

Bob H Tatum

From: Bob H Tatum
Sent: Thursday, 7 June 2018 3:39 PM
To: [redacted] Sch.4 Part 4 s.6 PI
Subject: RE: Portside Wharf Commercial Community Titles Scheme 36242

Hi [redacted]

Have there been any developments re this issue.

Am I correct in assuming that the 2017 Brisbane Cruise Terminal Performance Review provided by [redacted] (Portside) on 21/5/18 is not the annual report referred to in the lease ?

regards

Bob Tatum

Principal Advisor | Ports and Transport Governance Unit |
Transport Strategy and Planning Branch

Policy, Planning & Investment Division Department of Transport and Main Roads

Floor 14 | 61 Mary Street | Brisbane Qld 4000
GPO Box 213 | Brisbane Qld 4001
P: (07) 3066 7465
E: bob.tatum@tmr.qld.gov.au
W: www.tmr.qld.gov.au

From: [redacted] [mailto:[redacted]@au.brookfield.com]
Sent: Friday, 27 April 2018 10:55 AM
To: Bob H Tatum <bob.tatum@tmr.qld.gov.au>
Cc: Paul A Brims <paul.a.brimms@tmr.qld.gov.au>; Grant L Gaston <Grant.L.Gaston@tmr.qld.gov.au>
Subject: RE: Portside Wharf Commercial Community Titles Scheme 36242

Hi Bob,

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Best contact details for Portside Wharf Commercial CTS are as follows.

Chairperson
Portside Wharf Commercial CTS 36242
C / - Brookfield Property Partners
GPO Box 372 Hamilton QLD 4007
Telephone : 07 3907 4111
Email : portside@au.brookfield.com

Regards,

[redacted]
Senior Property Manager
Portside Wharf

Brookfield Property Partners

39 Hercules Street, Hamilton QLD 4007

T +61 7 3907 4002 M

Not Relevant

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Brookfield

From: Bob H Tatum [<mailto:bob.tatum@tmr.qld.gov.au>]

Sent: Monday, 23 April 2018 11:53 AM

To: Sch.4 Part 4 s.6 PI

Cc: Paul A Brims; Grant L Gaston

Subject: Portside Wharf Commercial Community Titles Scheme 36242

Hi

Further to our discussions, this office (for the Department of Transport and Main Roads acting on behalf of the State) requires compliance with the terms of the Lease of Lot 817 on SL3772 (re land titles registry Dealing No. 710346755).

