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 **7, March, 2024**
Online only
Commencing at 10:00 AM

PRELIMINARIES

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

Motion 1.	***Minutes***	***Ordinary Resolution***

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

☐ YES ☐ NO ☐ ABSTAIN

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

Motion 2.	***Special By-Law 142 - Lot 17 (Unit A9) Major Work***	***Special Resolution***

THAT the Owners Corporation SPECIALLY RESOLVES pursuant to section 141 of the Strata Schemes Management Act 2015 THAT an additional by-law be made, Special By-Law 142 – Lot 17 (Unit A9) Major Work, permitting the specified work to be undertaken in Residential Lot 17 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:
Explanatory Notes: This By-law has been consented to by the Owner of Lot 17 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 3.	***Special By-Law 143 - Lot 19 (Unit A11) 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 143 – Lot 19 (Unit A11) Major Work, permitting the specified work to be undertaken in Residential Lot 19 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 19 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: 12 February 2024

Special By-law 142 — Lot 17 (Unit A9) Major Work

142.1 Introduction

This By-law gives the Owner of Lot 17 ("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.

142.2 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 five outlets throughout the apartment.
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.

142.3 Authorisation, Right of Exclusive Use and Responsibility

a) We permit you to undertake the Major Work as per your application dated 1 December 2023, 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.

142.4 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.

142.5 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.

ALL GENERAL AIR CONDITIONING PTY LTD
A.B.N 69 144 962 541 www.allgeneralair.com.au

7th October, 2023

Deb Francis
A9/1 Mcdonald Street
Cronulla 2230
majol2@gmail.com

Supply and Installation of Air Conditioning Equipment (Daikin)

Thank you for the opportunity to quote on the supply and Installation of new airconditioning 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 5 ceiling mounted air outlets throughout the apartment (1 outlet in each bedroom, 2 outlets in Living/dining)

I suggest having each of the bedrooms on their own zone (3 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 3 zones as described is **$9980.00 inc GST**.

Note 1: The new outdoor unit is 990 wide x 940 high and will need to be installed on brackets in the same fashion as the existing air conditioning unit.
Note 2: 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 3: 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 (painting and 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.

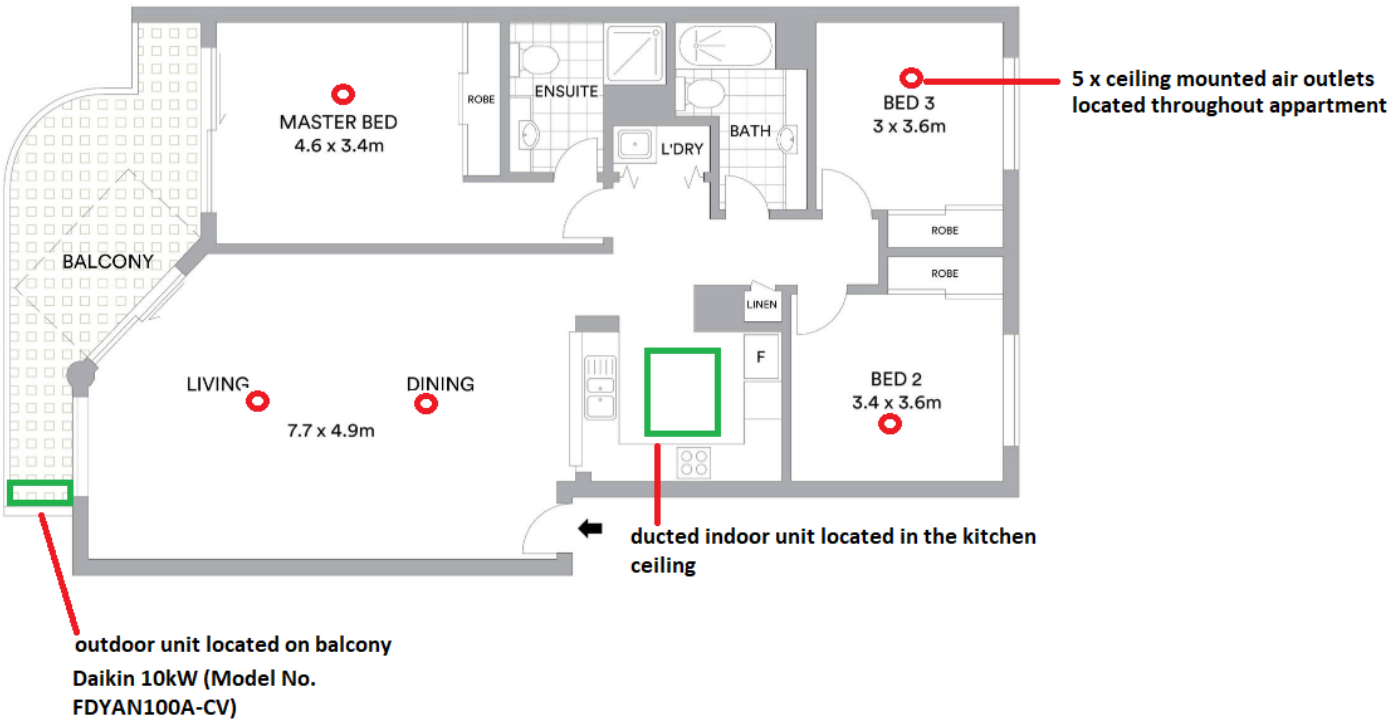
If you have any queries, please do not hesitate to contact me on 87888600 or, 0425282408.

