Print date:
Monday, 29 March 2010

In reference to:
Strata Plan 50785
1-3 McDonald Street
CRONULLA NSW 2230

NOTICE OF GENERAL MEETING

IMPORTANT INFORMATION PLEASE READ:

- SHOULD YOU NOT BE ABLE TO ATTEND THE MEETING PLEASE COMPLETE THE ATTACHED PROXY FORM AND RETURN TO OUR OFFICE.
- AS YOUR COMPLEX IS CLASSIFIED AS A LARGE SCHEME BEING MORE THAN 101 LOTS (EXCLUDING UTILITY LOTS) THE PROXY MUST BE RECEIVED EITHER BY OUR OFFICE OR THE SECRETARY AT LEAST **24 HOURS PRIOR TO THE MEETING**. PROXIES WILL NOT BE ACCEPTED AT THE MEETING
- PLEASE ENSURE THAT ALL SECTIONS OF THE PROXY ARE COMPLETED IN FULL. PROXIES NOT COMPLETED CORRECTLY AND IN FULL **WILL NOT BE ACCEPTED**
- IF YOUR LOT IS IN THE NAME OF MULTIPLE OWNERS, WHERE IT STATES OWNERS SIGNATURE ON THE PROXY FORM **ALL OWNERS** MUST SIGN THIS SECTION, OTHERWISE YOUR PROXY IN INVALID
- SHOULD YOUR LOT BE IN THE NAME OF A COMPANY PLEASE ENSURE A COMPANY NOMINEE FORM IS COMPLETED AND RETURN TO OUR OFFICE. THE COMPANY NOMINEE'S NAME MUST BE RECORDED ON THE STRATA ROLL FOR THEM TO BE ABLE TO VOTE AT THE MEETING.
- ONLY **FINANCIAL** OWNERS ARE ENTITLED TO VOTE AT A GENERAL MEETING UNLESS A UNANIMOUS RESOLUTION IS REQUIRED. THEN ALL OWNERS WHETHER FINANCIAL OR NOT ARE PERMITTED TO VOTE ON SUCH MOTIONS
- PLEASE CONTACT OUR OFFICE AT LEAST 24HOURS PRIOR TO THE MEETING IN RELATION TO ACCOUNT AND BUDGET ENQUIRIES

PROXY AND COMPANY NOMINEE APPOINTMENT FORM

PROXY APPOINTMENT FORM
Strata Schemes Management Act 1996

* AS A LARGE SCHEME THIS PROXY MUST BE COMPLETED IN FULL AND GIVEN TO THE MANAGING AGENT OR SECRETARY AT LEAST 24-HOURS PRIOR TO THE MEETING TO BE VALID

Date…… I/We……

the Owners of Lot …….. in Strata Plan No. 50785

appoint ……..of ……
(or the Chairman, as my/our proxy for the purposes of meetings of the owners corporation (including adjourned meetings)

Period or number of meetings for which the appointment of proxy has effect:

* No. of Meetings [ ]/* Period……. [Months]/ * 12 Months or 2 consecutive General Meetings
***Tick and complete which one applies**

(Note: The appointment cannot have effect for more than 12 months or 2 consecutive Annual General Meetings, whichever is greater. If no section is made by the person giving the proxy, the proxy is effective only for one meeting.)

*1. This form authorises the proxy to vote on my/our behalf on all matters

OR

*2. This form authorises the proxy to vote on my/our behalf on the following matters only

***Delete paragraph 1 or 2, whichever does not apply**

(PLEASE CIRCLE AS AN INDICATION OF HOW YOU WANT TO VOTE ON THE MOTIONS)

MOTION 1	YES/NO (Please circle)	MOTION 9	YES/NO (Please circle)
MOTION 2	YES/NO (Please circle)	MOTION10	YES/NO (Please circle)
MOTION 3	YES/NO (Please circle)	MOTION 11	YES/NO (Please circle)
MOTION 4	YES/NO (Please circle)	MOTION 12	YES/NO (Please circle)
MOTION 5	YES/NO (Please circle)	MOTION 13	YES/NO (Please circle)
MOTION 6	YES/NO (Please circle)	MOTION 14	YES/NO (Please circle)
MOTION 7	YES/NO (Please circle)	MOTION 15	YES/NO (Please circle)
MOTION 8	YES/NO (Please circle)	MOTION 16	YES/NO (Please circle)

*3.If a vote is taken on whether ……(the Strata Managing Agent) should be appointed or remain in office or whether another managing agent is to be appointed, I/We want the proxy to vote as follows:-

_____

*Delete paragraph 3 if proxy is not authorised to vote on this matter. For examples see note 1 below.
……

Signature of Owner/s ……..
(Signatures of all owners recorded on the Strata Roll required to be validated)

Signature of Proxy Holder ……

Notes

1. A proxy is not authorised to vote on a matter
   (a) If the person who appointed the proxy is present at the relevant meeting and personally votes on the matter, or
   (b) So as to confer a pecuniary or other material benefit on the proxy, if the proxy is a strata managing agent, caretaker or on-site residential property manager.
2. This form is ineffective unless it is given to the secretary of the owners corporation at or before the first meeting in relation to which it is to operate and it contains the date on which it was made.
3. This form will be revoked by a later proxy appointment form delivered to the secretary of the owners corporation in the manner described in the preceding paragraph.

