STM | Building Smarter Communities

STRATA TITLE MANAGEMENT

NOTICE OF
EXTRAORDINARY GENERAL MEETING

THE OWNERS – STRATA PLAN 50785
AT 1 MCDONALD STREET, CRONULLA, NSW, 2230

Date: 2 March 2023

Time: 04:00 PM

Venue: Online only

Prepared by: Stephen Neil
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LETTER FROM THE STRATA MANAGING AGENT

Dear Owners,

We are pleased to invite you to attend the Extraordinary General Meeting of The Owners-Strata Plan 50785 – 1 McDonald Street, CRONULLA, NSW, 2230.

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 including the financial statements, proposed budget report and other important annexures prior to the meeting 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 (02)95404199 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.

This meeting is held in accordance with the Strata Schemes Management Act (NSW) 2015 that was in effect from 30 November 2016.

As per the changes made as part of this Act, please note that:

- A person may only hold a proxy for 1 owner in strata schemes of up-to 20 lots or 5% of the total number of lots for strata schemes over 20 lots.
- A number of new statutory motions are required concerning building defects, annual fire safety statements and Strata Managers reporting on commissions & training received.
- Tenants now have the ability to attend the AGM if a tenant representative has been elected
- The ability for Owners Corporations to issue summary or detailed financial statements with the agenda.

For further information on the changes, please visit Fair Trading's 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
Stephen Neil
Strata Manager
sneil@stratatitle.com.au
Dated: 14 February 2023

IMPORTANT INFORMATION ABOUT VOTING AT THE EXTRAORDINARY GENERAL MEETING

In these notes:

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 Annual 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 – 50785

NOTICE OF BUSINESS to be dealt with at the Extraordinary General Meeting of the Owners - Strata Plan No 50785
To be held on **2, March, 2023**
Online only
Commencing at 04:00 PM

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.	***Repeal Special By-Law 135 – Lot 4 (Shop 2) Equipment***	***Ordinary Resolution***

THAT The Owners – Strata Plan 50785 SPECIALLY RESOLVES pursuant to Section 141 of the Strata Schemes Management Act 2015 to repeal current **Special By-Law 135 - Lot 4 (Shop 2) Equipment**, and lodge notification of the changes to the by-laws with the Registrar General's Office.

☐ YES ☐ NO ☐ ABSTAIN

Explanatory Notes:
Explanatory Notes: Special By-Law 135 — Lot 4 (Shop 2) Equipment, (registered 6 October 2022 under dealing AS523009).
That action necessitates the repeal of this original By-law, and its proposed replacement with an amended Special By-Law 135 — Lot 4 (Shop 2) Equipment. This motion will require passing by Special Resolution: No more than 25% of owners may vote against for this motion to be carried. The Strata Committee recommends this resolution be passed and the original By-law repealed.

The Special By-Law 135 — Lot 4 (Shop 2) Equipment, (registered 6 October 2022 under dealing AS523009) has not been added to this agenda but is available through the Strata Manager if requested.

Motion 3.	Special By-Law 135 - Lot 4 (Shop 2) Equipment	Ordinary Resolution

THAT, subject to motion 2 passing (repeal of Special by-law 135), 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 135 – Lot 4 (Shop 2) Major Work, permitting the specified work to be undertaken in Lot 4 (Shop 2), 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.

☐ YES ☐ NO ☐ ABSTAIN

Explanatory Notes: This By-law has been consented to by the Owner of Lot 4 to cover proposed Major Work on that Lot, and details the terms and conditions under which that Major Work is approved. This motion will require passing by Special Resolution: No more than 25% of owners may vote against for this motion to be carried. The Strata Committee recommends that the motion be approved.

Motion 4.	Special By-Law 140 - Lot 15 (Unit A7) Major Work	Ordinary 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 140 – Lot 15 (Unit A7) Major Work, permitting the specified work to be undertaken in Residential Lot 15 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.

☐ YES ☐ NO ☐ ABSTAIN

Explanatory Notes: This By-law has been consented to by the Owner of Lot 15 to cover proposed Major Work on that Lot, and details the terms and conditions under which that Major Work is approved. This motion will require passing by Special Resolution: No more than 25% of owners may vote against for this motion to be carried. The Strata Committee recommends that the motion be approved.

Motion 5.	Special By-Law 141 - Lot 85 (Unit C57) Major Work	Ordinary 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 141 – Lot 85 (Unit C57) Major Work, permitting the specified work to be undertaken in Residential Lot 74 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.

☐ YES ☐ NO ☐ ABSTAIN

Explanatory Notes: This By-law has been consented to by the Owner of Lot 85 to cover proposed Major Work on that Lot, and details the terms and conditions under which that Major Work is approved. This motion will require passing by Special Resolution: No more than 25% of owners may vote against for this motion to be carried. The Strata Committee recommends that the motion be approved.

Stephen Neil
STRATA TITLE MANAGEMENT

Dated: 14 February 2023

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STRATA TITLE MANAGEMENT

MINUTES OF
ANNUAL GENERAL MEETING

THE OWNERS – STRATA PLAN 50785
AT 1 MCDONALD STREET, CRONULLA, NSW 2230

Date:	**Wednesday 27th April 2022**
Time:	**07:00 PM**
Venue:	**Club Cronulla, 41 Croydon Street, CRONULLA, NSW 2230**

Prepared by: Daniel Goodwin
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STRATA TITLE MANAGEMENT

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MINUTES OF ANNUAL GENERAL MEETING OF THE OWNERS CORPORATION – 50785

MINUTES OF BUSINESS dealt with at the Annual General Meeting of the Owners - Strata Plan No 50785
Held on 27 April 2022
At **Club Cronulla, 41 Croydon Street, CRONULLA, NSW, 2230**
Commenced at 07:00 PM

PRESENT:

Lot 7	Gregory Rennie & Susan Rennie	Electronic vote
Lot 9	Margaret Peoples	Owner present
Lot 18	Dunstan De Souza	Electronic vote
Lot 29	David Gittus & Denise Gittus	Electronic vote
Lot 30	David Kenneth Oliver	Electronic vote
Lot 31	Craig Opperman	Owner present
Lot 34	Stephen Jarvis	Owner present
Lot 35	Daryl & Kay Young	Owner present
Lot 38	Beata Szumara & Zdzislaw Sator	Electronic vote
Lot 41	Johnathan Margetts and Luisa Margetts	Electronic vote
Lot 52	Brian Salisbury	Owner present
Lot 54	Carey Beebe	Owner present
Lot 56	Kevin O'Shea	Owner present
Lot 58	Geoffrey Schuberg	Owner present
Lot 60	Faye Seddon	Owner present
Lot 64	Robert Gower	Electronic vote
Lot 68	Robert Gower	Electronic vote
Lot 79	Sharen Carruthers	Owner present
Lot 80	Robert Gower	Electronic vote
Lot 82	Bruce Gale & Jennifer Gale	Electronic vote
Lot 83	David Gourley	Owner present
Lot 99	Joanne Crewes	Electronic vote
Lot 101	Mark Dennes	Owner present

Lot 103	Albert Duncan & Lorraine Duncan	Electronic vote
Lot 104	Edward Korbel	Owner present

PRESENT BY PROXY:

Lot 11	Perry & Gail Jane Theophanous to	Geoff Schuberg
Lot 70	William Hoddinott to	Carey Beebe
Lot 97	Elaine Ruth Macdonald to	Ian MacDonald

IN ATTENDANCE: Daniel Goodwin (Strata Title Management)
John Stevens (Premier Contract Cleaning)

CHAIRPERSON: Daniel Goodwin (Strata Title Management by Invitation)

THERE BEING A QUORUM PRESENT THE CHAIRMAN DECLARED THE MEETING OPEN AT 7.00PM

Motion 1.	***Minutes***	***Ordinary Resolution***
RESOLVED that the minutes of the previous General Meeting be confirmed as a true and accurate account of the proceedings at that meeting.		

Motion 2.	***Financials***	***Ordinary Resolution***
RESOLVED that the statement of key financial information and the audited financial statements of accounts for the period 1st of March 2021 to 28th of February 2022 be adopted.		

Motion 3.	***Auditor***	***Ordinary Resolution***
RESOLVED that a recommended auditor be appointed for the financial year 1st of March 2022 to 28th of February 2023.		

Motion 4.	***Term Deposits***	***Ordinary Resolution***
RESOLVED that the duly elected Treasurer be authorised to provide standing instructions to the Strata Managing Agent concerning the investment of trust funds into higher interest bearing accounts.		

Motion 5.	***Management of Levy Arrears***	***Ordinary Resolution***

RESOLVED that the Owners – Strata Plan No 50785 RESOLVE pursuant to the Strata Schemes Management Act 2015 (including Section 103) for the purpose of collecting levy contributions to authorise the Strata Managing Agent and/or the Strata Committee to do any one or more of the following:

1. to issue arrears notices, reminder notices and/or letters to seek recovery of levy contributions and the recovery of other debts, including penalties, interest, legal and other costs/expenses and arrange and monitor payment plans;

Important Note:
STM's debt recovery process is to send owners the original levy notice at six weeks prior to the due date. STM then sends a first reminder 34 calendar days after the due date, a second reminder 48 calendar days after the due date and a final reminder 64 calendar days after the due date. Our solicitors will be engaged 28 calendar days from the final reminder issue date. Charges for the reminder notices are included in the Agency Agreement. Interest is charged on all outstanding debts and retained by the Owners Corporation. This strict process is necessary to ensure that our scheme have suitable cash flows in order to maintain expenditure levels for services.

2. to engage or appoint the services of a debt collection agency, obtain legal advice and/or retain legal representation and/or experts on behalf of The Owners- Strata Plan No 50785;

3. to issue demands, commence, pursue, continue or defend any court, tribunal or any other proceedings against any lot owner, mortgagee in possession and/or former lot owner in relation to all matters arising out of the recovery of levy contributions and the recovery of other debts, including penalties, interest, legal and other costs;

4. Enter and enforce any judgment obtained in the collection of levy contributions including issuing writ for levy of property (personal and real property), garnishee orders, examination notices/orders/hearings, bankruptcy notices, statutory demands and commencing and maintaining bankruptcy proceedings or winding up proceedings;

5. Filing an appeal or defending an appeal against any judgment concerning the collection of levy contributions; and

6. Liaise, instruct and prepare all matters with the Owners Corporation's debt collection agents, lawyers and experts in relation to any levy recovery proceedings.

Additional Note: As a courtesy, STM will attempt to contact by phone within seven days those owners whose levy has not been received by the due date.

Motion 6.	***Annual Budget and Contributions***	***Ordinary Resolution***

1. **RESOLVED** that in accordance with Section 79 of the Strata Schemes Management Act 2015, that the proposed annual budget* for the financial period 1st of March 2022 to 28th of February 2023 be adopted.

2. **RESOLVED** that in accordance with Section 81 of the Strata Schemes Management Act 2015, the proposed contributions (levies) payable for the financial period 1st of March 2022 to 28th of February 2023 be as follows:

ADMINISTRATIVE FUND: $733,333.70 GST Inclusive
CAPITAL WORKS FUND: $514,800.00 GST Inclusive

And that the contributions be levied in four instalments in accordance with Section 81 of the Strata Schemes Management Act 2015 and payable by each Lot owner according to unit entitlement as shown in the table below.

