

**The Owners of The Mews - West Perth
147-159 Charles St West Perth
Strata Plan 5629**

NOTICE OF ANNUAL GENERAL MEETING

Notice is hereby given that the annual general meeting of the above strata company will be held at the office of Exclusive Strata Management, Suite 15, 443 Albany Highway, Victoria Park on Tuesday, 25 October 2016, commencing at 5:30PM.

Registration from 5:15PM

This notice is issued pursuant to the by-laws of the strata company, on 4 October 2016 being not less than 14 days prior to the holding of the meeting.

The attention of proprietors is drawn to the following documents enclosed with this combined notice and agenda for this meeting:

1. Statement of accounts for period 1/10/2015 to 30/09/2016
2. Copy of certificate of currency, important insurance information and strata company manager's disclosure statement
3. Budget of estimated expenditure from the administrative fund and provision for reserve fund for period 1/10/2016 to 30/09/2017
4. Forms of specific and enduring proxy
5. Information in respect to nomination and election of members of the council

Signature of person issuing this notice.....Date...../...../.....
Jasmine Abraham on behalf of Exclusive Strata Management

PRELIMINARY MATTERS

Registration of proprietors and proxy holders
Verification of valid proxies received
Verification of those eligible to vote and personally present
Record those present by invitation
Record any apologies received

Confirmation by the strata company manager of an enabling quorum being present, that the meeting is properly constituted and may proceed to the conduct of business.
(Or that it is adjourned one week hence)

Meeting Agenda

- 1. Appointment of chairman for the meeting**
-Only required if the chairman of the council is unavailable or unwilling to act.
- 2. Confirmation of previous minutes**
-Minutes of the last general meeting have previously been distributed to proprietors.
Motion under notice –
 - (a)** That the previously circulated minutes of the general meeting held on 24 November 2015 be confirmed as a true record of those proceedings.
 - (b)** Consideration of any matters arising from the minutes not otherwise provided for by this agenda.
- 3. Consideration of statement of accounts**
-A copy of which is attached to this notice.
(Questions of a financial nature should be notified to the strata company not later than 3 business days prior to the meeting.)
Motion under notice –
That the statement of accounts for the period 1/10/2015 to 30/09/2016, showing an amount of \$50,860.45 net owners' funds, be adopted as presented.
- 4. Constitution of the council**
Motion under notice –
 - 4.1** That the council of the strata company consist of 4 proprietors.
 - 4.2** Chairman to call for nominations of candidates for election to the council;
And, if required will,
 - 4.3** Conduct a ballot to elect members of the council.

SPECIAL BUSINESS

- 5. Annual report of the council**
Motion under notice –
That the annual report of the **council** be discussed at the meeting.

6. Proposed variation of the maximum sum per lot that may be expended by the council pursuant to section 47(1)

Motion under notice –

That by special resolution the council be authorised to undertake expenditure of up to \$150 per lot multiplied by 54 (the number of lots in the scheme), being a maximum of \$8,100.00 in any one case.

Treasurers Note – National figure is \$200/Lot. The current figure of \$65.00/Lot was set in 1985 and is no longer relevant given the increase in costs.

7. Insurance

-A copy of certificate of currency, important insurance information and strata company manager's disclosure statement are attached to this notice.

Motion under notice –

That the council be directed to renew the current insurance policy prior to its expiry date in such sums as are suggested by the insurer or as are recommended by qualified professional advisors.

8. Items of business notified by council

Modifications to Common Property

Owners are reminded that ANY modifications to common property must be approved in writing by the Strata Council, this includes any modifications to the plumbing ducts or hot water systems. Owners are also reminded that if approvals have been granted for modifications in the past, any replacement or upgrades of modified items must be reapproved. Note that common property includes: external walls/windows/doors, the entire balcony area, walkways and the entire plumbing duct.

Electric Hot Water Systems

Due to limitations in the electrical supply to the building electrical hot water systems are not permitted to be installed, if electrical systems have been approved by the strata company in the past, they may not be replaced and must be converted to gas. The strata company has investigated the option of upgrading the power supply to the complex and all units and found this to be extremely expensive and cost prohibitive.