COMPANY NOMINEE FORM

To ……of……...
(Name of Person to be Appointed) (Address)

……(Company Name) hereby authorises you in accordance with Sec. 122 of the Strata Schemes Management Act 1996, to exercise or perform on its behalf any power, authority, duty or function conferred by or under that Act on its owner of Lots……In Strata Scheme No. 50785

DATED this …….. day of ……2010

THE COMMON SEAL OF …….
Was hereunto affixed by authority of its Board of Directors In the
presence of:-

_____ _____
Secretary (Print Name/Sign) Director (Print Name/Sign)

ANNEXURE "A"
(Statutory Information)

IMPORTANT INFORMATION ABOUT VOTING AT THE ANNUAL GENERAL MEETING

In these notes:

(a) A Priority vote means a vote by:

- An enrolled mortgagee having priority over any other mortgagee or enrolled covenant chargee; or
- An enrolled covenant chargee having priority over any enrolled mortgagee; or
- An enrolled covenant where there is no enrolled mortgagee

(b) A proxy means a person appointed as a proxy by an instrument in the prescribed form

(c) A person entitled to vote means (unless otherwise specified) a person entitled to vote on a motion requiring a unanimous resolution

1. A vote at the meeting by the owner of a lot does not count if a priority vote in respect of the lot is cast in relation to the same manner
2. An owner of a lot, or a person with a priority vote in respect of a lot, may not vote at the meeting on a motion (other than a motion requiring a unanimous resolution) unless payment has been made before the meeting of all contributions levied on the owner, and any other amounts recoverable from the owner, in relation to the lot that are owing at the date of this notice
3. If you, as the addressee of this notice:
   (a) are not a corporation, then voting and other rights conferred by Schedule 2 of the Strata Schemes Management Act 1996 may be exercised by you in person or by proxy; or
   (b) are a corporation, then voting and other rights conferred by that Schedule may be exercised only by your company nominee in person, or by proxy appointed by the corporation
4. Your right to vote as an owner, company nominee or person with a priority vote is also depends upon your name being recorded on the strata roll

IMPORTANT INFORMATION ABOUT A QUORUM FOR THE ANNUAL GENERAL MEETING

1. A motion submitted at the Annual General Meeting must not be considered, and an election must not be held, unless there is a quorum present to consider and vote on the motion or on the election
2. There is a quorum for considering and voting on such a motion or at such an election only if:
   (a) at least one-quarter of the number of persons entitled to vote on the motion or at the election is present, either personally or by duly appointed proxy; or
   (b) at least one-quarter of the aggregate unit entitlement of the strata scheme is represented by the persons who are present and entitled to vote on the motion or at the election, either personally or by duly appointed proxy
3. However, if there is more than one owner in the strata scheme and the quorum calculated in accordance with clause 2 above is less than 2 persons, then the quorum is 2 persons entitled to vote on the motion or on the election
4. If a quorum is not present within the next half-hour after the relevant motion or business arises for consideration at the meeting, then meeting stands adjourned for at least 7 days. A further notice will be given about the adjourned meeting
5. If a quorum is not present within the next half-hour after the time fixed for the adjourned meeting, the persons present personally or by duly appointed proxy and entitled to vote constitute a quorum for considering that motion or business

NOTICE OF ANNUAL GENERAL MEETING OF THE OWNERS CORPORATION

NOTICE OF BUSINESS to be dealt with at the Annual General Meeting of the
Owners-Strata Plan No 50785
To be held in the BBQ Area located at
1-3 McDonald Street, Cronulla
on **Wednesday, 14 April 2010** commencing at **7:00PM**

AGENDA

1. Minutes

That the minutes of the previous General Meeting as recorded in the Owners Corporation Minutes Book be confirmed as a true and accurate account of the proceedings at that meeting.

2. Financial Statements

That the statement of accounts as prepared by Strata Title Management Sydney for the period 01/03/2009 to 28/02/2010 be adopted and that a copy of such accounts be affixed to the Minute Book of the Owners Corporation immediately after the page on which the minutes of this meeting appear.

3. Budget

That the suggested budget* for the period 01/06/2010 to 31/05/2011 be as follows:-

ADMINISTRATIVE FUND	$525,419.00	Plus GST (Section 75)
SINKING FUND	$166,500.00	Plus GST (Section 75)

To be levied in four equal instalments in accordance with Section 23 of the Strata Schemes Management Act and due on :- 1.06.10, 1.09.10, 1.12.10 and 1.03.11 and payable according to unit entitlement.

