

BCS Strata Management Pty Ltd  
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**THE MINUTES OF THE ANNUAL GENERAL MEETING  
STRATA PLAN 56443**

**"REGIS TOWERS"  
414-418 PITT STREET SYDNEY NSW 2000**

**DATE, PLACE & TIME  
OF MEETING:**

The Annual General Meeting of The Owners - Strata Plan No. **56443** was held on **Wednesday, 26 September 2012** at the MASONIC CENTRE, 66 GOULBURN STREET, SYDNEY. The meeting commenced at **6:00 P.M.**

**PRESENT:**

J Uy (Lot 4); L Su & R Zhao (Lot 8); V Somma (Lot 40); G Lam (Lot 41); B & J Talese (Lot 53); Y Jiang (Lot 55); Y Liu (Lot 65); C Xu (Lot 81); T Teong (Lot 82); R Kumar (Lot 85); B & J Talese (Lot 92); N Stringer & Y Liu (Lot 100); Y Lam (Lot 111); I Kwok & S Papadakis (Lot 112); G Lien (Lot 115); E Blackwell (Lot 130); J Shi & R Lu (Lot 134); H Molnar (Lot 172); G Scott-London & J Colquhoun (Lot 185); M Wen (Lot 187); P Kovac (Lot 204); S Ng (Lot 219); M You & Y Nazar (Lot 221); C Melgar & W Melgar (Lot 267); J Lew (Lot 273); B Vojdanoska (Lot 286); N Bell (Lot 289); J & M Silva (Lot 290); F & G Bullo (Lot 304); L Li (Lot 309); W Fu & Y Tiang (Lot 317); A Ng (Lot 323); P Lee & M Fusco (Lot 339); S Du & Y Liu (Lot 367); T Sinambela (Lot 375); DB & DA Lord (Lot 383); H Kellerson (Lot 384); A Belani & R Datt (Lot 385); L Li & X Gao (Lot 409); A Johnstone & J Choosrithong (Lot 413); S Gu & T Zhang (Lot 415); Hai Ying Trading (Lot 425); X Tang (Lot 429); M & R Anderson (Lot 439); P Tooma, Company nominee for Adjure P/L (Lot 442); D Oliveri & W Chen (Lot 449); J Gould, Company Nominee for Exerp P/L (Lot 452); H Duncan, Company Nominee for De Groots Media Investments (Lot 453); P Yin & Y Lee (Lot 473); G Baskett, Company Nominee for Regis Towers Management (Lots 488 & 650); D Williams (Lot 495); J & S Chan (Lot 504); B Hong (Lot 523); S Phan & T Tew (Lot 524); L Li & W Hu (Lot 535); L Niessen (Lot 546); C Cleanthous (Lot 548); A & T Poliakova (Lot 565); X Yin (Lot 570); R & R K Agrawal (Lot 571); S Zheng (Lot 577); L Wu (Lot 587); W Feng & X Cai (Lot 590); J Yao (Lot 592); H Shen (Lot 625); X Kouvas (Lot 628); P Gong & Q Chen (Lot 633); M Somerville (Lot 636); R Gunardi (Lot 653)

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PRESENT BY PROXY:

**Power of Attorney to K Koo:**

J Kho & Y Setiadi (Lot 38); S Jia & T Shang (Lot 42); M Koo (Lot 83); P Bullpitt (Lot 93); Q Hu & S Chen (Lot 196); C Chong & Y Wu (Lot 197); A Lau (Lot 220); N Sim (Lot 295); HP & HH Le (Lot 313); Tunlore P/L (Lot 320); W Wong (Lot 329); J Gautama (Lot 348); P Wongso & S Essye (Lot 365); A Dogan, S & Z Donmez (Lot 373); J Su (Lot 426); L Fernandes (Lot 493); N Wang (Lot 549); N Wang (Lot 574); Z Sun (Lot 591); M Yao & T Li (Lot 604)

**Proxies to K Stringer:**

J, L, M & V Gray (Lot 458); J & L Gray (Lots 459 & 460)

**Proxies to H Duncan:**

G Wu & R Qi (Lot 164); L Sha (Lot 191); Z Mo (Lot 200); M Do (Lot 312); Q Yang (Lot 318)

**Proxies to M Anderson:**

D & S Cheah (Lot 33); C Dagn (Lot 511)

**Proxies to F Bullo:**

Q Zhao (Lot 17); H Zhang & T Watanabe (Lot 61); A Damayanti & M Suparton (Lot 178); Y Ye & Z Yan (Lot 562)