Levy Status	Financial Period	Period From	Period To	Due	Admin Fund	Per Lot Entitlement
Already Issued	Current	1 Mar 2022	31 May 2022	1 Mar 2022	$183,333.42	$18.33334
Already Issued	Current	1 Jun 2022	31 Aug 2022	1 Jun 2022	$183,333.42	$18.33334
To be Issued	Current	1 Sep 2022	30 Nov 2022	1 Sep 2022	$183,333.42	$18.33334
To be Issued	Current	1 Dec 2022	28 Feb 2023	1 Dec 2022	$183,333.44	$18.33334
Total		1 Mar 2022	28 Feb 2023		**$733,333.70**	**$73.33337**

Interim Periods

Levy Status	Financial Period	Period From	Period To	Due	Admin Fund	Per Lot Entitlement
To be Issued	Next	1 Mar 2023	31 May 2023	1 Mar 2023	$183,333.42	$18.33334
To be Issued	Next	1 Jun 2023	31 Aug 2023	1 Jun 2023	$183,333.42	$18.33334
Total		1 Mar 2023	31 Aug 2023		**$366,666.84**	**$36.66668**

Levy Status	Financial Period	Period From	Period To	Due	Capital Works Fund	Per Lot Entitlement
Already Issued	Current	1 Mar 2022	31 May 2022	1 Mar 2022	$119,166.62	$11.91666
Already Issued	Current	1 Jun 2022	31 Aug 2022	1 Jun 2022	$119,166.62	$11.91666
To be Issued	Current	1 Sep 2022	30 Nov 2022	1 Sep 2022	$138,233.38	$13.82334
To be Issued	Current	1 Dec 2022	28 Feb 2023	1 Dec 2022	$138,233.38	$13.82334
Total		1 Mar 2022	28 Feb 2023		**$514,800.00**	**$51.48000**

Interim Periods

Levy Status	Financial Period	Period From	Period To	Due	Capital Works Fund	Per Lot Entitlement
To be Issued	Next	1 Mar 2023	31 May 2023	1 Mar 2023	$128,700.00	$12.87000
To be Issued	Next	1 Jun 2023	31 Aug 2023	1 Jun 2023	$128,700.00	$12.87000

Total		1 Mar 2023	31 Aug 2023		**$257,400.00**	**$25.74000**

Levy periods commencing: 01/03/2022, 01/06/2022, 01/09/2022, 01/12/2022

3. **RESOLVED** that in the event that the Owners Corporation is unable to hold the next Annual General Meeting by 15/01/2023, the Owners Corporation estimates and approves that the yearly and quarterly expenses of the scheme will be the same as those contained in the current budget and accordingly resolves to raise a levy for the quarter 01/03/2023 to 31/05/2023 quarter and 01/06/2023 to 31/08/2023 as per the table above.

Motion 7.	***Levy Discount***	***Ordinary Resolution***

RESOLVED that in accordance with section 85(4) of the Strata Schemes Management Act 2015 (NSW), the owners may pay 10% less of a contribution for the administration and capital works fund levied under motion 6 if the person pays the contribution before the date on which it becomes due and payable after allowing suitable time for Strata Management to process such payment.

Motion 8.	***Removing Limitation***	***Ordinary Resolution***

RESOLVED that in accordance with Section 102 of the Strata Schemes Management Act 2015, the Owners Corporation resolves to remove the limitation relating to expenditure in excess of 10% above the budget on any one item or matter.

Motion 9.	***Election of Strata Committee***	***Ordinary Resolution***

RESOLVED that in accordance with Regulation 9 of the Strata Schemes Management Regulation 2016, the election of the Strata Committee takes place and that:

(a) The Chairperson announce the names of the candidates already nominated in writing for election to the Strata Committee; and

(b) The Chairperson call for any oral nominations of candidates eligible for elections to the Strata Committee;

Geoff Schuberg (Lot 11)
Daryl Young (Lot 35)
Luisa Margetts (Lot 41)
Carey Beebe (Lot 54)
Kevin O'Shea Lot 56)
Sharen Carruthers (Lot 79)
David Gourley (Lot 83)
Ian Macdonald (Lot 97)
Loriene Dennes (Lot 101)

(c) The Chairperson declare that nominations are closed;

(d) That the number of members to the Strata Committee be set as **9**.

All nominated were elected.

Motion 10.	***Restricted Matters***	***Ordinary Resolution***

RESOLVED that no additional restrictions be placed on Strata Committee other than those currently imposed by Section 36 (3b) of the Act.

Motion 11.	***Confirmation of Insurance***	***Ordinary Resolution***

RESOLVED that the Owners Corporation's insurance policies currently in place be confirmed.

Motion 12.	***Renewal of Insurance Policy***	***Ordinary Resolution***

RESOLVED that the Strata Managing Agent be instructed to renew next years insurance policy through a recommended insurance broker, subject to recommendations for renewal being presented to the Strata Committee in accordance with the legislation.

Motion 13.	***Valuation for Insurance Purposes***	***Ordinary Resolution***

RESOLVED that an updated valuation for insurance purposes be obtained prior to the expiration of the current policy period and that the Strata Managing Agent be authorised to alter the sum insured in line with the valuation figure at the discretion of the Strata Committee.

Motion 14.	***Additional Insurances***	***Ordinary Resolution***

RESOLVED that an insurance policy continues to be executed for office bearer's liability and/or misappropriation of money or property of the Owners Corporation.

Motion 15.	***Commissions and Training Services***	***Ordinary Resolution***

RESOLVED that the report (below) be received from the Strata Managing Agent on commissions and training services received in the past 12 months and estimate of commissions and training services to be received in the next 12 months.

Commissions Report: $8,250.00 in insurance commissions has been received by the managing agent in accordance with the strata management agency agreement during the past 12 months. STM are of the view that the estimated insurance commission to be received in the next 12 months will increase or decrease, in line with premium fluctuations. The current strata insurance underwriting market remains highly competitive however, an increase in insurance premiums and therefore, resultant commission change, may be likely.

Training Report: The equivalent of $0.15 per lot in training services in the past 12 months, and an amount of $0.15 in training services is expected to be received in the next 12 months.

Motion 16.	*Annual Fire Safety Statement*	*Ordinary Resolution*

a) **RESOLVED** that the current Annual Fire Safety Statement be considered and to confirm the appointment of a Competent Fire Safety Practitioner required for the completion and submission of the next Annual Fire Safety Statement;

(b) **RESOLVED** that the Owners Corporation delegates authority to the Strata Managing Agent to sign and affix the common seal of an Owners Corporation on the Annual Fire Safety Statement for the purpose of lodgement to council and NSW Fire and Rescue; and be authorised to complete any necessary repairs on behalf of the Owners Corporation in order to satisfy the requirements of council in accordance with the Environmental Planning and Assessment Regulation 2000.

The current AFSS is to be renewed by 17/12/2022

Motion 17.	*Building Defects*	*Ordinary Resolution*

RESOLVED that the Owners Corporation considers any building defects at the strata scheme currently under a statutory warranty period under the Home Building Act 1989 and the proposed rectification of those defects.

Note: It was noted that there were no building defects under statutory warranty.

Motion 18.	*Change of definition of "Resident"*	*Special Resolution*

SPECIALLY RESOLVED pursuant to Section 141 of the Strata Schemes Management Act 2015 THAT the definition of "Resident" in the Consolidated By-laws be replaced from the existing "Resident means any person who normally lives at Côte d'Azur" to "Resident means whether or not it is their primary address, any person who appears to live at Côte d'Azur full-time or part-time or any person whose name appears as lessee on a Côte d'Azur residential lease", and that notification of this contained within the Consolidated By-laws document be lodged for registration at the Registrar-General's Office.

TOTAL UE VOTES FOR: 2767
TOTAL UE VOTES AGAINST: 0
TOTAL UE VOTES ABSTAINED: 65
TOTAL VOTES COUNTED: 2767
100% in favour
MOTION CARRIED BY SPECIAL RESOLUTION

Motion 19.	*Alteration of Special By-Law 103 - Animals*	*Special Resolution*

SPECIALLY RESOLVED that pursuant to Section 141 of the Strata Schemes Management Act 2015 THAT "(This requirement is waived for animals visiting Côte for less than three days)" be appended to clause 4(b)(iv) in Special By-law 103 — Animals, and that notification of this updated By-law within the Consolidated By-laws document be lodged for registration at the Registrar-General's Office.

TOTAL UE VOTES FOR: 2746
TOTAL UE VOTES AGAINST: 86
TOTAL UE VOTES ABSTAINED: 0
TOTAL VOTES COUNTED: 2832
97% in favour
MOTION CARRIED BY SPECIAL RESOLUTION

Motion 20.	***By-Law for Major Renovations and Building Works (Lot 36)***	***Special Resolution***

SPECIALLY RESOLVED that pursuant to section 141 of the Strata Schemes Management Act 2015 THAT an additional by-law be made, Special By-Law 138 – Lot 36 (Unit C8) Major Work, permitting the specified work to be undertaken in Residential Lot 36 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.

TOTAL UE VOTES FOR: 2832
TOTAL UE VOTES AGAINST: 0
TOTAL UE VOTES ABSTAINED: 0
TOTAL VOTES COUNTED: 2832
100% in favour
MOTION CARRIED BY SPECIAL RESOLUTION

Motion 21.	***By-Law for Major Renovations and Building Works (Lot 101)***	***Special Resolution***

SPECIALLY RESOLVED that pursuant to section 141 of the Strata Schemes Management Act 2015 THAT an additional by-law be made, Special By-Law 139 – Lot 101 (Unit C73) Major Work, permitting the specified work to be undertaken in Residential Lot 101 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.

TOTAL UE VOTES FOR: 2832
TOTAL UE VOTES AGAINST: 0
TOTAL UE VOTES ABSTAINED: 0
TOTAL VOTES COUNTED: 2832
100% in favour
MOTION CARRIED BY SPECIAL RESOLUTION

THERE BEING NO FURTHER BUSINESS THE MEETING CLOSED AT 07:47 PM

A vote of thanks was given to Daryl Young and Club Cronulla for allowing us to hold the meeting at their venue.

_____
Daniel Goodwin
STRATA TITLE MANAGEMENT
Dated: 3 May 2022

STM Building Smarter Communities
STRATA TITLE MANAGEMENT

SYDNEY CENTRAL
SYDNEY NORTH
SYDNEY SOUTH
WOLLONGONG
BALLINA
TWEED HEADS

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MINUTES OF STRATA COMMITTEE MEETING OF THE OWNERS CORPORATION

MINUTES OF the Strata Committee Meeting of the
Owners - Strata Plan No 50785
Held in Club Cronulla, 41 Croydon Street, CRONULLA, NSW, 2230
commenced immediately after AGM

PRESENT: Geoff Schuberg (Lot 11)
Daryl Young (Lot 35)
Carey Beebe (Lot 54)
Kevin O'Shea Lot 56)
Sharen Carruthers (Lot 79)
David Gourley (Lot 83)
Ian Macdonald (Lot 97)

IN ATTENDANCE: Daniel Goodwin (Strata Title Management)

CHAIRPERSON: Daniel Goodwin (Strata Title Management by Invitation)

THERE BEING A QUORUM PRESENT THE CHAIRMAN DECLARED THE MEETING OPEN.

Motion 1.	***Minutes***	***Ordinary Resolution***
RESOLVED that the minutes of the previous Strata Committee meeting be confirmed as a true and accurate account of the proceedings at that meeting.		

Motion 2.	***Office Bearers***	***Ordinary Resolution***
RESOLVED that the strata Committee elect a Secretary, Treasurer and Chairperson: **Secretary:** Carey Beebe **Treasurer:** David Gourley **Chairperson:** Kevin O'Shea		

Motion 3.	***Appointing Contact point and substitute Contact Point***	***Ordinary Resolution***
RESOLVED that the Strata Committee appoints **Carey Beebe** as main representative and **Kevin O'Shea** as substitute representative of the Strata Committee to liaise with the strata manager and be the strata scheme's main contact point.		

Motion 4.	Notice To Comply	Ordinary Resolution
RESOLVED that the Strata Committee is satisfied that the tenant of Lot 81 (C53) has contravened Special By-law 109 registered with Strata Plan 50785 by failing to heed repeated warnings for parking in visitor parking overnight on 14/2,19/2, 2/3, 9/3, 14/3, 16/3, 22/3, 24/3 AND; The Strata Committee instructs STM to issue a Notice to Comply with a By-Law pursuant to Section 146 of the Strata Schemes Management Act 2015 to the occupant of Lot 81 seeking compliance with the Strata Scheme's By-laws, in particular, Special By-law 109 — Vehicles & Garages		

Motion 5.	Correspondence	Ordinary Resolution
RESOLVED that the Strata Committee review any correspondence needing attention and provide instructions. **Note:** There was no correspondence tabled.		

THERE BEING NO FURTHER BUSINESS THE MEETING CLOSED AT 8.05PM.

_____

Daniel Goodwin
STRATA TITLE MANAGEMENT
Dated: 3 May 2022

Special By-law 135 — Lot 4 (Shop 2) Equipment

135.1 Introduction

This By-law details the conditions under which the Owner of Lot 4 ("You") is granted special privilege to undertake Major Work to install, retain and maintain specific equipment, and is subject to your restoration of CP following removal of the previously installed equipment authorized under the previous version of this **Special By-law 135 — Lot 4 (Shop 2) Equipment**, (registered 6 October 2022 under dealing AS523009).

