

SP52948 AGM 2012	32 owners present at the AGM in person. 46 proxy forms listed in the AGM minutes	Aggregate of Entitlements = 10000	Building report by Napier & Blakeley not presented to owners and at CTTT Hearing although it was completed in July 2012. Solicitor Mr. Adrian Mueller engaged in CTTT case but not presented and approved by the owners corporation although expenses above \$12,000.00 incurred by the AGM.
Lot Number	Owner	Lot Entitlement	Proxy Paper AGM 2012
2	R & N Gonsalves	41	Proxy vote illegal, present at meeting in person. No datestamp on the proxy form. Abstained to cast vote in many motions.
3	L & Y Zelenzuk	44	Proxy vote illegal, present at meeting in person. Unfinancial at AGM due to unpaid gas levies for second gas connection for more than 15 years until invoice sent by BCS Strata Management on 17 July 2015. Gas levies in amount of \$200.00 per year (plus GST since 2000) still unpaid. Non-prescribed proxy form attempted to be used.
5	K Klein	44	Proxy vote illegal, present at meeting in person. Non-prescribed (non-standard) proxy form used.
10	E Saulits	44	Proxy vote illegal, present at meeting in person.
15	M Baskin	46	Only casted vote against Lane Cove motions (13 and 14) and all motions submitted by Lot 158. Votes for other motions undefined.
33 and 34	J & Q Wang	52	Non-prescribed (non-standard) proxy form used.
39	S Bruce	52	Non-prescribed (non-standard) proxy form used.
40	C Low	53	
42	T Pincus	50	Invalid: Non-prescribed proxy form. Gave proxy vote to Moses Levitt (Lot 147) who was unfinancial at the meeting due to unpaid levies for second gas connection.
44	L & M Shohmelian	55	
49 and 57	J Ward	43	Proxy vote illegal, present at meeting in person. Non-prescribed (non-standard) proxy form used. Failed to submit ballot papers for election of the EC members.
53	R & D Baskin	43	Non-prescribed (non-standard) proxy form used.
62	U & M Aranwela	43	Non-prescribed (non-standard) proxy form used. Unfinancial at AGM due to unpaid gas levies for second gas connection for 2012 until invoice sent by BCS Strata Management on 15 July 2016. Gas levies in amount of \$200.00 per year (plus GST since 2000) still unpaid.
73	S & S Blechman	48	Non-prescribed (non-standard) proxy form used.
80	S Benicar	49	Non-prescribed (non-standard) proxy form used. Gave proxy vote to Moses Levitt (Lot 147) who was unfinancial at the meeting due to unpaid levies for second gas connection.
84	KS & KC Kim		Proxy vote illegal. Discarded by BCS Strata Management due to single signature on the proxy paper.
93	P Gibbons	51	
106	R Marks	37	
111	T Chan	39	Proxy vote given to Lot 158 who voted against Special By-Laws 12 and 13.
114	D MacMaster	37	Gave proxy vote to H Kim (Lot 102) who was unfinancial at the meeting due to unpaid levies for second gas connection.

123	J Hessink	42	Non-prescribed (non-standard) proxy form used.
127	H Kwon & A Choi	50	Proxy vote illegal. Discarded by BCS Strata Management due to unfinancial status.
136 and 137	T & S Kemsley	46	Proxy vote illegal, present at meeting in person. Granted exclusive rights to common property at rushed Extraordinary General Meeting without compliance with the Special By-Law in May 2012.
142	G Goodbee	47	Proxy vote illegal, present at meeting in person. Non-prescribed (non-standard) proxy form used.
148	P & B Yeend	32	Proxy vote illegal. Discarded by BCS Strata Management due to single signature of proxy paper.
150	D Niar	37	Proxy vote signed by Power of Attorney.
152	W & J Lee	46	Proxy vote given to Lot 158 who voted against Special By-Laws 12 and 13.
153	F Kim	36	Gave proxy vote to H Kim (Lot 102) who was unfinancial at the meeting due to unpaid levies for second gas connection.
156	B Slon	37	Non-prescribed (non-standard) proxy form used. Gave proxy vote to Moses Levitt (Lot 147) who was unfinancial at the meeting due to unpaid levies for second gas connection. Two different proxy forms submitted. Non-prescribed proxy form not signed. No datestamp on the non-prescribed proxy form. Abstained to cast vote in majority of motions on non-prescribed proxy form. First proxy form refers to non-prescribed proxy form.
Lot 158	D Baljevic	47	Received 3 proxy votes (Lots 111, 152, 188). Including Lot 158, 4 votes were against Special By-Laws 12 and 13, which was incorrectly reported in Minutes of the AGM.
160	H Poulos	42	Owing \$2.30 in common funds at AGM. Still accepted as valid although in other years owners were not allowed to vote even when as small amount as \$0.10 was owed in common funds.
162	J & J Marshall	39	Non-prescribed (non-standard) proxy form used. Gave proxy vote to Moses Levitt (Lot 147) who was unfinancial at the meeting due to unpaid levies for second gas connection.
164	P Keating & K Narayan	49	Non-prescribed (non-standard) proxy form used.
168	I Sacks	41	Non-prescribed (non-standard) proxy form used.
176	S Zhu	53	Non-prescribed (non-standard) proxy form used.
177	M Chan	42	Non-prescribed (non-standard) proxy form used.
188	R Lee	57	Proxy vote given to Lot 158 who voted against Special By-Laws 12 and 13.
194	Kisung Ha	52	Recipient of undisclosed reimbursements for private gas and water usage without Special By-Law and Special Resolution before the AGM. Gas levies in amount of \$200.00 per year (plus GST since 2000) still unpaid.
195	M Diacono	49	Owing \$1.46 in common funds at AGM. Still accepted as valid although in other years owners were not allowed to vote even when as small amount as \$0.10 was owed in common funds. Recipient of undisclosed reimbursements for private gas and water usage without Special By-Law and Special Resolution before the AGM.
196	S Woo & Y Gee	49	Recipient of undisclosed reimbursements for private gas and water usage without Special By-Law and Special Resolution before the AGM.
197	H Yun & H Kae	49	Recipient of undisclosed reimbursements for private gas and water usage without Special By-Law and Special Resolution before the AGM. Gave proxy vote to H Kim (Lot 102) who was unfinancial at the meeting due to unpaid levies for second gas connection.