**Proxies to P Tooma:**

Y Dai & Z Huang (Lot 16); B & T Redman (Lot 30); E & J Lee (Lot 52); B Thedja & P Lauw (Lot 70); J & L Lai (Lot 74); A Ong (Lot 116); T Redman (Lot 129); B & J Shin (Lot 139); R Guo (Lot 144); R Zhou (Lot 148); F Tang & T Zhu (Lot 153); K Lie & K Ng (Lot 177); T Tran & T Vo (Lot 182); H & W Kao (Lot 198); P Tong (Lot 206); Y Zhou (Lot 245); Y Au (Lot 269); K Kong & M Sin (Lot 274); L Pan (Lot 293); J Hii (Lot 308); L Luk & M Lau (Lot 314); P Woo (Lot 326); A Cheng (Lot 327); A Au (Lot 337); B Xiong & M Xiaong (Lot 363); T Hong (Lot 382); B & M Fang (Lot 386); G Morton (Lot 410); K Won & M Wong (Lot 436); P Xu & W Li (Lot 437); Beeston Nominees (Lot 441); P Chan (Lot 474); Long Goal P/L (Lot 475); H & Y Au (Lot 476); Steadito P/L (Lot 484); Kanduit P/L (Lots 485, 486, 487); S Tangaramvong (Lot 498); S Shetye (Lot 585); R Aitken (Lot 634)

**Proxies to W Chen:**

K Yiu & R Sung (Lot 3); WC & WL Huang (Lot 15); J Liu & Y Huo (Lot 45); N Foon (Lot 62); Y Zhu & Y Jap (Lot 78); A Hu (Lot 87); M Liao (Lot 96); M & T Gan (Lot 97); C & M Loy (Lot 98); J Wang (Lot 105); C & K See (Lot 108); D Nguyen (Lot 109); J Chung (Lot 110); G Cheng & X Ge (Lot 123); S Chau & S Chay (Lot 125); F & M Lau (Lot 142); T Nguyen (Lot 211); Z Soe (Lot 218); D

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Yang & K Hon (Lot 222); A Heng (Lot 230); C Sun (Lot 242); P Lam (Lot 291); Z Ye (Lot 332); Z Zuo (Lot 355); H Zhang (Lot 358); P Ping (Lot 374); L Wang & Q Chen (Lot 390); K Wong (Lot 398); J Chan (Lot 428); E & M Jung (Lot 435); X Tian (Lot 443); H Neo (Lot 466); M Lui (Lot 646)

**Proxies to K Sharpe:**

C Liew (Lot 11); V Lu (Lot 23); E Gordon (Lot 44); H Lu (Lot 157); E Gordon (Lot 259); Haldan Nominees P/L (Lot 392); B & Y Valabjee (Lot 431); G & C Hickson (Lot 499); P Lee (Lot 545); E Gordon (Lot 557); E Gordon (Lot 581); E Gordon (Lot 617); G & M Thomas (Lot 623); E Gordon (Lot 632)

**Proxies to J Lee:**

A Azzi (Lot 20); H Wong (Lot 25); J Foong (Lot 49); H Zhang & W Zhu (Lot 72); CC & CH Ho (Lot 163); J Lau (Lot 231); L Yuan (Lot 240); Z Sin (Lot 303); D Xu & Y Sun (Lot 407); W Zou (Lot 464); Q Zhao & Y Chen (Lot 489); F Peng & Z Lin (Lot 533); D Van & R Wekum (Lot 538); H Tan (Lot 564); R Li (Lot 588); S Chiao (Lot 599); C Macris (Lot 609); Comte P/L (Lot 642); S Wong (Lot 645)

**Proxies to B D Sun:**

M Chen (Lot 205); N Wang & Y Zhao (Lot 268); S Chan (Lot 446); U Lizar (Lot 629)

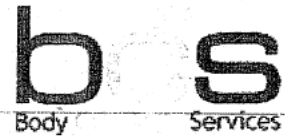
**Proxies to X Y Tang:**

B Young (Lot 14); J Zou (Lot 48); J Hu & Y Zhao (Lot 86); I Kim & Y Lee (Lot 118); M Xu & T Yuan (Lot 128); Q Wu & S Li (Lot 152); R Chan & W Corywinatha (Lot 183); B Kirkman (Lot 186); S Numkeatsakul (Lot 203); M Sun (Lot 210); Y Xu (Lot 232); H Lou (Lot 239); S He & Z Zhu (Lot 287); S Wong (Lot 319); Q Wang & X Wu (Lot 322); H & J Lee (Lot 338); E Ho (Lot 361); D Tang & T Ly (Lot 362); Howen Enterprises P/L (Lot 388); S Lau (Lot 416); K Yang (Lot 418); C Li (Lot 421); S Chien (Lot 448); Detosa P/L (Lot 450); Detosa P/L (Lot 457); D Zhang (Lot 496)