9. Authority for Strata Council to issue work order.

(9.a) Retaining Wall and Fence Replacement

Motion under notice –

That the strata council be authorised to accept a quotation and issue a work order for the replacement of the retaining wall and fence near the clothesline area of the complex.

(9.b) Solar panel Installation

Motion under notice –

That the strata council be authorised to accept a quotation and issue a work order for the installation of solar panels on the common property.

(9.c) Security and Cameras

Motion under notice –

That the strata council be authorised to accept a quotation and issue a work order for the installation of CCTV and associated equipment to be installed on all pedestrian and vehicle entry gates.

10. Transfer of reserve funds

Motion under notice –

That the council be authorised to transfer funds to a maximum of \$10,000.00 from the reserve fund to the administrative fund as may be required to meet the cost of retaining and fence replacement.

11. Consideration of budget of estimated expenditure from the administrative fund

-A copy of which is attached to this notice.

Motion under notice –

That the budget of estimated expenditure from the administrative fund GST inclusive for the period 1/10/2016 to 30/09/2017, amounting to \$141,985.50 be adopted.

12. Determination of the levy of contributions for the period 1/01/2017 to 31/12/2017

Motion under notice –

That the levy of contributions on proprietors for the administrative fund be payable in advance, inclusive of GST, by instalments due and payable in the amounts and on the dates as shown below:

\$/UoE ¹	For the Period	Period Total	Due Date
\$154	01/10/16 – 31/12/16	\$28,644.00	01/10/16 (Previously Approved)
\$150	01/01/17 – 31/03/17	\$27,900.00	01/01/17
\$150	01/04/17 – 30/06/17	\$27,900.00	01/04/17
\$150	01/07/17 – 30/09/17	\$27,900.00	01/07/17
to raise a total of \$112,344.00 for the financial year (01/01/2016 to 31/12/2016)			
And			
\$/UoE	For the Period	Period Total	Due Date
\$150	01/10/17 – 31/12/17	\$27,900.00	01/10/17 (Pre Issue) ²

And, that the levy of contributions on proprietors for the reserve fund be payable in advance, inclusive of GST, by instalments due and payable in the amounts and on the dates as shown below:

\$/UoE ³	For the Period	Period Total	Due Date
\$10	01/10/16 – 31/12/16	\$1,860.00	01/10/16 (Previously Approved)
\$15	01/01/17 – 31/03/17	\$2,790.00	01/01/17
\$15	01/04/17 – 30/06/17	\$2,790.00	01/04/17
\$15	01/07/17 – 30/09/17	\$2,790.00	01/07/17
to raise a total of \$10,230.00 for the financial year (01/10/2016 to 30/09/2017)			
And			
\$/UoE	For the Period	Period Total	Due Date
\$15	01/10/17 – 31/12/17	\$2,790.00	01/10/17 (Pre Issue) ⁴

¹ Unit of Entitlement

² Levy that is approved for the next financial year.

³ Unit of Entitlement

⁴ Levy that is approved for the next financial year.

13. Strata company management

Motion under notice –

That Exclusive Strata Management be re-appointed as strata company manager for a term of 24 months and the council be directed to execute a management agreement on such other terms as it deems appropriate.

14. Matters with notice for discussion and referral to the council

A) Discussion regarding Unit 31 application to SAT and subsequent dismissal by SAT.

B) Discussion regarding disturbances Unit 12 and Unit 18 and what is being done to address this.

15. Matters without notice for discussion and referral to the council

Note: Such matters may only be raised at the discretion of the chair and with leave of the meeting.