Yours faithfully,

Matthew Hobbs

All General Air Conditioning

2/11 Hallstrom place Wetherill Park 2164 - PO Box 6098 Wetherill Park 2164 - Ph (02) 87888600 Fax (02) 9725 5294


MASTER BED
4.6 x 3.4m
ROBE
ENSUITE
L'DRY
BATH
BED 3
3 x 3.6m
5 x ceiling mounted air outlets
located throughout appartment
ROBE
ROBE
BALCONY
LINEN
F
LIVING
7.7 x 4.9m
DINING
BED 2
3.4 x 3.6m
ducted indoor unit located in the kitchen
ceiling
outdoor unit located on balcony
Daikin 10kW (Model No.
FDYAN100A-CV)

Special By-law 143 — Lot 19 (Unit A11) Major Work

143.1 Introduction

This By-law gives the Owner of Lot 19 ("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.

143.2 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 six outlets throughout the apartment.
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) DPK Refrigeration + Air Conditioning Pty Ltd proposal.
    ii) Floor plan showing location of outdoor compressor, indoor unit, and outlets.

143.3 Authorisation, Right of Exclusive Use and Responsibility

a) We permit you to undertake the Major Work as per your application dated 14 January 2024, 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.

143.4 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.

143.5 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.

DPK REFRIGERATION + AIR

QUOTE #4423

14-1-2024

Prepared for:
Ian Brand
ian.brand1@icloud.com
1 McDonald Street
Cronulla NSW 2230

Hi Ian,

Thank you for choosing DPK Refrigeration + Air Conditioning to provide a quote for your air conditioning works.

We are pleased to provide you with the below quote, in an effort to best meet the needs you have expressed to us. In our unit choices, we have considered energy efficiency, quality of units, warranty periods, site-specific requirements, and most importantly, the lifestyle of you and your family.

SUMMARY OF WORKS: The below proposal is to install one only, *10.0kW single phase, reverse cycle ducted air conditioning unit* to provide both heating and cooling.

If you require any additional information or would like to change elements of this quote, please do not hesitate to contact us in the office on 9524 3824.

The quoted prices are valid for 30 days from the date of this quotation. Please note that after time, prices are subject to change.

Thank you again for the opportunity to quote and I look forward to hearing from you soon.

Kind regards,

DPKennedy

Created by:
Dane Kennedy
DPK Refrigeration + Air Conditioning Pty Ltd
E: dane@dpkacr.com.au
P: 9524 3824 | M: 0403 774 471

☑ **DUCTED OPTION** Daikin 10.0kW Single Phase FDYAN100AV1/RZA100CV1 Reverse Cycle Ducted Dimensions Indoor - 300(H)x1210(L)x900(D)mm Outdoor - 990(H)x940(W)x320(D)mm	$10,295.00	1	$10,295.00

SCOPE OF WORKS - DUCTED

Job Specifics included:

- Ceiling to be cut out to install ducted indoor unit in location. Exact location to be inspected and confirmed prior to install
- Outdoor unit to be located on balcony as per markup
- 2 x 250mm Square MDO Diffuser to be installed within living room
- 1 x 250mm Square MDO Diffuser to be installed within kitchen
- 1 x 250mm Square MDO Diffuser to be installed within Master
- 1 x 250mm Square MDO Diffuser to be installed within Bed 2
- 1 x 250mm Square MDO Diffuser to be installed within Bed 3
- 3 x Zones to be installed within ductwork (listed Below)
- 1 x Return air grill to be installed as per markup
- 1 x Wall controller with integrated 24v zone pad to be installed
- 1 x Set refrigerant piping to be ran from indoor unit to outdoor unit. External piping to be covered in colorbond
- 1 x Condensate drain to be ran from indoor unit to laundry sink.Drain to be exposed in laundry
- 1 x Designated power circuit to be ran from main board to outdoor unit

