportunity to meet your fellow residents.

If you have any questions, or would like to be a fire warden for your floor, please contact [Chris](#).

Remote controls

Could you please register your remote control with Chris and Cindy. The number is on the back.

Depreciation

If you are leasing your property, be sure to engage a professional to prepare a depreciation schedule for you for tax purposes.

Business Centre

The Committee is investigating the installation of a black & white printer and blinds in the Business Centre, and will for Level 18.

Bin health

BS Bin Cleared have been engaged to clean our bins on a monthly basis which commenced Thursday 20 March.



Did you know?

New research from [Beer Data & Analytics](#) reveals Hamilton is one of the top suburbs in Brisbane where children are expected to inherit the most money from their parents by 2030.

The data shows a massive \$732 million is set to be transferred in Hamilton from one generation to the next this decade — about \$22 million per household.

Vehicle register

If you haven't already, please sign-in to the Rivello resident's portal [here](#), and register the vehicles attached to your apartment.

From the main dashboard, select **ADD My Details** then select **ADD** in the section **My Vehicles**.

If you do not have access to MYRCS, please contact Chris or Cindy.

The Body Corporate committee and management are aware of ongoing issues with cars parking in owner's spaces. If you are having this issue, please post a photo of the vehicle on the Rivello Apartments Community Facebook page and notify Chris and Cindy.

Cafery House and Pinnacle have investigated and instituted a towing process which the committee is considering, as well as signage.

In the meantime, please be sure to register your vehicles in MYRCS.



Recent Rivello sales

2 Bed/2 Bath/2 Car
23030, \$215ml

2 Bed/2 Bath/2 Car

23404, \$244ml
23204, \$1423ml
23106, \$23ml

2 Bed/2 Bath/1 Car
23123, \$135ml

1 Bed/1 Bath/1 Car
23408, \$770k

Properties in Rivello are earning \$23,000 per qm with two sales, breaking the \$10,000 qm barrier.



Airbnbs

If your apartment is listed with Airbnb or other short-term accommodation sites, please be sure your guests understand that Rivello is a residential building, not a hotel and as a result, Chris and Cindy do not offer concierge services eg booking taxis, holiday tours or restaurants.

If you are operating an Airbnb, you may be interested in Brisbane City Council's move to introduce permits contingent on having appropriate planning approvals, body corporate support, and a 24-7 property manager. [Click here](#)



Wine room Level 18

As you may have noticed, we have a wine room on Level 18 with 36 cabinets: 24 non-refrigerated, each holds 12 bottles, and 12 refrigerated, each holds 24 bottles. The cabinets are all lockable which would seem to be a very good idea.

If you are interested in using the wine cabinets, please contact the [office](#) to discuss possible arrangements including duration, how many cabinets and type, dates.

If you wish to book the wine room, please note some of the bylaws as stated in the CMS at **Bylaw 48 Use of Recreation Areas**:

- may be used between 9am and 10pm
- a resident must be present at all times.
- all attendees must be suitably attired
- children under age 18 must be supervised at all times
- strictly no animals
- functions are not permitted eg a pre-wedding party
- please leave the wine room clean and tidy, in the same condition as it was when you entered.

Rivello Socials

Do you have a background in event management or are you someone who loves to organise people and events?

We are looking for a Rivello Socials Coordinator. Possible social activities might include:

- a team for the Portside Social trivia night
- monthly residents get-together
- participation in charity events eg walking or riding for a cause, Clean Up Australia etc
- slideshow nights for Tim and Susan's underwater photography
- travel buddies
- photography competitions
- card nights
- anything else that brings our community together.

Please contact the [office](#).

Bookings

If you would like to book the dining room on Level 18, the BBQs on Level 19 or BBQs on Level 4, please login to [MyRivello](#) and select 'Make a Booking' then choose your venue, select the date and time and 'book now'.



Car parks & cages

Do you have a spare car park or storage cage you would be interested in leasing? Storage cages lease for approx \$40 per week. Car spaces are approx \$80 per week. Costs though to be negotiated between residents. Please contact the [office](#) to advertise your spare park or cage.

