



## CONTACT DETAILS OF BODY CORPORATE COMMITTEE

Chairperson		<u>To be confirmed on 24 March 2023</u>
Secretary	Kenneth Law	<a href="mailto:kennethjohnlaw2020@gmail.com">kennethjohnlaw2020@gmail.com</a> or 0431 882 54
Treasurer		To be confirmed on 24 March 2023
Ordinary members	John Auchter	<a href="mailto:jauchter@ozemail.com.au">jauchter@ozemail.com.au</a> or 0418 894 461
	Glen Colledge	<a href="mailto:colledgeyg@inet.net.au">colledgeyg@inet.net.au</a> or 0427 611 697
	Paulette Harris	<a href="mailto:pump28kin@hotmail.com">pump28kin@hotmail.com</a> or 0437 575 672
	Mick Horan	<a href="mailto:mick.horan@homemail.com.au">mick.horan@homemail.com.au</a> or 0421 931 131
	Graham Roberts	<a href="mailto:graham_r100@hotmail.com">graham_r100@hotmail.com</a> or 0419 166 896
Committee Email		<a href="mailto:contactbaumeareserve@gmail.com">contactbaumeareserve@gmail.com</a>

## INFORMATION FOR LOT OWNERS

There are 2 local Facebook pages: Baumea Reserve Residents  
Pacific Harbour Golf Residents & Members

SSKB [www.sskb.com.au](http://www.sskb.com.au) including Stratmax Portal

Pacific Harbour Golf and Country Club - [www.phgccc.com.au](http://www.phgccc.com.au)

Community Liaison Officer (CLO) Siobhan Brittain [clo@phgccc.com.au](mailto:clo@phgccc.com.au) or 0447 822 262

SSKB Community Manager Stephanie Price [sskb@sskb.com.au](mailto:sskb@sskb.com.au) or 5453 9550

## OTHER ITEMS

- Inspection of the Pacific Harbour Country Club facilities by members of the Body Corporate Committee

On 13 January members of the Body Corporate Committee carried out an inspection. Those who attended the inspection discovered a number of deficiencies in relation to maintenance of the facilities.

This matter was raised at the January meeting of the Principal Body Corporate when it was agreed that David Young (the developer representative) would contact Club Management regarding these issues. Owners will be updated once a response is received.

- What is a Body Corporate?

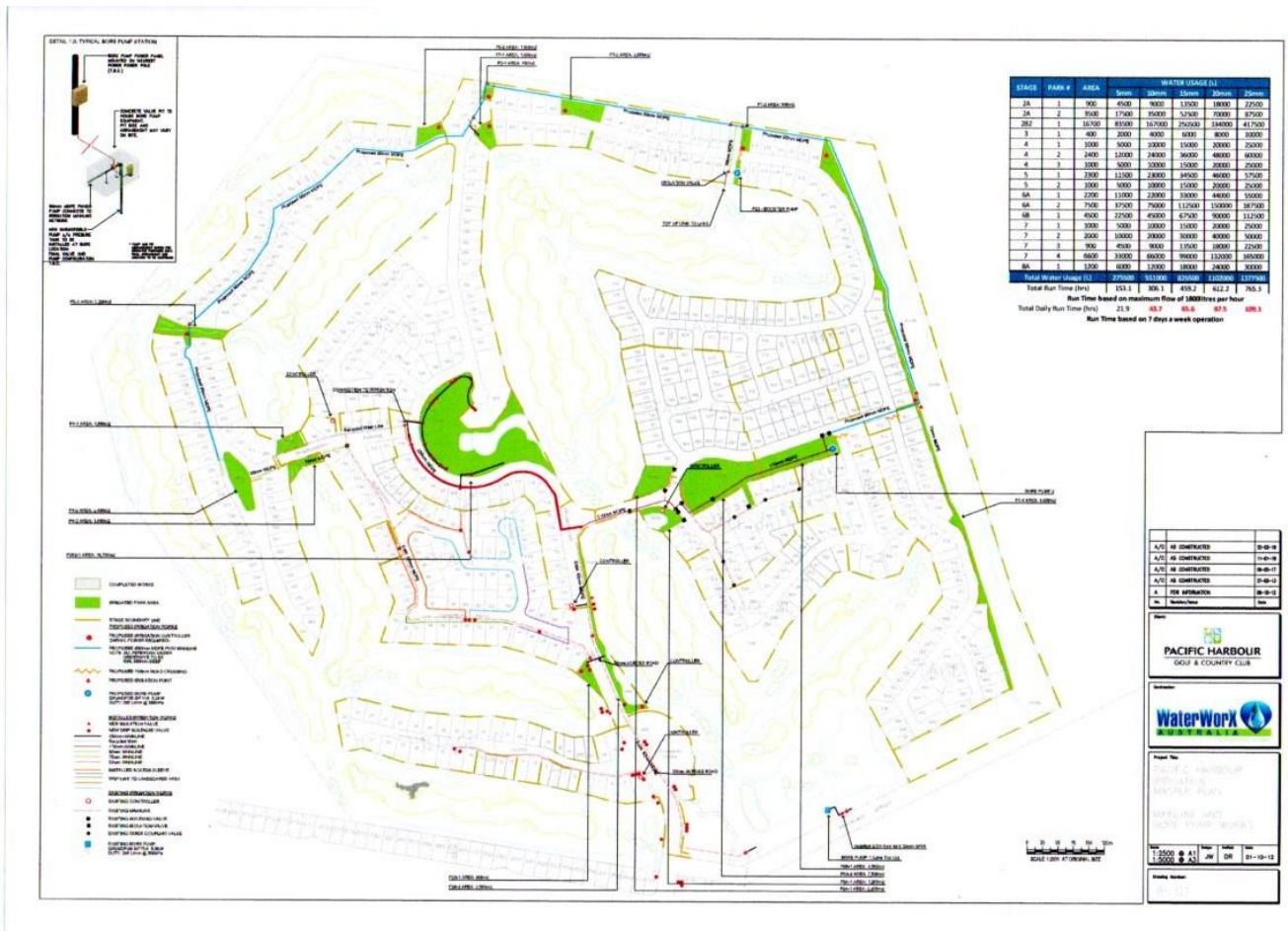
When a Community Titles Scheme (CMS) is established a Body Corporate for the scheme is created. Legislation requires that a Body Corporate have some common property which is held beneficially by the Body Corporate and owned by all lot owners as tenants in Common. The common property can be an area as small as one square metre.

The common property for Baumea Reserve is the area located between 164 and 166 Freshwater Drive.

- Maintenance of Parks and Streetscapes

Section 19 of the Community Management Statement for the Pacific Harbour Golf & Country Club states: *“The PGC Body Corporate intends to maintain parks, footpaths and streetscapes to a standard that exceeds the ordinary standard of maintenance undertaken by the local authority. The PGC Body Corporate may enter into an agreement with the local authority for the maintenance of parks, footpaths and streetscapes within or contiguous to the Development. This may involve the PGC Body Corporate agreeing to licence such areas from the local authority and maintain them and share the cost with the local authority.”*

The only agreement currently in place is for the Golf Club to water designated parks as per the green areas in the irrigation plan below. It covers the water consumption, operational costs for bore pumps and the electricity to run the pumps.



If you have any questions relating to this Bulletin, please direct your enquiries to the Committee [contactbaumeareserve@gmail.com](mailto:contactbaumeareserve@gmail.com)