STM Building Smarter Communities
STRATA TITLE MANAGEMENT

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	For/Against	**Motion 11**	For/Against	**Motion 20B**	For/Against
Motion 2	For/Against	**Motion 12**	For/Against	**Motion 21**	For/Against
Motion 3	For/Against	**Motion 13**	For/Against	**Motion 22**	For/Against
Motion 4	For/Against	**Motion 14**	For/Against	**Motion 23**	For/Against
Motion 5	For/Against	**Motion 15**	For/Against	**Motion 24**	For/Against
Motion 6	For/Against	**Motion 16**	For/Against	**Motion 25**	For/Against
Motion 7	For/Against	**Motion 17**	For/Against	**Motion 26**	For/Against
Motion 8	For/Against	**Motion 18**	For/Against	**Motion 27**	For/Against
Motion 9	For/Against	**Motion 19**	For/Against	**Motion 28**	For/Against
Motion 10	For/Against	**Motion 20A**	For/Against OR		

***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
PO BOX 2727
TAREN POINT NSW 2229

Fax: 02 9266 2699
Email: reception@stratatitle.com.au or dgoodwin@stratatitle.com.au

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