135.2 Equipment specified

a) The Equipment to be installed on your Lot and CP covered by this By-law ("Lot 4 Equipment") is as follows:
   i) Outdoor unit of Daikin 19.5kW air conditioner adjacent to the southern parapet wall of B Block and any necessary service lines reaching the rooftop through the CP riser shared with Lot 5 (Shop 1) to permit the operation of Lot 4 Equipment.

b) The Major Work on your Lot and CP must be carried out in accordance with the following specifications which are attached and form part of this By-law:
   i) 2 COLD Refrigeration & Air Conditioning Pty Ltd quotation dated 31 January 2023.

135.3 Authorisation, Right of Exclusive Use and Responsibility

a) We give you a special privilege to undertake Major Work to install, retain and maintain Lot 4 Equipment as per your application dated 6 July 2022, on the conditions set out in **Special By-law 115 — Renovations** and this By-law.
b) You have a right of exclusive use and enjoyment of so much of Lot 4 Equipment that is on CP on the terms and conditions set out in this By-law.
c) We retain the right of access and use of any part of CP affected by Lot 4 Equipment for any purpose.
d) We retain the right to inspect the Major Work to ensure continued compliance.
e) You are responsible at all times for Lot 4 Equipment.

135.4 Terms & Conditions

a) You must ensure that the integrity, safety and amenity of CP or any person is not compromized by the installation or operation of Lot 4 Equipment, particularly including in terms of structure, noise, ambient temperature, drainage, electrical, fire risk, or well being.
b) All work must comply with all relevant codes and standards.
c) A 3-phase 63A current limiting circuit breaker must be installed as the main switch on the switchboard within Lot 4.
d) All service lines traversing the internal CP corridor to reach the riser to the rooftop must be covered with appropriate material to render them invisible.
e) All external electrical wiring must be installed in conduit routed as agreed, all junction boxes correctly mounted, and all electricals maintained to code.
f) All external fastenings including saddles and screws must be stainless steel of a grade suitable for coastal marine exposure.
g) You must maintain Lot 4 Equipment in a state of good and serviceable repair and must renew, remove or replace any part of it as we determine in our absolute discretion.
h) You must not alter, upgrade or remove Lot 4 Equipment without our prior written approval.
i) You must restore any part of the affected CP to original condition at your own expense when any Lot 4 Equipment is removed.
i) At your own expense, you must also restore any damage to other parts of CP or any other Lot caused by the installation or operation of Lot 4 Equipment, no matter how or when such damage may become evident.
k) You indemnify and keep us indemnified against all actions, proceedings, claims, demands, costs, damages and expenses which may be incurred by or brought or made against us arising out of Lot 4 Equipment, the altered state, condition or use of CP arising from Lot 4 Equipment or any breach of this By-law.

135.5 Breach of this By-law

a) If you breach any condition of this By-law and fail to rectify that breach within 30 days of written notice from us, then we may:
   i) Rectify any such breach;
   ii) Enter any part of CP or your Lot, by our agents, employees or contractors in accordance with the Act for the purpose of rectifying any such breach; and
   iii) Recover as a debt due from you the costs of the rectification together with the our expenses incurred in recovering those costs including legal costs on an indemnity basis.
b) Nothing in this clause restricts the rights of or the remedies available to us as a consequence of a breach of this By-law.

2 COLD Refrigeration & Air Conditioning Pty Ltd

PO Box 82, Gymea, NSW, 2227
Phone: M: 0413 551 056
E: accounts@2coldrefrig.com.au
Licence No 272473C ARCtick AU35486
ABN: 42 600 386 598

Quote

Quote number	Issue date	Expiry date
2153	31/01/2023	02/03/2023

Description	Tax	Amount ($) *excluding tax*
Fishbowl, Lot 4/1 McDonald Street Cronulla Report to install: - roof top outdoor air conditioning unit - interconnecting pipework & electrical NOTE: Pipe set & electricals will run from Fishbowl through walkway into Alphabet Street. White colourbond trunking will be used to disguise pipe set & electrical. Pipes & electrical will run through the roof space in Alphabet Street, then follow the exhaust duct up onto the roof. It will follow the existing pipe run from Alphabet Street. The outdoor unit will sit next to Alphabet Street outdoor unit supported by 3 off 1 metre plastic feet to distribute the weight of the unit evenly.	GST	

Subtotal *(exc. tax)*	$0.00
Tax	$0.00
Total amount *including tax*	**$0.00**

Annexure B to Special By-law No. 135
Consent to By-Law
(Section 143 of the Strata Schemes Management Act 2015)

TO The Secretary
The Owners – Strata Plan No. 50785
c/- Strata Title Management
BY E-MAIL

AND: The Registrar General
NSW Land Registry Services
1 Prince Albert Road
SYDNEY NSW 2000

In accordance with section 143 of the *Strata Schemes Management Act 2015*, ~~I~~/we the undersigned owner/s consent to the owners corporation amending the by-law "Special By-Law 135" attached hereto conferring rights of exclusive use and enjoyment and special privileges and its conditions to be passed by the owners corporation at its general meeting to be held on the date specified below or at any adjournment of that meeting.

Notwithstanding our previous acknowledgment that air conditioning would not be permitted to service our Lot as determined in the previous consent to Repeal Special By-Law 26 & Adopt Special By-Law 135, we are grateful for the opportunity for that to be rescinded.

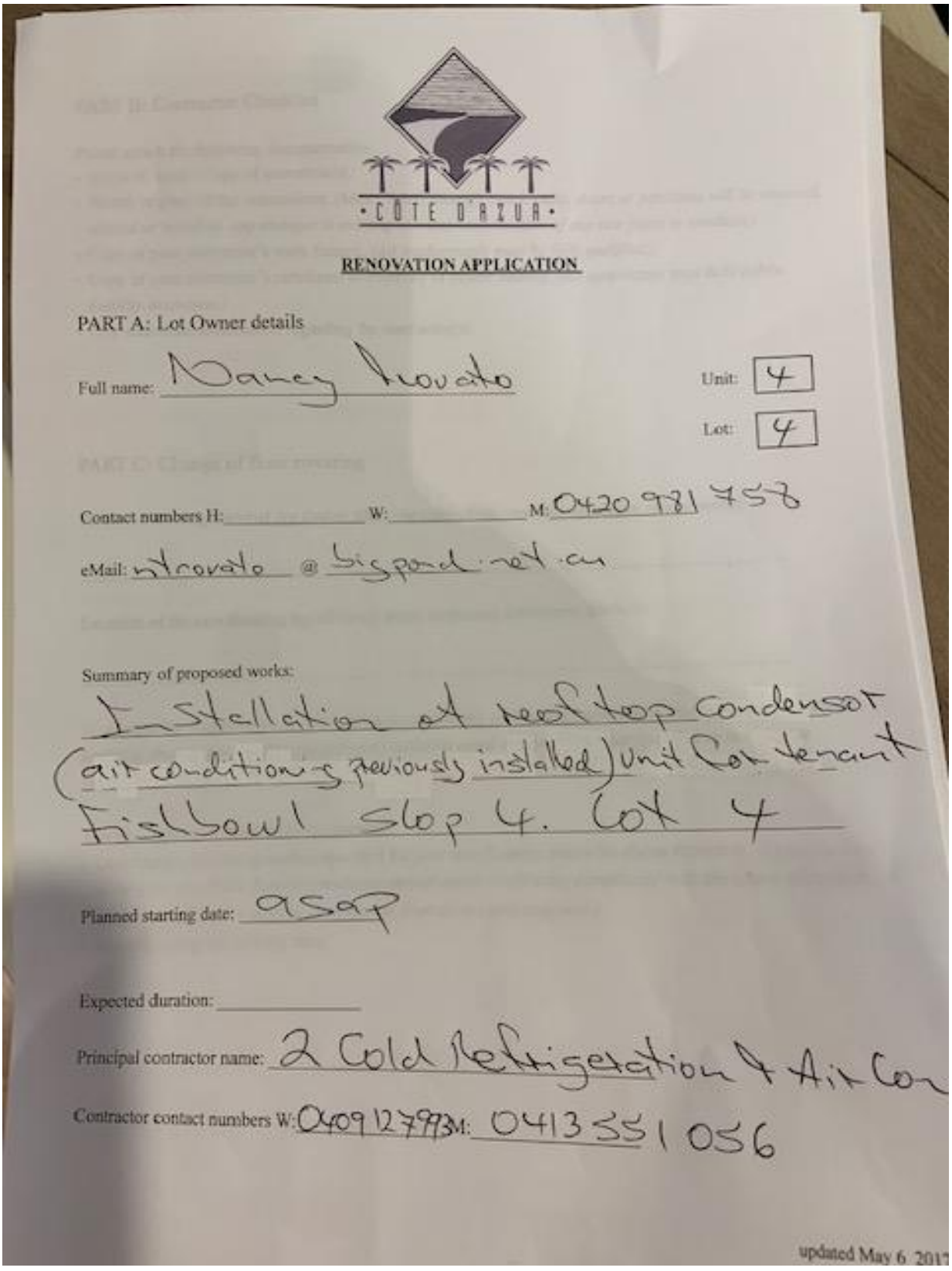
....
Signature of Owner Signature of Owner

Names in full: Sebastian & Nancy Trovato

Lot No. 4

Date signed: 11/2/23

Date of Meeting: .....



·CÔTE D'AZUR·

RENOVATION APPLICATION

PART A: Lot Owner details

Full name: Nancy Trovato

Unit: 4

Lot: 4

Contact numbers H: _____ W: _____ M: 0420 981 758

eMail: ntrovato @ bigpond.net.au

Summary of proposed works:

Installation of rooftop condensor (air conditioning previously installed) unit for tenant Fishbowl Shop 4. Lot 4

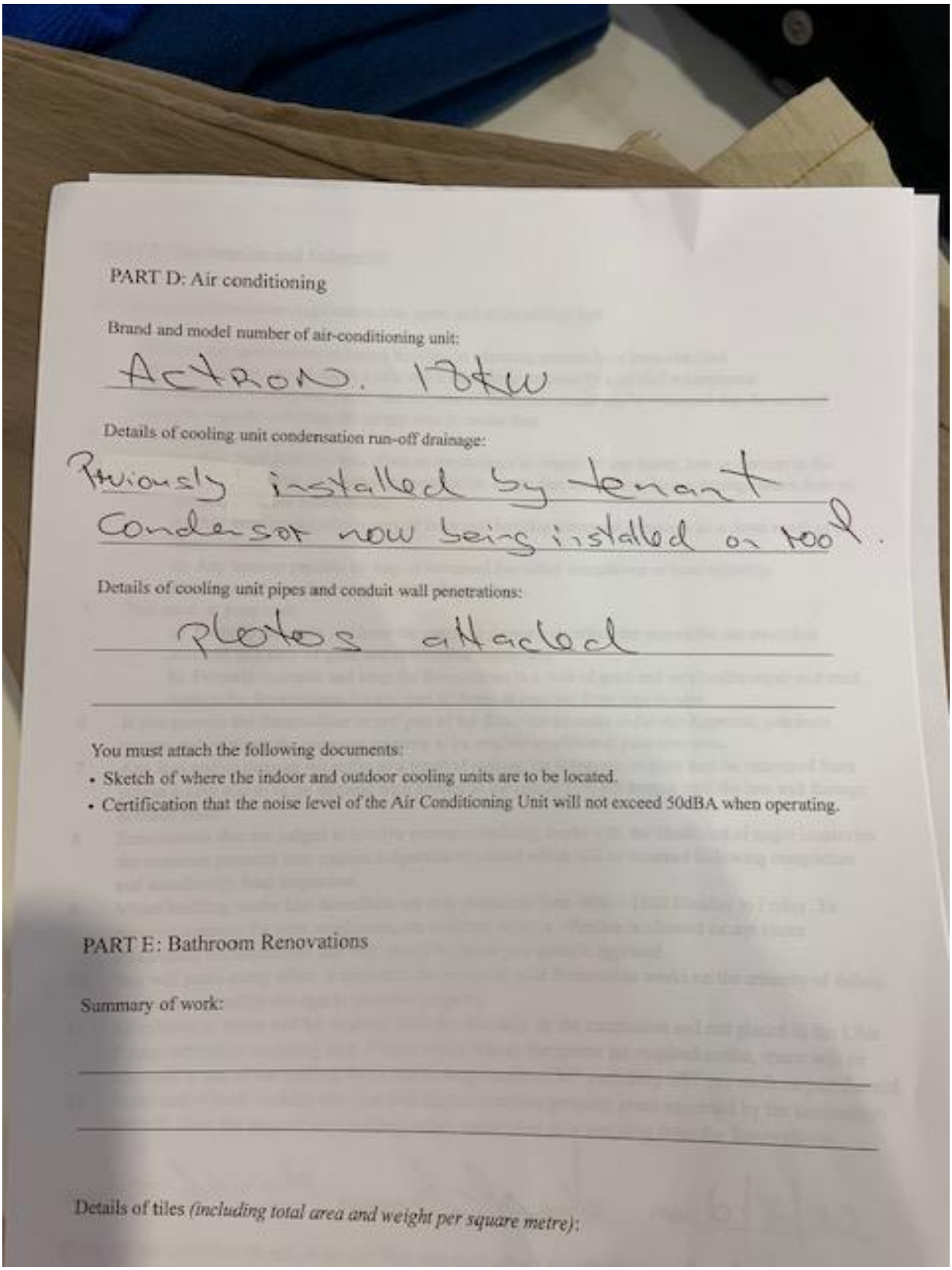
Planned starting date: asap

Expected duration: _____

Principal contractor name: 2 Cold Refrigeration & Air Con

Contractor contact numbers W: 0409 127 993 M: 0413 551 056

updated May 6, 2017



PART D: Air conditioning

Brand and model number of air-conditioning unit:

ACTRON. 19kW

Details of cooling unit condensation run-off drainage:

Previously installed by tenant
Condensor now being installed on roof.

