



# PREMIER STRATA MANAGEMENT PTY LIMITED

A.B.N. 60 056 277 215

18 Kleins Road, Northmead 2152 - PO Box 3030, Parramatta 2124  
Phone (02) 9630 7500 Fax (02) 9630 1915 Email mail@premierstrata.com.au

The Representatives  
Community Association 270051  
247 Burwood Road  
CONCORD NSW 2137

28 April 2003

Dear Representatives,

**RE: D.P. 270051 - 247 BURWOOD ROAD, CONCORD  
ATTACHMENT TO MINUTES**

We provide the following information in respect of the last extraordinary general meeting:

1. Our insurer, R.E.I. has confirmed that the public liability would definitely not be compromised by the widening of a path to allow wheel chair access for Lot 1 Bligh. In fact it would possibly give us decreased public liability risk.
2. We attach drawings as submitted by the owner of Unit 1 Bligh for final consideration by executive committee.
3. We are still awaiting quotes from Barrington for repair and painting offence and quotes for installation of sprinklers.
4. David Burns of D.A.S. Ventures was given go ahead at end of March in respect of completing repairs to pergola near second pool. However, as he has a major project on at the moment he will not be starting until later in May.
5. Mr Hui Hui Tan of Lot 4J is to be invited to a mediation session by the Department of Fair Trading to discuss the issue of his persistent illegal parking.
6. In respect of parking we advise that the issue of Lot 2m illegal parking was heard on Monday the 7th April 2003. Basically the tribunal was totally dissatisfied with the by-laws of the scheme as applied to visitors parking and dismissed the application. The respondent Mr Michael Tama did offer to ensure that no further illegal parking took place by them or their visitors but the member clearly pointed out that the inadequate by-laws allow any visitor to park for up to 24 hours then drive out of the complex, then back in for a further 24 hours in perpetuity. Basically, the current by-laws as applied to visitors such as the owner of Black Audi ALH.89R are worthless. Perhaps the next time we are to try and have an owner fined for the actions of his visitor we should invite the solicitor that drafted the by-law to explain it to the member.
7. We attach information from TARBS regarding the offer of satellite services for the complex.
8. We also attach responses from council and NSW Strata Management in respect of concerns over the garbage collection for Pelican Point.

Should you have any queries regarding the above then please do not hesitate to contact me.

Yours Sincerely,

Anthony Votano  
Premier Strata Management



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## MINUTES OF THE EXTRAORDINARY GENERAL MEETING OF OWNERS OF COMMUNITY ASSOCIATION D.P. 270051 HELD AT THE CAPTAINS CLUB, 247 BURWOOD ROAD, CONCORD, ON WEDNESDAY 26th MARCH 2003, COMMENCING 7.00P.M.

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**Present:** J Walsh (Alexander) Y Webster (Barrington)  
S Pederson (Bligh) J Abate (Borrowdale)  
F Horwood (Chisholm) D Larizza (Flinders)  
S Culhaci (Golden Grove) A Trafford (Hunter)  
B Beaven (Lawson) L Maguire (Lindsay)  
D Hasley (Macquarie) L Roberts (Scarborough)  
R Farmer (Wentworth)

**In Attendance:** J & C Cameron (Bligh) M Pirozzi (Alexander)  
D Janlay (Alexander) C Farmer (Wentworth)

**Proxy:** Pauline Gumby (Elizabeth) to Jim Walsh.

**Chairman:** Anthony Votano

**Quorum:** It was noted that a quorum was present.

**Minutes:** It was RESOLVED that the Minutes of the Annual General Meeting held 25 November 2002 be confirmed & adopted.

**Satellite Dishes:** It was RESOLVED that Premier be requested to circulate to members information provided by TARBS & that members be invited to submit any questions they may have to Premier by 03 May 2003.

**Unit 1 Lindsay:** It was RESOLVED that the request for approval to install blinds be referred to the executive committee for an onsite inspection & discussion with the owners.

**Unit 1 Bligh:** It was RESOLVED that approval be granted in principle for widening the path & gate as per the plan submitted, subject to: (1) Premier determining that our public liability insurance is not compromised, (2) the owners obtaining any required approvals from the Council of the City of Canada Bay, (3) the owners & their successors accepting responsibility for ongoing maintenance & (4) the approval of the executive committee to construction specifications.

Alan Trafford requested that his 'Against' vote be recorded.

**Barrington Perimeter Fence:** It was RESOLVED that approval be given for repair & painting of the fence subject to the submission of two quotes to, & approval of, the executive committee.