**Proxies to D Oliveri:**

R Yiu (Lot 7); F & Y Hsiao (Lot 19); X Hu (Lot 24); W Xiao & X Zhou (Lot 84); A Ong (Lot 99); J Han (Lot 102); T Tu (Lot 114); J Wang & L Hong (Lot 117); X Qi (Lot 234); K Tjee (Lot 244); C Siu (Lot 248); S So & X Feng (Lot 255); J Lew (Lot 273); A Yip & P Wong (Lot 284); H Chen (Lot 296); Q Dang & T Vo (Lot 321); Y Tang (Lot 330); C Nguyen (Lot 356); S Tran (Lot 394); Z Fan (Lot 456); R Cheattle (Lot 470); P & R Jain (Lot 471); S Hua (Lot 491); K & M Cheng (Lot 515); W Thorne (Lot 526); P Zhou (Lot 559); K Jiang (Lot 569); H Mai (Lot 573); B Wang (Lot 598)

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**Proxies to M Fusco:**

E Rusly (Lot 324); P Lee (Lot 339), Horngold P/L (Lot 403)

**Proxies to K Vella:**

Bolroma Pty Ltd (Lots 51, 508 & 551)

**Proxies to H Shen:**

S Linn (Lot 503); W Soh (Lot 541); X Liu (Lot 545)

**IN ATTENDANCE:**

D St George, K Vella

Mr A Pappas – Building Manager of Regis Tower

P Garrett – HWL Ebsworth (Schemes Lawyers)

A Peetz, B Chau, D Varvian, A Szczesniak, J Liu, R De Graaf – (BCS Strata Management Pty Ltd)

**CHAIRPERSON:**

Ms P Tooma

**SECRETARY:**

Mr A Peetz – (under delegation)

Procedural Note:

*With consent of the meeting, the Executive Committee Motions 11.1 thru 11.3 and ballot were dealt with immediately following motion 1.1.*

*With consent of the meeting the results of the ballot are published in the minutes of the meeting, as counting was still underway after the last motion had been dealt with.*

**1. MINUTES:**

Motion

1.1 That the minutes of the last general meeting of the Owners Corporation, held on **Thursday, 25 August 2011**, be confirmed as a true record of the proceedings of that meeting.

**CARRIED**

**2. INSURANCES:**

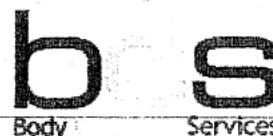
Motions

2.1 That the Owners Corporation confirm that the following insurance policies are effected:

**CARRIED**

INSURANCE CO.	TYPE OF POLICY	POLICY NO.	COVER	DUE DATE
50% CGU & 50% QBE	Building	NNR847416	\$323,160,000.00	28/02/2013
50% CGU & 50% QBE	Contents	NNR847416	\$3,231,600.00	28/02/2013

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50% CGU & 50% QBE	Loss of Rent	NNR847416	\$64,632,000.00	28/02/2013
QBE INSURANCE GROUP LTD	Appeal Expenses	847417	\$100,000.00	28/02/2013
QBE INSURANCE GROUP LTD	Fidelity Guarantee	847417	\$100,000.00	28/02/2013
QBE INSURANCE GROUP LTD	Government Audit Costs	847417	\$25,000.00	28/02/2013
QBE INSURANCE GROUP LTD	Legal Defence Expenses	847417	\$50,000.00	28/02/2013
QBE INSURANCE GROUP LTD	Lot Owners fixture/improvement	847417	\$250,000.00	28/02/2013
QBE INSURANCE GROUP LTD	Machinery Breakdown	847417	\$250,000.00	28/02/2013
QBE INSURANCE GROUP LTD	Office Bearers Liability	847417	\$20,000,000.00	28/02/2013
QBE INSURANCE GROUP LTD	Voluntary Workers Lump/Weekly	847417	100000/1000	28/02/2013
QBE INSURANCE GROUP LTD	Public Liability	847417	\$50,000,000.00	28/02/2013
QBE WORKERS COMPENSATION (NSW) LTD	Workers Compensation	1SF0056555GWC154	\$238,500	18/02/2013

Date on which the premiums were last paid: **10 April 2012**

- 2.2 That the insurances of the Owners Corporation be negotiated by the Executive Committee as the policies fall due.