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Released under RTI - DTMR

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Sent: Friday, 8 June 2018 9:06 AM
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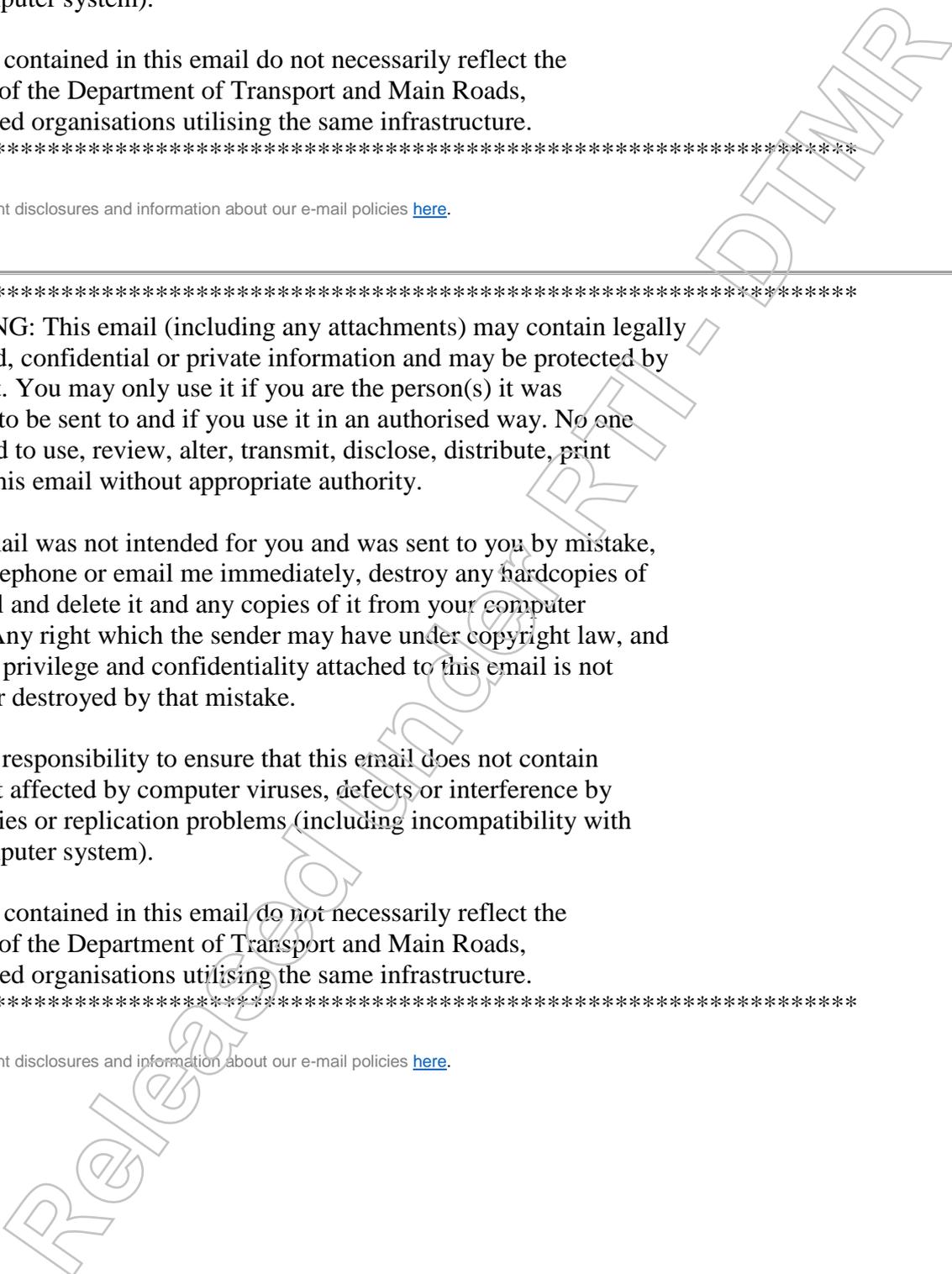
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Regards,

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Released under RTI - DTMR

Bob H Tatum

From: Bob H Tatum
Sent: Friday, 8 June 2018 12:43 PM
To: [redacted] Sch.4 Part 4 s.6 PI
Subject: RE: Portside Wharf Commercial Community Titles Scheme 36242

Thanks [redacted] Much appreciated.

regards

Bob Tatum

Principal Advisor | Ports and Transport Governance Unit|
Transport Strategy and Planning Branch
Policy, Planning & Investment Division Department of Transport and Main Roads

Floor 14 | 61 Mary Street | Brisbane Qld 4000
GPO Box 213 | Brisbane Qld 4001
P: (07) 3066 7465
E: bob.tatum@tmr.qld.gov.au
W: www.tmr.qld.gov.au

From: [redacted] mailto:[redacted]@au.brookfield.com]
Sent: Friday, 8 June 2018 12:07 PM
To: Bob H Tatum <bob.tatum@tmr.qld.gov.au>
Cc: Grant L Gaston <Grant.L.Gaston@tmr.qld.gov.au>; Paul A Brims <paul.a.brims@tmr.qld.gov.au>
Subject: RE: Portside Wharf Commercial Community Titles Scheme 36242

Hi Bob,

Report is being prepared and will be issued shortly.