**Taps for Sprinklers:** It was RESOLVED that the cost of the installation of taps needed to be installed for common property watering systems be the responsibility of the Community Association.

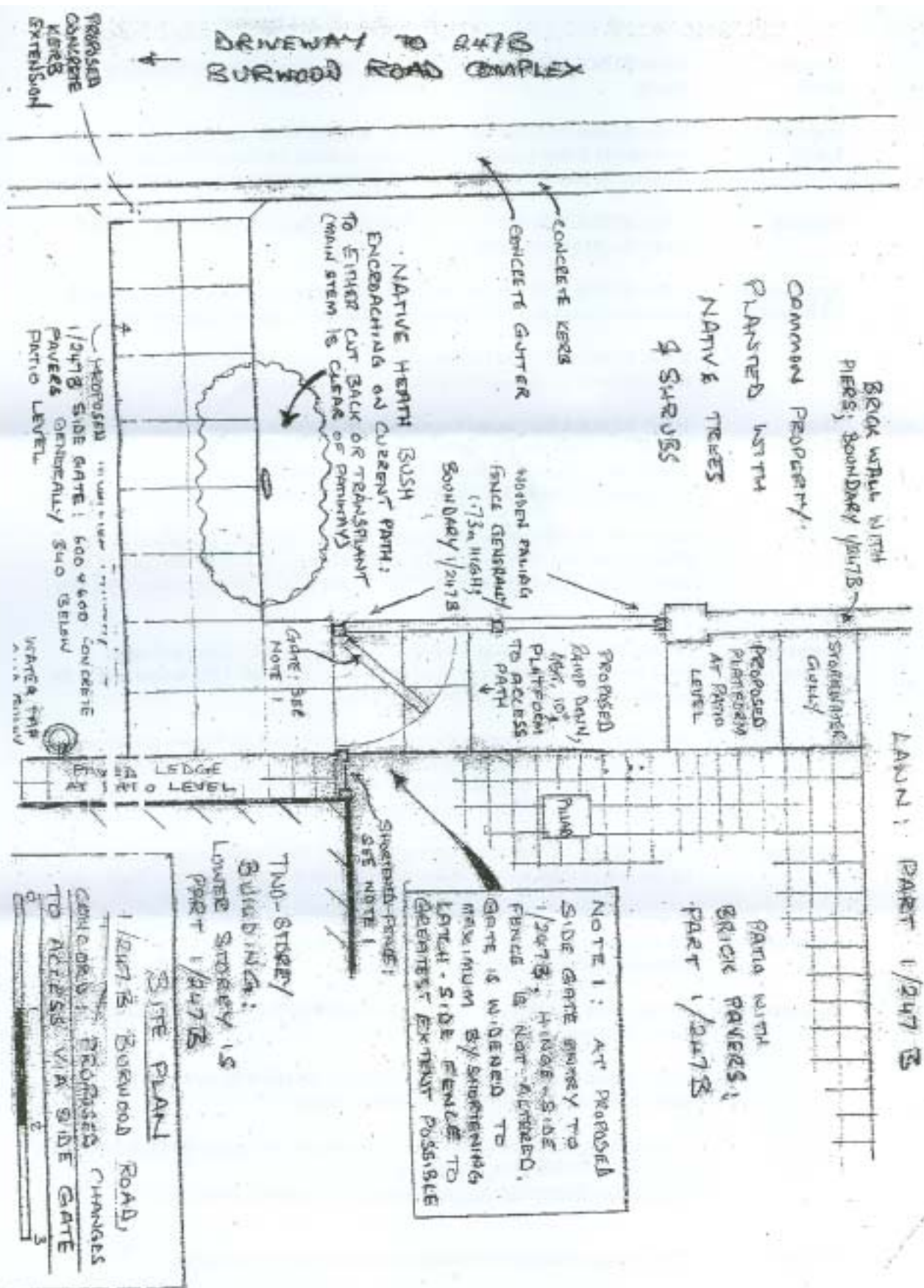
**Security Keys:** It was RESOLVED that facility keys not be distributed by the Managing Agent.

**Welcome Letter:** It was RESOLVED that the content of the draft 'Welcome Letter' be approved in principle & that members accept responsibility for hand-delivering to new residents in their Strata Block. (Jim Walsh is to provide members with the letter).