**CARRIED**

- 2.3 That the additional insurances of the Owners Corporation being Office Bearers Liability, Fidelity Guarantee and Machinery Breakdown be confirmed and the Owners Corporation determine whether they be varied or extended to include additional optional insurances not covered in the above table.

**CARRIED**

- 2.4 That the Owners Corporation confirm that it does employ workers with annual wages exceeding \$7,500 and therefore will require workers compensation insurance for the coming year.

**CARRIED**

**3. VALUATION:**

Motion

- 3.1 That the property of the Strata Scheme be re-valued for insurance purposes.

**LOST**

**4. APPOINTMENT OF MANAGING AGENT:**

Motions

- 4.1 That notice be given to BCS pursuant to Clause 5.1 of their agreement with the Owners Corporation dated 14 October 2009 terminating the agreement within 3 months of the expiry

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date of the agreement being 13 October 2012.

**AMENDED AND CARRIED**

4.2 That the Owners Corporation authorise the Executive Committee to enter into a Strata Management Agreement on behalf of the Owners Corporation with an appropriately qualified Strata manager who has, in the opinion of the Executive Committee, submitted the most suitable tender, for a period of one year, with two consecutive options of one year each, commencing on 14 January 2013 as soon thereafter as practicable.

**CARRIED**

4.3 That any tender submitted by BCS for the Strata Management Agreement set out in motion 4.2 be considered by the Executive Committee on its merit, on the same basis as all other tenders submitted.

**AMENDED AND CARRIED**

**5. AUDITOR:**

Motion

5.1 That an auditor be appointed and that auditor be Deloitte.

**CARRIED**

**6. SINKING FUND PLAN:**

Motion

6.1 That the Owners Corporation review the Sinking Fund analysis prepared by QBM in **June 2010.**

**CARRIED**

**7. EXPENDITURE LIMITS AND OTHER RESTRICTED MATTERS:**

Motions

7.1 That the restriction in Section 80A of the Act that the Executive Committee be limited from spending more than 10% over any single budget item be removed.

**CARRIED**

7.2 That pursuant to Section 80A of the Act, the Executive Committee be restricted to spending not greater than 10% above the amount determined for the total of budget expenditure.

**CARRIED**

7.3 That there be no additional restrictions placed on the Executive Committee other than those currently imposed by Section 21 (2) of the Act.

**CARRIED**

**8. ACCOUNTING RECORDS AND BUDGET:**

Motions

8.1 That the financial statements for the period ended 28/02/2012 be adopted.

**CARRIED**

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- 8.2 That the estimated receipts and payments (budget) for the administrative fund and the sinking fund be tabled and adopted.

**CARRIED**

**9. CONTRIBUTIONS:**

Motions

- 9.1 That contributions to the administrative fund are estimated in accordance with section 75(1) of the Strata Schemes Management Act 1996 and determined in accordance with section 76(1) of the Strata Schemes Management Act 1996 at \$4,120,063 + GST; and

**CARRIED**

- 9.2 That the administrative fund contribution be paid in instalments being:

- i. Instalment 1 of \$1,054,010 + GST **already effected** on 01 March 2012; and
- ii. Instalment 2 of \$1,054,010 + GST **already effected** on 01 June 2012; and
- iii. Instalment 3 of \$1,054,010 + GST **already effected** on 01 September 2012; and
- iv. Instalment 4 of \$958,033 + GST due and payable on 01 December 2012; and

**CARRIED**

- 9.3 That contributions to the sinking fund are estimated in accordance with section 75(2) of the Strata Schemes Management Act 1996 and determined in accordance with section 76(1) of the Strata Schemes Management Act 1996 at \$852,253 + GST; and

**CARRIED**

- 9.4 That the sinking fund contribution be paid in instalments being:

- i. Instalment 1 of \$238,251 + GST **already effected** on 01 March 2012; and
- ii. Instalment 2 of \$238,251 + GST **already effected** on 01 June 2012; and
- iii. Instalment 3 of \$238,251 + GST **already effected** on 01 September 2012; and
- iv. Instalment 4 of \$137,500 + GST due and payable on 01 December 2012; and

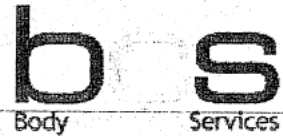
**CARRIED**

- 9.5 That, following resolutions 9.2 and 9.4, the administrative and sinking fund contributions be continued at quarterly intervals until further determined as follows;

- i. Administration Fund instalment of \$958,033 + GST due and payable on 01 March 2013; and
- ii. Sinking Fund instalments of \$137,500 + GST due and payable on 01 March 2013.

