STM | Building Smarter Communities

STRATA TITLE MANAGEMENT

NOTICE OF
EXTRAORDINARY GENERAL MEETING

THE OWNERS – STRATA PLAN 50785
AT 1-3 MCDONALD STREET, CRONULLA

Cote d 'Azur

Date:	**Wednesday 15th November 2017**
Time:	**6:30pm**
Venue:	**The BBQ Area, 1-3 McDonald Street, Cronulla**

Prepared by: Daniel Goodwin
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CONTENTS

- Introduction Letter
- Meeting Information
- Extraordinary General Meeting Notice
- Minutes of the Last General Meeting
- Annexure 'A' – Documents relating to motions on EGM
- Proxy Form & Company Nominee Form Last Page

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STRATA TITLE MANAGEMENT

LETTER FROM THE STRATA MANAGING AGENT

Dear Owners,

We are pleased to invite you to attend the Extraordinary General Meeting (EGM) of The Owners-Strata Strata Plan *50785 – 1-3 McDonald Street, Cronulla.*

The motions to be determined at the meeting as well as explanatory notes on each motion are detailed in the meeting notice. We urge you to carefully read the motions and associated documentation so that you are fully aware of the items to be determined.

If you are unable to attend the meeting, we encourage you to indicate your voting intentions by completing and returning the accompanying proxy appointment form to our office via fax (9266 2699) or email your strata manager directly 24-hours prior to the meeting. You may appoint any person to attend the meeting and vote on your behalf. Alternatively, you may appoint the chairperson.

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 may be 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 resolution 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.

It is important to note, the new strata law reforms are now in force (effective from 30 November 2016) therefore this meeting will be conducted in accordance with the new Strata Schemes Management Act 2015. More than 90 law changes were passed by the NSW Parliament in 2015. These changes will affect all stakeholders including owners, tenants, managing agents and service providers.

For further information on the changes, please visit Fair Tradings website at: http://www.fairtrading.nsw.gov.au

We trust this information proves helpful and look forward to seeing you at the meeting.

Yours Sincerely ,
STRATA TITLE MANAGEMENT

Daniel Goodwin
Senior Strata Manager
dgoodwin@stratatitle.com.au
Dated: 2 November 2017

IMPORTANT INFORMATION ABOUT VOTING AT THE EXTRAORDINAY 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 matter.

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 the Strata Schemes Management Act 2015 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 EXTRAORDINARY GENERAL MEETING

1. A motion submitted at the Extraordinary 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 there is no quorum for business at a general meeting, the Chairperson, after waiting half an hour, will be able to declare that the persons present constitute a quorum. **IMPORTANT NOTE:** It is STM's policy to open the meeting after half an hour, rather than adjourn the meeting for at least 7 days to minimise additional meeting related expenses for the Owners Corporation.

5. If however a quorum is not present within half an hour after the relevant motion or business arises for consideration at the meeting, then the Chairperson may adjourn the meeting for at least 7 days. A further notice will be given about the adjourned meeting.

6. 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.

IMPORTANT INFORMATION ABOUT RESOLUTIONS AT THE EXTRAORDINARY GENERAL MEETING

For voting purposes:

1. An ordinary resolution is passed if the majority of the votes cast are in favour of the motion.
2. A special resolution is passed if not more than 25% of votes cast (based on the unit entitlement of the voter) are cast against the motion.
3. A unanimous resolution is passed if no vote is cast against the motion.

NOTICE OF EXTRAORDINARY GENERAL MEETING OF THE OWNERS CORPORATION – SP 50785

NOTICE OF BUSINESS to be dealt with at the Extraordinary General Meeting of the Owners-Strata Plan 50785
To be held on Wednesday 15th November 2017
In The BBQ Area, 1-3 McDonald Street, Cronulla
Commencing at 6.30pm

PRELIMINARIES

1. Recording of persons present personally or by proxy.
2. Recording of apologies.
3. Announcement of persons entitled to vote.
4. Determination of quorum.
5. Determination of Motions 1 - 26

CONFIRMATION OF RECORDS

MOTION 1	***Minutes***	***Ordinary Resolution***

THAT the minutes of the previous General Meeting be confirmed as a true and accurate account of the proceedings at that meeting.