Zones	Location
Zone 1	Living/Kitchen
Zone 2	Master
Zone 3	Bed 2/Bed 3

GENERAL INCLUSIONS

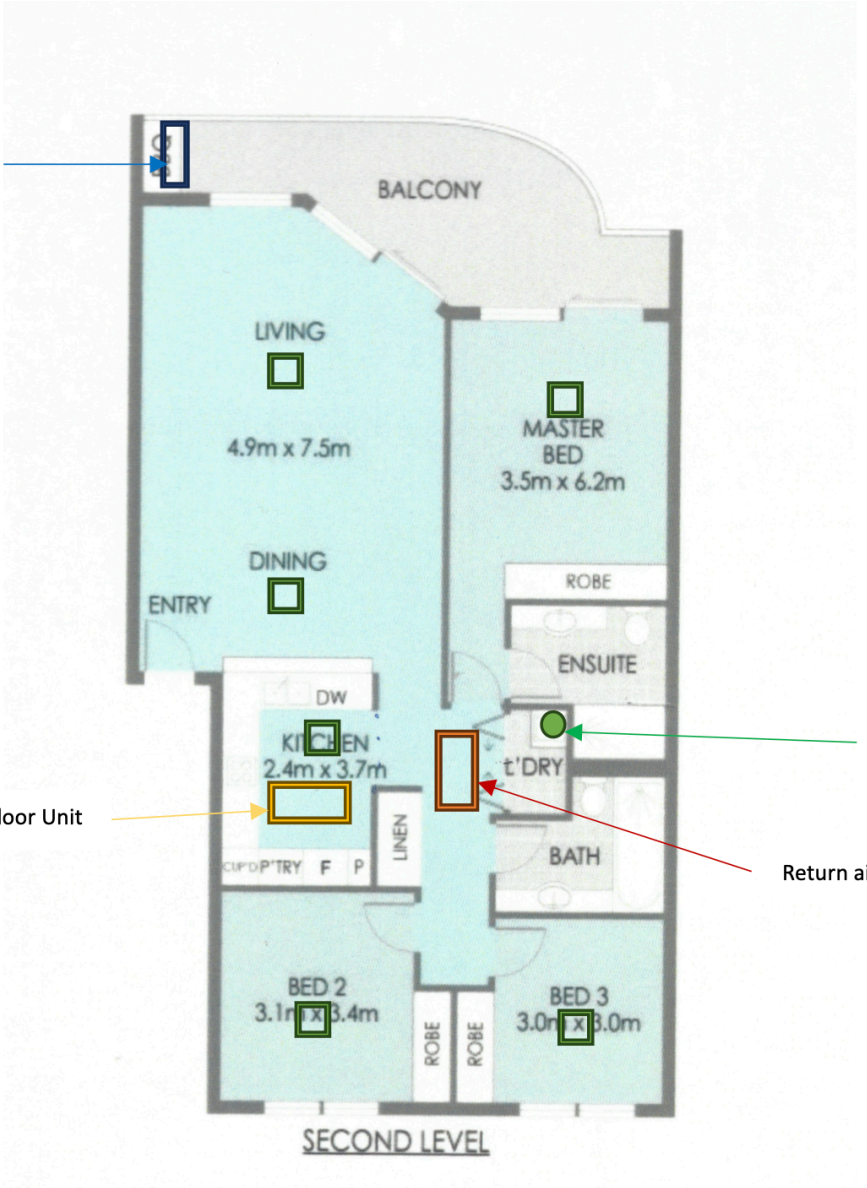
Please note, this quote includes:

- Installation and labour to carry out the listed works
- Removal of rubbish created by works
- Cleaning of areas/works during and post completion of works
- Drop sheets are carried by our team and will be used at all times
- All units are mounted on anti-vibration mounts to avoid as much vibration as possible in any application
- R1.0 ducting to be used
- R410a rated refrigerant pipe to be used at all times

EXCLUSIONS

Please note, this quote does not include the cost of the following items:

- Additional zones
- Additional controllers
- Painting or patching of holes from existing units
- Powder coating of bar grills other than white (alternative colours are subject to choice of grills)
- Alternative grills other than what has been quoted
- Custom sheet metal
- Drain pumps
- Access panels
- Electrical circuits
- Crane hire


Outdoor unit
BALCONY
LIVING
4.9m x 7.5m
MASTER
BED
3.5m x 6.2m
DINING
ENTRY
ROBE
ENSUITE
DW
KITCHEN
2.4m x 3.7m
t'DRY
Drain point
Indoor Unit
LINEN
BATH
Return air grill
BED 2
ROBE
ROBE
BED 3
SECOND LEVEL