

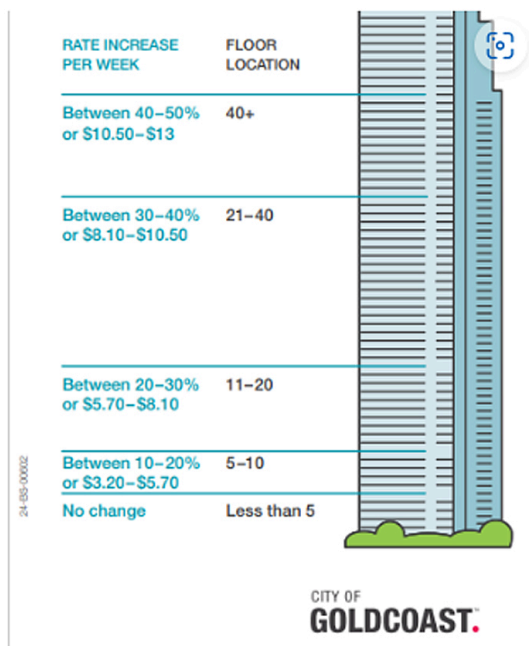


## **Newsletter 2/2024**

# **Council rates climb up to 50%, AGM looms**

We are an independent group of residents and investors at Southport Central Residential who want to raise important issues about the management of our beautiful three tower complex.

## **Gold Coast Council slugs owners with new 'view tax'**



Have you looked at your latest Gold Coast council rates bill? Your rates could have increased up to 50 percent due to the council's new surcharge for high rise apartments. Adding to the pain is a new property valuation and inflation. The council argues that an apartment on, say, floor 40 should pay higher rates than an identical apartment on floor 1 because it is worth more due to its spectacular view. That will be cold comfort in buildings where nearby high level apartments look into each other's building.

If you think this new tax is unfair, you can take some action. You can complain to the Gold Coast City Council Mayor, Tom Tate, or your council representative, or the State Government which oversees the rates system. Try the Queensland Local Government Minister Meaghan Scanlan or the LNP Shadow Local Government Minister, Ann Leahy or both. The State Government would have the power to oppose this tax. You can also email your thoughts to us too at [spcresidentialowners@gmail.com](mailto:spcresidentialowners@gmail.com).

[Read more details here about the apartment tax](#)

[Listen to our interview on ABC Radio](#)

[Read an ABC story on the new tax](#)

## **GET READY TO VOTE! THE ANNUAL GENERAL MEETING IS NEARING**

This year's Annual General Meeting is due around October 31. Our independent group has submitted motions designed to improve transparency in financial affairs by ensuring owners can monitor body corporate expenditure and adopting online voting to ensure the elections are fair and to allow all owners, especially those who are interstate and overseas, to take part more easily. We have nominated three people for the body corporate committee: John Butler, Bella Aden and Jimmy Jia. Voting for our independent candidates will help keep the body corporate accountable and allow for more feedback to owners than what is offered now. Vote for our team at this year's body corporate AGM. There will be more details in later newsletters.

## **CATASTROPHIC FLOODING IN TOWER 1 - THE SAGE CONTINUES**

In our March newsletter we raised the question of who will pay for the clean-up in Tower 1, after a hot water circulation pipe on level 10 burst in February 2023. A torrent of hot water caused apartments on levels 10 and 9 to flood and serious damage to lifts, electrical and security systems, walls and ceilings.



As at October 2023, it had been established that repairs costing in excess of \$1.4 million had been covered by insurance.

However, the Aquatherm brand pipes used in Tower 1 are regarded generally as defective and many buildings have removed them. So the question is whether any steps were taken to eliminate the risk of another pipe burst with these pipes still in use. And would another burst pipe event be covered by insurance? How long would it take to replace the remaining Aquatherm pipes and at what cost? Our concerns prompted the release of a comprehensive report published just a few weeks later by the Mantra Building Manager. The report addressed previous owner concerns and concluded: "The current works for the complete replacement of the Hot and Cold Water Aquatherm pipes are hoped to cost in the vicinity of half a

million dollars and should be completed before the end of 2024". Residents of Tower 1 can look forward to an update from the committee on progress sometime before Christmas, which is still five months away!

## **LONG RUNNING DISPUTE BETWEEN BODY CORPORATES MUST END**

It started with the commercial body corporate at Southport Central claiming in a legal case that our residential body corporate owed it almost \$204,000. A subsequent newsletter in 2019 turned the tables with Residential saying Commercial owned us \$4 million. This legal case has been going since 2019 and has reached a stalemate. Yet our legal costs have continued to mount to an estimated \$150,000 on a now stale case. We think it's time the two entities drew a line in the sand, stopped the costly legal action, and worked together to

undertake much needed maintenance work required under body corporate law such as replacing broken and missing tiles in the foyer area.

[Click here](#) for the full story:

### **DEFIBRILLATORS STORED BEHIND LOCKED DOORS**

Defibrillators can save lives but every second counts. That's why there's concern about the placement of two defibrillators behind locked doors on level 3. One is installed in the lobby in front of the Tower 1 caretaker's office and the other inside the gym. This means a first responder will need their FOB with them or close by to access either defibrillator in an emergency in the pool area.