Explanatory Note: This motion refers to accepting the minutes of the last general meeting, a copy of which is included in the meeting notice.

REVIEW OF BY-LAWS

MOTION 2	***By-Laws***	***Ordinary Resolution***

THAT the Owners Corporation review their existing by-laws in accordance with Schedule 3, Clause 4 of the Strata Schemes Management Act 2015 (NSW).

Explanatory Note: In accordance with Schedule 3, Clause 4 of the Strata Schemes Management Act 2015 (NSW), the Owners Corporation is required to review their existing by-laws (Copy available electronically)

NEW SUGGESTED BY-LAWS

MOTION 3	***Special By-law 101 — Use and Occupation of Lots***	***Special Resolution***

THAT the Owners Corporation SPECIALLY RESOLVES pursuant to section 141 of the *Strata Schemes Management Act 2015* THAT an additional by-law be made, **Special By-law 101 — Use and Occupation of Lots** on the terms attached to the notice of this meeting, and that notification of the by-law be lodged for registration at the Registrar-General's Office.

*Explanatory Note: All motions for By-laws at this meeting are special resolutions which require not more than 25% of financial owners voting at the meeting to vote against the motion for the motion to pass. The Strata Committee recommends this By-law be passed as worded. This By-law will then supersede **Special By-law 34 — Use of your Lot**, which will be repealed by **Special By-law 121 — Reconciliation of previous Special By-laws by repeal or amendment**.*

MOTION 4	**Special By-law 102 — Noise**	***Special Resolution***

THAT the Owners Corporation SPECIALLY RESOLVES pursuant to section 141 of the *Strata Schemes Management Act 2015* THAT an additional by-law be made, **Special By-law 102 — Noise** on the terms attached to the notice of this meeting, and that notification of the by-law be lodged for registration at the Registrar-General's Office.

*Explanatory Note: The Strata Committee recommends this By-law be passed as worded. This By-law will then supersede **Special By-law 31 — Noise and Acoustic Standards**, which will be repealed by **Special By-law 121 — Reconciliation of previous Special By-laws by repeal or amendment**.*

MOTION 5	**Special By-law 103 — Animals**	***Special Resolution***

THAT the Owners Corporation SPECIALLY RESOLVES pursuant to section 141 of the *Strata Schemes Management Act 2015* THAT an additional by-law be made, **Special By-law 103 — Animals** on the terms attached to the notice of this meeting, and that notification of the by-law be lodged for registration at the Registrar-General's Office.

*Explanatory Note: Two versions of this By-law are presented at the meeting. Owners must decide whether or not to allow residents to own dogs and cats. This By-law will then supersede existing **Special By-law 34.5 — Animals**, which will be repealed by **Special By-law 121 — Reconciliation of previous Special By-laws by repeal or amendment**.*

MOTION 6	**Special By-law 104 — Behaviour**	***Special Resolution***

THAT the Owners Corporation SPECIALLY RESOLVES pursuant to section 141 of the *Strata Schemes Management Act 2015* THAT an additional by-law be made, **Special By-law 104 — Behaviour** on the terms attached to the notice of this meeting, and that notification of the by-law be lodged for registration at the Registrar-General's Office.

*Explanatory Note: The Strata Committee recommends this By-law be passed as worded. This By-law will then supersede parts of existing **Special By-law 32 — Common Property ("CP") requirements**, which will be repealed by **Special By-law 121 — Reconciliation of previous Special By-laws by repeal or amendment**.*

MOTION 7	**Special By-law 105 — Substance use**	***Special Resolution***

THAT The Owners Corporation SPECIALLY RESOLVES pursuant to section 141 of the *Strata Schemes Management Act 2015* THAT an additional by-law be made, **Special By-law 105 — Substance use** on the terms attached to the notice of this meeting, and that notification of the by-law be lodged for registration at the Registrar-General's Office.