198	X Li	52	Recipient of undisclosed reimbursements for private gas and water usage without Special By-Law and Special Resolution before the AGM. Non-prescribed (non-standard) proxy form used.
200	J & E Gore	54	Recipient of undisclosed reimbursements for private gas and water usage without Special By-Law and Special Resolution before the AGM. Non-prescribed (non-standard) proxy form used.
203	Y Chen	55	Owing \$3.01 in common funds at AGM. Still accepted as valid although in other years owners were not allowed to vote even when as small amount as \$0.10 was owed in common funds. Recipient of undisclosed reimbursements for private gas and water usage without Special By-Law and Special Resolution before the AGM. Non-prescribed (non-standard) proxy form used.
204	A Ng	55	Recipient of undisclosed reimbursements for private gas and water usage without Special By-Law and Special Resolution before the AGM.
205	S Hwang	58	Recipient of undisclosed reimbursements for private gas and water usage without Special By-Law and Special Resolution before the AGM. Gave proxy vote to H Kim (Lot 102) who was unfinancial at the meeting due to unpaid levies for second gas connection.
206	S & A Leung	58	Recipient of undisclosed reimbursements for private gas and water usage without Special By-Law and Special Resolution before the AGM. Non-prescribed (non-standard) proxy form used. Parner deceased but Strata Roll not updated on time and singe signature accepted by BCS Strata Management in spite of inaccurate Strata Roll they must maintain at all times.
209	R Brown	55	Recipient of undisclosed reimbursements for private gas and water usage without Special By-Law and Special Resolution before the AGM. In undisclosed email to Mr. Robert Crosbie at Waratah Strata Management on 10 April 2017 at 17:27 hours, he wrote: QUOTE My records show the last gas rebate for townhouse 209 ended 2.5 years ago on 25 September 2014. Since then the new tenancy agreement have been in place where the incumbent tenant pays for full gas charges. END QUOTE Unfinancial due to undisclosed outstanding levies for second gas connection as confirmed in Waratah Strata Management's email on 10 April 2017 at 17:08 hours.
210	J Lee & H Rong	55	Recipient of undisclosed reimbursements for private gas and water usage without Special By-Law and Special Resolution before the AGM. Non-prescribed (non-standard) proxy form used.
216	C Perera	54	Recipient of undisclosed reimbursements for private gas and water usage without Special By-Law and Special Resolution before the AGM. Non-prescribed (non-standard) proxy form used.
219	J Young	54	Recipient of undisclosed reimbursements for private gas and water usage without Special By-Law and Special Resolution before the AGM. Non-prescribed (non-standard) proxy form used. Second proxy form submitted too.
27	A Panda & Snigda Tripathy	45	Present at AGM in person.
30	G & M Kahramanian	44	Owner present for part of the AGM; Due to private engagement left the meeting early.
35	P Ng	51	Present at AGM in person.
54	A Green	42	Present at AGM in person.
63	V Dong	39	Present at AGM in person.

