lawcorporation

Monday, 29 February 2016

Your Reference:
Our Reference: AS:DK:100581

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Owners Corp SP50785
1 McDonald St
CRONULLA NSW 2230

Dear Sir/Madam,

DCT17 Pty Ltd
Lot 21 in SP50785

Dear Sir/ Madam,

We act for the proprietor of the Opah restaurant business at the property known as 1st Floor, Cnr Gerrale Street and the Kingsway Cronulla, being DCT17 Pty Ltd.

We note our client has been in discussions with you in relation to the exclusive use of the area under the awning.

It is our client's position that our client is already entitled to exclusive use of the area under the awning.

Notwithstanding that, to avoid any potential dispute, our client is prepared to offer to the Owners Corporation, on a without prejudice basis, a one-off payment of $5,000 to demonstrate their good faith, in consideration for which our client would expect a by-law to be registered to formalise its exclusive use rights to the area under the awning. Our client would also pay the costs of registering that by-law (in addition to the $5,000 payment referred to above).

Thanking you in anticipation of receiving your positive response.

Yours faithfully
Law Corporation Pty Ltd

Dorian Kratsas

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