Details of cooling unit pipes and conduit wall penetrations:

Photos attached

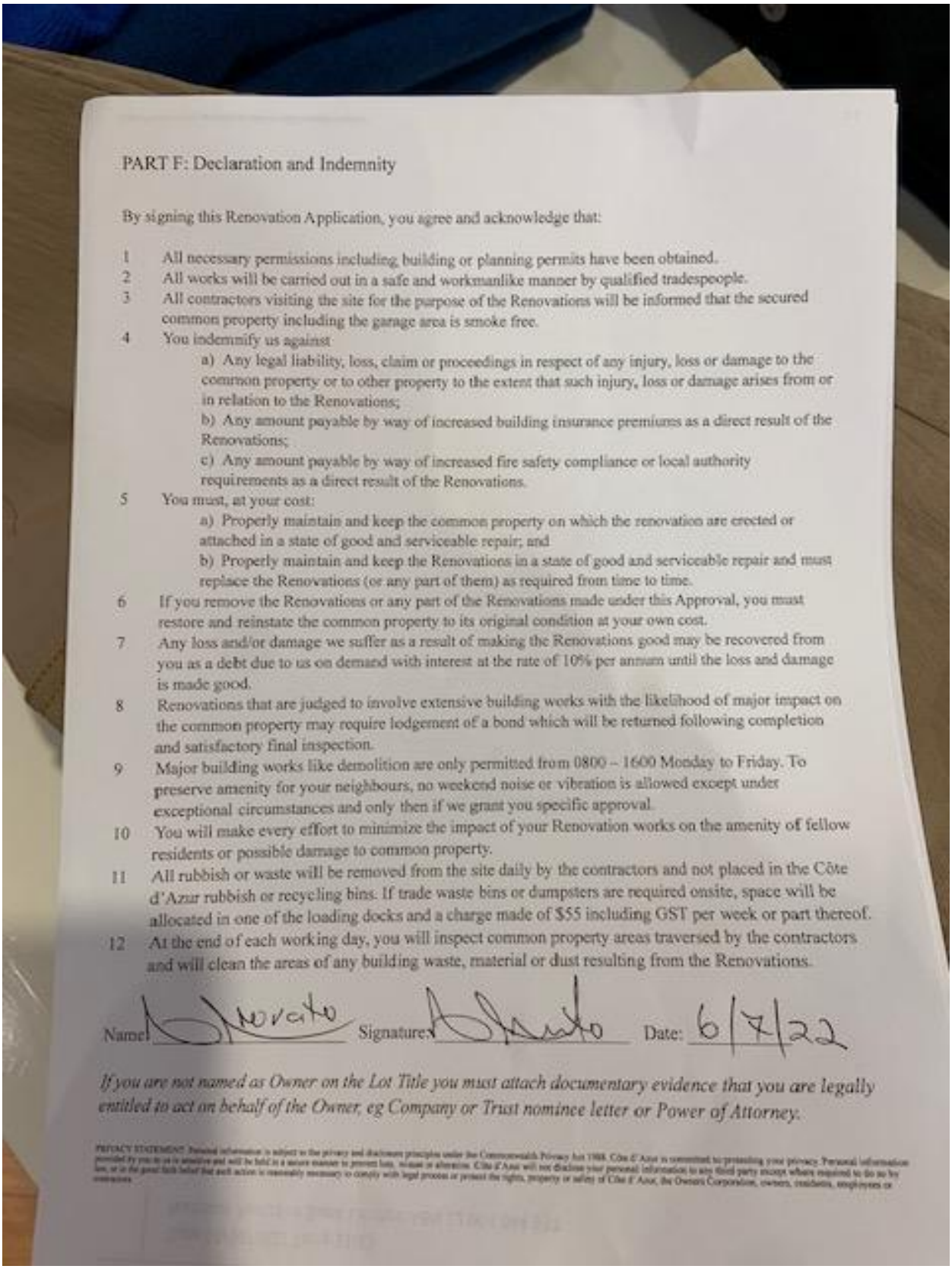
You must attach the following documents:

- Sketch of where the indoor and outdoor cooling units are to be located.
- Certification that the noise level of the Air Conditioning Unit will not exceed 50dBA when operating.

PART E: Bathroom Renovations

Summary of work:

Details of tiles *(including total area and weight per square metre)*:



PART F: Declaration and Indemnity

By signing this Renovation Application, you agree and acknowledge that:

1 All necessary permissions including building or planning permits have been obtained.
2 All works will be carried out in a safe and workmanlike manner by qualified tradespeople.
3 All contractors visiting the site for the purpose of the Renovations will be informed that the secured common property including the garage area is smoke free.
4 You indemnify us against
   a) Any legal liability, loss, claim or proceedings in respect of any injury, loss or damage to the common property or to other property to the extent that such injury, loss or damage arises from or in relation to the Renovations;
   b) Any amount payable by way of increased building insurance premiums as a direct result of the Renovations;
   c) Any amount payable by way of increased fire safety compliance or local authority requirements as a direct result of the Renovations.
5 You must, at your cost:
   a) Properly maintain and keep the common property on which the renovation are erected or attached in a state of good and serviceable repair; and
   b) Properly maintain and keep the Renovations in a state of good and serviceable repair and must replace the Renovations (or any part of them) as required from time to time.
6 If you remove the Renovations or any part of the Renovations made under this Approval, you must restore and reinstate the common property to its original condition at your own cost.
7 Any loss and/or damage we suffer as a result of making the Renovations good may be recovered from you as a debt due to us on demand with interest at the rate of 10% per annum until the loss and damage is made good.
8 Renovations that are judged to involve extensive building works with the likelihood of major impact on the common property may require lodgement of a bond which will be returned following completion and satisfactory final inspection.
9 Major building works like demolition are only permitted from 0800 – 1600 Monday to Friday. To preserve amenity for your neighbours, no weekend noise or vibration is allowed except under exceptional circumstances and only then if we grant you specific approval.
10 You will make every effort to minimize the impact of your Renovation works on the amenity of fellow residents or possible damage to common property.
11 All rubbish or waste will be removed from the site daily by the contractors and not placed in the Côte d'Azur rubbish or recycling bins. If trade waste bins or dumpsters are required onsite, space will be allocated in one of the loading docks and a charge made of $55 including GST per week or part thereof.
12 At the end of each working day, you will inspect common property areas traversed by the contractors and will clean the areas of any building waste, material or dust resulting from the Renovations.

Name: [illegible] Signature: [illegible] Date: 6/7/22

If you are not named as Owner on the Lot Title you must attach documentary evidence that you are legally entitled to act on behalf of the Owner, eg Company or Trust nominee letter or Power of Attorney.

PRIVACY STATEMENT: Personal information is subject to the privacy and disclosure principles under the Commonwealth Privacy Act 1988. Côte d' Azur is committed to protecting your privacy. Personal information provided by you to us is sensitive and will be held in a secure manner to prevent loss, misuse or alteration. Côte d'Azur will not disclose your personal information to any third party except where required to do so by law, or in the good faith belief that such action is reasonably necessary to comply with legal process or protect the rights, property or safety of Côte d' Azur, the Owners Corporation, owners, residents, employees or contractors.

2 COLD Refrigeration & Air Conditioning Pty Ltd

PO Box 82, Gymea, NSW, 2227
Phone: M: 0413 551 056
E: accounts@2coldrefrig.com.au
Licence No 272473C ARCtick AU35486
ABN: 42 600 386 598

Quote

Quote number	Issue date	Expiry date
2153	31/01/2023	02/03/2023

Joe NATALE

Description	Tax	Amount ($) *excluding tax*
Fishbowl, Lot 4/1 McDonald Street Cronulla Report to install: - roof top outdoor air conditioning unit - interconnecting pipework & electrical NOTE: Pipe set & electricals will run from Fishbowl through walkway into Alphabet Street. White colourbond trunking will be used to disguise pipe set & electrical. Pipes & electrical will run through the roof space in Alphabet Street, then follow the exhaust duct up onto the roof. It will follow the existing pipe run from Alphabet Street. The outdoor unit will sit next to Alphabet Street outdoor unit supported by 3 off 1 metre plastic feet to distribute the weight of the unit evenly.	GST	

Subtotal *(exc. tax)*	$0.00
Tax	$0.00
Total amount *including tax*	**$0.00**


CONTRACTOR LICENCE
Air Conditioning, Refrigeration
NSW Fair Trading
2 COLD REFRIGERATION & AIR CONDITIONING PTY LTD
6 North West Arm Rd
GYMEA NSW 2227
NSW GOVERNMENT
NUMBER
272473C
EXPIRES
13/07/2024

Business Pack Insurance
Certificate of Currency

QBE Insurance (Australia) Ltd
Head Office
Level 18, 388 George Street
Sydney NSW 2000
ABN: 78 003 191 035
AFS Licence No: 239545

Policy Number 30U950736BPK

Issued By
QBE Insurance (Australia) Ltd

Period of Insurance
From 31/07/2022
To 31/07/2023 at 4pm

This certificate confirms this policy is in force for the period shown, subject to the policy terms, conditions and exclusions. It is a summary of cover only (for full details, refer to the current Policy Wording/Product Disclosure Statement and schedule). It does not alter, amend or extend the policy. The information is current only at the date of printing.

The Insured

2 COLD REFRIGERATION & AIRCONDITIONING

ABN Number Not Provided

Cover Details

Location 14 GANNON ST, KURNELL NSW 2231 **Risk Number** 1

Business ELECTRICAL SERVICES NOC

Interested Party None Noted

Broadform Liability Section

Particulars	Total Sum Insured	Limit
Limit of liability, any one occurrence		$20,000,000
Property in Your physical and legal control	As per the policy wording	

Excess $500 for property damage claims only
$0 for personal injury claims

QM1826-1207

Business Pack Insurance
Certificate of Currency

QBE Insurance (Australia) Ltd
Head Office
Level 18, 388 George Street
Sydney NSW 2000
ABN: 78 003 191 035
AFS Licence No: 239545

Policy Number 30U950736BPK

Cover Details

Location 14 GANNON ST, KURNELL NSW 2231 **Risk Number** 2

Business ELECTRICAL SERVICES NOC

Interested Party None Noted

General Property Section

Particulars	Total Sum Insured	Sum Insured	Excess
Insured property	$5,000	$5,000	$250
UNSPECIFIED TOOLS AND GENERAL ITEMS Serial Number: TBA		$5,000	

End of Certificate

QM1826-1207

icare™ | Workers Insurance

Certificate of currency

002487 1052 EMAIL
Kerry Casey
2 COLD REFRIGERATION & AIR CONDITIONING PTY LTD
PO Box 82
GYMEA NSW 2227

Issue date:
29/05/2022

Statement of coverage

The following policy of insurance covers the full amount of the employer's liability under the *Workers Compensation Act 1987 (NSW)*.

