

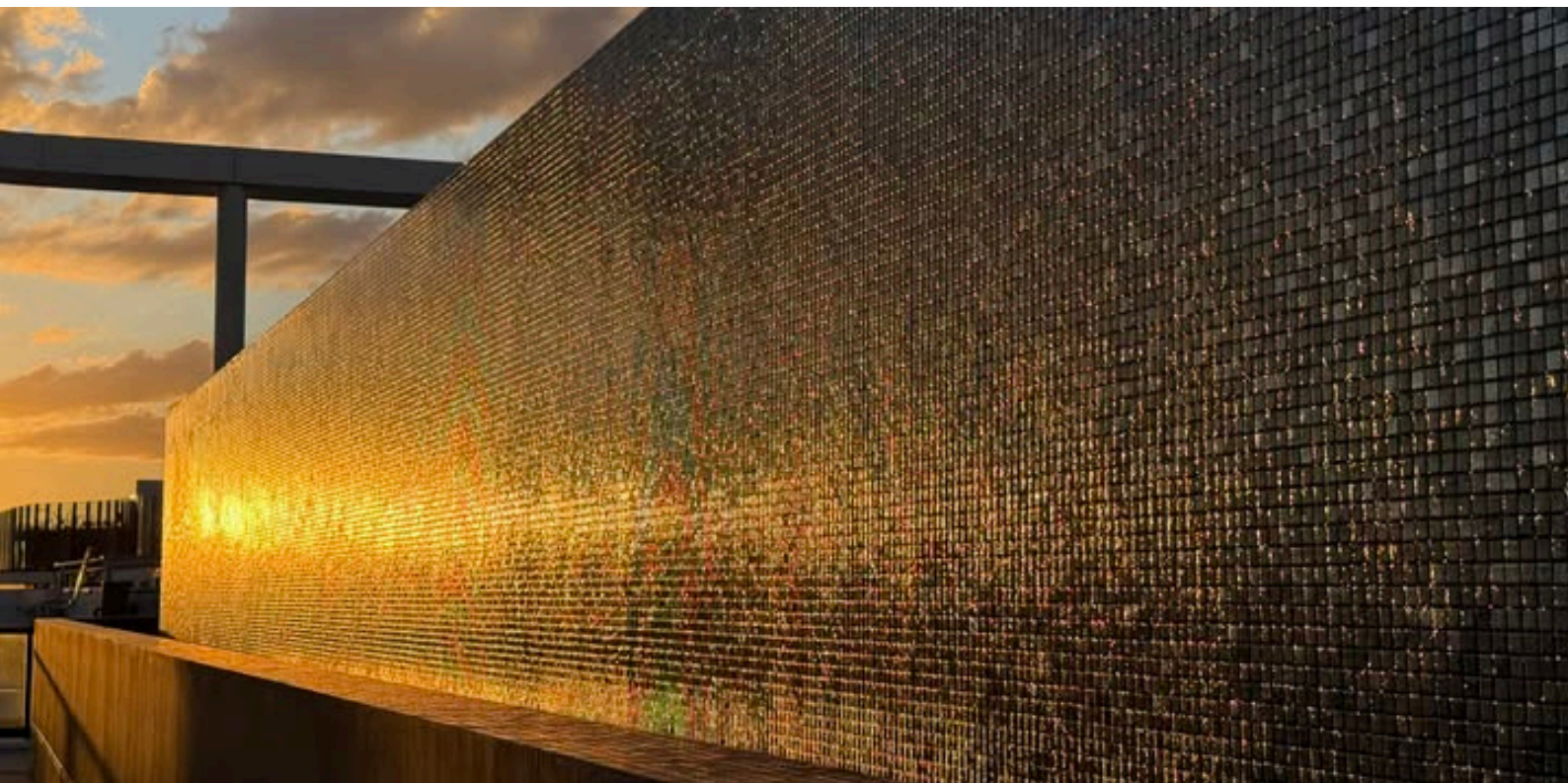
RIVELLO

H A M I L T O N

SPECIAL REPORT

Extraordinary General Meeting

18 September 2025



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On 18 September 2025, the Body Corporate convened an Extraordinary General Meeting for owners to consider 23 motions.

20 Special Resolutions proposed amendments to the Rivello Community Titles Scheme (CTS) otherwise known as our By-Laws.

Three Ordinary Resolutions proposed changes to the Body Corporate's financial year (to 31 July), a Special Administration Fund levy, and adoption of previous minutes.

29 owners voted online and 7 voted in person at the meeting.

The By-Law changes related to our common property (6), Short Term Accommodation (1), vehicles, bikes and parking (6), external appearance (2), financials (4) and typos and formatting (4). Details of the changes are on pages 3-9.

If you have suggestions for other changes to improve our life at Rivello, please don't hesitate to contact your [committee members](#).

