

**SCANNED**

*Body Corporate For*  
**CATHEDRAL PLACE C.T.S. 1999**

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**CIRCULAR**

**TO: ALL OWNERS**

**FROM: THE BODY CORPORATE COMMITTEE**

**DATE: Monday, 26 November 2001**

**RE: MINUTES OF PRINCIPAL BODY CORPORATE MEETING**

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Dear Owner,

Please find attached minutes of a recent EGM of the Principal Body Corporate. You will note that a resolution was passed (Motion 2) to resurface the slabs in the car park area.

This work is being subsidised by contributions from Devine Ltd and Multiplex Constructions Pty Ltd. The attached letter explains the scope of works and how these works will be carried out.

The works are being "fast tracked" to enable them to be completed before Christmas. The new surface will reduce future maintenance costs of the area in its current format, as no remedial work will be required from cracking and leaking. Once completed it is expected the resurfacing will add value to the overall complex.

The Committee request your assistance and patience in relation to any inconvenience that may be caused during this process.



**PAUL WOOD**  
**FOR THE SECRETARY**

P:\BCM\1999\DOCS\011121CIRC - CAR PARK RESURFACE.DOC

<p style="text-align: center;"><b>MINUTES OF EXTRAORDINARY GENERAL MEETING OF CATHEDRAL PLACE COMMUNITY BODY CORPORATE BUP 1999 HELD ON 1<sup>ST</sup> NOVEMBER 2001 AT 6.00PM AT THE ONSITE MEETING OFFICE 41 GOTHA STREET FORTITUDE VALLEY.</b></p>
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**Present**

The Proprietors Notre Dame represented by its nominee Bernice Hammer  
The Proprietors Oxford & Cambridge represented by its nominee Pat Brown  
The Proprietors Canterbury & Westminster represented by its nominee Tony May  
The Proprietors Duhig represented by its nominee John Cheesman via proxy to Jim O'Hare  
The Proprietors Kensington & Sandringham represented by its nominee Scott Gist  
The Proprietors Cathedral Village represented by its nominee John Cheesman via proxy to Jim O'Hare

**In Attendance**

Mr Jim O'Hare – Stewart Silver King & Burns (Brisbane) Pty Ltd  
Mr Paul Wood – Stewart Silver King & Burns (Brisbane) Pty Ltd

Zam Martin - Oxford & Cambridge

**Apologies**

John Cheesman	Cathedral Village & Duhig
Dominique Bittar	Duhig
Deborah Findlay	Canterbury & Westminster
Wallace Kienzle	Kensington & Sandringham
Merv Rollings	Notre Dame
Cameron Eaton	Oxford & Cambridge

**Chairman**

It was **RESOLVED** that Mr Jim O'Hare chair the meeting.

**Quorum**

The chairman advised that a quorum was in attendance.

**Motion 1                                  Motion By Ordinary Resolution**

**Confirmation of Previous Minutes**

**RESOLVED** without dissent that the minutes of the previous General Meeting of the Community Body Corporate held on 30<sup>th</sup> August 2001 be confirmed as being true and correct.

**Motion 2**

**Motion By Ordinary Resolution**

**Painting Maintenance Agreement**

**RESOLVED** without dissent that the revised contract prepared by Nicol Robinson Halletts for the Body Corporate based on terms of proposal from Riley Shelley Pty Ltd for an eight year programmed painting and paint maintenance programme consisting of two washes and one repaint, at a cost of \$72,055.50 p.a. be accepted and that the secretary be authorised to affix the Body Corporate seal and sign the agreement.

**RESOLVED** by the Representatives present that this contract be administered on behalf of all subsidiary bodies corporate by the Community Body Corporate

*Discussion On Motion*

*It was noted that the contract provides for an immediate wash down of all buildings exteriors and a further wash down and repaint at year 5. The contractor will also conduct programmed maintenance every year. Noted that two alternate quotes were obtained: Stella PL at \$90,000 p.a. over 12 years for 5 washes and one repaint and NMA PL average \$413,585 p.a. over 8 years for 8 complete washes and one repaint.*

**Motion 3**

**Motion By Ordinary Resolution**

**Car Park Repairs Proposal**

**RESOLVED** without dissent that the tender from Mitchell builders be authorised and that after receiving written confirmation of Devine Ltd and Multiplex's offer that the building contract be entered into binding all parties to secure the scope of works required and that the secretary be authorised to affix the Body Corporate seal and sign the agreement which commits the body corporate to an expenditure of \$265,000 net of GST.

**RESOLVED** by the Representatives present that this contract be administered on behalf of all subsidiary bodies corporate by the Community Body Corporate

*Discussion On Motion*

*The leaking car park and potential liability for any accidents that may occur was discussed. Will Fisher then informed the meeting of the process in order to seal the cracks and repaint the surface. This process would be guaranteed for ten years and is resistant to oil and is easily cleaned. Devine Ltd and Multiplex have committed to providing \$400,000 net as part of the payment. This leaves the Body Corporate to fund \$265,000 net. This would be funded from current sinking fund amounts supplemented by approximately a \$50,000 increase in the levy for this year.*

*It was accepted that the works will enhance the value of the common property car parks as well as making it safer. It was noted that no committee member wanted the levies to increase but the future cost without the financial support of Devine Ltd and Multiplex would cost each owner far more .*

*Will Fisher then outlined the way in which the works would be carried out by sectioning off the required areas for work and using an employing an attendant in order to maximise parking of all vehicle to ensure no off-site parking would be required.*

## GENERAL BUSINESS

### Car Park - Boom Gates

After initial software problems the boom gates are now fully operational and have been operating for the past 2 weeks without any major problems. A security camera has been installed and is monitored to detect any problems that may arise.