The motion passed at the 2023 AGM explicitly required the two defibrillators to be placed on the level 3 pool deck. They were to be placed in alarmed wall cabinets with strobe flashing lights, along with two hands-free emergency telephones and two first aid kits. That was clear in the motion.

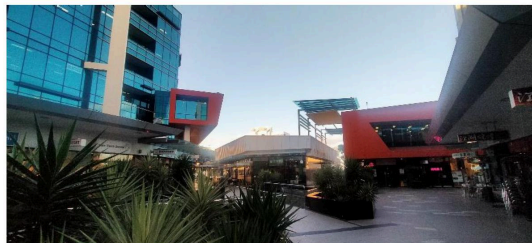
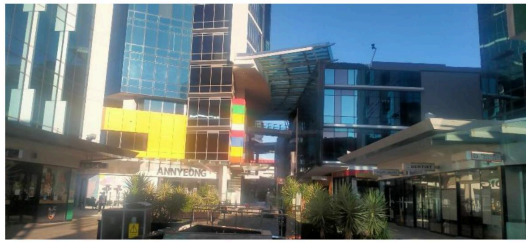
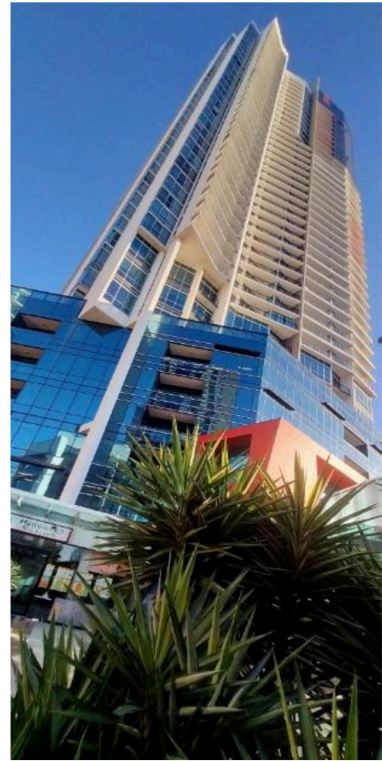
If defibrillators are to save lives, they must be highly visible and accessible by a first responder within 180 seconds of a person having a sudden cardiac arrest.

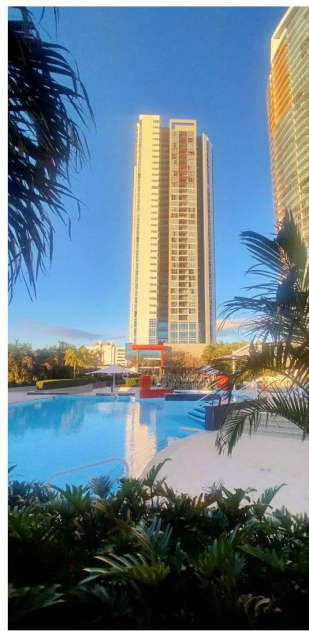
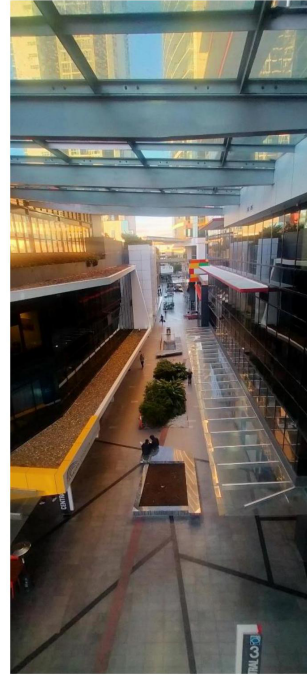
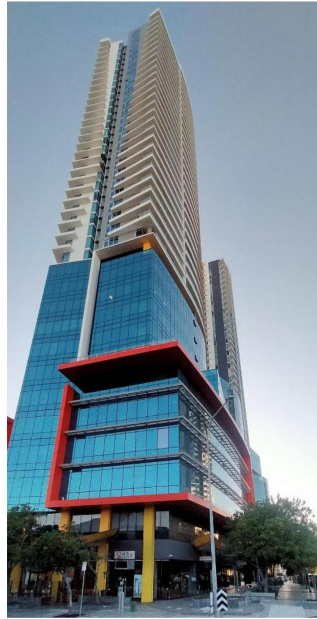
One could be wall mounted outside the Tower 1 Level 3 lobby along from the caretaker's office, and the other on a wall just inside the indoor pool.

We are also yet to see any sign of the hands-free emergency telephones which allow responders to summon urgent assistance in an emergency. Every second counts.

### **SOUTHPORT CENTRAL IN COLOUR**

We thought you might enjoy these photos of our complex and its surroundings.





**PLEASE CLICK ON THIS LINK TO UPDATE YOUR CONTACT DETAILS**  
<https://tinyurl.com/3kpsbknn>

## **Southport Central Residential Owners**

Scarborough Street, 4215, Southport

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