Regards,

[redacted]
Senior Property Manager | Operations

T +61 7 3907 4002 | M [redacted] Not Relevant

From: Bob H Tatum [<mailto:bob.tatum@tmr.qld.gov.au>]
Sent: Friday, 8 June 2018 9:27 AM
To: [redacted]
Cc: Grant L Gaston, Paul A Brims
Subject: FW: Portside Wharf Commercial Community Titles Scheme 36242

[redacted]
Further to my email below, we have reconsidered the situation and now request you provide the annual report (as per the terms of the lease) for the latest year.

regards

Bob Tatum

Principal Advisor | Ports and Transport Governance Unit|

Floor 14 | 61 Mary Street | Brisbane Qld 4000
GPO Box 213 | Brisbane Qld 4001
P: (07) 3066 7465
E: bob.tatum@tmr.qld.gov.au
W: www.tmr.qld.gov.au

From: Bob H Tatum
Sent: Friday, 8 June 2018 9:14 AM
To: [redacted] Sch.4 Part 4 s.6 PI [@au.brookfield.com](mailto:[redacted]@au.brookfield.com)>
Subject: RE: Portside Wharf Commercial Community Titles Scheme 36242

Thanks [redacted]

Have you resolved "issues" re Office of the Coordinator-General ?

Are you arranging to prepare the latest lease annual report ?

regards

Bob Tatum
Principal Advisor | Ports and Transport Governance Unit |
Transport Strategy and Planning Branch
Policy, Planning & Investment Division Department of Transport and Main Roads

Floor 14 | 61 Mary Street | Brisbane Qld 4000
GPO Box 213 | Brisbane Qld 4001
P: (07) 3066 7465
E: bob.tatum@tmr.qld.gov.au
W: www.tmr.qld.gov.au

From: [redacted] [[mailto:\[redacted\]@au.brookfield.com](mailto:[redacted]@au.brookfield.com)]
Sent: Friday, 8 June 2018 9:06 AM
To: Bob H Tatum <bob.tatum@tmr.qld.gov.au>
Subject: RE: Portside Wharf Commercial Community Titles Scheme 36242

Hi Bob,

You are correct.

The 2017 Performance Report for the Brisbane Cruise Terminal is not the report referred to in lease for Lot 817.

[redacted]
Senior Property Manager | Operations
T +61 7 3907 4002 | M [redacted] Not Relevant

From: Bob H Tatum [<mailto:bob.tatum@tmr.qld.gov.au>]
Sent: Thursday, 7 June 2018 3:39 PM
To: [redacted]
Subject: RE: Portside Wharf Commercial Community Titles Scheme 36242

Hi [redacted]

Have there been any developments re this issue.

Am I correct in assuming that the 2017 Brisbane Cruise Terminal Performance Review provided by (Portside) on 21/5/18 is not the annual report referred to in the lease ?

Sch.4 Part 4 s.6 PI

regards

Bob Tatum

Principal Advisor | Ports and Transport Governance Unit|
Transport Strategy and Planning Branch

Policy, Planning & Investment Division Department of Transport and Main Roads

Floor 14 | 61 Mary Street | Brisbane Qld 4000

GPO Box 213 | Brisbane Qld 4001

P: (07) 3066 7465

E: bob.tatum@tmr.qld.gov.au

W: www.tmr.qld.gov.au

From [redacted] [mailto:[redacted]@au.brookfield.com]

Sent: Friday, 27 April 2018 10:55 AM

To: Bob H Tatum <bob.tatum@tmr.qld.gov.au>

Cc: Paul A Brims <paul.a.brimms@tmr.qld.gov.au>; Grant L Gaston <Grant.L.Gaston@tmr.qld.gov.au>

Subject: RE: Portside Wharf Commercial Community Titles Scheme 36242

Hi Bob,

Copy of registered dealing we have talks to Coordinator General being representative for State of Queensland. I will contact Coordinator General's office and get confirmation that new representative is DTMR.

Best contact details for Portside Wharf Commercial CTS are as follows.

