



COMMUNITY NEWS

ISSUE #2 July 2025

From our Chair

Four months have passed since our Rivello Body Corporate Committee was formed and I'm grateful to have a group of dedicated, hardworking and committed members with specialist skills to handle the mammoth tasks before us; tasks that are numerous and challenging.

Overnight the defects for our property is one important component as is the review and overhaul of the budget we inherited. Our bylaws also need a rewrite to respond to owner requests for ballads, over-boarded storage cages and external blinds on balconies. These are not permitted with the current bylaws. So we plan to hold an Extraordinary General Meeting (EGM) on 18 September 2025 to make these necessary changes, and others to the bylaws.

There are multiple structures that affect us and which Rivello is a part of including the Principal Body Corporate (PBC), management groups etc. Each has its own issues and challenges.

Another critical issue is short term accommodation (STA) which is the letting of an apartment for less than three months and includes Airbnb, short stays etc. There have been several incidents involving STA guests which has caused distress to residents and required management to act as security to protect property which is not their role.



The Committee is following the directions of the governing body, Economic Development Queensland (EDQ) and will push forward in support of the position of the majority of owners on STA. This will be addressed in the bylaw rewrite to state that STA is not permitted at Rivello.

We represent our owners and their property interests. We accept that some decisions won't garner unanimous support however communal living requires us to fulfil the wishes of the majority while ensuring our decisions are within the laws that affect us, are fair, and in the best interests of our owners and our property.

We've been busy but we'll soon turn our attention to the social aspects of living at Rivello and I look forward to meeting all of you when we gather for our first Rivello social.

John - Chair

In this newsletter

What's on at Ponside

Extraordinary General Meeting & Socials

Recreation areas

Bylaw amendments

Car parks, EV charge hubs & bikes

Our pool rules

Embedded network

Noticeboard

Meet your neighbours & Pet Central

Property sales

Committee members



From the Editor

This second issue of the *Bivello* newsletter focusses on issues that have arisen since we moved into our new homes including unauthorised parking, bike racks, charging hubs for EVs, general property maintenance and improvements.

As John mentioned, we have scheduled an ECM for 18 September 2025 to address some of these issues and to enable the Committee to respond to requests for consent for variations eg external blinds/shutters.

We introduce you to two more neighbours in our regular *Meet Your Neighbour* feature on page 7 - this month, meet Mingi Nazarian, advisor at one of the *Bivello* Facebook page, and retired lawyer, Duncan McKeown who has relocated from the Capricorn Coast. Our poach this issue is Johny.

We feature *Stylant* on pages 8 & 9 and rules applying to our recreation areas on page 6.

If you haven't already, please join the [Bivello Neighbours Community](#), and [Facebook](#), on Facebook.

And please contact me if you are interested in a role as our ***Bivello Social Coordinator***

Leigh - Editor

What's happening at Portside

Brookfield has sold the Portside precinct to Centennial, a property investment firm which manages and develops real estate on behalf of investors.

Speculation making the rounds suggests we will soon have a pharmacy with a couple of locations mooted including opposite IGA where Blout for Men is currently.

DEDI, it is rumoured, will be relocating to either Gallery House (Commercial Ground floor) or where Dendy cinemas is currently and sadly, Dendy will be leaving Portside.

Another rumour has it that a Thai restaurant will be returning to Portside - it has been a few years since Betsing left us. Location is potentially next to Posh where Bamboo Basket used to be. Nothing confirmed.

Tamborine Cheese opens soon offering 40+ varieties of handcrafted authentic Italian cheeses together with a selection of cured meats.

All very exciting!



What's on at Portside

- Live & social sessions every Friday, Saturday and Sunday at Portside Social.
- Love Me Again Markets every second Saturday 9am - 12 noon, new location - Level 1 next to Dendy.
- Australia's first [cannabis clinic](#) - [Stash](#) is now open!
- [Book Nook](#) - kids eat free Mondays and Tuesdays.
- Celebrate Christmas in July at Dendy Friday 26 July with a screening of *Love Actually*. Includes a mulled wine on arrival.
- Après Hour at [Le Buvard](#), French inspired cocktails weekends \$12 each.
- Eat Street 18 July [When Helen is on location](#)
- Please support our local shops and restaurants
- Subscribe to [What's on at Portside](#).