Employer name:	Policy number:	Valid:
2 COLD REFRIGERATION & AIR CONDITIONING PTY LTD	106713901	30/06/2022 - 30/06/2023
Trading name:	**ABN:**	**ACN:**
	42 600 386 598	600 386 598

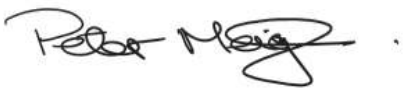
Industry classification number (WIC)[3]	Number of workers[1]	Wages/units[2]
423300 Air Conditioning and Heating Services	2	$102,687.51

1. Number of workers includes contractors/deemed workers
2. Total wages/units estimated for the current period
3. The policy covers all workers employed by the entity named on this certificate in the course of its primary business activity or any other activities ancillary to its primary business activity as required.

Important information

Principals relying on this certificate should ensure it is accompanied by a statement under section 175B of the *Workers Compensation Act 1987 (NSW)*. Principals should also check and satisfy themselves that the information is correct and ensure that the proper workers compensation insurance is in place, i.e. compare the number of employees on site to the average number of employees estimated; ensure that the wages are reasonable to cover the labour component of the work being performed; and confirm that the description of the industry/industries noted is appropriate. A principal contractor may become liable for any outstanding premium of the sub-contractor if the principal has failed to obtain a statement or has accepted a statement where there was reason to believe it was false.

Yours faithfully,



Peter Meighan
Underwriting Operations Manager
icare Workers Insurance

Special By-law 140 — Lot 15 (Unit A7) Major Work

140.1 Introduction

This By-law gives the Owner of Lot 7 ("You") special privileges to carry out and retain Major Work on your Lot and CP, as well as exclusive use and enjoyment of CP occupied by your works under certain conditions.

140.2 Major Work specified

a) The Major Work on your Lot and CP covered by this By-law is the installation of a Daikin 10kW ducted air conditioning system, including pipework and electricals running from the outdoor unit mounted at floor level on the balcony to the indoor unit in the CP ceiling space, with conditioned air ducted to outlets in each room.

b) The Major Work on your Lot and CP must be carried out in accordance with the following specifications which are attached and form part of this By-law:

   i) All General Air Conditioning Pty Ltd proposal.

   ii) Floor plan showing location of outdoor compressor, indoor unit, and outlets.

140.3 Authorisation, Right of Exclusive Use and Responsibility

a) We permit you to undertake the Major Work as per your application dated 2 July 2022, and give you a special privilege to keep and maintain it on the conditions set out in By-law 115 and this By-law.

b) You have a right of exclusive use and enjoyment of so much of the Major Work that comprises part of CP on the terms and conditions set out in this By-law.

c) We retain the right of access and use of any part of CP affected by your Major Work for the purpose of fulfilling any obligation which we may have under Strata Legislation or any other law.

d) You are responsible at all times for properly maintaining and keeping in a state of good and serviceable repair your Major Work and, when necessary, renewing or replacing any part of your Major Work.

140.4 Terms & Conditions

a) Before commencing Major Work, you must:

   i) provide us a copy of all tradespersons' licences and public liability insurances;

   ii) pay our costs incurred in connection with the preparation, reviewing, passing and registration of this By-law.

b) You must complete your Major Work within the expected time frame and in accordance with your application, plans and specifications.

c) Your Major Work must be carried out in a competent and proper manner by licensed tradespersons.

d) You must comply with all applicable statutes, By-laws, regulations, rules and other laws for the time being in force.

e) You must minimize disturbance to the peaceful enjoyment of others during your Major Work.

f) You must pay all costs associated with your Major Work and properly maintain them.

g) You must give our nominated representatives access to inspect your Major Work within 48 hours of any request.

h) You must rectify any part of your Major Work that does not comply with the NCC or any applicable Australian Standard at your own cost.

i) You must notify us in writing as soon as your Major Work has been completed.

j) You must restore any damage to other parts of CP or any other Lot caused by your Major Work at your own expense, no matter when such damage may become evident.

k) You indemnify and keep us indemnified against all actions, proceedings, claims, demands, costs, damages and expenses which may be incurred by or brought or made against us arising out of your Major Work, the altered state, condition or use of CP arising from your Major Work, or any breach of this By-law.

140.5 Breach of this By-Law

a) If you breach any condition of this By-law and fail to rectify that breach within 30 days of written notice from us, then we may:

   i) Rectify any such breach;

   ii) Enter any part of CP or your Lot, by our agents, employees or contractors in accordance with the Act for the purpose of rectifying any such breach; and

   iii) Recover as a debt due from you the costs of the rectification together with the our expenses incurred in recovering those costs including legal costs on an indemnity basis.

b) Nothing in this clause restricts the rights of or the remedies available to us as a consequence of a breach of this By-law.

13th September, 2021

Cherie Knowles
Cronulla
cherieknowles@icloud.com
0411283863

Supply and Installation of Air Conditioning Equipment (Daikin)

Thank you for the opportunity to quote on the supply and Installation of new air conditioning equipment in your home.

Following on from a recent site inspection, I have prepared a quote with the style of air conditioner that I believe will best suit your needs.

Ducted Air Conditioning Daikin 10kW (Model No. FDYAN100A-CV)

This style of unit will have the one outdoor unit with several ceiling mounted air outlets throughout the apartment (1 outlet in each bedroom, 2-3 outlets in Kitchen/Living)

I suggest having each of the rooms on their own zone (4 zones total) this will allow you to not condition rooms that are not being used. We will strategically install the equipment so as to allow the best possible access for future serviceability.

There will be some building/plaster/painting work required as we will need to remove some sections of gyprock to get access into the ceiling. I have not allowed for any building works in this quote.

A wall controller will be installed which will allow easy temperature control.

Our price to carry out the installation of the ducted system as described with the 4 zones as described is **$8900.00 inc GST.**

Note 1: In the price quoted, an allowance has been made for the outdoor unit to have a special protective coating applied. Being in close proximity to the beach, the salt air will destroy the outdoor unit in a matter of years. As such, we always apply a specialised protective coating to the outdoor unit's coil which is designed to protect against corrosion.

Note 2: There will be an amount of building work required to accommodate the air conditioning system and its installation. No allowance has been made in this quote for the builder's work required (building of bulkheads, painting or patching gyprock)

Warranty

The Daikin units come with a 5- year parts and labour warranty. We also provide a 5 year warranty on our installation.

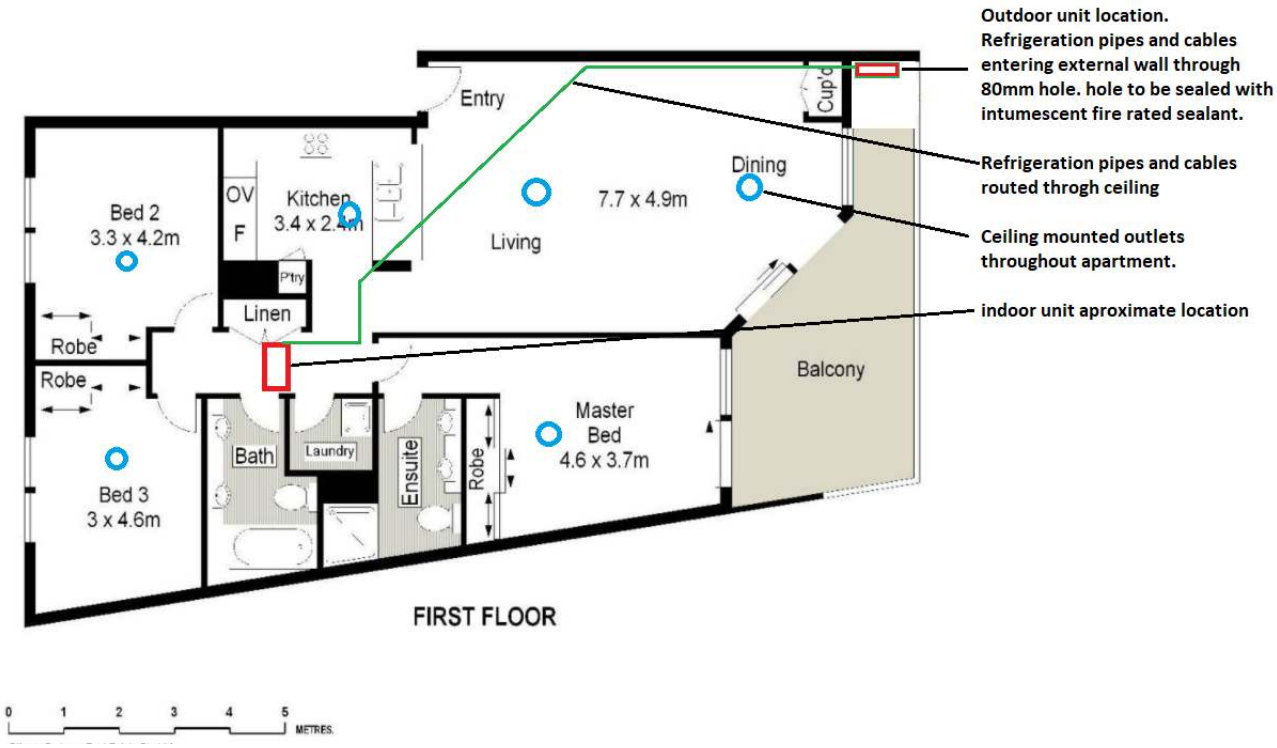
All General are Daikin preferred installers. Unlike other companies that only install air conditioning, if a problem were ever to arise with your machine, we are authorized by the manufacturer to carry out repairs.

If you have any queries, please do not hesitate to contact me on 87888600 or, 0425282408.

Yours faithfully,

Matthew Hobbs

All General Air Conditioning


Outdoor unit location.
Refrigeration pipes and cables entering external wall through 80mm hole. hole to be sealed with intumescent fire rated sealant.
Refrigeration pipes and cables routed throgh ceiling
Ceiling mounted outlets throughout apartment.
indoor unit aproximate location
Entry
Cup'd
Dining
7.7 x 4.9m
Living
Bed 2
3.3 x 4.2m
OV
F
Kitchen
3.4 x 2.4m
P'try
Linen
Robe
Robe
Balcony
Master
Bed
4.6 x 3.7m
Bath
Laundry
Ensuite
Robe
Bed 3
3 x 4.6m
FIRST FLOOR
0 1 2 3 4 5
METRES

Annexure B to Special By-law No. 140
Consent to By-Law
(Section 143 of the Strata Schemes Management Act 2015)

TO The Secretary
The Owners – Strata Plan No. 50785
c/- Strata Title Management
BY E-MAIL

AND: The Registrar General
NSW Land Registry Services
1 Prince Albert Road
SYDNEY NSW 2000

In accordance with section 143 of the *Strata Schemes Management Act 2015*, I/we the undersigned owner/s consent to the owners corporation making the by-law attached hereto conferring rights of exclusive use and enjoyment and special privileges and its conditions to be passed by the owners corporation at its general meeting to be held on the date specified below or at any adjournment of that meeting.

Signature of Owner

Signature of Owner

Names in full: Cherie Knowles

Lot No. 7

Date signed: 31.10.2022

Date of Meeting: .....

RENOVATION APPLICATION

PART A: Lot Owner details

Full name: Cherie Knowles

Unit: A7

Lot:

Contact numbers H: W: 0411283863 M:

eMail: cherieknowles @ icloud.com

Summary of proposed works:

Ducted airconditioning - Quote attached - Option 2, DAakon

Planned starting date: Once approved - ASAP

Expected duration: _2 days

Principal contractor name: All General Airconditioning PtyLtd ABN 69 144 962 541

Contractor contact numbers W: 02 8788 8600 M:

PART B: Contractor Checklist

Please attach the following documentation:

- Scope of work / Copy of quotation(s).
- Sketch or plans of the renovations. *(Must clearly identify which walls, doors or partitions will be removed, altered or installed, any changes to existing services, and location of any new pipes or conduits.)*
- Copy of your contractor's trade licence. *(All tradespeople must be fully qualified.)*
- Copy of your contractor's certificate of currency of public liability. *(All contractors must hold public liability insurance.)*
- Any additional information regarding the contractor(s).