Chairperson

Portside Wharf Commercial CTS 36242

C / - Brookfield Property Partners

GPO Box 372 Hamilton QLD 4007

Telephone : 07 3907 4111

Email : portside@au.brookfield.com

Regards,

[redacted]
Senior Property Manager
Portside Wharf

Brookfield Property Partners

39 Hercules Street, Hamilton QLD 4007

T +61 7 3907 4002 M

Not Relevant

[redacted]@au.brookfield.com

www.brookfield.com

Brookfield

From: Bob H Tatum [mailto:bob.tatum@tmr.qld.gov.au]

Sent: Monday, 23 April 2018 11:53 AM

To: [redacted]

Cc: Paul A Brims; Grant L Gaston

Subject: Portside Wharf Commercial Community Titles Scheme 36242

Hi Sch.4 Part 4 s.6 PI

Further to our discussions, this office (for the Department of Transport and Main Roads acting on behalf of the State) requires compliance with the terms of the Lease of Lot 817 on SL3772 (re land titles registry Dealing No. 710346755).

For the future, would you please arrange for this with the Body Corporate, including future submission of the annual report and program along with the Wharf Budget and Wharf Fund statements. (Please refer to clauses 4.9, 4.10 and 4.11 of Schedule 1).

regards

Bob Tatum

Principal Advisor | Ports and Transport Governance Unit |
Transport Strategy and Planning Branch
Policy, Planning & Investment Division Department of Transport and Main Roads

Floor 14 | 61 Mary Street | Brisbane Qld 4000
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Bob H Tatum

From: [redacted] Sch.4 Part 4 s.6 PI @au.brookfield.com>
Sent: Friday, 15 June 2018 6:00 PM
To: Bob H Tatum
Subject: FW: Annual Report - Registered Lease 710346755
Attachments: Lot 817_Annual Report_310117-300118.pdf

Hi Bob,

Please refer attached, copy of annual report.

Regards,

[redacted]
Portside Wharf Commercial CTS 36242

From: [redacted]
Sent: Friday, 15 June 2018 5:36 PM
To: 'info@dsmip.qld.gov.au'
Subject: Annual Report - Registered Lease 710346755

Attention: Coordinator General
Department of State Development, Manufacturing, Infrastructure and Planning
Queensland Government

Sir / Madam,

Pursuant to Registered Lease 710346755 please find attached annual report for Lot 817 SL3772.

Please feel free to contact myself should you have any questions regarding the report.

Regards,

[redacted]
Chairperson
Portside Wharf Commercial CTS 36242
Phone : 07 3907 4111
Email : portside@au.brookfield.com

View important disclosures and information about our e-mail policies [here](#).

Annual Report

Lot 817 SL3772
31.01.17 – 30.01.18

Commercial in Confidence



Portside Wharf Commercial CTS 36242

CONTENTS

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Released under RTI - DTMR

Portside Wharf Commercial CTS 36242

1.0 Introduction

Pursuant to clause 4.11 of the lease with dealing No. 710346755, Portside Wharf Commercial CTS 36242 submits this annual report.

2.0 Prior Year

Repairs & Maintenance

Repair and maintenance tasks undertaken on the wharf structure within Lot 817 SL3772 during the period 31.01.17 to 30.01.18 included the following.

- (a) Rehabilitation of structural members (stage one) – \$1,315,488.02 + GST;
- (b) Preventative inspections – \$62,534.25 + GST;
- (c) Lighting repairs – \$5,870.59 + GST;
- (d) Landscaping maintenance – \$567.52 + GST;
- (e) Cleaning – \$35,201.07 + GST; and
- (f) General repairs – \$9,118.87 + GST

Maintenance task (a) *rehabilitation of structural members* are works that have been recommended by engineering consultancy which will be undertaken in stages over a 4 year period. In accordance with the Building Management Statement [BMS] for the precinct, Principal Owners will contribute to these works in accordance with respective GFA proportions.

Levies reflective of final actual costs for stage one works are forecast to be issued to Principal Owners in August 2018. Funds will then be used to reimburse the retail lot owner who is funding the cost of wharf rehabilitation works initially.

Maintenance tasks (b) – (f) are undertaken on a daily, weekly, monthly and as required basis. In accordance with BMS for the precinct, Principal Owners contribute to these works in accordance with respective GFA proportions. Principal Owners reimburse the retail lot owner for these costs on a monthly basis.