Note also that residents in other buildings advertise spare car parks from time to time. There is one available currently in Promenade. Please contact [office](#) for more information.



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Northshore Street Renewal Program - MacArthur Avenue

Construction activities for Stage 1 and 2 work zones, the site compound, and other areas will be undertaken in March.

Stage 1 - demolition work on the shed is near completion with surface-level work remaining.

Stage 2 - demolition of K Shed, temporary closure of some spaces in Carpark A, and construction of a temporary lane from Wharf to Bincate streets to accommodate traffic during the closure of MacArthur Avenue **mid 2025**.

The closure of MacArthur Avenue is expected to be in place for 12 to 18 months, pending weather and site conditions.

Vehicles, pedestrians and cyclists will be diverted via Theodore Street or the temporary lane during this time.

Impacts: traffic detour and exclusion zones, noise, dust and vibration, increased activity (workforce and construction vehicle movement) utilities and services may be affected.

Hours of work are Monday to Thursday 6.30am to 6.00pm and Friday and Saturday 6.30am to 5.00pm, excluding public holidays.

For email updates, register at Northshore Brisbane 'have your say'

<http://www.your.say.nsq.qld.gov.au/northshore>

Map of work areas



Map is indicative only and not to scale.

Body Corporate - bylaws for harmonious living Pets

There are 18 bylaws in our [Community Management 3 of 2016](#) with one bylaw at 28 for our pets.

Bylaw 28 states the Body Corporate can consider a range of factors when approving applications including requirements that the pet:

- does not disturb other residents, guests or pets, and is quiet and controlled while in its owner's lot and on common property
- is kept trained
- is caged or appropriately restrained while on common property
- is not attached by rope or leash to any item on common property or to a vehicle in the carpark
- is not left unattended on or near common property or within a vehicle.
- that the animal does not enter any recreation areas at any time. This includes Levels 4, 18 and 19. There should be no pets on these levels at any time.



All pets must be approved by the Committee with Tim Phillips responsible for reviewing and approving applications.

To lodge an application for your pet, please complete the [online form](#) noting that an application must be lodged for each pet and for any new pets.

If you have concerns regarding any breach of our Community Management scheme, please contact [Enquiries@bpc.org](#)

Peaceful, considerate enjoyment

Bylaw 22 states residents and their guests must not make, or allow, noise that will unreasonably interfere with the peaceful enjoyment of other residents. You can minimise noise by:

- Closing doors gently
- When returning home late at night or early in the morning, please do so quietly
- Keep music to an acceptable decibel.

Bylaw 23.5 requires residents to drink appropriately at all times while on common property.

Bylaw 25 requires residents to take all reasonable steps to ensure that smoke caused by smoking does not penetrate or drift to another lot or onto common property.

External appearance of building

Bylaw 16 states all balconies and terraces are to remain unenclosed with no shutters, glazing, louvers or similar structure.

Bylaw 17 states a resident (owner or occupier) may not do anything to change the external appearance of the lot without the prior written consent of the Committee and consent of the Planning Authority (EDC). An owner or occupier must not:

- Place or construct any improvement which can be seen from outside the Lot
- Hang curtains or blinds except with a black backing
- Hang any washing, bedding or other articles on the balcony, or signs, banners, advertisements, or use any part of the area for storage.

The Committee has received a number of applications for improvements to lots including external blinds which it is not able to approve at this time to comply with Bylaw 16. However, the Committee will be developing design guidelines to enable consideration by EDC of such improvements.

Bylaw 26 states a resident (owner or occupier) may install a wire cage storage device so long as it is at least one metre from any adjoining unenclosed car space and must not obstruct that space. It must be kept neat and tidy and free of pests and vermin.

The Committee is investigating over-sunnet design options suitable for installation in the unenclosed car spaces.

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|--------------------|---------------------------------------|--|
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Thanks for being a part of our community

