



PREMIER STRATA MANAGEMENT PTY LIMITED

A.B.N. 60 056 277 215

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Phone (02) 9630 7500 Fax (02) 9630 1915 E-mail: strata@tpg.com.au

**PLEASE TAKE NOTICE THAT THE ANNUAL GENERAL MEETING
OF OWNERS OF STRATA PLAN 270051 WILL BE HELD IN THE
CAPTAINS CLUB ROOM AT 247 BURWOOD ROAD CONCORD
ON MONDAY 28 NOVEMBER 2011 COMMENCING AT 7.00 PM**

AGENDA

Note Attendance

Accept proxies and apologies

Determine Quorum

Consider the following motions

MOTIONS

1. That the minutes of the previous General Meeting held be confirmed and adopted.
2. That the insurance policy currently in force be confirmed and adopted and that Fidelity Guarantee, Office Bearers Liability and Workers Compensation Cover be considered and adopted.
3. (a) That the executive committee be elected in accordance with Regulation 17 of the Strata Schemes Management Act, 1996 for the following year.
(b) That a discussion be held on whether or not any limitations be placed on the decision making powers of the executive committee for the following year.
4. That the Annual Statement of Accounts be received and adopted.
5. That consideration be given to independently audit the Annual Statement of Accounts.
6. That the 10 year Sinking Fund Forecast prepared by QS Solutions in September 2007 be reviewed and considered and that a budget be accepted and unit levies determined for the proceeding year.
7. That the owners consider arranging for reports on termite attack, safety & asbestos concerns around the building for the purpose of reducing liability.
8. That this meeting supports the actions the Executive Committee has been taking to discourage residents parking illegally on the roadway, in the car wash bays and in visitors parking spaces and directs the committee to continue:
 - placing notices on vehicles
 - having the Managing Agent send letters & issue Section 13A notices
 - where necessary, initiating Mediation proceedings, Adjudication orders or hearings before the Tribunal.
9. That the Community Association specially resolve pursuant to s.14 of the *Community Land Management Act* 1989 to amend its management statement by the addition of the following by-law:

Special By-Law: Hot Water Service

1. A Strata Corporation, in the exercise of its functions under s.111 of the Strata Schemes Management Act 1996 or other function, may not agree with the owner or occupier of a Strata Lot to provide heating of water used in the lot by the installation of solar panels upon the roof of the Strata Corporation's building and ancillary equipment unless:
 - (a) the solar panels are EcoSmart Flat Plate Collectors, or other sort approved by the Community Association by minuted resolution of the Community Association or its Executive Committee, installed by a contractor nominated by the manufacturer;
 - (b) before the installation, the owner of the lot pays all costs of the installation anticipated by the Strata Corporation;
 - (c) the owner of the lot pays all costs of the installation; and
 - (d) the owner of the lot has consented in writing to a by-law which requires that the owner for the time being of a lot be responsible for the ongoing maintenance of the solar panels and ancillary equipment serving the lot, and that upon request by the Strata Corporation the owner reimburse the Strata Corporation all costs incurred by the Strata Corporation in relation to the maintenance, repair or replacement of the solar panels and related equipment.
2. A Strata Corporation and an owner or occupier of a Strata Lot may not install solar panels upon or above the roof of the Strata Corporation's building to provide heating of water used in a Strata Lot in the building except pursuant to clause 1.
3. An owner or occupier of a Strata Lot may not install equipment for the heating of water, being equipment that is visible from outside the Strata Lot, unless the owner or occupier has obtained:
 - (a) approval of the Strata Corporation and any relevant statutory authority; and
 - (b) the consent of the Community Association, by a minuted resolution of the Community Association or its Executive Committee.
4. In deciding an application to it for its consent under clause 3, the Community Association must consider:
 - (a) the consistency of the appearance of the proposed equipment with the appearance of other such equipment in the strata scheme;
 - (b) the effect of the proposed equipment upon the appearance of the building and of the Community Scheme.
5. The Community Association may give its consent under clause 3 conditionally.

** Should any owner have any questions concerning the accounts accompanying this notice of meeting, please telephone the office prior to the meeting to enable your query to be satisfactorily addressed and to ensure the meeting is not delayed. The budget and levy recommendations however are for discussion at the meeting.

** Should you be unable to attend the meeting please sign and return the attached proxy form for the convenience of the owners attending.
** All levies should be paid to date for your vote to be valid at the meeting.