**Pergola:** It was RESOLVED that the quote from DAS (David Burns) for \$2 510.00 to repair the pergola be accepted.

**Appearance** It was RESOLVED that the executive committee be directed to take action as

<b>Of Balconies:</b>	<p>considered necessary to have inappropriate items removed from balconies.</p> <p>It was RESOLVED that Premier request the owner of Lot 3 Hunter to conform to the conditions of approval for the installation of air conditioning.</p>
<b>Illegal Parking:</b>	<p>It was RESOLVED that the Community Association initiate Mediation Procedures as allowed by Section 66 of the Community Land Management Act 1989 against the owner of <b>Lot 4 Macquarie, Hui Hui Tan</b> for repeated breaches of parking By-Laws 83 &amp; 84 for illegally parking his motor vehicle AJJ.62L.</p> <p>It was RESOLVED that a notice under Section 13A of the Community Land Management Act 1989 be served on <b>Sukru Dincer of Lot 13 Macquarie</b> for illegally parking motor vehicles VTA.962 and ALD.76B in breach of By-Laws 83 &amp; 84.</p>
<b>Washing on Balcony:</b>	<p>It was RESOLVED that as Mr Robert Huang of Unit 4, Hunter had again hung washing on his balcony in contravention of By-law 120, an application for an order with a pecuniary penalty be sought.</p> <p><i>(Mr Huang has been personally spoken to by Mr Anthony Votano of Premier Strata Management and has given a verbal guarantee that he or his family will no longer hang laundry from the balcony and he will remove any lines strung on the balcony. We ask that we be advised of any further breaches)</i></p>
<b>The Elms:</b>	<p>It was RESOLVED that Premier request The Elms Owners' Corporation to clean up the lawn/garden for which they are responsible on Frenchman's Walk.</p>
<b>Burwood Rd Resealing:</b>	<p>It was RESOLVED that Premier continue their representations to the Council of the City of Canada Bay re the level of the gutter at the entrances to Phillips Landing following recent road resealing.</p>
<b>Appreciation:</b>	<p>Appreciation was expressed to Joe Abate for the effort he expends in keeping the lawns &amp; gardens to a high standard.</p> <p>Appreciation was expressed to Jim Walsh for the effort he puts in to the administration of Community Association affairs.</p> <p>Appreciation was expressed to Pauline Gumby for setting up the Phillips Landing Web Site &amp; for her offer to maintain it.</p> <p><a href="http://users.bigpond.net.au/gumblaze/phillipslanding/CommAssoc/">(http://users.bigpond.net.au/gumblaze/phillipslanding/CommAssoc/)</a></p>
<b>CLOSE:</b>	<p>Their being no further business the meeting closed at 10.30 p.m.</p>



TO THE OWNERS CORPORATION/BODY CORPORATE/ BUILDING OWNER

**RE: Installation of TARBS Satellite Dish at**  
**" Phillips Landing Estate "**  
**247 Burwood Rd: Concord NSW 2137**

Television and Radio Broadcasting Services Australia Pty Ltd. (TARBS), is seeking your approval to install their satellite pay TV facilities at the above address, in response to requests we have received by residents for our programs.

TARBS is Australia's leading multicultural PAY TV Broadcaster, offering services in 20 languages on 52 channels, namely Russian;--Mandarin\_antonese,..Korean, Spanish, Arabic, Turkish, Croatian, Filipino, Portuguese, Polish, Macedonian, Serbian, Greek, Iranian and Italian. We also provide 6 English language channels, including CNN, ESPN (sport), Sky Racing, MCM (music video), Cartoon Network and Turner Classic Movies. Having TARBS in your building is an additional feature for both owners and tenants or buyers alike. **We do not charge the Owner Corporation for any** of the costs associated with installing or maintaining the equipment.

Details of the satellite installation are as follows:

- The satellite dish is 65 cms in diameter, black in colour and weighs approx. 6 kgs, including mounts.
- The dish requires an unobstructed view to the northern sky to receive our satellite signal.
- It can be mounted on the roof, above the gutter or on the wall depending on the quality of the signal as determined by the TARBS technician.
- The Body Corporate may stipulate that only 1 dish be installed on the building if they so desire, and where that dish is to be located. **One dish may usually connect multiple residents.** The cabling is via wall cavities, or, if internal access to wall cavities is not possible, in conduits\_as required.
- The installation will cause **no interference** to any existing TV signal in the building.
- Installation is done neatly and tidily by fully trained installers. General maintenance of the equipment installed will be the responsibility of TARBS.