COMMUNITY

Extraordinary General Meeting

Thursday 18 September 2025, 2:00pm

Level 18 Dining Room

The Committee has been unable to approve a number of requests from owners including permission to install over-balcony storage cabinets, external shutters on balconies and bollards as these are not permissible under current Bylaws. See page 6 for details.

At its last meeting, the Committee confirmed an Extraordinary General Meeting for 18 September 2025 to make amendments to the Bylaws to facilitate these and other needs of owners.

Another proposed amendment is in relation to Short Term Accommodation (STAs) eg Airbnbs. The Committee continues to liaise with the relevant authorities to best manage this issue in a fair manner and in accordance with current laws and pending regulations by the Brisbane City Council.



Join us to celebrate our community!

Date: Friday 1 August 2025

Time: from 4pm

Venue: Private Dining Room, Level 18

What to bring: your drinks and a share plate

RSVP: LeighC@rivello-hamilton.com

RIVELLO SOCIAL COORDINATOR - ARE
YOU INTERESTED? PLEASE CONTACT
LEIGH@RIVELLO-HAMILTON.COM

SELLING FURNITURE? PLEASE POST TO
THE RIVELLO FACEBOOK PAGE, SEE
CURRENT LISTINGS FOR OUTDOOR
FURNITURE.

Our Recreation Spaces



The Committee considered the risks associated with the gas **fire pits** on levels 4 and 18 and determined that the likelihood of potential harm - to person and/or property - was too high.

The storage of the propane gas **on-site** was also considered a risk as was the level of responsibility and duty of care of the Body Corporate when handling the gas cylinders to residents wishing to use a fire pit.

As a result, the Committee has asked management to move the fire pits into storage.

We apologise for any inconvenience.



Brookfield has organised a locksmith to replace the locks in the 24 non-refrigerated upper cabinets in the **wine room**. The individualised locks have been ordered and are due to be installed mid July.

Brookfield is continuing to investigate a solution for the 12 refrigerated cabinets acknowledging that the locks cannot be changed and the Vinted latch solution is not suitable for the model of our fridges. Brookfield has another solution and is waiting on the part to arrive to test it.

Currently, the locks on all the cabinets are only child proof locks and can be opened by anyone with the generic key.



Level 4 (podium) offers our community yet another exceptional outdoor living space, and north-facing for our limited winters. For everyone's enjoyment, please do observe the Bylaws applicable for Level 4.

- No animals permitted - Bylaw 28(2) & 68.9
- Access from 9am to 10pm - Bylaw 68.1
- Children under age thirteen (13) must be supervised by an adult at all times - Bylaw 68.3
- You must be suitably attired at all times - Bylaw 68.6
- No smoking - Bylaw 35.1
- Gatherings are limited to fifteen people - Bylaw 68.11
- Special events e.g. weddings, graduation celebrations etc are not permitted - Bylaw 68.10

Your cooperation is much appreciated.

Car Parks, EV Charge Hubs & Bikes



Unfortunately, we do not have visitor parking at Bieldo. Your visitors must therefore park offsite at the Purdise public basement car park or at the open space next to Bieldo (former B&T Street 606).

Should someone park in your space, please inform Cindy or Chris so they can issue a text to all residents. Unfortunately this doesn't immediately resolve your inconvenience.

The frequency of unauthorised parking has lessened and we are working towards permanent solutions.

You will shortly be able to order a car park sign which will state:

"RESERVED (APT NO). UNAUTHORISED VEHICLES WILL BE TOWED AT OWNER'S EXPENSE."

Bylaw 10.3 empowers the Committee to remove any vehicles parked on common property at the owner's expense. The Committee considered expanding this Bylaw to allow owners to arrange for unauthorised vehicles on their spaces to be towed. This policy has been adopted by Calfrey House and Pinnacle however, the Committee prefer the installation of bollards to resolve unauthorised parking.