### Construction Defects - Sealant At Stairs From Old Sales Office.

After repairing a defect the sealant has been poorly applied.

**ACTION** Will Fisher to liase with Multiplex to arrange repair.

### Construction Defects - Podium Slab

Will Fisher advised that a meeting would be held on site when the next soaking rain occurs. This would best highlight the problem as the builder felt that this issue had been resolved.

### Financial Statements

A draft set of financials were summarised. As the accounts are in the process of being audited the final budget will be reviewed at the next meeting.

### Manager's Report

The manager's report was tabled. Copy Attached. It was noted that certain items under the heading were not of a Body Corporate nature and were the responsibility if individual owners. SSKB to refer an interior designer to assist management with cabinet repairs.

### Intercom

The manager advised that they can not communicate with units from the office and the problems associated with using the intercom at the front door. The cost to add the system to the office would be approximately \$2,000.

**RESOLVED** that after obtaining a comparative quote that the manager be authorised to proceed with installation. The Body Corporate will seek a financial contribution from the developer.

### Reception Tiling

It was noted that over time a build up has formed in the rough tiles in the reception area.

**ACTION** that Bernice Hammer to advise the manager of a specialist in this area and the manager to investigate proposed solutions.

### B6 Levies

A query was raised as to the proportionate amount of the levies compared to another building.

**ACTION** that SSKB investigate and advise the owner on the basis of calculation using current entitlements.

### Meeting Closure

There being no further business the meeting closed at 7: 25pm

**Confirmation**

Chairman .....

**Distribution by the body  
corporate manager**

Body Corporate Manager  ..... Date 26/11/01 .....

**CATHEDRAL PLACE MANAGEMENT**  
**41 Gotha Street FORTITUDE VALLEY QLD 4006**  
Telephone 07 3252 5288 Fax 07 3252 0988

**MANAGERS REPORT 1ST NOVEMBER 2001**

**REPAIRS AND DEFECTS**

Carpark still leaking!

Edwards have commenced replacing the problem pumps in our hot water systems - maybe our problems will be over for next winter?

A part of the kerbing around the front gardens had to be replaced as the garbage truck (we suspect) ran into it when trying to enter the driveway.

Still no sauna tray!

The painting of the shop area has commenced and hopefully the rest of the building will soon get its face lift too.

**VISITOR CAR PARK**

A security camera has been placed over the boom gates. Interesting things happen when no one is aware they are on candid camera.

**GARDENS**

We have new gardeners who are doing a tremendous job. They have completed a full circuit of the grounds and all is now neatly trimmed back, fertilized and ready to grow.

**OTHER ISSUES**

It is impossible to find a replacement for the blue laminex in the 2 bedroom ensuite units.

We have several units where the tenants have paid for the bench top to be replaced because of damage but are unable to find a supplier for the laminex. Our cabinet maker managed to get enough to do one bench top and another small section near a stove but that exhausted his supply. What do we do? This laminex is Italian and we find it to be the only one suffering damage in the units.

We have noticed that the Rangehoods supplied by Fisher & Paykel appear to have a problem in the switch mechanism. Several were replaced under warranty but now the owners are up for the expense as they are now out of warranty. So far this year approximately 36 have been replaced at a cost of \$176.00 per replacement. We feel there may be a manufacturing defect.

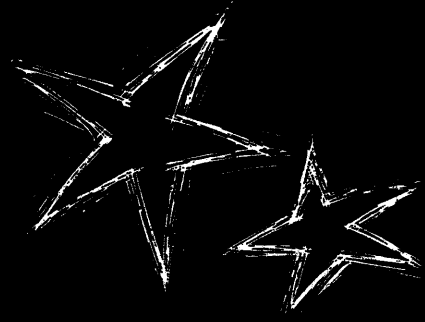
Another problem was brought to our attention when a lady had an incident where she placed her wok on the gas cooktop and the flame burnt the wall.

Bathroom light shades have also caused problems. They are difficult to remove and often smash while removing - some have even fallen out for no reason. It is very difficult to know who is responsible for the cost of replacement under these circumstances.

**WISH LIST**

We have a quote from CableCOMM to place a Digital Entry Panel in our office. This would allow us and security to communicate with the units from within the building. At present if we need to buzz tenants we have to do so from the front entry or the panel in the driveway entrance. This is not always satisfactory as you have to compete with street and other noises and other people also hear your conversations.

*Lorraine Junker*



# Christmas Lights **Competitions**

Decorate your balcony  
with Christmas lights  
and you could WIN

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