**CARRIED**

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**10. LEVY COLLECTION PROCEDURES:**

Motion

10.1 That the Owners - Strata Plan No 56443, for the purpose of collecting levy contributions, interest and recovery costs thereon and pursuant to the *Act* (including section 80D of the *Act*), authorise the strata managing agent and/or the Executive Committee to do any of the following:

- a. Levy Recovery Step 1: issue a reminder levy notice 35 days after the levy due date;
- b. Levy Recovery Step 2: that 49 days after the original date the levy was due (14 days after the reminder levy notice), and where the debt is in excess of \$2,000, appoint the services of a debt collection agency, obtain legal advice and/or retain legal representation of solicitors, barristers and/ or experts on behalf of the Owners – Strata Plan No 56443 to issue a letter of demand and/or to commence, pursue, continue or defend any court, tribunal or any other proceedings against any lot owner, mortgagee in possession and/or former lot owner in relation to all matters arising out of the recovery of levy contributions and the recovery of other debts, including penalties, interest, legal and other costs;
- c. Enforce any judgment obtained in the collection of levy contributions including commencing and maintaining bankruptcy or winding up proceedings;
- d. Filing an appeal or defending an appeal against any judgment concerning the collection of levy contributions; and,
- e. Liaise, instruct and prepare all matters with the Owners Corporation's debt collection agents, lawyers and/or experts in relation to any levy recovery proceedings.

***CARRIED***

**11. EXECUTIVE COMMITTEE:**

Motions

11.1 That written and oral nominations be received at this meeting for election to the Executive Committee.

Nomination:	Lot No	Nominated by:	Lot No
J Lee		K Koo	83
C Xu	81	Self	81
C Tang	429	B Sun	192
S Pappadakis	112	C Tang	429
M Somerville	636	H Shen	625
A Johnstone	413	R Gunardi	653
I Kwok	112	Self	112
F Bullo	304	G Bullo	304
M Fusco	339	M You	221
S Kumar	85	R Kumar	85



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G Baskett	650	M Fusco	339
P Tooma	442	J Chan	504
D Oliveri	449	M Anderson	439
K Stringer	100	Y Liu	65
M Anderson	439	W Melgar	267
L Gray	458	M Fusco	339
H Duncan	453	D Oliveri	449
A Ng	323	H Duncan	453
S Morton	132	S R Kumar	85
R Gunardi	653	L Wu	587
W Chen	449	A Johnstone	413
J Tew	524	H Duncan	453

**CARRIED**

- 11.2 That candidates for election to the Executive Committee disclose any "connections" with the original owner (developer) or caretaker in accordance with the Act.

**CARRIED**

- 11.3 That the number of members of the Executive Committee be determined at **NINE (9)**.

**CARRIED**

- 11.4 That the following be declared as being elected members of the Executive Committee:

Elected Member:	Lot No
P Tooma	442
A Ng	323
A Johnstone	413
D Oliveri	449
M Anderson	439
H Duncan	453
J Lee	
W Chen	449
J Tew	524

**CARRIED**

**12. BY LAWS:**

Motions

- 12.1 That the Owners Corporation **SPECIALLY RESOLVE** pursuant to Section 47 of the Strata Schemes Management Act 1996 to make by-laws in the following terms;

**CARRIED (NO VOTES AGAINST)**

- 12.2 That all owners whether or not their lot is managed by an agent provide current contacts details (both physical and/or electronic) to be kept on that strata roll.

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**CARRIED (NO VOTES AGAINST)**

- 12.3 That any owner who fails to provide their current details within 28 days of any change be subject to a fine of \$200.00.

**LOST**

*Motion 12.3: Total Unit Entitlements (UE) of votes cast on this motion were 4,233.*

*Unit Entitlements Votes cast against the Motion were 1,828 (43%).*

*Note: As more than 25% of the Unit Entitlements were cast against Motion 12.3, the motion was NOT Specially Resolved (LOST).*

- 12.4 That managing agents have 48 hours from being notified by the Owners Corporation or tenant to attend to repairs and maintenance of the lot.