Currently, Bylaw 52.1 only permits a vehicle or motorcycle to be stored on an unenclosed car space. It is proposed to amend this Bylaw at the EGM so that we may approve bollards which owners can purchase and install at their own expense.

In the meantime, please ensure all vehicles for your apartment are registered - you can do this via [MVRIS](#) or directly with Cindy or Chris.



During the sales process, Brookfield's sales team offered Electronic Vehicle Charges (EVCS) to buyers upon request. Due to load issues, only 10 EVCS were offered to buyers however 40% of the carparks have catering for future EV use albeit installation locations do have fire safety limitations.

Eight EVCS owners paid \$1,000 for an EVCS point to be individually metered. While the usage data is being captured from these EVCS, it is not able to be used to bill each EVCS owner which the Body Corporate Committee considers a defect.

However, to expedite the works required to facilitate individual billing, the Committee approved the costs to get the system operational and subsequently engaged Charge Hub to install a charging system, Fleet XOS... which requires internet access to be installed on the car park levels.



Just a reminder if you wish to lock the bike rack between your two allocated car spaces, please submit a request to Cindy or Chris which will then be approved by the Committee. Combination bike locks are also available for purchase from Reception.

If you have parked your bike in a bike rack between car spaces and one or both of the car spaces have not been allocated to you for Exclusive Use (EU), please relocate your bike to the basement.

Bikes parked in the bike racks should not impede in any way with the EU of the owners of the car spaces either side of the bike rack. We appreciate your cooperation in respecting the EU of fellow owners.

Proposed changes to our Bylaws

12 Bicycles - ensure bikes parked in racks do not impede an owner's access to Exclusive Use car spaces.

17 Changes to External Appearance - only allowed for black backing on blinds and curtains. Amend to include white

18 Treatment of Balconies & Terraces - allow for shutters or other enclosures which are approved by the Body Corporate and EDC. Note it will take some time for the Committee to finalise design, supplier and costs, and obtain necessary approval from EDC.

4812 Recreation areas - allow residents to book BBQs on Levels 4 and 18. Similar changes proposed for 3D Booking of the Private Function Room, Business Centre, Wine Cellar, Residents Lounge and Adjacent Terrace Areas

52.1 & 54 - allow over-sunnet storage units (uniform style and supplier approved by Committee) and allow for installation of bollards on car spaces both at owner's expense

28 Garbage Disposal - restrictions on what may be thrown down the chute to avoid blockages and the costs of clearing them, and subsequent cleaning of chutes. Similar restrictions and rules surrounding recycling bins and the bin cupboard.

42 Security System - only pre-approved door lock mechanisms permitted. No security cameras to be installed on common property without approval of Body Corporate Committee.

New Bylaws for:

- Short Term Accommodation (STAs) in accordance with advice and processes advised by EDC and Brisbane City Council.
- Fire Controls ensuring compliance with fire safety guidelines.

Additionally, other Bylaws will be amended to correct typos, inconsistencies and provide clarifications as required.

If there are other Bylaws you believe require review and consideration, please contact the Chairman, John Kallinos.

As mentioned on page 3, it is proposed to make amendments to the Bylaws at an Extraordinary General Meeting, Thursday 18 September 2025.

Bylaw Breaches

The Body Corporate Committee has had to issue breach notices to an owner whose tenant has repeatedly shown disregard for other residents' rights to quiet enjoyment with frequent noise at all hours of the night.

We would also like to draw attention to Bylaw 16 - occupants must not throw, drop or allow to throw any object or substance from their lot or the Common Property in or onto another lot or the Common Property or to outside of the Scheme.

A resident in a waterfront apartment has thrown multiple items over the balcony including ear buds and orange peels, and saliva.



Meet your neighbour

Megs, and her husband Chris, moved from Kelvin Grove to Rivello Christmas Eve, having moved Megs' mum into Rivello one week prior...but in a different unit!