16. Close of meeting

Exclusive Strata Management

Attachment to insurance schedule and provided with the notice of annual general meeting to be held Tuesday, 25 October 2016

Insurance requirements and important information for The Owners of The Mews - West Perth - Strata Plan 5629

COMPULSORY INSURANCE COVER	Your strata company is required to comply with various insurance provisions of the <i>Strata Titles Act, 1985 (WA)</i> ("Act") and Sections 53 to 59 set out the full insurance requirements. These requirements are insured under the current policy, details of which are shown on the attached insurance schedule issued by CHU Underwriting Agency.
Buildings, fixtures and improvements	The sum insured for 'Buildings' must be for the replacement value as defined by the Act. We recommend that an independent valuation be carried out at a minimum of three yearly intervals to ensure that this cover is kept in line with current and projected building replacement costs and other increases in expenditure.
Public Liability	In the case of public liability risks the minimum amount under the Act is \$5 million and your current Sum Insured is \$__ million. Many strata companies now insure for a minimum of \$20 million in residential schemes and as much as \$50 million where there is any commercial use of lots or common property.
Workers Compensation	We also suggest that every strata company effect's insurance in respect to possible liability under the Workers Compensation and Injury Management Act 1981 and your Strata Company has insured against such a risk.
DISCRETIONARY INSURANCE COVER	In addition to the compulsory insurances required under the Act, a strata company also has <u>other risks</u> it should consider covering because of its financial or legal responsibilities for which it may become liable . The strata company has the discretionary power to insure for <u>other risks</u> such as personal accident for voluntary workers, fidelity guarantee, office bearer's liability, machinery breakdown, catastrophe cover, government audit costs, and proprietors fixtures and improvements.
SCHEDULE OF INSURANCE	The CHU insurance schedule (renewal notice) shows which risks have been selected and the applicable sum insured amount. For a full understanding of the additional benefits applying to each policy you will need to review the policy wording or speak with CHU.
IMPORTANT	Should you decide to seek an alternative quotation or change your insurance, your current insurance policy i.e. renewal should be the <u>minimum cover to be afforded by any new policy, including all additional and special benefits</u> . This means when seeking and comparing your existing policy with other quotations, great care should be exercised to ensure there is a 'like for like' comparison made, and, no reduction in cover or increase in risk for the strata plan and its owners. For more information about this please speak to your strata company manager or CHU.

GENERAL ADVICE WARNING

The above information is not personal advice. This advice is general only and before a decision is made to insure, the product disclosure statement should be carefully reviewed. The strata company has been provided with a copy of the relevant CHU financial services guide and product disclosure statement and these are held as part of the records of the strata company and are open to personal inspection by proprietors pursuant to section 43 of the Act.

DISCLOSURE OF OUR RELATIONSHIP AND COMMISSIONS RECEIVED

Exclusive Strata Management are authorised representative No: 269635 of CHU Underwriting Agencies and an agent of the insurers, QBE Insurance (Australia) Limited and QBE Workers Compensation (NSW) Limited. CHU Underwriting Agencies Pty Ltd is a specialist strata and community title insurance intermediary and holds an Australian Financial Service License (AFS License No: 243261) with the authority to advise, deal and issue general insurance products. As an authorised representative of CHU for arranging the insurance we receive a commission. This commission does not affect the premium you pay to the insurer.

The Owners of The Mews - West Perth
Strata Plan 5629
Enduring Proxy Form for General Meetings

Please read the important notes below before completing this form

I/We, _____

being the proprietor/s of lot number/s _____ hereby appoint:

(*Select only one of the below options by deleting the other two options)

***Option 1**

Name of proxy holder _____ or, failing his/her attendance at the general meeting, the chairperson of the general meeting, **or**,

***Option 2**

The chairperson from time to time of general meetings of the strata company, **or**,

***Option 3**

Name of proxy holder _____ only

to speak and act as my/our proxy holder and to vote for me/us in my/our name at all general meetings of the strata company until this enduring proxy is revoked.

Dated this _____ day of _____ 20__

Signature of **sole** proprietor

or **all** co-proprietors

_____ proprietor

_____ co-proprietor

_____ co-proprietor

_____ co-proprietor

Section Below For Use Only by a Corporate Proprietor

In the case of an **incorporated proprietor**, this form requires the signature of a person duly authorised to sign by its constitution.