Wharf Fund Expenditure

Monies expended from the wharf fund in the period 31.01.17 to 30.01.18 comprised of the following.

- (a) Insurances [REDACTED] Incl GST.

Wharf General Fund Balance

The Wharf General Fund Balance at 30.01.18 was as follows.

- (a) [REDACTED] Incl GST.

The majority of this balance comprises accrued levy income, stage one rehabilitation works.

Portside Wharf Commercial CTS 36242

3.0 Next Year

Repairs & Maintenance

Repair and maintenance tasks planned for the wharf structure in the period 31.01.18 to 30.01.19 include the following.

- (a) Rehabilitation of structural members (stage two);
- (b) Preventative inspections;
- (c) Lighting repairs;
- (d) Landscaping maintenance;
- (e) Cleaning; and
- (f) General repairs

Maintenance task (a) *rehabilitation of structural members* are works that will continue throughout the 2018 calendar year. In accordance with the Building Management Statement [BMS] for the precinct, Principal Owners will contribute to these works in accordance with respective GFA proportions.

Levies reflective of final actual costs will be issued to Principal Owners once stage two works are complete.

Maintenance tasks (b) – (f) will continue to be undertaken on a daily, weekly, monthly and as required basis. In accordance with BMS for the precinct, Principal Owners will contribute to these works in accordance with respective GFA proportions. Principal Owners reimburse the retail lot owner for these costs on a monthly basis.

Bob H Tatum

From: [redacted] Sch.4 Part 4 s.6 PI @au.brookfield.com>
Sent: Friday, 15 June 2018 6:00 PM
To: Bob H Tatum
Subject: FW: State Representative - Registered Lease 710346755
Attachments: Lease_Lot 817.pdf

Hi Bob,

FYI below.

Regards,

[redacted]
Portside Wharf Commercial CTS 36242

From: [redacted]
Sent: Friday, 15 June 2018 5:52 PM
To: info@dsmip.qld.gov.au
Subject: State Representative - Registered Lease 710346755

Attention: Coordinator General
Department of State Development, Manufacturing, Infrastructure and Planning
Queensland Government

Sir / Madam,

We have recently received advice that Lessor of Registered Lease 710346755 has been amended to the Department of Transport and Main Roads, Queensland Government.

To date the Lessee has not been provided with any formal notice regarding this.

Can we please receive confirmation regarding whether Coordinator General for State of Queensland remains Lessor under this lease.

Regards,

[redacted]
hairperson
Portside Wharf Commercial CTS 36242
Phone : 07 3907 4111
Email : portside@au.brookfield.com

View important disclosures and information about our e-mail policies [here](#).

Bob H Tatum

From: Bob H Tatum
Sent: Monday, 18 June 2018 12:55 PM
To: [redacted] Sch.4 Part 4 s.6 PI
Subject: RE: Annual Report - Registered Lease 710346755

Thanks [redacted]
The lease documents states the rental is \$5,000 per annum.
Would you please advise me to whom do you send the payment.

regards

Bob Tatum

Principal Advisor | Ports and Transport Governance Unit |
Transport Strategy and Planning Branch
Policy, Planning & Investment Division Department of Transport and Main Roads

Floor 14 | 61 Mary Street | Brisbane Qld 4000
GPO Box 213 | Brisbane Qld 4001
P: (07) 3066 7465
E: bob.tatum@tmr.qld.gov.au
W: www.tmr.qld.gov.au

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Regards,

[redacted]
Portside Wharf Commercial CTS 36242

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Subject: Annual Report - Registered Lease 710346755

Attention: Coordinator General
Department of State Development, Manufacturing, Infrastructure and Planning
Queensland Government

Sir / Madam,

Pursuant to Registered Lease 710346755 please find attached annual report for Lot 817 SL3772.

Please feel free to contact myself should you have any questions regarding the report.