Please call **02 9776 2011** if you have any further queries regarding this installation

Jerzy Kusnierz  
BDM – MDU TARBS

# THE BODY CORPORATE - YOUR QUESTIONS ANSWERED

## **Who is TARES?**

TARBS (Television and Radio Broadcasting Services Australia) is Australia's leading multicultural pay TV broadcaster, and began service in 1998. On 52 channels we offer 20 different languages - 24 hours a day, 7 days a week.

## **What services does TARES offer?**

TARBS offers language packages in Arabic, Serbian, Macedonian, Cantonese, Filipino, Greek, Iranian, Italian, Korean, Mandarin, Polish, Portuguese, Russian, Spanish, and Turkish. Each package includes the English language channels ESPN (sport), Sky Racing, MCM (music), Turner Classic Movies, C\_"N, and Cartoon Network. An Adults Only channel (Nightmoves) is also available.

## **Will the Body Corporate be charged for the installation of the facilities?**

No - the installation and maintenance of TARBS' facilities are offered free of charge to the Body Corporate.

## **What will the satellite dish look like?**

This is a small dish, 65 cm in diameter, and black in colour. Together with the mountings, it weighs approximately 6.5 kgs.

## **Where will it be installed?**

The satellite dish can be mounted on the roof, wall or above the gutter, depending on the building. For blocks of units it is normally a rear roof or gutter mount; for townhouses and villas a rear roof, gutter or wall mount. (See accompanying illustration.) The dish needs to face north to receive the signal.

## **Can the Body Corporate express a preference for where the dish will go?**

Yes - there is space on the Body Corporate approval form where you can add any special requests or conditions regarding the installation.

## **Where will the cabling run?**

The cabling will run via internal wall cavities. If they are not accessible, the cabling will be external, encased within a conduit.

## **Will future subscribers be able to connect to this dish?**

We realise most Body Corporates don't want multiple dishes installed! Therefore, we will always attempt to site the dish in a position that will enable the maximum number of future subscribers to connect to it.

## **What happens if TARBS damages the property?**

TARBS uses only qualified technicians, and will be responsible for any damage proven to be a direct result of the installation, provided any claim is made within thirty days of the completion of installation.



**What happens to the dish if the subscriber leaves?**

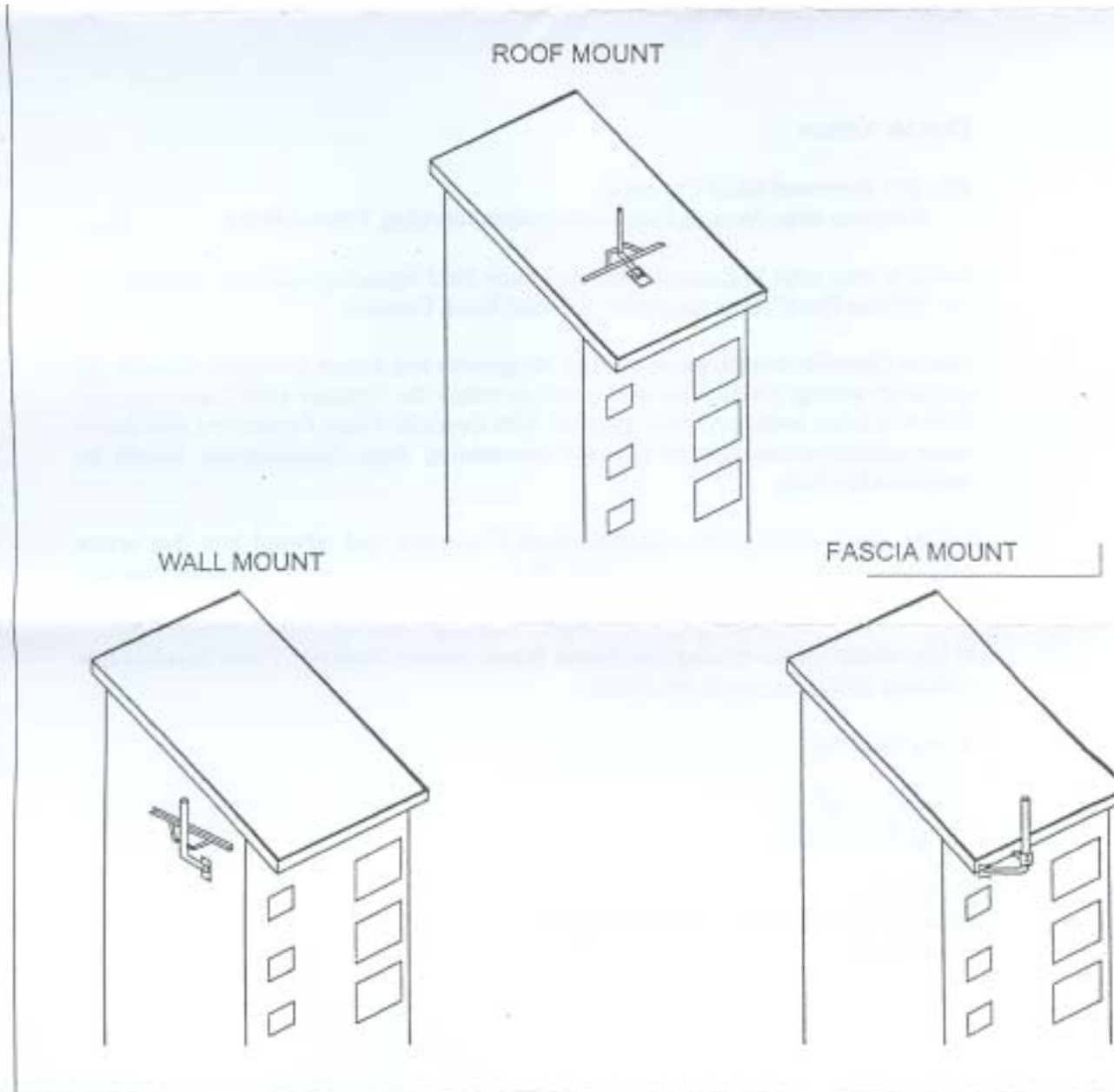
The dish and associated cabling remain, for the benefit of future owners or tenants.

