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PROTECT OUR OWNERS FUNDS

- VOTE BY THURSDAY
- ATTEND THIS THURSDAY'S AGM
- ELECT A MORE TRANSPARENT BODY
CORPORATE COMMITTEE

Newsletter 6/2024



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.

CALENDAR

Get involved, it's a big week ahead

Now

Give notice to the body corporate manager before Thursday if you'd like to attend Thursday's AGM of owners. Include name and unit number.

Email cmg@completemanagementgroup.com.au

Now

Vote for a new body corporate committee and our four motions designed to enhance transparency and accountability at Southport Central. See below for details.

Now

Join the Southport Central Towers Community Facebook group to get the latest information about meetings and get together that they are planning.

Link: [\(20+\) Southport Central Towers Community Group | Groups | Facebook](#)

Tuesday Nov 29, 6.30pm

An informal meeting of owners will take place in the meeting room at the entrance to tower 1 to discuss the upcoming AGM and more. RSVP via the Facebook page.

Thursday Nov 31, 4pm SOUTHPORT CENTRAL AGM

The AGM will take place in the function room outside tower 2. Enter via the level 3 recreation area. Note that you can vote at the AGM if you haven't voted already, but we'd recommend voting well before the meeting. Make sure you email the body corporate manager that you will attend. WE RECOMMEND THAT YOU ARRIVE 10 MINUTES EARLY (3.50pm) AS THE MANAGER MIGHT EXCLUDE OWNERS WHO ARE EVEN A MINUTE LATE.

Link to AGM notice/voting papers: <https://tinyurl.com/yepnnnsp>

This week

Keep informed about how highrise apartment buildings across the Gold Coast are joining forces to oppose the "view tax" which can add up to 50% to your rates' bill depending on the floor of your apartment. Join the "View Tax" action group for the latest information.

Link: [\(20+\) View Tax Action Group - Gold Coast | Groups | Facebook](#)

Protect our owners' funds



Did you know we have no recent information about our long term maintenance program to keep the three towers in good order? When will the lifts need to be replaced? Painting schedules? Plans to eradicate rust noticeable from level 3? The

cost? Yet millions in owners' funds sit in the sinking fund for this and other purposes. We don't want any nasty surprises in the future such as special levies because insufficient funds were put aside. There are plenty of reasons for electing fresh blood to the body corporate committee. Here are some.

- there is a lack of transparency around finances. Owners once could view the general ledger of the committee's real time spending, invoices etc, but the general ledger was removed from the owner's portal after concerns were raised about some invoices;
- we don't have access to any recent sinking fund forecast which details long term planned maintenance (see above);
- the committee's questionable action to buy 4 apartments to be owned by a business operated by the body corporate committee chairman is an attempt to circumvent law and has cost owners tens of thousands of dollars in establishment/legal fees;
- the committee's policies discourage democracy. For example, it costs owners more than \$1000 to obtain a copy of the roll of owners which would let them communicate readily with all other owners on body corporate matters;
- the committee has consistently opposed electronic voting. Owners have to print a voting slip, fill it in and sign it, and then scan and email it. This discourages owner participation in body corporate affairs; paper ballots can remain an option if needed;
- some appointments were made and contractors selected without adequately canvassing competitive options that offer better expertise and can save owners thousands;
- the committee is silent on whether any members accepted commissions from Body Corporate Brokers or allied companies following an ABC Four Corners episode on body corporates matters;
- Poor maintenance. For example, hundreds of tiles across shared pedestrian access ways are broken, many with pieces missing which pose safety hazards, while steel and glass awning structures are severely rusted, due to unresolved legal action.

It's vital to vote by Thursday

Step 1. Download the voting paper

Complete Management Group should have sent you an AGM notice. It includes your voting paper. You can download [the AGM notice here](#) if you haven't got it.

To save you having to cut and paste a PDF file, we have cut out the section of the AGM notice that covers voting. [You can download it here](#). Simply fill it in, scan it, and return it. See below for details.

Step 2: Vote for our 3 candidates

Your independent owners group is running three candidates for election to the body corporate committee. They are committed to transparency, accountability and the *careful spending* of owners' levy monies. Please vote for these three people: Xueshan

Jia, Isabella Aden and John Butler. You can read more details about them [by clicking here](#).



**Xueshan Jia
(Jimmy)**



Isabella Aden



John Butler

ELECTION OF BODY CORPORATE COMMITTEE

Ordinary resolution - A vote by proxy must not be exercised.

No payment was sought by any nominees.

To vote, place your mark in the space next to a candidate's name.