Regards,

Sch.4 Part 4 s.6 PI

Chairperson

Portside Wharf Commercial CTS 36242

Phone : 07 3907 4111

Email : portside@au.brookfield.com

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Bob H Tatum

From: [redacted] Sch.4 Part 4 s.6 PI [redacted]@au.brookfield.com>
Sent: Monday, 18 June 2018 2:16 PM
To: Bob H Tatum
Subject: RE: Annual Report - Registered Lease 710346755

Hi Bob,

We remit money to the BPay details noted on the tax invoice, which is issued to us by the Department of Natural Resources, Mines and Energy.

Regards,

[redacted]
Portside Wharf Commercial CTS 36242

From: Bob H Tatum [mailto:bob.tatum@tmr.qld.gov.au]
Sent: Monday, 18 June 2018 12:55 PM
To: [redacted]
Subject: RE: Annual Report - Registered Lease 710346755

Thanks [redacted]

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Transport Strategy and Planning Branch
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[Redacted]
Chairperson
Portside Wharf Commercial CTS 36242
Phone : 07 3907 4111
Email : portside@au.brookfield.com

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Released under RTI - DTMR

Bob H Tatum

From: Bob H Tatum
Sent: Monday, 18 June 2018 3:05 PM
To: [redacted] Sch.4 Part 4 s.6 PI
Subject: RE: Annual Report - Registered Lease 710346755

Thanks for the clarification [redacted]

regards

Bob Tatum

Principal Advisor | Ports and Transport Governance Unit|
Transport Strategy and Planning Branch
Policy, Planning & Investment Division Department of Transport and Main Roads

Floor 14 | 61 Mary Street | Brisbane Qld 4000
GPO Box 213 | Brisbane Qld 4001
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Regards,

[redacted]
Portside Wharf Commercial CTS 36242

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To: [redacted]
Subject: RE: Annual Report - Registered Lease 710346755

Thanks [redacted]
The lease documents states the rental is \$5,000 per annum.
Would you please advise me to whom do you send the payment.

regards

Bob Tatum

Principal Advisor | Ports and Transport Governance Unit|
Transport Strategy and Planning Branch
Policy, Planning & Investment Division Department of Transport and Main Roads

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GPO Box 213 | Brisbane Qld 4001
P: (07) 3066 7465
E: bob.tatum@tmr.qld.gov.au
W: www.tmr.qld.gov.au

From: [redacted] Sch.4 Part 4 s.6 Pl [redacted] [mailto:\[redacted\]@au.brookfield.com](mailto:[redacted]@au.brookfield.com)
Sent: Friday, 15 June 2018 6:00 PM
To: Bob H Tatum <bob.tatum@tmr.qld.gov.au>
Subject: FW: Annual Report - Registered Lease 710346755

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Regards,

[redacted]
Portside Wharf Commercial CTS 36242

From: [redacted]
Sent: Friday, 15 June 2018 5:36 PM
To: 'info@dsdmip.qld.gov.au'
Subject: Annual Report - Registered Lease 710346755

Attention: Coordinator General
Department of State Development, Manufacturing, Infrastructure and Planning
Queensland Government

Sir / Madam,

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Please feel free to contact myself should you have any questions regarding the report.

Regards,

[redacted]
Chairperson
Portside Wharf Commercial CTS 36242
Phone : 07 3907 4111
Email : portside@au.brookfield.com

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Bob H Tatum

From: Bob H Tatum
Sent: Monday, 23 April 2018 10:36 AM
To: Sch.4 Part 4 s.6 PI @au.brookfield.com'
Cc: Paul A Brims
Subject: Portside Wharf Commercial Community Titles Scheme 36242

Hi

As discussed last week, would you please advise the status of this Body Corporate reporting as per Lease of Lot 817. I'm just seeking to understand whether the reports are being produced and if so where are they sent. This query is urgent so please advise before 3pm today if at all possible.

regards

Bob Tatum

Principal Advisor | Ports and Transport Governance Unit |
Transport Strategy and Planning Branch
Policy, Planning & Investment Division Department of Transport and Main Roads