**Will existing free-to-air TV reception be affected?**

No.

**What if we already have Foxtel or Optus connected?**

TARBS' facilities will be completely separate to any other pay TV facilities that may already exist in the building, and Will not interfere With their signal.





## **City of Canada Bay Council**

Civic Centre Marlborough Street Drummoyne NSW 2047

Locked Bag 1470 Drummoyne NSW 1470

Tel: 9911 6555 \* Fax: 9911 6550

council@canadabay.nsw.gov.au

To Anthony Votano  
Premier Strata Management Pty Ltd  
18 Kleins Road,  
NORTHMEAD NSW 2152

Dear Mr Votano

**RE: 247 Burwood Road Concord,  
Extreme noise from garbage contractors servicing Pelican Point**

I refer to your letter to Council dated 21 March 2003 regarding the waste collection at the "Pelican Point" development in Burwood Road, Concord.

Due to Council's current waste contract obligations and access problems, Council are unable to arrange for the bins to be emptied within the "Pelican Point" development. However it has been previously arranged with Council's Waste Contractors that due to noise considerations bins at this and surrounding large developments should be emptied after 7am.

I have again spoken with Council's Waste Contractor and advised him that waste collection vehicles should not be emptying bins at Phillips Landing, Pelican Point and Pelican Quays until after 7am.

If you would like to discuss this further please contact Council's Waste Services Co-ordinator Sonya Szczur on 99116418.

Yours faithfully

Nigel Bertus  
Manager, Environment & Recreational Services  
9 April 2003





31 Grose Street North Parramatta NSW 2151 PO Box 2102, North Parramatta NSW 1750  
Telephone **0298901841** Facsimile **0296302532**  
[enquiry@nswstrata.com.au](mailto:enquiry@nswstrata.com.au)

Thursday, April 10, 2003

**Anthony Votano**  
**Premier Strata Management Pty Limited**  
**PO Box 3030**  
**PARRAMATTA NSW 2124**

Dear Sir

*COMMUNITY ASSOCIATION D.P. 270058 - PELICAN POINT*  
*164 BUR WOOD ROAD, CONCORD*

We write with regard to your email to Kate Foot at the above property. We respond as directed by the community association executive committee.

We advise it is not possible for garbage trucks to enter into the community due to the roadways not being constructed to a standard to withstand the impact and vibration of the garbage trucks. We will however write to Canada Bay Council requesting the garbage trucks not attend the property prior to 7.00 am.

Trusting this is satisfactory.

Yours faithfully

**Robert Crosbie**

Robert Crosbie  
Strata Manager

04 10 34 L6U

Member of Institute of Strata Title Management  
**NEW SOUTH WALES Strata Management A.C.N. 003 986 847**