**SPECIALLY CARRIED**

*Motion 12.4: Total Unit Entitlements (UE) of votes cast on this motion were 4,215.*

*Unit Entitlements Votes cast against the Motion were 947 (22%).*

*Note: As not more than 25% of the Unit Entitlements were cast against Motion 12.4, it was Specially Resolved.*

- 12.5 Where damage is caused to a lot or the common property as a result of work done or neglected to be done to another lot, or as a result of the state of repair of the other lot, the owner of the lot causing the damage shall pay for the loss or damage.

**SPECIALLY CARRIED**

*Motion 12.5: Total Unit Entitlements (UE) of votes cast on this motion were 4,194.*

*Unit Entitlements Votes cast against the Motion were 813 (19%).*

*Note: As not more than 25% of the Unit Entitlements were cast against Motion 12.5, it was Specially Resolved.*

- 12.6 Where as a result of over tenanting the Owners Corporation is required to undertake any investigation then the owner of the lot subject to the investigation shall be responsible for the cost of the investigation.

**SPECIALLY CARRIED**

*Motion 12.6: Total Unit Entitlements (UE) of votes cast on this motion were 4,205.*

*Unit Entitlements Votes cast against the Motion were 847 (20%).*

*Note: As not more than 25% of the Unit Entitlements were cast against Motion 12.6, it was Specially Resolved.*

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**13. MOTIONS SUBMITTED BY THE OWNERS OF LOT 429 & 192 (C.TANG & B.SUN) :**

Motions

The Chairman ruled Motions 13.1 to 13.3 Out of Order noting that these matters had been dealt with in Motions 4.1 to 4.3.

- 13.1 That pursuant to s27(2) of the Strata Schemes Management Act 1996, the services of BCS Strata Management Pty Ltd as strata managing agent for Strata Plan 56443 be terminated and the authority of the strata manager to exercise the powers, functions and duties of the Chairman, Secretary, Treasure and the Executive Committee be revoked.
- 13.2 That all records, books of accounts, keys, documents and any other property of the Owners Corporation of Strata Plan 56443 be made ready for collection after relevant notice is given.
- 13.3 That pursuant to s27 (1) of the Strata Schemes Management Act 1996, Professional Strata Management Group be appointed with full delegation as the strata managing agents of Strata Plan 56443 and pursuant to Section 238(2) of the Act that an authority be given for the common seal of the Owners Corporation to be affixed to the Agency Agreement by the Secretary and any other member of the executive committee to finalize the appointment.

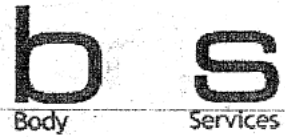
The Chairman ruled the following motion Out of Order noting that a table of estimated receipts and payments (budget) did not accompany the proposal and that it had been dealt with in Motions 9.1 to 9.5.

- 13.4 That determination be made to reduce the proposed contribution for levies by 30%.

The Chairman ruled motions 13.5 thru 13.11 Out of Order noting that the matters contained therein are currently subject to an independent Forensic Audit, and that these matters shall be referred to the new Executive Committee for review in consultation with that Forensic Audit.

- 13.5 That determination be made to subcommittee to chase up the II Carrello Coffee Cart "rental arrears" for more than \$16,000.00 plus GST and interest within 3 months.
- 13.6 That determination be made to subcommittee to investigate \$600,000.00 painting expenses in 2008 within 3 months.
- 13.7 That determination be made to subcommittee to investigate more than 3 million dollars plumbing and other expenses from 2007-2010 within 4 months.
- 13.8 That determination be made to subcommittee can fully and free access all the records as request.
- 13.9 That determination be made to subcommittee investigation will be without any monetary rewards.
- 13.10 That determination be made to subcommittee is able to report investigations to police service and Fair Trading once the subcommittee has found the funds have been misappropriated or misused.

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13.11 That determination be made to elect subcommittee at the general meeting.

**14. MOTION SUBMITTED BY THE OWNER OF LOT 132 (M.MORTON) :**

Motion

14.1 That the Owners Corporation consider whether or not to create a by-law excluding the keeping of animals.

***LOST***

<b>FOR:</b>	41	<b>AGAINST:</b>	212
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CLOSURE: There being no further business, the chairperson declared the meeting closed at 8.22pm.

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