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NOTICE OF AN EXTRAORDINARY GENERAL MEETING  
THE OWNERS - STRATA PLAN 52948

ADDRESS OF THE STRATA SCHEME:

Macquarie Gardens, 1-15 Fontenoy Road, Macquarie Park NSW 2113

DATE, PLACE & TIME OF MEETING: An Extraordinary General Meeting of The Owners - Strata Plan 52948 will be held on 27/04/2023 via Zoom Video/Audio Conference. The meeting will commence at 06:00 PM.

**Please Note:**

This meeting is being held to approve renovation applications only as per Special By-Law 13: Cosmetic Works, Minor and Major Renovations.

You may join the meeting using the following link:

Topic: SP 52948 - Extraordinary General Meeting  
Time: Apr 27, 2023 06:00 PM Canberra, Melbourne, Sydney

Join Zoom Meeting

<https://us06web.zoom.us/j/83513328790?pwd=QkdprUp1c1dTTzZqNlVqUnhLSE9PUT09>

Meeting ID: 835 1332 8790

Passcode: 444884

One tap mobile

+61280156011,,83513328790# Australia

Dial by your location

+61 2 8015 6011 Australia

Meeting ID: 835 1332 8790

Find your local number: <https://us06web.zoom.us/u/kbJTCufA9>

The Agenda for the meeting is:

**1 MINUTES**

That the minutes of the previous general meeting of the owners corporation be confirmed as a true record of the proceedings of that meeting.

**2 LOT 103 RENOVATION - BATHROOM**

That the major renovation application submitted by Lot 103 for bathroom renovation be tabled and discussed.

**[Documents in support of the application are pages 3 to 11 of the agenda.]**

**3 LOT 27 RENOVATION**

That the major renovation application submitted by Lot 27 be tabled and discussed.

**[Documents in support of the application are pages 12 to 22 of the agenda.]**

#### **4 LOT 103 RENOVATION - KITCHEN LAUNDRY & FLOORS**

That the major components of renovation application submitted by Lot 103 for flooring installation be tabled and discussed.

**[Documents in support of the application are pages 23 to 44 of the agenda.]**

Date of this notice: 11 April 2023

#### **NOTES:**

Please contact Waratah Strata Management Pty Ltd on 9114 9599 or enquiry@waratahstrata.com.au if you have any questions about this notice.

#### **Attending the Meeting or Voting by Proxy**

You should bring this notice with you to the meeting. If you cannot attend the meeting and you wish to cast a vote, please complete the enclosed proxy form and return it to our office at least 24 hours before the commencement of the meeting.

A proxy given to a caretaker, on-site residential manager or strata managing agent is invalid if it would obtain or assist in obtaining a pecuniary interest for, or confer or assist in conferring any other material benefit on, the proxy.

#### **Voting at the Meeting**

You can exercise your voting rights at the meeting in person or by proxy. If you are a corporation your voting rights can only be exercised by your company nominee in person or by the company's proxy.

You, your company nominee or any person having authority to vote in respect of you cannot vote on a motion for an ordinary or special resolution unless the following amounts have been paid before the meeting:

- all contribution levied by the owners' corporation that are payable at the date of this notice; and
- any other money that is recoverable by the owners corporation from you at the date of this notice

If you are an owner, your vote does not count if a vote is cast on the same motion by:

- the mortgagee shown on the strata roll for your lot;
- the covenant chargee shown on the strata roll for your lot; or
- in the case of multiple mortgagees or covenant chargees - the priority mortgagee or chargee shown on the strata roll for your lot and if you have received at least two days' notice from the mortgagees or covenant chargees of their intention to exercise their priority vote.

#### **Resolutions**

For voting purposes:

- an ordinary resolution is passed if the majority of votes are cast in favour of it;
- a special resolution is passed if not more than 25% of the votes cast (based on unit entitlement of the voter) are cast against it
- a unanimous resolution is passed if no vote is cast against it

#### **Quorum**

For a valid meeting 25% of owners who are financial must be present either in person or by proxy.

Note that the minimum number for a valid meeting is two persons who are financial. This applies to those schemes where 25% of owners is fewer than two persons.