PART C: Change of floor covering

Proposed flooring material *(eg timber, tiles—including total area and weight per square metre)*:

_____

Location of the new flooring *(eg all living areas, bedrooms, bathrooms, kitchen)*:

_____

To prevent the transmission of noise between apartments, all flooring installations must include an acoustic underlay that complies with a noise/impact isolation equal or better than that specified in the current National Construction Code.

You must attach the following document(s):

- Certification that the insulation specified for your new flooring meets the above standards. *(This could be in the form of a letter from the insulation manufacturer confirming compliance with the above standards, a product specification sheet or certification from an acoustic engineer.)*
- Anti-slip rating for balcony tiles.

PART D: Air conditioning

Brand and model number of air-conditioning unit:

Daikon 10kW Model No. FDYAN100A-CV

Details of cooling unit condensation run-off drainage:

Balcony Waste next to outdoor unit placement

Details of cooling unit pipes and conduit wall penetrations: _____

-pipe and cable penetration to be approximately 80mm hole through external wall of verandah,

allowing services to enter ceiling space. Penetration to be sealed with intumescent fire rated sealant.

(please see attached plan for

- Sketch of where the indoor and outdoor cooling units are to be located.
- Certification that the noise level of the Air Conditioning Unit will not exceed 50dBA when operating.

location)

You must attach the following documents:

PART E: Bathroom Renovations

Summary of work:

Details of tiles *(including total area and weight per square metre)*:

Details of the waterproof membrane:

PART F: Declaration and Indemnity

By signing this Renovation Application, you agree and acknowledge that:

1 All necessary permissions including building or planning permits have been obtained.
2 All works will be carried out in a safe and workmanlike manner by qualified tradespeople.
3 All contractors visiting the site for the purpose of the Renovations will be informed that the secured common property including the garage area is smoke free.
4 You indemnify us against
   a) Any legal liability, loss, claim or proceedings in respect of any injury, loss or damage to the common property or to other property to the extent that such injury, loss or damage arises from or in relation to the Renovations;
   b) Any amount payable by way of increased building insurance premiums as a direct result of the Renovations;
   c) Any amount payable by way of increased fire safety compliance or local authority requirements as a direct result of the Renovations.
5 You must, at your cost:
   a) Properly maintain and keep the common property on which the renovation are erected or attached in a state of good and serviceable repair; and
   b) Properly maintain and keep the Renovations in a state of good and serviceable repair and must replace the Renovations (or any part of them) as required from time to time.
6 If you remove the Renovations or any part of the Renovations made under this Approval, you must restore and reinstate the common property to its original condition at your own cost.
7 Any loss and/or damage we suffer as a result of making the Renovations good may be recovered from you as a debt due to us on demand with interest at the rate of 10% per annum until the loss and damage is made good.
8 Renovations that are judged to involve extensive building works with the likelihood of major impact on the common property may require lodgement of a bond which will be returned following completion and satisfactory final inspection.
9 Major building works like demolition are only permitted from 0800 – 1600 Monday to Friday. To preserve amenity for your neighbours, no weekend noise or vibration is allowed except under exceptional circumstances and only then if we grant you specific approval.
10 You will make every effort to minimize the impact of your Renovation works on the amenity of fellow residents or possible damage to common property.
11 All rubbish or waste will be removed from the site daily by the contractors and not placed in the Côte d'Azur rubbish or recycling bins. If trade waste bins or dumpsters are required onsite, space will be allocated in one of the loading docks and a charge made of $55 including GST per week or part thereof.
12 At the end of each working day, you will inspect common property areas traversed by the contractors and will clean the areas of any building waste, material or dust resulting from the Renovations.

Name: Cherie Knowles Signature: Cherie Knowles Date: 20.09.2022

If you are not named as Owner on the Lot Title you must attach documentary evidence that you are legally entitled to act on behalf of the Owner, eg Company or Trust nominee letter or Power of Attorney.

PRIVACY STATEMENT: Personal information is subject to the privacy and disclosure principles under the Commonwealth Privacy Act 1988. Côte d'Azur is committed to protecting your privacy. Personal information provided by you to us is sensitive and will be held in a secure manner to prevent loss, misuse or alteration. Côte d'Azur will not disclose your personal information to any third party except where required to do so by law, or in the good faith belief that such action is reasonably necessary to comply with legal process or protect the rights, property or safety of Côte d'Azur, the Owners Corporation, owners, residents, employees or contractors.

icare™ | Workers Insurance

Certificate of currency

000091 0271 EMAIL
Dragana hobbs
ALL GENERAL AIR CONDITIONING PTY LTD
PO Box 6098
WETHERILL PARK DC NSW 1851

Issue date:
10/05/2021

Dear Dragana

Statement of coverage

The following policy of insurance covers the full amount of the employer's liability under the *Workers Compensation Act 1987 (NSW)*.

Employer name:	Policy number:	Valid:
ALL GENERAL AIR CONDITIONING PTY LTD	107473301	30/06/2021 - 30/06/2022
Trading name:	**ABN:**	**ACN:**
	69 144 962 541	144 962 541

Industry classification number (WIC)[3]	Number of workers[1]	Wages/units[2]
423300 Air Conditioning and Heating Services	17	$1,449,428.50

1. Number of workers includes contractors/deemed workers
2. Total wages/units estimated for the current period
3. The policy covers all workers employed by the entity named on this certificate in the course of its primary business activity or any other activities ancillary to its primary business activity as required.

Important information

Principals relying on this certificate should ensure it is accompanied by a statement under section 175B of the *Workers Compensation Act 1987 (NSW)*. Principals should also check and satisfy themselves that the information is correct and ensure that the proper workers compensation insurance is in place, i.e. compare the number of employees on site to the average number of employees estimated; ensure that the wages are reasonable to cover the labour component of the work being performed; and confirm that the description of the industry/industries noted is appropriate. A principal contractor may become liable for any outstanding premium of the sub-contractor if the principal has failed to obtain a statement or has accepted a statement where there was reason to believe it was false.

Yours faithfully,

Peter Meighan
Underwriting Operations Manager
icare Workers Insurance

Certificate of Currency

CHUBB

Named Insured:	All General Air Conditioning Pty Limited	
Policy Number:	EPM0000038	
Business:	Air Conditioning and Heating Services	
Insured Location(s):	2 11 Hallstrom Place, Wetherill Park, New South Wales 2164, Australia	
Policy Period:	From:	30/06/2021
	To:	30/06/2022
Policy Form:	Chubb16-266-0221	
Interested Parties:	No interested parties noted	

All the values on this Certificate of Currency are correct as at 17/06/2021 each loss and may only be subject to change within the Policy Period by written agreement between the Insurer and the Insured.

This Certificate is furnished as a matter of information only and does not constitute an insurance contract upon which claims can be made.

The insurance afforded by the policies described herein in subject to all terms, exclusions and conditions of such policies.

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The following Sections apply across all Insured Locations:		
Public and Products Liability Section	Limit of Liability	$ 20,000,000 any one Occurrence and in the Aggregate for Products Liability

© 2017 Chubb Insurance Australia Limited. Chubb® , its logos, and Chubb.Insured.℠ are protected trademarks of Chubb.

Special By-law 141 — Lot 85 (Unit C57) Major Work

141.1 Introduction

This By-law gives the Owner of Lot 85 ("You") special privileges to carry out and retain Major Work on your Lot and CP, as well as exclusive use and enjoyment of CP occupied by your works under certain conditions.

141.2 Major Work specified

a) The Major Work on your Lot and CP covered by this By-law is as follows:
   i) Demolition of existing bathrooms & kitchen;
   ii) Demolition of non-structural walls at kitchen entry & kitchen/lounge;
   iii) New waterproof membrane to demolished wet areas;
   iv) Retiling of bathooms & kitchen;
   v) Replacement of PC items including toilets, vanities & fittings;
   vi) Replacement of kitchen; and
   vii) Replacement of carpet & light fittings.

b) The Major Work on your Lot and CP must be carried out in accordance with the following specifications which are attached and form part of this By-law:
   i) New Living Designs Quote & Scope of Works.
   ii) Steve Whelan & Associates Pty Ltd Floor Plan.

141.3 Authorisation, Right of Exclusive Use and Responsibility

a) We permit you to undertake the Major Work as per your application dated 7 November 2022, and give you a special privilege to keep and maintain it on the conditions set out in By-law 115 and this By-law.
b) You have a right of exclusive use and enjoyment of so much of the Major Work that comprises part of CP on the terms and conditions set out in this By-law.
c) We retain the right of access and use of any part of CP affected by your Major Work for the purpose of fulfilling any obligation which we may have under Strata Legislation or any other law.
d) You are responsible at all times for properly maintaining and keeping in a state of good and serviceable repair your Major Work and, when necessary, renewing or replacing any part of your Major Work.

141.4 Terms & Conditions

a) Before commencing Major Work, you must:
   i) provide us a copy of all tradespersons' licences and public liability insurances;
   ii) pay our costs incurred in connection with the preparation, reviewing, passing and registration of this By-law.
b) You must complete your Major Work within the expected time frame and in accordance with your application, plans and specifications.
c) Your Major Work must be carried out in a competent and proper manner by licensed tradespersons.
d) You must comply with all applicable statutes, By-laws, regulations, rules and other laws for the time being in force.
e) You must minimize disturbance to the peaceful enjoyment of others during your Major Work.
f) You must pay all costs associated with your Major Work and properly maintain them.
g) You must give our nominated representatives access to inspect your Major Work within 48 hours of any request.
h) You must rectify any part of your Major Work that does not comply with the NCC or any applicable Australian Standard at your own cost.
i) You must notify us in writing as soon as your Major Work has been completed.
j) You must restore any damage to other parts of CP or any other Lot caused by your Major Work at your own expense, no matter when such damage may become evident.
k) You indemnify and keep us indemnified against all actions, proceedings, claims, demands, costs, damages and expenses which may be incurred by or brought or made against us arising out of your Major Work, the altered state, condition or use of CP arising from your Major Work, or any breach of this By-law.

141.5 Breach of this By-law

a) If you breach any condition of this By-law and fail to rectify that breach within 30 days of written notice from us, then we may:
   i) Rectify any such breach;
   ii) Enter any part of CP or your Lot, by our agents, employees or contractors in accordance with the Act for the purpose of rectifying any such breach; and
   iii) Recover as a debt due from you the costs of the rectification together with the our expenses incurred in recovering those costs including legal costs on an indemnity basis.
b) Nothing in this clause restricts the rights of or the remedies available to us as a consequence of a breach of this By-law.

NEW LIVING

0432 412 552
newlivingdesigns.com.au
lucas@newlivingdesigns.com.au
lic no #320704C

ABN: 60 645 919 679
PHONE: 0432412552

DATE: 4th September 2022

To Ray and Kerry Cavanagh

RE: PROPOSED RENOVATIONS

Thank you for the opportunity to submit our quote on the proposed works.