While enjoying living in an apartment with no lawn to mow, they are working hard on their property in the country.

Megs has a background in business marketing. Chris is in programming.

"We are loving life at Rivello and Portside, and meeting our Rivello community."

Megs is the coordinator of the Rivello Facebook page.



Meet your neighbour

Duncan & Liz are relocating from the Capricorn Coast.

Duncan has been in the law for 30 years and now in semi-retirement, is spending his spare time at the Royal Queensland Golf Club.

The forever young, Liz was a teacher and sometime amateur artist.

After settling into Rivello, Duncan and Liz look forward to enjoying the company of their four daughters and ten grandchildren who are now within reach. Plus some travel to envious friends with travel slide night!



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

editor@rivello-horsham.tn.com

Rivello Pet Central

Meet Johnny! Johnny! When Charli broke up with her boyfriend 18 months ago, Johnny, a Toy Cavoodle, seemed like a great way for her to move on. So, Charli brought Johnny - without her parent's consent - to live with the family on Level 16.

And when a new boyfriend came along, Charli moved on and out leaving Johnny with her unsmiling parents who now find themselves at primary care.

Madine still struggles in her new role but didn't hesitate to take Johnny to work at Terry White to show him off to colleagues and customers.

Johnny loves to run, socialise in the dog park, chew on T-bones and travel to school with the youngest sibling in the front seat. He's easy going and lives a simple life, much loved by his inherited owners.

Our Rivello Structures & Networks

Embedded Network -

As you may be aware, the sales contracts for our Rivello apartments included a Master Agreement for Centralised Energy Equipment with Origin (pages 82-97 of contract) otherwise known as an embedded network. Unfortunately, the terms as negotiated were not favourable for us - as individual owners or as a Body Corporate.

Our Secretary, Marty Robinson has been pressuring Origin to amend these terms and after several months, has secured better rates for the Body Corporate which will reduce our Body Corporate costs by \$14,000 per annum (and subsequently our levies). Marty has also sought a refund from Origin for past bills paid at the higher rate.

Unfortunately, Origin has refused to reduce our individual rates which increased 1 July 2020 under the agreement. Marty has however submitted a request for this increase to be deferred given we have only been in residence for less than a year.

The agreement with Origin is for five years. In four years, we will go to market to secure better consumer rates for all.

Thank you, Marty, for your hard work which has resulted in savings benefiting all owners.

Portside East Principal Body Corporate (PBC)

Rivello has its own Body Corporate Committee and is also a part of the PBC which includes Gallery House 1 & 2. Our representative on the PBC is our Secretary, Marty Robinson.

The PBC has expenses which it then charges to our respective Body Corporates. As a result, a primary focus - with Gallery House and Rivello working closely together - has been to clarify these costs.

The wharf also forms part of the PBC with a lease over the area from the end of Byblot to the end of Rivello effective until 2038. Brookfield have a sub-lease until 2038.

We are pleased to report that the new owners of Portside, Centennial has agreed that the wharf should be returned to the state government. As a result, maintenance work will commence on the wharf 15 July through to October and you would have received an email from Cindy and Chris with details. Please note the likely disruptions during this period.

An engineer will then certify the wharf structure so that it can be returned to the state government.

Chris and Cindy now have responsibility for mowing the five grassy knolls on our boardwalk as well as a monthly clean of the boardwalk and a six-monthly junequing.

Defects Update

Tomkins are continuing to work through the defects for each apartment which is likely to continue for the rest of the year.

To ensure all defects on common property have been captured and addressed, the Committee has approved the engagement of CHU Inspect to conduct a review of our building and prepare a defect report.



Photo by Kathy Caswell, posted on Rivello Apartments Community (Facebook)

Our Pool Rules!

When enjoying the spectacular views and facilities on Level 19, please be considerate of other residents.

There have been a number of complaints from owners on levels below the pool and from people walking past our building on the river front being drenched in pool water from users bombing, jumping and roughhousing in the pool. Please take care to ensure pool water stays in the pool.

