

NOTICE OF AN EXTRAORDINARY GENERAL MEETING

THE OWNERS, STRATA PLAN NO. 67851 (Residential)

200 William Street, Woolloomooloo NSW 2011

DATE: 9th March 2023

TIME: 6:30 PM

**PLACE: Rooftop 200 William Street
Woolloomooloo**

CHAIRPERSON FOR THE MEETING:	That the meeting elect a chairperson
CALLING OF THE ROLE:	Those Present; Present by Proxy; Voting rights; Those in Attendance; Apologies.

1. Minutes

That the minutes of the last General Meeting of the Owners Corporation, be confirmed as a true record of the proceedings at that meeting.

Explanatory Note: Clause 8 (1) (a) of Schedule 1 to the Act requires that any General Meeting of a strata scheme include a form of motion to confirm the minutes of the last General Meeting.

2. Motion to terminate Strata Title Management

The Owners – Strata Plan No. 67851 RESOLVES by ordinary resolution that, the Owners Corporation having an existing strata management agency agreement with **Strata Title Management (ABN78 001 768 761) (Former Agent)**:

- (a) the Owners Corporation terminate the appointment of the Former Agent as strata managing agent of the Owners Corporation; and
- (b) the Owners Corporation revoke the delegation of functions of the Owners Corporation, its Strata committee, chairperson, secretary and treasurer to the Former Agent,

with effect from the date determined for that purpose by the Strata Committee.

- (c) the strata committee be directed to demand, that the Former Agent deliver all property (including records) of the Owners Corporation in the possession or control of the Former Agent to a strata committee member nominated for that purpose by the strata committee.

3. Motion to appoint AscendCorp Strata Pty Ltd

The Owners – Strata Plan No. **67851** RESOLVES by ordinary resolution to appoint **AscendCorp Strata Pty Ltd (Agent)** as strata managing agent on the terms and conditions set out in the proposed strata management agency agreement (**Agreement**), a copy attached to the notice for this meeting, that the following be delegated to the Agent:

- (a) All of the functions of the Owners Corporation (other than its power to make a delegation, to make a decision on a matter that is required to be decided by the Owners Corporation or to make a determination relating to the levying or payment of contributions); and
- (b) The functions of chairperson, secretary and treasurer necessary to enable the Agent to carry out the 'Primary Services/Agreed Services' and the 'Further Services/Additional Services' as defined in the Agreement;

with effect from the date determined for that purpose by the Strata Committee, provided that:

- (c) the delegation to the Agent is subject to the conditions and limitations listed in the Agreement;
- (d) the Owners Corporation is to execute the Agreement to give effect to this appointment and delegation;
- (e) authority is given to two members of the Strata Committee to affix the common seal of the Owners Corporation to the Agreement; and
- (f) the address for service of notices on the owners corporation be changed to:

**The Owners of SP 67851
C/- AscendCorp Strata
PO Box 419
NORTH SYDNEY NSW 2059**

and to authorise the Strata Managing Agent to complete, execute under common seal and lodge the appropriate notices under Section 265 of the Act for registration at the Land and Property Information Agency.

Any lot owner wishing to receive a copy of the proposed contract can obtain same by way of email request to – sarah@ascendcorpstrata.com.au

Date of this Notice: 27th February 2023

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.

PLEASE NOTE

- A vote by an [owner](#) does not count if a priority vote is cast for the lot in relation to the same matter
- An [unfinancial owner](#), [mortgagee](#) or [covenant chargee](#) cannot vote at a 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
- Voting or other rights may be [exercised](#) in person (if the addressee is an individual) or by a [company nominee](#) (if the addressee is a corporation), or by a proxy appointed by the addressee

Quorum:

1. Quorum required for motion or election - A motion submitted at a meeting must not be considered, and an election must not be held at a meeting, unless there is a quorum present to consider and vote on the motion or on the election.
2. When quorum exists - A quorum is present at a meeting only in the following circumstances:
 - (a) if not less than one-quarter of the persons entitled to vote on the motion or election are present either personally or by duly appointed proxy,
 - (b) if not less than one-quarter of the [aggregate unit entitlement](#) of the [strata scheme](#) is represented by the persons who are present either personally or by duly appointed proxy and who are entitled to vote on the motion or election,
 - (c) if there are 2 persons who are present either personally or by duly appointed proxy and who are entitled to vote on the motion or election, in a case where there is more than one [owner](#) in the [strata scheme](#) and the quorum otherwise calculated under this sub clause would be less than 2 persons.
3. A person who has voted, or intends to vote, on a motion or at an election at a meeting by a permitted means other than a vote in person is taken to be present for the purposes of determining whether there is a quorum.
4. Procedure if no quorum - If no quorum is present within the next half-hour after the relevant motion or business arises for consideration at the meeting, the chairperson must:
 - (a) adjourn the meeting for at least 7 days, or
 - (b) declare that the persons present either personally or by duly appointed proxy and who are entitled to vote on the motion or election constitute a quorum for considering that motion or business and any subsequent motion or business at the meeting.
5. Quorum for adjourned meeting - If a quorum is not present within the next half-hour after the time fixed for the adjourned meeting, the persons who are present either personally or by duly appointed proxy and who are entitled to vote on the motion or election constitute a quorum for considering that motion or business and any subsequent motion or business at the meeting.