Leigh Cunningham
Committee Member & Editor

Front cover photo by Kathy Caswell.

Key Changes

- 57. Electric Vehicle Charging**
Nine new sub By-Laws to manage the EV infrastructure and costs transfer to owners.
- 14. Use of Lots**
Five new sub By-Laws clarifying use of lots for Short Term Accommodation ie rental periods less than 90 days.
- 18. Balconies & Terraces**
Design for external shutters to be developed.



02

From the Chair

Thank you to our owners for supporting the 23 motions presented at our first EGM which now allows the Body Corporate to approve some outstanding requests from owners and to resolve some ongoing issues eg illegal parking.

Thank you also to the Body Corporate Committee for their efforts listening to owners, the investigations into solutions - some of which continue eg the design for external shutters - and preparing the documentation required for our owners' consideration and approval.

The AGM is next, tentatively scheduled for Thursday 11 December 2025.

John Kallinicos, Chair

Vehicles, Bikes & Parking

Six By-Laws were added or amended to address parking issues (bollards, towing), vehicles (EVs) and bike storage. See page 3-4.

Common Property including Recreation Areas

Six By-Laws were added or amended relating to our common property including the use of Recreation Areas. See Pages 7-8.

Short Term Accommodation

New By-Laws outline the restrictions on letting apartments for periods of less than 90 days (By-Law 14). See Page 5.

External Appearances

Lessening of restrictions for internal blinds/curtains (By-Law 6) and provisions for external shutters to be designed and approved by the Body Corporate. See Page 6.

Typos & Formatting & Levies

Three amendments corrected typos, one renumbered By-Laws to allow for the insertion of 57 (EVs) and By-Law 11 provides for discounts on levies when paid on time. See Page 9.

03

Vehicles, Bikes & Parking

01. Electric Vehicle Charging

Sales contracts included an option for a Lot owner to purchase an EV Charger, however the supporting infrastructure to manage the electricity load and the systems required to measure electricity usage (to invoice Lot owners) was not installed.

This has now been rectified by the Body Corporate. The Body Corporate has also approved five options for EV chargers (for future installations) and adopted the Charge Hub FLEX system for billing.

Nine new By-Laws at 57 ensures EV chargers are installed according to the guidelines now adopted by the Body Corporate, and ensures all costs including electricity are covered by individual Lot owners.

02. Bollards

A new By-Law was added under 'Use of Car Spaces and Garages' which allows owners to install a bollard to prevent illegal parking.

However, only the bollard and supplier approved by the Body Corporate can be installed. This is to ensure the ongoing high standards at Rivello, and to minimise safety concerns and other risks that may arise with a structure bolted into concrete floors.

The approved design from Tactile Systems folds flat when not in use and includes a rechargeable battery and two remote controls with a range of approx 100 metres. The cost of the bollard, approximately \$400 plus installation, is at each owner's expense.

If you would like to install a bollard, please submit an application.

03. Towing

While the original By-Laws authorised the removal of vehicles parked illegally on Common Property, the amendment to By-Law 10.3 extended that authority to remove illegally parked vehicles on individual owner Lots by towing or other means.

The Body Corporate has now adopted a Towing Policy and approved Harvey's Towing Service however very specific signage must be designed and installed before the service can come into effect.

To prevent illegal parking in your car spaces, please install a bollard as the process required to initiate towing and the arrival of a suitable tow truck can be up to 24 hours.

04

Vehicles, Bikes & Parking

04. Bikes

The previous By-Law 12 provided for the storage of bikes in storage cages or on the bike racks provided.

The new By-Law at 12.2 expands on the use of the bike racks to resolve issues when a bike rack is between car spaces belonging to two different owners. An owner has a right to unimpeded access to their 'Exclusive Use' car space which can be impeded if a bike is placed in the bike rack in a particular position.

When moving bikes between vehicles, and affixing and removing them from the bike racks on the wall, there is also a risk that damage may be caused to vehicles or bikes.

If a bike rack is between two car spaces belonging to the same owner, the owner may secure the bike rack with a combination lock, with the approval of the Body Corporate, to ensure the bike rack is not used except by that owner.

By-Law 12.1 which requires bike riders to dismount prior to entering any foyer on the Common Property is extended to apply also to scooters and skateboards.

05. Storage Devices on Unenclosed Car Spaces

The previous By-Law 54 stipulated that a 'storage device' was a 'wire cage', similar to the storage cages provided. This stipulation was removed so that a solid cabinet, which would better protect items being stored, could be approved. Only a storage device approved by the Body Corporate may be installed.

