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

**NOTICE OF BUSINESS** to be dealt with at the Extraordinary General Meeting of the Owners - Strata Plan No 50785
To be held on **11, December, 2023**
**Online only**
**Commencing at 10:00 AM**

## 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

| ***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.

☐ YES ☐ NO ☐ ABSTAIN

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

| ***Motion 2.*** | ***Approval of Quotation - Water Ingress Remediation*** | ***Ordinary Resolution*** |
|---|---|---|

**THAT** the Owners Corporation of Strata Plan 50785 accepts the quotation from J-Build dated 05/08/2023 as per the tender proposed for the remedial works attached in the amount of $1,576,728.00 Incl. GST

**AND**

**THAT** the Owners Corporation of Strata Plan 50785 accepts the fee estimate from Landlay for Superintendent Role as per then Landlay tender assessment report attached in the amount of $126,058.00 Incl. GST

☐ YES ☐ NO ☐ ABSTAIN

*Explanatory Notes: This motion is for the acceptance of a quotations in relation to water ingress remediation.*

| Motion 3. | Special Levy - Capital Works Fund | Ordinary Resolution |
|---|---|---|

**THAT** the Owners Corporation – Strata Plan 50785 RESOLVES in accordance to Section 81 of the Strata Schemes Management Act 2015, that the Owners Corporation raise a special levy for the purpose of Water Ingress Remediation and determine that:

a) An amount of $800,000.00 including GST be raised by Special Levy to the Capital Works fund to cover the costs of Water Ingress Remediation;
and
b) The Special Levy is to be due and payable in TWO (2) instalment due on the 01/04/2024 and 01/07/2024 and that the Strata Managing Agent is authorised to serve written notice of such levy on each person liable to pay it in accordance to unit entitlement.

☐ YES ☐ NO ☐ ABSTAIN

*Explanatory Notes:*
*This motion is to raise a special levy to the Capital Works Fund for the purpose of Water Ingress Remediation.*
*The 10% Levy Discount for on time payment does NOT apply to this Special Levy.*

**Stephen Neil**
**STRATA TITLE MANAGEMENT**

Dated: 23 November 2023