

PO Box 2727
Taren Point NSW 2229

Suite 1, 191-193 Taren Point Road
Taren Point NSW 2229

Phone: 02 9540 4199
Fax: 02 9540 3943
www.stratatitle.com.au

EXTRAORDINARY GENERAL MEETING NOTICE

OWNERS-STRATA PLAN 50785

TO BE HELD ON THURSDAY 25TH AUGUST 2011
IN THE BBQ AREA OF 1-3 McDONALD STREET, CRONULLA
COMMENCING AT 6.30PM

[redacted]

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LETTER FROM THE STRATA MANAGING AGENT

Dear Owner(s)

We are pleased to invite you to attend the Extraordinary General Meeting (EGM) of The Owners-Strata Plan 50785.

The items of business to be discussed and voted on at the Extraordinary General Meeting is as outlined in the agenda enclosed.

Please find enclosed a proxy form, voting procedure and explanatory notes. If you are unable to attend the meeting in person, you may appoint a proxy to act on your behalf. If you do intend on voting via proxy, please ensure that you complete the attached form and have returned to our office via fax (9540 3943) or e-mail your strata manager prior to the meeting.

Some further information relating to voting at the meeting is as follows:

- Please ensure that all sections of the proxy are completed in full. Proxies not completed correctly maybe deemed invalid.
- If your lot is in the name of multiple owners, where it states owners signature of the proxy form, all owners must sign this section, otherwise your proxy is invalid.
- Should your lot be in the name of a company, please ensure a company nominee form is completed and returned 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 resolutions is required, then all owners whether financial or not are permitted to vote on such motions.
- Please contact our office at least 24 hours prior to the meeting in relation to account and budget enquiries.

If you have any questions about the items of business, please contact the undersigned on 9540 4199 prior to the meeting.

I look forward to seeing you at the meeting.

Yours sincerely
STRATA TITLE MANAGEMENT GROUP



Nina Ashfield-Howell
SENIOR STRATA MANAGER
nhowell@stratatitle.com.au

PROXY AND COMPANY NOMINEE APPOINTMENT FORM

PROXY APPOINTMENT FORM
Strata Schemes Management Act 1996

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	FOR/AGAINST (Please circle)	MOTION 2	FOR/AGAINST (Please circle)
MOTION 3	FOR/AGAINST (Please circle)	MOTION 4	FOR/AGAINST (Please circle)
MOTION 5	FOR/AGAINST (Please circle)	MOTION 6	FOR/AGAINST (Please circle)
MOTION 7	FOR/AGAINST (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)

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 ……2011

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)

[redacted]

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NOTICE OF EXTRAORDINARY GENERAL MEETING OF THE OWNERS CORPORATION

NOTICE OF BUSINESS to be dealt with at the Extraordinary General Meeting of the Owners-Strata Plan No 50785
To be held onsite in the BBQ Area of 1-3 McDonald Street, Cronulla
on **Thursday, 25th August 2011** commencing at **6.30PM**

AGENDA

MOTION 1
Minutes

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

MOTION 2
Special Resolution – Addition of a New Structure to Common Property (Antenna)

Subject to the next succeeding motion being approved, the owners of Strata Plan No. 50785 SPECIALLY RESOLVE pursuant to section 65A & B of the *Strata Schemes Management Act, 1996* (NSW) to authorise the installation of a new structure to the common property. This structure being an antenna and other associated equipment to be installed on the common property roof as detailed in the CCTV Wireless Network Scope of Works for the CCTV security camera network to be installed for the Cronulla area.

MOTION 3
Special Resolution – Deed of Licence with Sutherland Shire Council

The owners of Strata Plan No. 50785 SPECIALLY RESOLVE to licence the use of part of the common property rooftop to Sutherland Shire Council, and to permit the Council to install an antenna and other equipment on the rooftop, on the terms and subject to the conditions contained in the Deed of Licence for Equipment attached to the notice of this meeting.

MOTION 4
Financial Reports

That the financial statements for the period ending 12 August 2011 be reviewed with consideration being given to the proposed special levy under motion 6.

MOTION 5
Building Works

Subject to appropriate funding being resolved under Motion 6, that the attached quotation from Ganellen Asset Services Pty Ltd be accepted for the total tender price of $689,574.00 to carry out building rectification works outlined in the tender analysis report prepared by Integrated Building Consultancy and that an appropriate contract for building works be entered into.

MOTION 6
Funding of Works - Special Levy

That a special levy for the amount of **$250,000.00 including GST** be raised to cover the cost of the building works as per motion 5 to be raised in one instalment and due on 1st October 2011.

The special levy if raised; will be distributed according to each individual lot's allocated unit of entitlement – Refer to Proposed Levy Posting annexed to Agenda.

MOTION 7
Appointment of Strata Managing Agent

In accordance with Section 27(1) of the Strata Schemes Management Act 1996 ("**Act**") that:

(a) Strata Title Management Group ("**Agent**") be appointed as strata managing agent of Strata Scheme No **50785;**
(b) The Owners Corporation delegate to the Agent all of its functions (other than those listed in section 28(3) of the Act) and all of the functions of its Chairperson, Secretary, Treasurer and Executive Committee;
(c) The Owners Corporation execute a written agreement, ("**Agreement**"), to give effect to this appointment and delegation;
(d) The delegation is to the subject to the conditions and limitations set out in the Agreement; and
(e) Authority is given for the common seal of the Owners Corporation to be affixed to the Agreement by owners as determined at this meeting.



_____

Nina Ashfield-Howell
STRATA TITLE MANAGEMENT GROUP
Dated 11th August 2011