A reminder of our **pool rules**:

- No running, diving, pushing, jumping, bombing or roughhousing
- No smoking or vaping
- No glassware or food
- No alcohol within three metres of the pool fence
- No loud music
- No animals
- Children under 12 must be supervised at all times
- Dry off completely before entering Level 19 foyer and lifts
- Be sure the pool gate closes behind you
- Open from 8am to 10pm

Please do not use **spa or steam room**, if:

- you have a medical condition including high or low blood pressure or if you are pregnant
- you have consumed alcohol or drugs of any kind
- you do not have a towel
- you do not have appropriate clothing
- Shower before use
- Hydrate during use
- No glassware, food, smoking or alcohol permitted
- No phones
- No unruly or noisy behaviour
- Limit 10 minutes per session
- Children under 12 must be supervised at all times
- Dry off completely before entering Level 19 foyer and lifts
- Be sure the pool gate closes behind you
- Open from 8am to 10pm

Pool furniture

The pool furniture has been professionally cleaned twice with unsatisfactory results due to visible mould, food, drink, and sunscreen/oil stains on the fabric. As the furniture is high quality and expensive, the Committee has asked management to investigate more resilient fabrics and other cleaning methods.

You can help by using a towel to protect the fabric from sunscreen, sweat, and by not taking drinks other than water into the pool area.

Our L19 Gardens

It has come to light that the irrigation system in the garden beds in the BBQ area had not been connected and as a result, our plants did not survive the summer. The plants were replaced by Tomkins but were then destroyed by Atheris. Tropiscapex has been engaged to recommend suitable plants which are tolerant to wind and shade.



Did you know?

The 3 year median trend for apartments in Hamilton increased 8.2% in the past 12 months compared to a 13.9% decline for houses in Hamilton.

88 apartments were sold with a median time on market of 35 days compared to 32 houses sold with a median time on market of 71 days.

76.3% of apartments across Brisbane showed stronger growth than houses in the 12 months to May.

Lifestyle benefits and premium locations have contributed to the preference for apartment living for families and couples, homeowners and investors.

Prices per square metre continue to rise with new developments delivering designs that meet future needs with premium inclusions, facilities and locations in highly sought-after premier suburbs.

Recent Sales

3 Bed / 2 Bath / 2 Car
32903 (sold 16/4/23) \$2.1m

2 Bed / 2 Bath / 2 Car
32804 (sold 12/3/23) \$1.65m

Only 11 apartments (7.3%) have been resold in the five months January to June 2023.

We expect Riveris apartments to be tightly-held. Values have increased 45-60% since contracts were signed in 2021. 8% growth is expected over the next 12 months.



There are two properties currently listed for sale:

3 Bed / 3 Bath / 4 Car
[32901](#) - no price guide, originally sold for \$7.125m

2 Bed / 2 Bath / 1 Car
[32902](#) - no price guide, originally sold for \$895,000

If you are interested in selling or renting your property, please contact our on-site sales agent, Cindy.

THE FORE•FRONT

Now open at Northshore, Forefront is an architecturally designed dynamic environment where art, and culture meet commerce and technology. Whether you're launching a startup, scaling a business or creating something new, Forefront offers 170 spaces including coworking desks, private offices, meeting rooms and an auditorium.

For more information, [contact Forefront](#), and sign up for the Forefront newsletter.



Business Centre

Wifis have now been installed. Wifi has also been installed and cabling is almost complete. The printer can then be connected.

Wifi is also now connected in the dining room and lounge room.

Our thanks to committee member, Robert Mangano - we are very fortunate to have his IT expertise.

Witnesses

If you need a signature witnessed, committee member, BIKKI Mann has very kindly offered her services as a Commissioner for Declarations.

If you are a lawyer, JP, Commissioner for Declarations or other authorised person under the Oaths Act and are willing to witness resident's documents, please contact the editor.

Pest Control

When the next annual pest control treatment is scheduled for the common property, owners will be invited to arrange for the treatment of their apartment with payment directly to the provider.