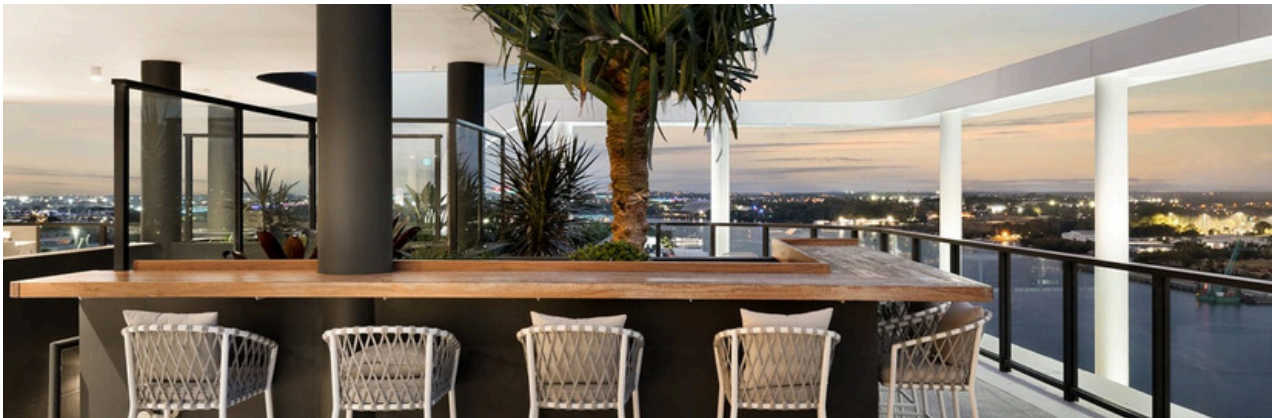
However, By-Law 54(a) is problematic as the device must be at least one metre from any adjoining unenclosed car space belonging to another lot owner which means the cabinet could only be approx 230mm wide. This is not wide enough for an 'over bonnet' storage device.

If By-Law 54(a) was removed, this may then impact the other lot owner's access to their vehicle, particularly if they have an SUV which is reversed into their car space and there are cabinets either side of their car space.

The Body Corporate Committee will consider these issues further and present a solution for a future EGM.

Short Term Accommodation

Short Term Accommodation (STA) is the letting of a property for less than 90 days per rental period. This includes operating an Airbnb or similar short-term arrangements.



Rivello (and Gallery House I & II) are part of the Northshore Hamilton PDA Scheme ('the Scheme'). The Scheme is managed by the Economic Development Queensland (EDQ).

Under the scheme, there is no provision for STAs so an owner wishing to operate their apartment short-term, must apply to EDQ for permission to change the approved use of the apartment to an STA. This requires a Material Change of Use (MCU) application form which must be accompanied by the consent of the relevant Body Corporates eg Rivello Body Corporate, and where there is also a Principal Body Corporate (PBC), which is the case with Rivello, the consent from the PBC as well.

In the absence of EDQ approval for an MCU, **owners must not operate their apartment as an STA**. Subsequent to the EGM, it is now a breach of the By-Laws for an owner to advertise or market their apartment for rent for less than 90 days. This includes advertising on Airbnb, Stayz etc.

There are a number of other By-Laws breached with short-term rentals including the requirement of By-Law 48.4 that all guests must be accompanied by the Owner (or Occupier) when using the recreation areas. The owners of an apartment used as an Airbnb are not likely to be in residence with their STA guests.

We do not have 24/7 security (or management) so it then falls on owners and Chris and committee members to address breaches of the By-Laws by guests including protecting our quiet enjoyment and our property.

Despite the best efforts of owners, short-term guests are often in holiday-mode and familiarising themselves with and abiding by the 46 pages of By-Laws is not a priority. A recent publicised incident at a home in Bulimba is evidence of the challenges of ensuring guests observe the property rules when operating an Airbnb.

External Appearances

01. Curtains & Internal Blinds

By-Law 17.1 states that an Owner or Occupier may not do anything to change the external appearance of their apartment without the prior written consent of the Body Corporate Committee and the consent of the Planning Authority (EDQ).

By-Law 17.1(d) specifies that window furnishings - curtains or blinds eg roller blinds, must have a black backing. This has now been amended to include white backing. Only black and white are permitted.

While the rationale for specifying only black backings - to maintain a uniform exterior to enhance Rivello's appeal - black absorbs heat and is not desirable with Brisbane's climate. There are also fewer options for blinds and curtains with black backing and they are more expensive.

Sheer curtains do not, impliedly, have a backing and are therefore acceptable.



02. External Blinds & Shutters

Similarly, By-Law 18 prohibited shutters, glazing, louvres or other external structures on balconies and terraces.

This restriction made those external spaces, which are critical to the lifestyle of Queenslanders, less useable during the summer months particularly given the harshness of the western and eastern sun.

For other apartments, external shutters offer privacy from adjoining buildings (Gallery House) and foot traffic.

The amendments approved at the EGM gives the Body Corporate Committee authority to investigate a suitable design which compliments the Rivello aesthetic. The architects for Rivello, Cottee Parker will be consulted.