*Explanatory Note: The Strata Committee recommends this By-law be passed as worded. This By-law will then supersede parts of **Special By-law 43 — General Rules**, which will be repealed by **Special By-law 121 — Reconciliation of previous Special By-laws by repeal or amendment**.*

MOTION 8	**Special By-law 106 — Lawns & Plants**	***Special Resolution***

THAT The Owners Corporation SPECIALLY RESOLVES pursuant to section 141 of the *Strata Schemes Management Act 2015* THAT an additional by-law be made, **Special By-law 106 — Lawns & Plants** on the terms attached to the notice of this meeting, and that notification of the by-law be lodged for registration at the Registrar-General's Office.

*Explanatory Note: The Strata Committee recommends this By-law be passed as worded. This By-law will then supersede **Special By-law 32.3 — Damage to lawns and gardens on CP**, which will be repealed by **Special By-law 121 — Reconciliation of previous Special By-laws by repeal or amendment**.*

MOTION 9	**Special By-law 107 — Common Property Damage**	***Special Resolution***

THAT the Owners Corporation SPECIALLY RESOLVES pursuant to section 141 of the *Strata Schemes Management Act 2015* THAT an additional by-law be made, **Special By-law 107 — Common Property Damage** on the terms attached to the notice of this meeting, and that notification of the by-law be lodged for registration at the Registrar-General's Office.

*Explanatory Note: The Strata Committee recommends this By-law be passed as worded. This By-law will then supersede parts of **Special By-law 43 — General Rules**, which will be repealed by **Special By-law 121 — Reconciliation of previous Special By-laws by repeal or amendment**.*

MOTION 10	**Special By-law 108 — Garbage & recycling**	***Special Resolution***

THAT the Owners Corporation SPECIALLY RESOLVES pursuant to section 141 of the Strata Schemes Management Act 2015 THAT an additional by-law be made, **Special By-law 108 — Garbage & recycling** on the terms attached to the notice of this meeting, and that notification of the by-law be lodged for registration at the Registrar-General's Office.

*Explanatory Note: The Strata Committee recommends this By-law be passed as worded. This By-law will then supersede **Special By-law 39 — Garbage**, which will be repealed by **Special By-law 121 — Reconciliation of previous Special By-laws by repeal or amendment**.*

MOTION 11	**Special By-law 109 — Vehicles & Garages**	***Special Resolution***

THAT the Owners Corporation SPECIALLY RESOLVES pursuant to section 141 of the *Strata Schemes Management Act 2015* THAT an additional by-law be made, **Special By-law 109 — Vehicles & Garages** on the terms attached to the notice of this meeting, and that notification of the by-law be lodged for registration at the Registrar-General's Office.

*Explanatory Note: If passed, this By-law clearly defines requirements for vehicles and garage use including clear definition of visitor parking, and expands and supersedes **Special By-law 32.1 — Vehicles**, which will be repealed by **Special By-law 121 — Reconciliation of previous Special By-laws by repeal or amendment**.*

MOTION 12	**Special By-law 110— Security**	***Special Resolution***

THAT the Owners Corporation SPECIALLY RESOLVES pursuant to section 141 of the *Strata Schemes Management Act 2015* THAT an additional by-law be made, **Special By-law 110— Security** on the terms attached to the notice of this meeting, and that notification of the by-law be lodged for registration at the Registrar-General's Office.