Floor 14 | 61 Mary Street | Brisbane Qld 4000
GPO Box 213 | Brisbane Qld 4001
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E: bob.tatum@tmr.qld.gov.au
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Bob H Tatum

From: Bob H Tatum
Sent: Monday, 23 April 2018 11:53 AM
To: [redacted]@au.brookfield.com'
Cc: Paul A Brims; Grant L Gaston
Subject: Portside Wharf Commercial Community Titles Scheme 36242

Hi [redacted] Sch.4 Part 4 s.6 PI

Further to our discussions, this office (for the Department of Transport and Main Roads acting on behalf of the State) requires compliance with the terms of the Lease of Lot 817 on SL3772 (re land titles registry Dealing No. 710346755).

For the future, would you please arrange for this with the Body Corporate, including future submission of the annual report and program along with the Wharf Budget and Wharf Fund statements. (Please refer to clauses 4.9, 4.10 and 4.11 of Schedule 1).

regards

Bob Tatum

Principal Advisor | Ports and Transport Governance Unit |
Transport Strategy and Planning Branch

Policy, Planning & Investment Division Department of Transport and Main Roads

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Bob H Tatum

From: [redacted] Sch.4 Part 4 s.6 PI @au.brookfield.com>
Sent: Friday, 27 April 2018 10:55 AM
To: Bob H Tatum
Cc: Paul A Brims; Grant L Gaston
Subject: RE: Portside Wharf Commercial Community Titles Scheme 36242
Attachments: Lease_Lot 817.pdf

Hi Bob,

Copy of registered dealing we have talks to Coordinator General being representative for State of Queensland. I will contact Coordinator General's office and get confirmation that new representative is DTMR.

Best contact details for Portside Wharf Commercial CTS are as follows.

Chairperson
Portside Wharf Commercial CTS 36242
C / - Brookfield Property Partners
GPO Box 372 Hamilton QLD 4007
Telephone : 07 3907 4111
Email : portside@au.brookfield.com

Regards,

[redacted]
Senior Property Manager
Portside Wharf

Brookfield Property Partners
39 Hercules Street, Hamilton QLD 4007
T +61 7 3907 4002 M [redacted] Not Relevant
[redacted] @au.brookfield.com
www.brookfield.com

Brookfield

From: Bob H Tatum [mailto:bob.tatum@tmr.qld.gov.au]
Sent: Monday, 23 April 2018 11:53 AM
To: [redacted]
Cc: Paul A Brims; Grant L Gaston
Subject: Portside Wharf Commercial Community Titles Scheme 36242

Hi [redacted]

Further to our discussions, this office (for the Department of Transport and Main Roads acting on behalf of the State) requires compliance with the terms of the Lease of Lot 817 on SL3772 (re land titles registry Dealing No. 710346755).

For the future, would you please arrange for this with the Body Corporate, including future submission of the annual report and program along with the Wharf Budget and Wharf Fund statements. (Please refer to clauses 4.9, 4.10 and 4.11 of Schedule 1).

regards

Bob Tatum

Principal Advisor | Ports and Transport Governance Unit|
Transport Strategy and Planning Branch