The design process and the approval process will take some time. Based on the experiences of Gallery House and Pinnacle, this may take two years, or more, before the Committee is in a position to approve external shutters for apartments.

01. Pool Rules

By-Law 49 restricted alcohol, glass or breakable items within three metres of the edge of the swimming pool. The amendment approved at the EGM expands this to also restrict food. These restrictions extend into the sauna, steam room and shower (refer to signage).

The area around the pool is not intended to be used for consuming food and/or drinks. The Level 19 terrace is for this purpose.

Significant costs have been incurred cleaning the fabric sofas in the pool area which efforts have not been successful to date. This cost is borne by all owners. The damage to the fabric and the costs can be reduced if food and drinks are not permitted in this space.

02. Booking Amenities

Previously under By-Law 48.12, Owners and Occupiers could not reserve the barbeques on Levels 4 and 19. The amendment to this By-Law now allows these to be booked via MYBOS (the 'booking system' adopted at By-Law 50.2), while observing the rules for the Recreation Areas.

By-laws 50 and 50.1 previously allowed Owners and Occupiers to reserve the Business Centre and Resident's Lounge to the exclusion of others. This has been removed so that these two spaces are available to all Owners and Occupiers at all times.

The capacity of some of the reservable Recreation Areas was also amended as there is sufficient room to accommodate more people:

- Private Function Room - 40 (was 15)
- Outdoor Terrace (outside Resident's Lounge) - 10 (not specifically stated)
- Wine Cellar - 6 (was 4)



01. Security System

By-Law 42 empowers the Body Corporate to establish and maintain a security system including: (a) having a master key for entry into all Lots, (b) restricting access to certain areas eg lift motor rooms, meeting rooms, storage areas, and (c) restricting access to each residential floor to only those who reside on that floor. By-law 42.3 states that no Occupier may interfere with the security system.

Installing any device which prevents entry to a Lot including keypad entry systems is a breach of By-Law 42.

New By-laws 42.4 and 42.5 expand this restriction to ensure Occupiers do not make any changes to common property which includes installing a security camera or keyless entry locking system or a wall mounted key safe without approval of the Body Corporate.

02. Garbage Disposal

Each time the garbage chute has to be unblocked and cleaned, there is a cost to Owners. Given the size of the chute, common sense should prevail as to what will fit into the chute opening and down the chute itself.

An additional issue continues with the recycling cupboard with Occupiers leaving boxes and other items on the floor around the bin. There should be nothing on the floor around the bin - if it does not fit, please take it to the larger bins on the ground floor near the goods lift.

With new By-Laws at 26.6 and 26.7, it is a breach to cause a blockage or create a fire or safety risk with inappropriate disposal of rubbish, and to leave items on the floor in the recycling room. The following items should not be placed in the chute:

- Flammable items, batteries or items that contain batteries
- Pizza boxes and other cardboard boxes
- Plants and pots
- Glass, plastic, metal
- Anything electrical eg appliances, lighting
- Brooms - yes, it has been done
- Cleaning products, disinfectants or other chemicals which might create poisonous vapours
- Food waste must be placed in a sealed bag of an appropriate size (18 litres) with no tears or openings.



09

Levies

To reduce the administrative burden of pursuing unpaid levies, Owners will now be offered a discount when levies are paid in advance of or on the due date.

A receipt or transaction advice which shows the payment was made on or before the due date will ensure the discount is applied if this is not done automatically.

The Body Corporate will determine the discount rate from time to time.

Typos & Other Corrections

By-Law 10.1

Remove the words 'subject to By-Law 50' which had no relevance to By-Law 10.1.

By-Law 29

Occupiers must not bring 'onto' - was previously 'an to'.

By-Law 39.2(b)

'... in an action ion any Court' has been amended to 'in an action in any court'.

Renumbering By-Laws 57, 58 and 59

We needed to add a new By-Law for Electric Vehicle Charging which belongs at the end of Part 11 - Exclusive Use and not in Part 12 - Development Approval Conditions where it would have been if it was simply added at the end after the last By-Law. As a result, the last three By-Laws were renumbered so they remain correctly under Part 12.



THANK YOU!

Thank you to our owners who supported the amendments to the Rivello Community Title Scheme (By-Laws) which facilitated the smooth passing of all 23 motions.

The Body Corporate committee is undertaking the required actions to implement the amendments, and the registration of the new CMS with the Titles Office.

The new disclosure statement which came into effect on 1 August 2025 will include the updated By-Laws. These are prepared by our Body Corporate managers whenever an owner decides to sell their property.

Should you identify other issues to resolve, please contact any member of your Body Corporate Committee - [see website for details](#).

Any queries regarding this Special Report, please contact the Editor, Leigh Cunningham at LeighC@Rivello-Hamilton.com