*Explanatory Note: The Strata Committee recommends this By-law be passed as worded. This By-law will then supersede **Special By-law 36 — Installing security devices** and **Special By-law 37 — Security**, which will be repealed by **Special By-law 121 — Reconciliation of previous Special By-laws by repeal or amendment**.*

MOTION 13	**Special By-law 111 — Fire safety**	***Special Resolution***

THAT the Owners Corporation SPECIALLY RESOLVES pursuant to section 141 of the *Strata Schemes Management Act 2015* THAT an additional by-law be made, **Special By-law 111 — Fire safety** on the terms attached to the notice of this meeting, and that notification of the by-law be lodged for registration at the Registrar-General's Office.

*Explanatory Note: The Strata Committee recommends this By-law be passed as worded. This By-law will then supersede parts of **Special By-law 37 — Security** and clarifies and amends all of **Special By-law 41 — Fire safety**, which will be repealed by **Special By-law 121 — Reconciliation of previous Special By-laws by repeal or amendment**.*

MOTION 14	**Special By-law 112 — Residential Resort Area**	***Special Resolution***

THAT the Owners Corporation SPECIALLY RESOLVES pursuant to section 141 of the *Strata Schemes Management Act 2015* THAT an additional by-law be made, **Special By-law 112 — Residential Resort Area** on the terms attached to the notice of this meeting, and that notification of the by-law be lodged for registration at the Registrar-General's Office.

Explanatory Note: The Strata Committee recommends this By-law be passed as worded. This By-law will then supersede parts of ***Special By-law 32 — Common Property ("CP") requirements*** *and parts of* ***Special By-law 43 — General Rules****, which will be repealed by* ***Special By-law 121 — Reconciliation of previous Special By-laws by repeal or amendment****.*

MOTION 15	**Special By-law 113 — Signage**	***Special Resolution***

THAT the Owners Corporation SPECIALLY RESOLVES pursuant to section 141 of the *Strata Schemes Management Act 2015* THAT an additional by-law be made, **Special By-law 113 — Signage** on the terms attached to the notice of this meeting, and that notification of the by-law be lodged for registration at the Registrar-General's Office.

Explanatory Note: If passed, this By-law expands, clarifies and supersedes ***Special By-law 40 — Signs*** *, which will be repealed by* ***Special By-law 121 — Reconciliation of previous Special By-laws by repeal or amendment****.*

MOTION 16	**Special By-law 114 — Movement of furniture**	***Special Resolution***

THAT the Owners Corporation SPECIALLY RESOLVES pursuant to section 141 of the *Strata Schemes Management Act 2015* THAT an additional by-law be made, **Special By-law 114 — Movement of furniture** on the terms attached to the notice of this meeting, and that notification of the by-law be lodged for registration at the Registrar-General's Office.

Explanatory Note: The Strata Committee recommends this By-law be passed as worded. This By-law will then supersede ***Special By-law 38 — Moving of goods through the CP****, which will be repealed by* ***Special By-law 121 — Reconciliation of previous Special By-laws by repeal or amendment****.*

MOTION 17	**Special By-law 115 — Renovations**	***Special Resolution***

THAT the Owners Corporation SPECIALLY RESOLVES pursuant to section 141 of the *Strata Schemes Management Act 2015* THAT an additional by-law be made, **Special By-law 115 — Renovations** on the terms attached to the notice of this meeting, and that notification of the by-law be lodged for registration at the Registrar-General's Office.

Explanatory Note: This By-law is essential to define the three types of renovation work likely to be undertaken by Owners within their Lots which can affect Common Property, and the terms or conditions under which such work can be approved. The Strata Committee recommends this By-law be passed as worded. This By-law will then supersede parts of ***Special By-law 34 — Use of your Lot****, as well as* ***Special By-law 47 — Minor Renovations*** *which will be repealed by* ***Special By-law 121 — Reconciliation of previous Special By-laws by repeal or amendment****.*

MOTION 18	**Special By-law 116 — Insurance**	***Special Resolution***

THAT the Owners Corporation SPECIALLY RESOLVES pursuant to section 141 of the *Strata Schemes Management Act 2015* THAT an additional by-law be made, **Special By-law 116 — Insurance** on the terms attached to the notice of this meeting, and that notification of the by-law be lodged for registration at the Registrar-General's Office.