Director/Secretary/Attorney/Officer/Agent (Delete those not applicable)

IMPORTANT NOTES

- 1 Any natural person can hold a proxy form. That person does not have to be a proprietor.
- 2 An incorporated proprietor should appoint a natural person as its proxy holder if it intends to vote.
- 3 Except in the case of a unanimous resolution, co-proprietors of a lot (e.g. husband and wife) may **only** vote on a show of hands if a proxy form has been completed by **all** co-proprietors appointing one person to vote for them.
- 4 If possible, please complete and return the proxy form to the strata company manager well before the general meeting and confirm its safe receipt. Fax: (08) 9362 1133 or email: info@exclusivestrata.com.au
- 5 If you want to revoke this proxy form, please give notice of revocation to the proxy holder and the strata manager.
- 6 An incorrectly completed proxy may result in the proxy being invalid.

The Owners of The Mews - West Perth
Strata Plan 5629
Proxy Form for the General Meeting
to be held on 25 October 2016

Please read the important notes below before completing this form

I/We, _____

being the proprietor/s of lot number/s _____ hereby appoint:

(*Select only one of the below options by deleting the other two options)

***Option 1**

Name of proxy holder _____ or, failing his/her attendance at the general meeting, the chairperson of the general meeting, **or**,

***Option 2**

The chairperson of the general meeting only, **or**,

***Option 3**

Name of proxy holder _____ only

to speak and act as my/our proxy holder and to vote for me/us in my/our name at the general meeting to be held on 25/10/2016 **and at any adjournment of that meeting.**

Dated this _____ day of _____ 20__

Signature of **sole** proprietor

or **all** co-proprietors

_____ proprietor

_____ co-proprietor

_____ co-proprietor

_____ co-proprietor

Section Below For Use Only by a Corporate Proprietor

In the case of an **incorporated proprietor**, this form requires the signature of a duly authorised person authorised to sign by its constitution.

Director/Secretary/Attorney/Officer/Agent (Delete those not applicable)

IMPORTANT NOTES

- 1 Any natural person can hold a proxy form. That person does not have to be a proprietor.
- 2 An incorporated proprietor should appoint a natural person as its proxy holder if it intends to vote.
- 3 Except in the case of a unanimous resolution, co-proprietors of a lot (e.g. husband and wife) may **only** vote on a show of hands if a proxy form has been completed by **all** co-proprietors appointing one person to vote for them.
- 4 If possible, please complete and return the proxy form to the strata company manager well before the general meeting and confirm its safe receipt. Fax: (08) 9362 1133 or email: info@exclusivestrata.com.au
- 5 If you want to revoke this proxy form, please give notice of revocation to the proxy holder and the strata manager.
- 6 An incorrectly completed proxy may result in the proxy being invalid.

The Owners of The Mews - West Perth - Strata Plan 5629

(Please read the notes below)

Nomination for Election to Council - AGM 2016

Proprietor/s nominating him or herself, a co- proprietor, or, in the case of a Corporate proprietor, itself.

The chairman

The Owners of **The Mews - West Perth - Strata Plan 5629**

I/we being the proprietor/co-proprietors of lot ____ hereby nominate (please print)

..... (name of the person or corporate proprietor who is being nominated) as a candidate for election to the council at the annual general meeting of the strata company to be held on 25/10/2016

Name/s of nominator/s (please print):

Signature/s of nominator/s:

****Director/Secretary/Attorney/Officer/Agent***

(*In the case of an incorporated proprietor, the nominator should delete those not applicable)

Dated: _____

Consent to Nomination for Election to Council

I/we hereby advise that I/we consent to being nominated as a candidate for election to the council of the strata company at the annual general meeting to be held on 25/10/2016 and, if elected, to serve as a member of the council.

Name of nominee: _____ (Please print) of lot: _____

Signature of Nominee: _____ Dated: _____

****Director/Secretary/Attorney/Officer/Agent***

(*In the case of an incorporated proprietor, the nominator must delete those not applicable)

IMPORTANT NOTES

1. This form of nomination and consent to nomination must be in the hands of the chairperson of the annual general meeting prior to the close of nominations for that election. Fax: (08) 9362 1133 email: info@exclusivestrata.com.au
2. In the case of a **sole proprietor** written consent is only required if the candidate, being a natural person, is not personally present at the meeting.
3. In the case of **co-proprietors** of a lot the nomination must be in favour of one co-proprietor and signed by all co-proprietors, including the nominee.
4. In the case of a **corporate proprietor** the nomination and consent must be in writing and needs to be signed by a properly authorised person.