Chairperson: [☐] **John Beerwald** Co-owner Lot 1345

Chairperson: [☒] **Xueshan Jia** Co-owner Lot 1142

Ordinary Committee Member [☒] **Isabella Aden** Owner Lot 1265

Ordinary Committee member [☐] **John Beerwald** Co-owner Lot 1345

Ordinary Committee Member [☒] **John Butler** Owner Lot 22703

Ordinary Committee Member [☐] **John Cullen** Co-owner Lot 32904

Ordinary Committee Member [☐] **Jeff Harding** Co-owner Lot 33802

Ordinary Committee Member [☐] **Peter Huzzey** 23102/5 Lawson Street, Southport Q,
family member, Nominated by L Dixon, Owner Lot 23102

Ordinary Committee Member [☐] **Jonathan Munro** 2048/23 Ferny Avenue, Surfers
Paradise Q, family member, Nominated by Lai Wong, Owner of Lot 33306

Ordinary Committee Member [☐] **Wayne Thompson** Co-owner Lot 33308

Step 3: Vote for our 4 motions



Voting for our four motions will provide economic benefits, and ensure our finances are more transparent to owners. We advocate using an electronic voting system that makes voting secure.

Please place an **X** next to 'Yes' for motions 9, 10, 11 and 12:

Motion 9 SOLAR POWER – VIABILITY ASSESSMENT

☒ Yes [] No [] Abstain

Motion 10 ELECTRONIC VOTING

☒ Yes [] No [] Abstain

Motion 11 RESTORE THE GENERAL LEDGER TO THE BODY CORPORATE PORTAL

☒ Yes [] No [] Abstain

Motion 12 BODY CORPORATE BY-LAWS

☒ Yes [] No [] Abstain

[Click here for a detailed rundown of the four motions](#)

Step 4: Submit your vote



Sign your completed voting paper, and either scan and email it to :
secretary.cts35751@completemanagementgroup.com.au, or post the signed voting
paper to The Secretary CTS 35751, c/- P O Box 3571, Australia Fair, Queensland, 4215
before the Annual General Meeting on October 31.

You can vote by attending the Annual General Meeting this Thursday at 4pm.

Voting is an unnecessarily complex process which is why one of our four motions calls for the introduction of electronic voting!! We wonder why the current body corporate committee continually rejects electronic voting.

TO AVOID VOTER FRAUD, DO NOT ACCEPT A PARTLY FILLED IN BALLOT PAPER PROVIDED TO YOU BY ANYONE.

We're joining forces with this great group



Southport Central Towers Community Group

Private group · 406 members



+ Invite

Share

Joined

▼

The Southport Central Towers Community Group Facebook page has new administrators who want to make sure owners are well informed about the operation of our body corporate committee. The Facebook page will also be posting details of

meetings and social events for both owners and renters, and pointers to some of our great local businesses. Welcome to Bec Luxton.

If you are not a member, please join this group at the following link!
(20+) [Southport Central Towers Community Group](#) | [Groups](#) | [Facebook](#)

保护我们所有者的资金

周四投票, 参加本周四的年度股东大会 选举一个更加透明的公司委员会

通讯 5/2024



日历

参与其中，这将是重要的一周

现在

如果您想参加周四的业主年度股东大会，请在周四之前通知法人团体经理。包括姓名和单位号码。电子邮件 cmg@completemanagementgroup.com.au

现在

投票选出新的法人团体委员会和旨在提高南港中心透明度和问责制的四项动议。详细信息请参见下文。

现在

加入 Southport Central Towers 社区 Facebook 群组，获取有关他们正在计划的会议和聚会的最新信息。链接: [\(20+\) Southport Central Towers Community Group | Groups | Facebook](#)(20+)

11 月 29 日星期二下午 6 点半

业主非正式会议将在 1 号塔楼入口处的会议室举行，讨论即将召开的年度股东大会等事宜。通过 Facebook 页面回复

11 月 31 日星期四下午 4 点 南港中心年度股东大会

年度股东大会将在 2 号塔楼外的多功能厅举行。通过 3 层休闲区进入。请注意，如果您尚未投票，您可以在年度股东大会上投票，但我们建议您在会议之前尽早投票。请务必向法人团体经理发送电子邮件，表示您将参加。我们建议您提前 10 分钟到达（下午 3 点 50 分），因为经理可能会拒绝迟到一分钟的业主。年度股东大会通知/投票文件链接：<https://tinyurl.com/yepnnnsp>

本星期

随时了解黄金海岸的高层公寓楼如何联合起来反对“景观税”，根据您的公寓的楼层，“景观税”可能会导致您的地税账单增加高达 50%。加入“查看税务”行动小组以获取最新信息。

链接: [\(20+\) View Tax Action Group - Gold Coast | Groups | Facebook](#)

保护我们业主的资金



您是否知道我们没有关于保持三座塔处于良好状态的长期维护计划的最新信息？电梯什么时候需要更换？绘画时间表？计划消除 3 级以上明显的锈迹？费用？然而，数以百万计的所有者资金却被存放在偿债基金中，用于此目的和其他目的。我们不希望未来出现任何令人讨厌的意外，例如因为预留的资金不足而征收特别税。选举新鲜血液加入法人团体委员会会有很多理由。这里有一些。