Explanatory Note: If passed, this By-law expands and clarifies ***Special By-law 34.4 — Change in use of Lot to be notified****, which will be repealed by* ***Special By-law 121 — Reconciliation of previous Special By-laws by repeal or amendment****.*

MOTION 19	**Special By-law 117 — Proxies**	***Special Resolution***

THAT the Owners Corporation SPECIALLY RESOLVES pursuant to section 141 of the *Strata Schemes Management Act 2015* THAT an additional by-law be made, **Special By-law 117 — Proxies** on the terms attached to the notice of this meeting, and that notification of the by-law be lodged for registration at the Registrar-General's Office.

Explanatory Note: This By-law is necessary to clearly state our procedure for handling of proxies, and was brought about by the vague clauses in the latest Act.

MOTION 20	**Special By-law 118 — Rules**	***Special Resolution***

THAT the Owners Corporation SPECIALLY RESOLVES pursuant to section 141 of the *Strata Schemes Management Act 2015* THAT an additional by-law be made, **Special By-law 118 — Rules** on the terms attached to the notice of this meeting, and that notification of the by-law be lodged for registration at the Registrar-General's Office.

Explanatory Note: The Strata Committee recommends this By-law be passed as worded. This By-law will then supersede parts of ***Special By-law 43 — General Rules****, which will be repealed by* ***Special By-law 121 — Reconciliation of previous Special By-laws by repeal or amendment****.*

MOTION 21	**Special By-law 119 — Right to remedy & Cost recovery**	***Special Resolution***

THAT the Owners Corporation SPECIALLY RESOLVES pursuant to section 141 of the *Strata Schemes Management Act 2015* THAT an additional by-law be made, **Special By-law 119 — Right to remedy & Cost recovery** on the terms attached to the notice of this meeting, and that notification of the by-law be lodged for registration at the Registrar-General's Office.

Explanatory Note: The Strata Committee recommends this By-law be passed as worded. This By-law will then supersede parts of several existing By-laws including ***Special By-law 35.6 — Cleaning or maintenance of the works by the OC or EC****,* ***Special By-law 41.2 — Action for any breach*** *and* ***Special By-law 42.13 — OC's right to remedy****, which will be repealed by* ***Special By-law 121 — Reconciliation of previous Special By-laws by repeal or amendment****.*

MOTION 22	**Special By-law 120 — Requirements for Commercial Lots**	***Special Resolution***

THAT the Owners Corporation SPECIALLY RESOLVES pursuant to section 141 of the *Strata Schemes Management Act 2015* THAT an additional by-law be made, **Special By-law 120 — Requirements for Commercial Lots** on the terms attached to the notice of this meeting, and that notification of the by-law be lodged for registration at the Registrar-General's Office.

Explanatory Note: This By-law can only be presented to the meeting with the signed consent of all seven Commercial Lot Owners. The Strata Committee recommends this By-law be passed as worded. This By-law will then supersede part ***Special By-law 42 — By-laws applicable to Commercial Lots****, which will be repealed by* ***Special By-law 121 — Reconciliation of previous Special By-laws by repeal or amendment****. If not passed,* ***Special By-law 42*** *will remain.*

MOTION 23	**Special By-law 121 — Reconciliation of previous Special By-laws by repeal or amendment**	***Special Resolution***

THAT the Owners Corporation SPECIALLY RESOLVES pursuant to section 141 of the *Strata Schemes Management Act 2015* THAT an additional by-law be made, **Special By-law 121 — Reconciliation of previous Special By-laws by repeal or amendment** on the terms attached to the notice of this meeting, and that notification of the by-law be lodged for registration at the Registrar-General's Office.