*** Any questions relating to the budget or financial statements should be directed to our office <u>PRIOR</u> to the meeting.**
Questions directed at the meeting may not be able to be answered.
Please Note: The Sinking Fund Budget has been proposed in accordance with the Sinking Fund Forecast.

4. Insurances

That an insurance policy be executed for Office Bearers Liability and/or misappropriation of money or property of the Owners Corporation.

5. Auditor

That an auditor be appointed and that Strata Title Management Sydney determine the auditor.

6. Restricting the Executive Committee

That the Owners Corporation decide if there are to be any restrictions placed on the Executive Committee in accordance with Part 2, Schedule 2, Clause 34A of the Act.

7. Removing Limitation

That in accordance with Section 80A of the Strata Schemes Management Act 1996 as amended the Owners Corporation resolves to remove the limitation relating to expenditure in excess of 10% above the budget on any one item or matter.

8. Election of the Executive Committee

That the election of the Executive Committee takes place and that:

(A) NOMINATIONS BE RECEIVED FOR THE EXECUTIVE COMMITTEE
(B) THAT THE NUMBER OF MEMBERS TO THE EXECUTIVE COMMITTEE BE DETERMINED

STRATA TITLE MANAGEMENT SYDNEY

Dated 29th Day of March 2010

NOTICE OF EXECUTIVE COMMITTEE MEETING OF THE OWNERS CORPORATION

Take notice that the Executive Committee of the Owners Corporation of Strata Plan 50785 intends to hold a meeting immediately after the Annual General Meeting to be held in the BBQ Area located at 1-3 McDonald Street, Cronulla.

AGENDA

1 That the minutes of the previous Executive Committee Meeting be confirmed as a true and accurate account of the proceedings at that meeting.

2 That the position of Office Bearers (Chairman, Secretary and Treasurer) for the ensuing year be determined.

3 That the Executive Committee elect a Representative and a Substitute Representative who are the nominated contact person(s) with the Strata Managing Agent.

4 To consider and, if thought fit, resolve that the Owners of Strata Scheme 50785 are satisfied that the tenants of Lot 74, Apartment C46, are in breach of Special By-Law 32.7, in that their guests have created noise that disturbed the peaceful enjoyment of other residents within the building. The Strata Managing Agent is instructed to issue a Notice to Comply in accordance with section 45 of the Strata Schemes Management Act 1996

5 To consider and, if thought fit, resolve that the Owners of Strata Scheme 50785 are satisfied that the tenants of Lot 74, Apartment C46, are in breach of Special By-Law 31.1, in that they have created noise that disturbed the peaceful enjoyment of other residents within the building. The Strata Managing Agent is instructed to issue a Notice to Comply in accordance with section 45 of the Strata Schemes Management Act 1996

_____

STRATA TITLE MANAGEMENT SYDNEY

Dated 29th Day of March 2010

INFORMATION REGARDING MOTIONS

Financials

Attached to the notice of the meeting are the financial statements of the Owners Corporation. The financial statements are reports that show the Owners Corporations financial position at the end of the schemes financial period. These reports show the Income/Expenditure for both the Administrative and Sinking Funds.

As indicated above any questions relating to the financial statements should be directed to our office prior to the meeting.

Budget ("Contributions")

Contributions are to be determined for the Administrative and Sinking Funds of the Owners Corporation. A proposed budget has been prepared by our office for the Owner's consideration. The budget as adopted at the Annual General Meeting is done so by a majority basis of the Owners.

Insurances Office Bearer's

The Office Bearer's are the elected Executive Committee Members of the Owners Corporation. Office Bearer's insurance covers those members and the Owners Corporation should there be an act or omission in which the Executive Committee maybe held liable.

Auditor

Being classified as a large scheme, which is 101 Lots or more, as per the Strata Schemes Management Act 1996 you must have an audit carried out on your books and records each year.

Restricting the Executive Committee

The Executive Committee has certain powers under the Strata Schemes Management Act 1996, whereby they are not required to hold a General Meeting to pass certain decisions. This motion is if the Owners Corporation wish to rectify those decision making powers of the Executive Committee. If the Owners Corporation does restrict certain powers of the Executive Committee that they usually would make, a General Meeting is required to be held for those restrictions.

ELECTION OF THE EXECUTIVE COMMITTEE

At each Annual General Meeting the Owners Corporation must elect an Executive Committee. The Owners Corporation can only elect between 1-9 members to the executive committee. Should there be more nominations receive to that of the number of Executive Committee member positions as voted upon at the Annual General Meeting, or more than 9 nominations, the election of the Executive Committee must be done via a ballot.