

**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 22/02/2024 via Zoom Video/Audio Conference. The meeting will commence at 06:00 PM.

**We have arranged for this meeting to be conducted by Zoom video or telephone conference. Following are the connection details to access the meeting by video (for those owners with video and audio on their computer) or by telephone (for those owners that do not have video and audio, or no computer access).**

**This meeting information will also be sent by email to those owners that have provided an email address, which will allow you to use the hyperlink to directly join the meeting.**

**We suggest connecting to the meeting 10 minutes before the start time as you may need to download the Zoom software.**

Topic: SP 52948 - General Meeting

Time: Feb 22, 2024 06:00 PM Canberra, Melbourne, Sydney

Join Zoom Meeting

<https://us06web.zoom.us/j/81360548001?pwd=rrVuS0YhfWCpeGlxvXEDdBU6uNxrTW.1>

Meeting ID: 813 6054 8001

Passcode: 161275

One tap mobile

+61280156011,,81360548001# Australia

Dial by your location

- +61 2 8015 6011 Australia

Meeting ID: 813 6054 8001

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

**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 7 - INTEREST**

That in accordance with Sec 85 (3) of the Strata Schemes Management Act 2015 the Owners Corporation waive \$48.00 of levy arrears interest charges for lot 7.

**[Explanatory Note:** A change of ownership was registered for lot 7 same day as levy notices were issued which subsequently resulted in the notice being issued to the previous owner. Interest can only be waived by resolution at general

meeting.]

### 3 LOT 8 - MAJOR RENOVATION APPLICATION

That the renovation application under terms of Special By-Law 13 submitted by Lot 8 be tabled and discussed.

**[Explanatory Note:** Special By-Law 13: Cosmetic, minor and major renovations enables a lot to proceed with major renovations if approved at general meeting. This work will be listed on Annexure B of the by-law to create record of all approved major work. Application attached pages 4 to 25 of the agenda.]

### 4 LOT 86 - MAJOR RENOVATION APPLICATION

That the renovation application under terms of Special By-Law 13 submitted by Lot 86 be tabled and discussed.

**[Explanatory Note:** Special By-Law 13: Cosmetic, minor and major renovations enables a lot to proceed with major renovations if approved at general meeting. This work will be listed on Annexure B of the by-law to create record of all approved major work. Application attached pages 26 to 46 of the agenda.]

### 5 LOT 116 - MAJOR RENOVATION APPLICATION

That the renovation application under terms of Special By-Law 13 submitted by Lot 116 be tabled and discussed.

**[Explanatory Note:** Special By-Law 13: Cosmetic, minor and major renovations enables a lot to proceed with major renovations if approved at general meeting. This work will be listed on Annexure B of the by-law to create record of all approved major work. Application attached pages 47 to 59 of the agenda.]

Date of this notice: 31 January 2024

#### 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.