Explanatory Note: Some clauses of this By-law may require amendment at the meeting according to the passing or not of the previous resolutions. This By-law is necessary to remove many of the existing By-laws which are superfluous and/or confusing. All the existing By-laws we expect to remain valid are detailed, and for the first time in our building's history, we will have a single document detailing all current By-laws.

MOTION 24	**Special By-law 122 — Previous Major Work undertaken in various defined Residential Lots**	***Special Resolution***

THAT the Owners Corporation SPECIALLY RESOLVES pursuant to section 141 of the *Strata Schemes Management Act 2015* THAT an additional by-law be made, **Special By-law 122 — Previous Major Work in various defined Residential Lots** on the terms attached to the notice of this meeting, and that notification of the by-law be lodged for registration at the Registrar-General's Office.

Explanatory Note: This By-law has been consented to by the Owners of Lots 35 (Unit C7), 67 (C39), 83 (C55), 86 (C58) and 97 (C69) to cover Major Work already undertaken on their Lots, and sets out the terms and conditions under which that Major Work is approved.

MOTION 25	**Special By-law 123 — Lot 37 (Unit C9) Major Work**	***Special Resolution***

THAT the Owners Corporation SPECIALLY RESOLVES pursuant to section 141 of the *Strata Schemes Management Act 2015* THAT an additional by-law be made, **Special By-law 123 — Lot 37 (Unit C9) Major Work** on the terms attached to the notice of this meeting, and that notification of the by-law be lodged for registration at the Registrar-General's Office.

Explanatory Note: This By-law has been consented to by the Owner of Lot 37 to cover proposed Major Work on that Lot, and details the terms and conditions under which that Major Work is approved.

MOTION 26	**Special By-law 123 — Lot 45 (Unit C17) Major Work**	***Special Resolution***

THAT the Owners Corporation SPECIALLY RESOLVES pursuant to section 141 of the *Strata Schemes Management Act 2015* THAT an additional by-law be made, **Special By-law 124 — Lot 45 (Unit C17) Major Work** on the terms attached to the notice of this meeting, and that notification of the by-law be lodged for registration at the Registrar-General's Office.

Explanatory Note: This By-law has been consented to by the Owner of Lot 45 to cover proposed Major Work and Major Works already carried out on that Lot, and details the terms and conditions under which that Major Work is approved.



_____

Daniel Goodwin

STRATA TITLE MANAGEMENT

Dated: 2 November, 2017

PROXY APPOINTMENT FORM | STRATA SCHEMES MANAGEMENT ACT 2015

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	**Minutes Of Previous Meeting**	For / Against
MOTION 2	**Consideration of Current By-Laws**	For / Against
MOTION 3	**Special By-law 101 — Use and Occupation of Lots**	For / Against
MOTION 4	**Special By-law 102 — Noise**	For / Against
MOTION 5	**Special By-law 103 — Animals**	
	Option A not allowing cats or dogs as at present	For / Against
	Option B allowing cats or dogs	For / Against
	NB You can only vote FOR one option	
MOTION 6	**Special By-law 104 — Behaviour**	For / Against
MOTION 7	**Special By-law 105 — Substance use**	For / Against
MOTION 8	**Special By-law 106 — Lawns & Plants**	For / Against
MOTION 9	**Special By-law 107 — Common Property Damage**	For / Against
MOTION 10	**Special By-law 108 — Garbage & recycling**	For / Against
MOTION 11	**Special By-law 109 — Vehicles & Garages**	For / Against
MOTION 12	**Special By-law 110— Security**	For / Against
MOTION 13	**Special By-law 111 — Fire safety**	For / Against
MOTION 14	**Special By-law 112 — Residential Resort Area**	For / Against
MOTION 15	**Special By-law 113 — Signage**	For / Against