- 财务缺乏透明度。业主曾经可以查看委员会实时支出、发票等的总账，但在对某些发票提出担忧后，总账已从业主门户中删除；
- 我们无法获得任何最近的偿债基金预测，其中详细说明了长期计划维护（见上文）；
- 该委员会购买由法人团体委员会主席经营的企业拥有的 4 套公寓的可疑行为是企图规避法律，并导致业主损失了数万美元的设立/法律费用；
- 该委员会的政策不利于民主。例如，业主要花费超过1000美元才能获得业主名册的副本，这将使他们能够就法人团体事务与所有其他业主轻松沟通；
- 委员会一贯反对电子投票。业主必须打印投票单，填写并签名，然后扫描并通过电子邮件发送。这阻碍了业主参与法人团体事务；
- 如果需要，纸质选票仍然是一种选择；在进行一些任命和选择承包商时，没有充分考虑具有竞争力的选择，而这些选择可以提供更好的专业知识并可以为业主节省数千美元；
- 在美国广播公司（ABC）关于法人团体事务的“四角”事件发生后，委员会对是否有任何成员接受法人团体经纪人或联盟公司的佣金保持沉默；
- 维护不良。例如，由于未解决的法律诉讼，共用人行通道上的数百块瓷砖被破坏，许多碎片缺失，造成安全隐患，而钢和玻璃遮阳篷结构严重生锈。

周四之前投票至关重要

步骤 1. 下载选票

Complete Management Group 应该已经向您发送了年度股东大会通知。其中包括您的投票文件。如果您还没有收到年度股东大会通知，[可以在此处下载](#)。

为了节省您剪切和粘贴 PDF 文件的时间，我们已剪切了年度股东大会通知中涉及投票的部分。[您可以在此处下载](#)。只需填写、扫描并寄回即可。详情请参阅下文。

第 2 步。投票给我们的 3 位候选人

您的独立业主团体正在推选三名业主委员会候选人。他们致力于透明、负责和谨慎使用业主征收的款项。请投票给这三人：Xueshan Jia、Isabella Aden 和 John Butler。[您可以点击此处阅读有关他们的更多详细信息。](#)



选举法人团体委员会

普通决议——不得进行代理投票。
任何提名人均未要求付款。

要投票，请将您的标记放在候选人姓名旁边的空白处。

主席：☐ John Beerwald 共有人 Lot 1345

主席：☒ 贾学山 共有人 拍品编号 1142

普通委员会成员 ☒ Isabella Aden 业主 地段 1265

普通委员会成员 ☐ John Beerwald 共有人 Lot 1345

普通委员会成员 ☒ 约翰·巴特勒 业主 地块 22703

普通委员会成员 ☐ John Cullen 共有人 Lot 32904

普通委员会成员 ☐ Jeff Harding 共同所有人 Lot 33802

普通委员会成员 ☐ Peter Huzzey 23102/5 Lawson Street, Southport Q，家庭成员，
由 L Dixon 提名，业主地块 23102

普通委员会成员 ☐ Jonathan Munro 2048/23 Ferny Avenue, Surfers Paradise Q，
家庭成员，由 Lot 33306 所有者 Lai Wong 提名

普通委员会成员 ☐ Wayne Thompson 共同拥有者 Lot 33308

步骤 3：投票支持我们的 4 项动议



投票支持我们的四项动议将带来经济效益，并确保我们的财务状况对业主更加透明。我们提倡使用电子投票系统，以确保投票安全。请在动议 9、10、11 和 12 的“赞成”旁边打 ☒：

动议 9 太阳能 - 可行性评估

☒ 是 ☐ 否 ☐ 弃权

动议 10 电子投票

[**X**] 是 [] 否 [] 弃权

动议 11 将总账恢复到团体门户

[**X**] 是 [] 否 [] 弃权

动议 12 团体章程

[**X**] 是 [] 否 [] 弃权

[点击此处查看四项议案的详细说明](#)

第 4 步：提交您的投票



签署您填写完毕的投票表，然后将其扫描并通过电子邮件发送至：
secretary.cts35751@completemanagementgroup.com.au，或在 10 月 31 日年度股东大会之前将签名的投票表邮寄至秘书 CTS 35751，地址：c/- P O Box 3571, Australia Fair, Queensland, 4215。

投票是一个不必要的复杂过程，这就是为什么我们的四项动议之一呼吁引入电子投票！！我们想知道为什么当前的法人团体委员会不断拒绝电子投票。

为避免选民欺诈，请勿接受任何人提供给您部分填写的选票。

我们正在与这个伟大的团体联手



Southport Central Towers Community Group

Private group · 406 members



+ Invite

Share

Joined



Southport Central Towers 社区团体 Facebook 页面有了新的管理员，他们希望确保业主充分了解我们团体委员会的运作情况。Facebook 页面还将发布业主和租户的会议和社交活动的详细信息，以及我们一些出色的当地企业的信息。欢迎贝克·拉克斯顿和特雷弗·沃蒂。如果您还不是会员，请通过以下链接加入该群组！

[\(20+\) Southport Central Towers Community Group | Groups | Facebook](#)

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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