Policy, Planning & Investment Division Department of Transport and Main Roads

Floor 14 | 61 Mary Street | Brisbane Qld 4000
GPO Box 213 | Brisbane Qld 4001
P: (07) 3066 7465
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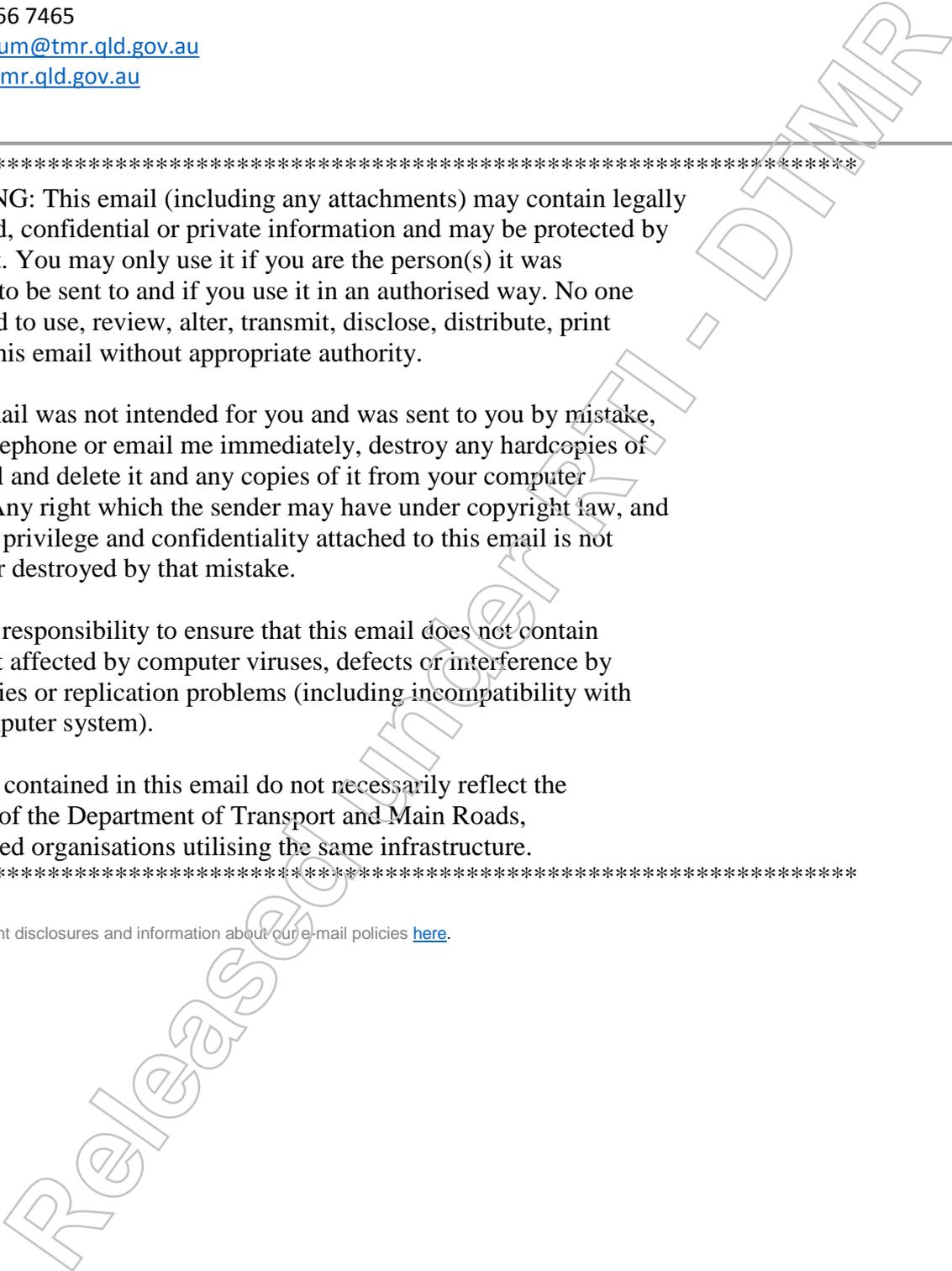
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Bob H Tatum

From: Bob H Tatum
Sent: Monday, 30 April 2018 12:33 PM
To: [redacted] Sch.4 Part 4 s.6 PI
Cc: Paul A Brims; Grant L Gaston
Subject: RE: Portside Wharf Commercial Community Titles Scheme 36242

Thanks [redacted]

Further to my email of 23 April 2018, would you please now arrange to submit the annual report and program, along with the Wharf Budget and Wharf Fund statements, for the reporting period just passed (ie for year ending 30 January 2018 - noting the lease commencement date was 31 January 2007).

In this regard, would you please advise asap when you anticipate the documentation could be made available to the department.

regards

Bob Tatum

Principal Advisor | Ports and Transport Governance Unit |
Transport Strategy and Planning Branch
Policy, Planning & Investment Division Department of Transport and Main Roads

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