MOTION 16 **Special By-law 114 — Movement of furniture** For / Against

MOTION 17 **Special By-law 115 — Renovations** For / Against

MOTION 18 **Special By-law 116 — Insurance** For / Against

MOTION 19 **Special By-law 117 — Proxies** For / Against

MOTION 20 **Special By-law 118 — Rules** For / Against

MOTION 21 **Special By-law 119 — Right to remedy & Cost recovery** For / Against

MOTION 22 **Special By-law 120 — Requirements for Commercial Lots** For / Against

MOTION 23 **Special By-law 121 — Reconciliation of previous Special By-laws by repeal or amendment** For / Against

Please note the various clauses in this By-law are subject to amendment at the meeting according to the results of the previous motions determining which of the existing By-laws can be safely repealed.

MOTION 24 **Special By-law 122 — Previous Major Work undertaken in various defined Residential Lots** For / Against

MOTION 25 **Special By-law 123 — Lot 37 (Unit C9) Major Work** For / Against

MOTION 26 **Special By-law 124 — Lot 45 (Unit C17) Major Work** For / Against

***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, read note 1 below.**

*4 I understand that, if the proxy already holds more than the permitted number of proxies, the proxy will not be permitted to vote on my/our behalf on any matters.

Signature of Owner/s ……, ……

(Signatures of all owners recorded on the Strata Roll required to be validated)

Notes:

1 This form is ineffective unless it contains the date on which it was made and it is given to the secretary of the owners corporation at least 24 hours before the first meeting in relation to which it is to operate (in the case of a large strata scheme) or at or before the first meeting in relation to which it is to operate (in any other case).

2 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.

3 This form is current from the day on which it is signed until the end of the period (if any) specified on the form or the first anniversary of that day or at the end of the second annual general meeting held after that day (whichever occurs first).

4 If a person holds more than the total number of proxies permissible, the person cannot vote using any additional proxies. The total number of proxies that may be held by a person (other than proxies held by the person as the co-owner of a lot) voting on a resolution are as follows:

(a) if the strata scheme has 20 lots or less, one,

(b) if the strata scheme has more than 20 lots, a number that is equal to not more than 5% of the total number of lots.

5 A provision of a contract for the sale of a lot in a strata scheme, or of any ancillary or related contract or arrangement, is void and unenforceable to the extent that it:

(a) requires the purchaser of a lot, or any other person, to cast a vote at a meeting of the owners corporation at the direction of another person, or

(b) requires the purchaser to give a proxy at the direction of another person for the purpose of voting at a meeting of the owners corporation (that is a person cannot rely on any such proxy to cast a vote as a proxy).

6 A duly appointed proxy:

(a) may vote on a show of hands (or by any other means approved by a general resolution at a meeting of the owners corporation), subject to any limitation in this form, or may demand a poll, and

(b) may vote in the person's own right if entitled to vote otherwise than as a proxy, and

(c) if appointed as a proxy for more than one person, may vote separately as a proxy in each case.

7 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, building manager or on-site residential property manager, or

(c) if the right to vote on any such matter is limited by this form.

COMPANY NOMINEE FORM

To the Secretary
The Owners – Strata Plan 50785

C/- Strata Title Management
P O Box 72
STRAWBERRY HILLS NSW 2012

I/we ..... (Company Trading Name & ACN) being a company duly incorporated in the State of New South Wales having its registered office at..... (registered office address) hereby nominates, constitutes and appoints ..... (Nominee Name) as its appointed nominee as owner / mortgagee / covenant chargee* for lot no.(s) ..... for the purposes of exercising the rights, powers, authorities and functions of the company under the Strata Schemes Management Act 2015 (as amended).

The address for service of notices to the above nominee is:

.....
(Address)

Dated this ..... day of ....
(Day) (Month) (Year)

The Common Seal of

.....
(Company Trading Name)

Was hereto affixed by authority of the Board
of Directors in the presence of:

....
Signature of Secretary/Director Signature of Secretary/Director

....
Name of Secretary/Director Name of Secretary/Director

.....
Signature of Nominee