To carry out the works as detailed below we are pleased to submit a fixed price quotation for the carpentry and building works

This work as quoted is to comprise:

SCOPE OF WORKS

MAIN BEDROOM ENSUITE:

- Protect carpet and cover all bedroom furniture prior to work commencement
- Protect and cover timber flooring from front door to proposed work area
- Remove existing bathroom items
- Remove all tiles on the walls and floor
- Remove existing sand - cement bed
- Electrician to rough in and relocate power
- Supply and install a new wet area board gyprock ceiling
- Villa board all the internal bathroom walls after all services have been completed
- Waterproofing on the existing concrete slab
- Supply and install a sand – cement bed to the floor
- Waterproof the sand – cement bed and up the shower wall
- Install of floor tiling
- supply and install of 10mm thick Australian made one panel shower screen
- supply and install of linea strip drain inside the shower @ 1100mm
- install toilet, vanity, vanity mixers, shower rose, shower mixer
- install electrical
- install toilet roll holder, hand towel holder and shower towel rail
- supply and install 20x30mm external pre-primed trim to ceiling
- supply and install 66x18 external pre-primed trim architrave around door frame
- supply and install 66x18 external pre-primed trim architrave around window frame
- painting to all v groove, ceiling and trims and new door
- silicone all internal corners
- removal of rubbish
- handover

BEDROOM 2 ENSUITE:

- Protect carpet and cover all bedroom furniture prior to work commencement
- Protect and cover timber flooring from front door to proposed work area
- Remove existing bathroom items
- Remove all tiles on the walls and floor
- Remove existing sand - cement bed
- Supply and install a linea strip drain
- Electrical rough in 4 x downlights, 2 x power points,
- Villa board internal walls
- Waterproof underneath sand cement bed and up the shower wall
- Lay sand cement bed to floor
- Waterproof over sand cement bed
- Install tiling
- Supply and install floor grout
- Supply and install 10mm Australian standard shower glass
- Supply and install of V groove James Hardie Fibre cement board to all walls excluding shower walls
- Supply and install 66x18 trim to door jamb
- Supply and install 18x30 trim to ceiling
- install toilet, vanity, vanity mixers, shower rose, shower mixer
- install electrical
- install toilet roll holder
- painting to all v groove, ceiling and trims
- silicone all internal corners
- removal of rubbish
- handover

<u>internal work</u>

- Remove carpet
- Remove kitchen wall that divides the living and kitchen and repair ceiling and walls back to original state
- V groove walls
- Suspended gyprock ceiling with downlights
- Remove kitchen
- Install new carpet
- Install new kitchen
- New painting

Items not allowed for within this scope of works

- Work or structural requirements beyond the scope
- Any council or authorities' approvals or fees
- Any fees or works required by consultation of any type, such as engineer, etc
- Home owners warranty insurance
- Any interactions or problems occurring with any sewer, water, stormwater, gas, or electricity outside of my scope
- Inspections, works or problems occurring as a result of trees and tree root systems
- Excavation and removal or any substantial rock or contaminated soil
- Asbestos removals

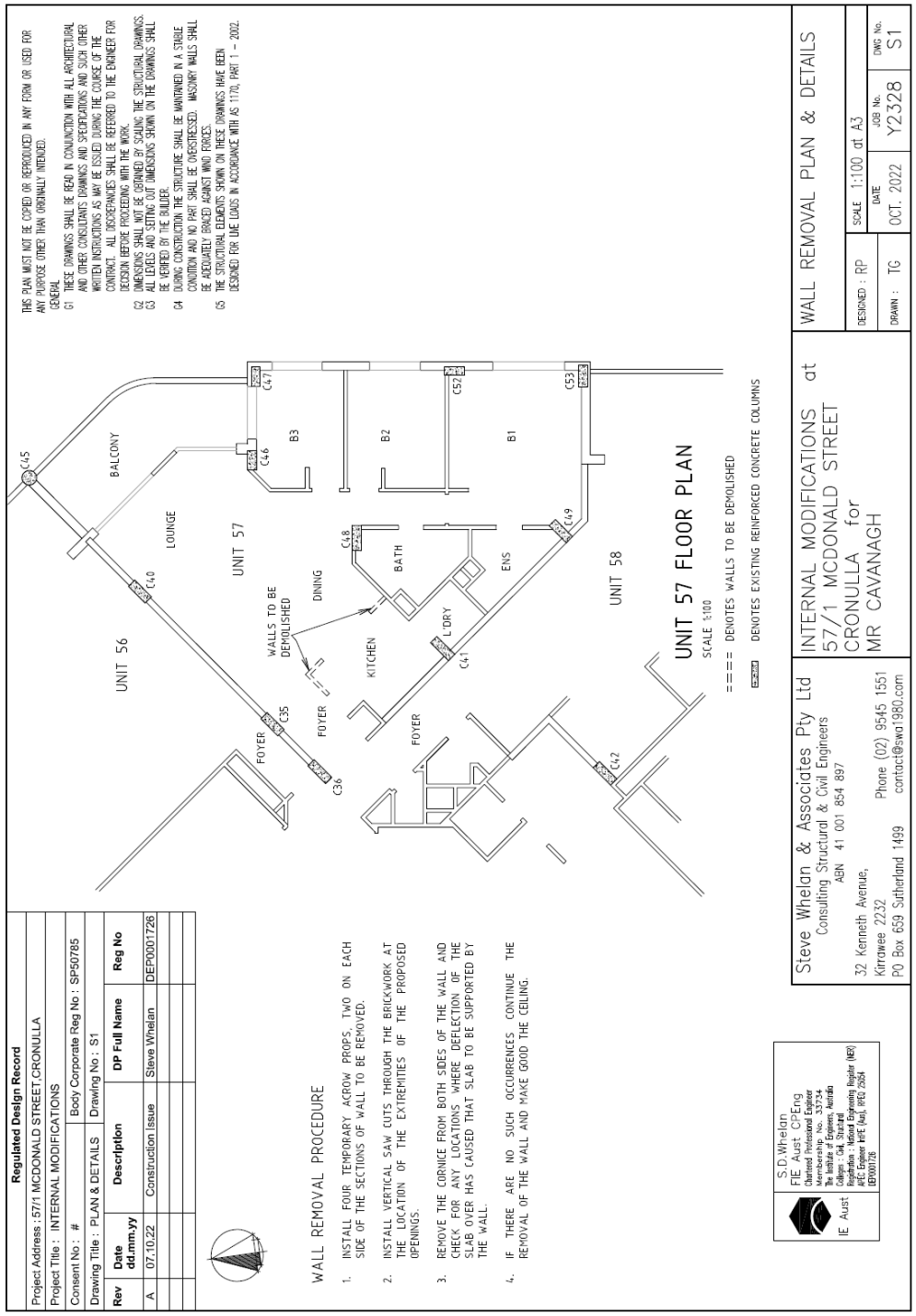
Thank you for the opportunity to submit our proposed quotation to you. We look forward to meeting with you to discuss our quote in detail. If however, you have any questions and or need to further discuss any aspect of the quote and or any items listed require change in order to better suit your needs, please do not hesitate to call me.

We trust the above meets within satisfaction, and await further directions.

Total: $19,995

Yours faithfully

Lucas Cotton – director



Annexure B to Special By-law No. 141
Consent to By-Law
(Section 143 of the Strata Schemes Management Act 2015)

TO The Secretary
The Owners – Strata Plan No. 50785
c/- Strata Title Management
BY E-MAIL

AND: The Registrar General
NSW Land Registry Services
1 Prince Albert Road
SYDNEY NSW 2000

In accordance with section 143 of the *Strata Schemes Management Act 2015*, I/we the undersigned owner/s consent to the owners corporation amending the by-law "Special By-Law 135" attached hereto conferring rights of exclusive use and enjoyment and special privileges and its conditions to be passed by the owners corporation at its general meeting to be held on the date specified below or at any adjournment of that meeting.

Notwithstanding our previous acknowledgment that air conditioning would not be permitted to service our Lot as determined in the previous consent to Repeal Special By-Law 26 & Adopt Special By-Law 135, we are grateful for the opportunity for that to be rescinded

....
Signature of Owner Signature of Owner

Names in full: RAY CAVANAGH KERRY CAVANAGH

Lot No. 85

Date signed: 19/12/22

Date of Meeting: 19/12/22

Major Renovation Application Form

Part A. Applicant and Property Information			
Full Name(s)	RAY CAVANAGH DIRECTOR CAVANAGH INVESTMENTS P/L		
Position (Owner/Agent)	OWNER		
Email Address	RAY. CAVANAGH @ CAMANENG.COM.AU		
Contact Number	0418633377		
Strata Plan Number	50785	Unit/Lot No.	C57 / 85
Building Address	COTE D'AZURE 1 MACDONALD ST CRONULLA		
State	NSW	Postcode	

Part B. Proposed Major Renovation Information	
Summary of Proposed Works	RENOVATION OF KITCHEN AND BATHROOMS REPLACEMENT OF KITCHEN AND BATHROOM FLOORTILES AND PC ITEMS REPLACEMENT OF CARPET + LIGHT FITTINGS
Proposed Contractor	NEW LIVING DESIGNS (LUCAS COTTON)
Contractor Contact Number	0432412552
Expected Duration	8 WEEKS
Tile Details	
Waterproofing Details	

STM

Major Renovation Application Form

Supporting Documents

Please ensure that alongside your completed Application, you review and provide all documents pertaining to your specific type of Renovation. Not providing information pertaining to your Renovation Application may delay the approval process. Signing this form acknowledges this information.

Contractor Documentation:

Scope of Works/Quotation Obtained	☑ Yes	☐ No
Sketch or Plans of the Proposed Renovation	☑ Yes	☐ No
Contractor's Certificate of Currency for Public Liability	☑ Yes	☐ No
Contractor's Trade License	☑ Yes	☐ No
Engineering Report/Letter	☑ Yes	☐ No

The Scope of Works or the Quotation for the works must include information pertaining to any specific materials, underlay, waterproofing or colour of the product being installed.

The sketch or plans provided must clearly identify if any walls, doors or partitions will be removed, altered or installed, any changes to any existing services within the property and the location of any new pipes, conduit, wiring and the like. If the works propose to remove alter or install any walls, doors or partitions, an Engineering Report or Letter must be provided to confirm if the proposed works affect load or non-loadbearing components of the property.

Major Renovation Documentation:

Product Specification of Tiles	☐ Yes	☑ No
Product Specification of Waterproofing Membrane	☐ Yes	☑ No
Load Bearing Component Technical Specifications	☐ Yes	☑ No
Development Consent/Complying Development Certificate	☐ Yes	☑ No
Additional Documentation: _____	☐ Yes	☑ No
Completed Major Renovation Annexure or Drafted By-Law	☐ Yes	☑ No

When completing works to a Major Renovation, the Owner must complete and submit a completed Major Renovation By-Law or drafted By-Law from a solicitor (depending on your scheme's current By-Laws) as these works affect common property. In order to have works of this nature approved, a By-Law must be specially resolved at a General Meeting. Please contact your Community Manager for more information about General Meeting approval.

Signed: _____ **Date:** 25/10/22

NEWLIVING

0432 412 552
newlivingdesigns.com.au
lucas@newlivingdesigns.com.au
lic no #320704C

ABN: 60645919679
PHONE: 0432412552

KERRY AND RAY CAVANAGH

DATE: 23rd September

RE: PROPOSED RENOVATIONS

Thank you for the opportunity to submit our quote on the proposed works.

To carry out the works as detailed below we are pleased to submit a fixed price quotation for the carpentry and building works of 57/1 Mcdonald Street Cronulla

This work as quoted is to comprise:

SCOPE OF WORKS

New kitchen, Bathroom and internal finishes.

items not allowed for within this scope of works

- Work or structural requirements beyond the scope
- Any fees or works required by consultation of any type, such as engineer, etc
- Any interactions or problems occurring with any sewer, water, stormwater, gas, or electricity outside of my scope

VIZ tradie's insurance

vizinsurance.com.au

Certificate of Currency

This document certifies that the policy referred to below is current as at 01/10/2022

This certificate is issued as a matter of information only and does not amend, extend or alter the coverage afforded by the policy below.

Insured:	New living design and construction
Address:	21 Silverleaf Row Menai NSW 2234
Class:	Trade Pack Policy
Cover:	Legal Liability Cover
	Tools of Trade Cover
Insurer:	Allied World Assurance Company Ltd and issued by Viz Insurance Pty LTD, URM B60822022EVRGC02
Policy Number:	828e1ec3-4c16-4b66-a5a9-d7e80e7ab66b
Policy Expiry:	21/11/2022
Limit:	$10,000,000.00 annual aggregate limit in relation to Legal Liability (including public and product liability) $7,500.00 annual aggregate limit in relation to Tools of Trade

Steve Whelan & Associates Pty Ltd
Consulting Structural & Civil Engineers
ABN 41 001 854 897

Established 1980

32 Kenneth Avenue
Kirrawee NSW 2232

www.swa1980.com

PO Box 659,
Sutherland 1499
Phone – 02 9545 1551
contact@swa1980.com

Stephen Neil

Email: *sneil@stratatitles.com.au*

10 October 2022
Ref. **Y2328**

Re – **Proposed Internal Modifications at SP50785_Unit 57, 1 McDonald Street, Cronulla.**

I advise that I have carried out an inspection of the existing home unit at the above location, with a view to determining a method of removing some of the existing walls without affecting the structural integrity of the development.

The building has been constructed with non-load bearing brick walls between reinforced concrete slabs supported on reinforced concrete columns.

It is proposed to remove a section of the existing non-load bearing brick wall between the kitchen and lounge/dining area as per the attached plan.

Although the wall to be removed is non-load bearing, in its design, it is quite likely that there has been a slight deflection of the floor slab over. The effect of this deflection is that there could now be a section of the wall to be removed, possibly taking some load.