The first treatment will be scheduled in the next few weeks.

Pets

Should your pet have a mishap on common property, please return to the scene to clean up. We do not have cleaners onsite 24/7 - it is up to us to keep our home clean and tidy at all times.

RIVELLO NOTICEBOARD

Intercom Dining Room

We are obtaining quotes to install an intercom in the dining room so residents can provide easy access for their guests.

Gardeners

If you are a keen gardener and miss tending your soil, we would love to keep you busy with the Rivello gardens. Please contact Cindy if interested.

Rivello Trivia Team

Interested in trivia or just having a fun night out at the pub? [Join the Rivello Trivia Team](#) on our website to join the Rivello Trivia Team!

Car parks

Please be sure your car spaces are only used for a motor vehicle but may also include a small motor bike or scooter provided it all fits within the allocated space and does not impact access to neighbouring vehicles. Trailers, storage boxes, and other items cannot be stored on your car space.

Car park cleaning

Our thanks to our Chairman, John Kallinos for lending us his ride-on industrial vacuum cleaner, and our thanks to Chris for cleaning the car park levels. Much appreciated!

Mailroom

Please be sure to collect your parcels promptly!

Northshore 'Village' Site - Update

Since the state government announcement that the Olympic Athlete's Village will be in Bowen Hills, plans for the open space between Rivella and East Street have been back to the Economic Development Queensland (EDQ) for review. An EDQ spokesperson has advised:

EDQ's review of the Northshore precinct is progressing well in response to the release of the 2022 Delivery Plan. While the Brisbane Athletes Village is no longer part of the precinct, the site is still envisioned as a significant opportunity to deliver more homes for Queenslanders. The community will receive further details and have their say in line with project progress.

See [video on the Northshore site](#)

For email updates, register at Northshore Brisbane [e-news trial sign](#)

Budget 2024/2025 Update

We are fortunate to have an experienced accounting professional - Shane Mansfield on our committee who assumed responsibility for the budget we inherited when the Rivella Study Corporate was established earlier this year.

A number of budget items were underestimated including electricity expense by \$52,000 and water services by \$24,000. Savings have been made in other areas resulting in a net \$40,000 deficit with a net sinking fund deficit of \$38,000.

The 2023/2024 budget to be presented to the December AGM will better equate to actual expenditures.

Security

While we all like to demonstrate our strong community spirit, it is important that we don't allow people we don't know to follow us into the foyer.

If they are visiting a friend or family member, please ask them to wait for their access to be granted via the intercom.

The same applies to deliveries. Presently, we allow residents to buzz couriers/carriers up into their floor. However, it is then imperative that residents ensure the courier/carrier immediately re-enters the lift for the ground floor.

There was an incident in another apartment building where a courier gained access to an unlocked door of an apartment on the same floor as the delivery and items were stolen.

Channel 9 Weather Report

We were delighted to welcome Cary Youngberry to Rivella in May to deliver the Channel 9 weather report. Check out the video on the [Rivella Facebook page](#), and our thanks to Jen Clarke for arranging it. It was a wonderful opportunity to showcase our fabulous facilities and views.



Rivello Body Corporate Committee



Chair - John Kallinicos
JohnK@rivello-hamilton.com



Secretary - Marty Robson
MartyR@rivello-hamilton.com



Treasurer - Shane Mansfield
ShaneM@rivello-hamilton.com



Eleanor Kratzmann (B)
EleanorK@rivello-hamilton.com



Tim Philippe
TimP@rivello-hamilton.com



Robert Mangano
RobertM@rivello-hamilton.com



Leigh Cunningham
LeighC@rivello-hamilton.com



Cindy & Chris Page
rivello@canwealth.com.au





THANKS TO OUR
PHOTOGRAPHERS: KATHY
CASWELL, CHRIS NORMAN,
JAVIER CABRERA, CINDY PAGE,
HEATHER HUME-MURRAY,
SAMANTHA SMALL, SUSAN
PHILLIPS