To maintain the status of the floor slab over I recommend that the removal of the wall take place as follows -

1. Install four temporary ACROW props, two on each side of the sections of wall to be removed.

2. Install vertical saw cuts through the brickwork at the location of the extremities of the proposed openings.

3. Remove the cornice from both sides of the wall and check for any locations where deflection of the slab over has caused that slab to be supported by the wall.

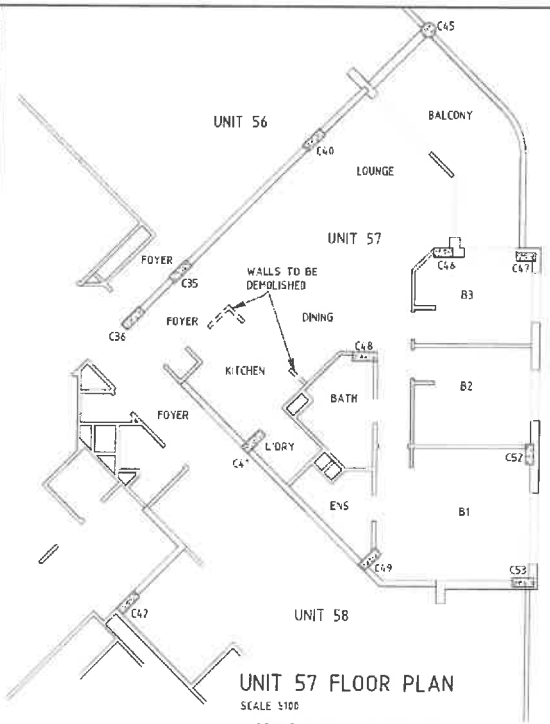
4. If there are no such occurrences continue the removal of the wall and make good the ceiling.

5. Remove the temporary ACROW props after the wall has been removed.

Regulated Design Record				
Project Address : 57/1 MCDONALD STREET,CRONULLA				
Project Title : INTERNAL MODIFICATIONS				
Consent No : #		Body Corporate Reg No : SP50785		
Drawing Title : PLAN & DETAILS		Drawing No : S1		
Rev	**Date dd.mm.yy**	**Description**	**DP Full Name**	**Reg No**
A	07.10.22	Construction Issue	Steve Whelan	DEP0001726

WALL REMOVAL PROCEDURE

1. INSTALL FOUR TEMPORARY ACROW PROPS, TWO ON EACH SIDE OF THE SECTIONS OF WALL TO BE REMOVED.
2. INSTALL VERTICAL SAW CUTS THROUGH THE BRICKWORK AT THE LOCATION OF THE EXTREMITIES OF THE PROPOSED OPENINGS.
3. REMOVE THE CORNICE FROM BOTH SIDES OF THE WALL AND CHECK FOR ANY LOCATIONS WHERE DEFLECTION OF THE SLAB OVER HAS CAUSED THAT SLAB TO BE SUPPORTED BY THE WALL
4. IF THERE ARE NO SUCH OCCURRENCES CONTINUE THE REMOVAL OF THE WALL AND MAKE GOOD THE CEILING.



UNIT 57 FLOOR PLAN

SCALE 1:100

==== DENOTES WALLS TO BE DEMOLISHED

C2.50 DENOTES EXISTING REINFORCED CONCRETE COLUMNS

THIS PLAN MUST NOT BE COPIED OR REPRODUCED IN ANY FORM OR USED FOR ANY PURPOSE OTHER THAN ORIGINALLY INTENDED.

GENERAL

G1 THESE DRAWINGS SHALL BE READ IN CONJUNCTION WITH ALL ARCHITECTURAL AND OTHER CONSULTANTS DRAWINGS AND SPECIFICATIONS AND SUCH OTHER WRITTEN INSTRUCTIONS AS MAY BE ISSUED DURING THE COURSE OF THE CONTRACT. ALL DISCREPANCIES SHALL BE REFERRED TO THE ENGINEER FOR DECISION BEFORE PROCEEDING WITH THE WORK.

G2 DIMENSIONS SHALL NOT BE OBTAINED BY SCALING THE STRUCTURAL DRAWINGS.

G3 ALL LEVELS AND SETTING OUT DIMENSIONS SHOWN ON THE DRAWINGS SHALL BE VERIFIED BY THE BUILDER.

G4 DURING CONSTRUCTION THE STRUCTURE SHALL BE MAINTAINED IN A STABLE CONDITION AND NO PART SHALL BE OVERSTRESSED. MASONRY WALLS SHALL BE ADEQUATELY BRACED AGAINST WIND FORCES.

G5 THE STRUCTURAL ELEMENTS SHOWN ON THESE DRAWINGS HAVE BEEN DESIGNED FOR LIVE LOADS IN ACCORDANCE WITH AS 1170, PART 1 – 2002.

S.D.Whelan
FIE Aust CPEng
Chartered Professional Engineer
Membership No. 33734
The Institute of Engineers, Australia
College : Civil, Structural
Registration : National Engineering Register (NER)
APEC Engineer IntPE (Aus), RPEQ 20054
DEP0001726
IE Aust

Steve Whelan & Associates Pty Ltd
Consulting Structural & Civil Engineers
ABN 41 001 854 897
32 Kenneth Avenue,
Kurnowee 2232
PO Box 659 Sutherland 1499
Phone (02) 9545 155
contact@swa1980.com

INTERNAL MODIFICATIONS at 57/1 MCDONALD STREET CRONULLA for MR CAVANAGH

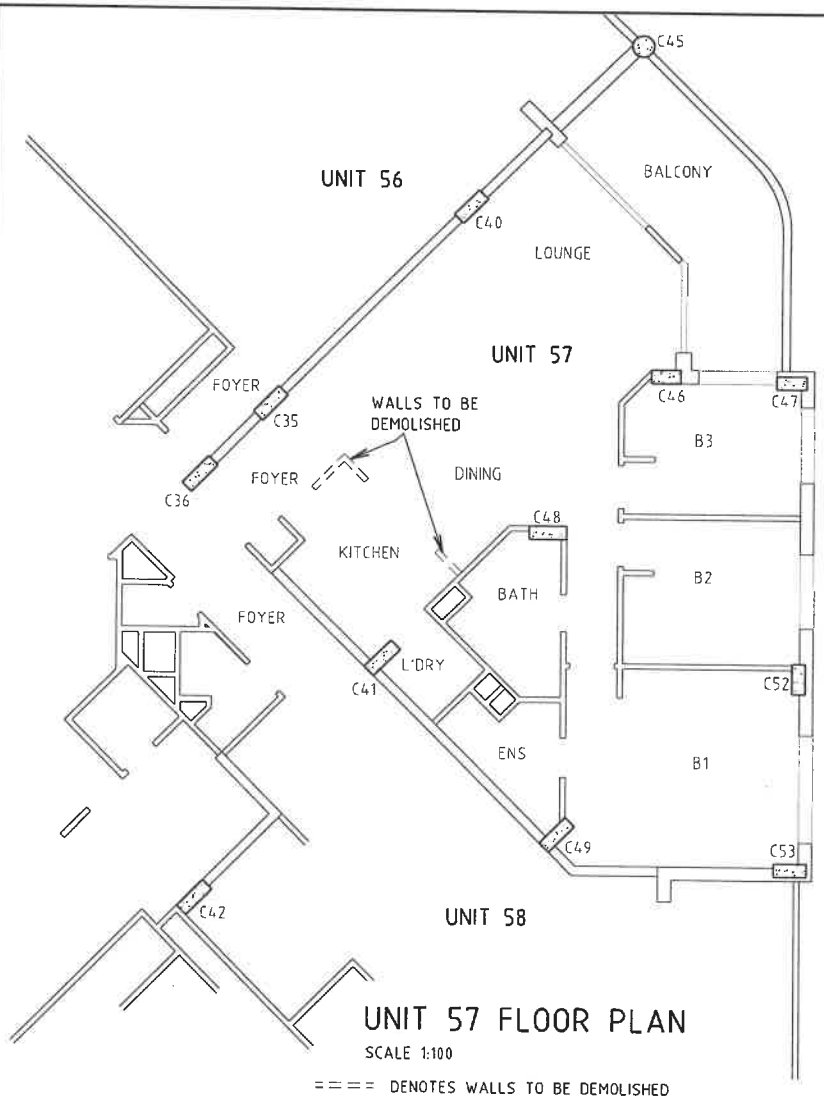
WALL REMOVAL PLAN & DETAILS

DESIGNED : RP	SCALE 1:100 at A3		
	DATE	Job No.	DWG No.
DRAWN TG	OCT. 2022	Y2328	S1

Regulated Design Record				
Project Address : 57/1 MCDONALD STREET,CRONULLA				
Project Title : INTERNAL MODIFICATIONS				
Consent No : #		Body Corporate Reg No : SP50785		
Drawing Title : PLAN & DETAILS		Drawing No : S1		
Rev	**Date dd.mm.yy**	**Description**	**DP Full Name**	**Reg No**
A	07.10.22	Construction Issue	Steve Whelan	DEP0001726

WALL REMOVAL PROCEDURE

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3. REMOVE THE CORNICE FROM BOTH SIDES OF THE WALL AND CHECK FOR ANY LOCATIONS WHERE DEFLECTION OF THE SLAB OVER HAS CAUSED THAT SLAB TO BE SUPPORTED BY THE WALL.
4. IF THERE ARE NO SUCH OCCURRENCES CONTINUE THE REMOVAL OF THE WALL AND MAKE GOOD THE CEILING.



UNIT 57 FLOOR PLAN

SCALE 1:100

==== DENOTES WALLS TO BE DEMOLISHED

DENOTES EXISTING REINFORCED CONCRETE COLUMNS

THIS PLAN MUST NOT BE COPIED OR REPRODUCED IN ANY FORM OR USED FOR ANY PURPOSE OTHER THAN ORIGINALLY INTENDED.

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G5 THE STRUCTURAL ELEMENTS SHOWN ON THESE DRAWINGS HAVE BEEN DESIGNED FOR LIVE LOADS IN ACCORDANCE WITH AS 1170, PART 1 - 2002.

IE Aust
S.D.Whelan
FIE Aust CPEng
Chartered Professional Engineer
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The Institute of Engineers, Australia
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APEC Engineer IntPE (Aus), RPEQ 25054
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32 Kenneth Avenue,
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PO Box 659 Sutherland 1499
Phone (02) 9545 1551
contact@swa1980.com

INTERNAL MODIFICATIONS at 57/1 MCDONALD STREET CRONULLA for MR CAVANAGH

WALL REMOVAL PLAN & DETAILS

DESIGNED : RP	SCALE 1:100 at A3		
	DATE	JOB No.	DWG No.
DRAWN : TG	OCT. 2022	Y2328	S1

NSW GOVERNMENT Fair Trading

Form 1 – Proxy Appointment
Strata Schemes Management Act 2015

Strata Schemes Management Regulation 2016 (clause 13)
Strata Schemes Management Act 2015 (clause 26 (1) of Schedule 1)

Date DD / MM / YYYY

I / We

the owners of lot

in Strata Plan No appoint

of

as my/our proxy for the purposes of meetings of the owners corporation (including adjournments of meetings).

I/ We appoint

of

as my/our proxy for the purposes of meetings of the owners corporation (including adjournments of meetings) if

already holds the maximum number of proxies that may be accepted.

Period or number of meetings for which appointment of proxy has effect for *1 meeting/* meetings/*1 month/* months/*12 months or 2 consecutive annual general meetings

**Tick or tick and complete whichever applies*

(Note: The appointment cannot have effect for more than 12 months or 2 consecutive annual general meetings, whichever is the greater.)

***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:
[Specify the matters and any limitations on the manner in which you want the proxy to vote.]
**Delete paragraph 1 or 2, whichever does not apply.*

***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

NOTES ON APPOINTMENT OF PROXIES

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).

NOTES ON RIGHTS OF PROXIES TO VOTE

1. 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.
2. 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.

What are the rights and responsibilities of the owners corporation or body corporate?

WATCH OUR VIDEO TO FIND OUT

The owners corporation or body corporate is a legal entity, combining all the individual lot owners. It is created automatically, whenever a subdivision has common property.

Our easy guide outlines your rights and responsibilities and the key things you need to know to make smarter choices about your property.

SCAN
TO WATCH



Building Smarter Communities

COMPANY NOMINEE FORM

To the Secretary
The Owners – Strata Plan 50785

C/- Strata Title Management
PO Box 56
Sutherland 1499

Email: reception@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