66	M Su & D Wang	43	Present at AGM in person.
72	C Gan	44	Present at AGM in person.
75	G & N Cohen	43	Present at AGM in person.
79	L Cheng	52	Present at AGM in person.
83	R Shaik	49	Present at AGM in person.
91	J Tao	58	Present at AGM in person.
98	M Brincat-Lisano	37	Present at AGM in person.
102	H Kim & Y Park	37	Present at AGM in person. Unfinancial at AGM due to unpaid gas levies for second gas connection for 2012 and 2013 until invoice sent by BCS Strata Management on 1 August 2016. Gas levies in amount of \$200.00 per year (plus GST since 2000) still unpaid. Received 4 proxy votes while unfinancial for the meeting (Lots 114, 153, 197 and 205).
104	H Zhang & J Lu	36	Present at AGM in person.
129	M Ramaswami	44	Owner present for part of the AGM; Due to private engagement left the meeting early. Strata Manager discarded his proxy form.
133	R Hirschhorn	52	
142	G Goodbee	47	
147	M & S Levitt	36	Present at AGM in person. Unfinancial at AGM due to unpaid gas levies for second gas connection for 2012 and 2013 until invoice sent by BCS Strata Management on 1 August 2016. Gas levies in amount of \$200.00 per year (plus GST since 2000) still unpaid. Received 4 proxy votes while unfinancial for the meeting (Lots 42, 80, 156 and 162).
151	M McDonald	47	
158	DB	47	Present at AGM in person. Missed to cast vote for the first several Motions due to CTTT Hearing in SCS 12/32657 the same afternoon which Lot 3 (Lorna Zelenzuk) was supposed to attend but failed to show up.
167	M & P Friede	44	Present at AGM in person. Unfinancial at AGM due to unpaid gas levies for second gas connection for 2012 and 2013 until invoice sent by BCS Strata Management on 15 July 2016.
181	S & T Pogorelsky	52	Present at AGM in person. Unfinancial at AGM due to unpaid gas levies for second gas connection for 2012 and 2013 until invoice sent by BCS Strata Management on 15 July 2016. Gas levies in amount of \$200.00 per year (plus GST since 2000) still unpaid.
	EC Member	55	Present at AGM in person. Recipient of undisclosed reimbursements for private gas and water usage without Special By-Law and Special Resolution before the AGM.
211	F Degros	60	Present at AGM in person. Recipient of undisclosed reimbursements for private gas and water usage without Special By-Law and Special Resolution before the AGM.
130	S Quick	42	Present at AGM in person.

SP52948 AGM 32 owners present at the AGM in person. 46 proxy forms listed in the AGM minutes. Total Entitlements for the complex: 10000.

2012

These are exact benefits to selective townhouse owners in FY 2012 alone that have never been disclosed to owners, Department of Fair Trading and CTTT (now NCAT):

Sun Min Hwang	\$1,800.61
M Xia	\$1,673.16
R Brown	\$977.28
P Li & Q Zhang	\$747.66
Ziba Zohrehvandi	\$644.52
A Lee	\$552.30
A Leung	\$522.72
WE & JF Young	\$517.69
A Chow	\$472.50
K Ha & H Jin	\$460.40
EC Member	\$448.01
A Ng	\$445.99
DH Kim	\$378.96
A Perrera	\$330.43
H Rong & J Lee	\$391.98
Seung Hee Woo	\$127.77
H H Yun	\$71.20

Page 9 of the Agenda for AGM sent on 2 October 2012:

1. A vote may be cast in respect of each lot :
 1. In Person (if a Corporation by Company Nominee) or
 2. By duly appointed proxy (on prescribed form attached), which must be provided to the Secretary at or before the meeting. Note that for large schemes (over 100 lots) the proxy must be provided at least 24 hours before the meeting.

Note: A Proxy Appointment Form must be signed by all owners of the lot.

Details from the agenda for the AGM 2012 as sent to owners on 4 October 2012, without any details of the secret scheme and inequitable benefits that selective townhouse owners and EC members received in the past:

WATER & GAS CHARGES AND REBATE SCHEMES

There are two practical policies in place that affect charges and rebates to owners. Both these schemes have operated almost from the beginning of the OC and have resulted in equity in sharing common utility costs caused by the lack of individual meters for gas and water to all lots. Neither of the by-laws proposed is designed to change the long term practise and policy of fairness in gas and water cost sharing applied by the OC for the past 12 years but they will prevent some of the wild allegations regarding improper application of these schemes by the MA.

Refunding consumption charges (not connection charges) for water and gas to townhouse owners (provided these claims are submitted on the appropriate form accompanied by copies of paid invoices, and submitted for the current financial year or immediate past quarter of the prior year) was approved at an EC meeting in 1998 and ratified at an AGM in 1999 and it is believed this should be converted to a by-law.

The policy of levying a single annual charge to owners in any lot who connect gas heating to the common cooking gas supply was applied by the EC from shortly after residents moved in. The annual charge has not varied in many years, some owners do not voluntarily disclose the use of gas for heating and it remains impractical and too costly to install gas meters to all units. (Latest estimate is over \$2,000 each). It is considered desirable to have a by-law similar to that used to inspect for leaking water to make this gas heating supply charge more manageable, equitable and enforceable in future.

STRATA SCHEMES MANAGEMENT ACT 1996 - SCHEDULE 2

10 Persons entitled to vote at general meetings

(1) Who has voting rights? Each owner, and each person entitled to a priority vote, has voting rights that may be exercised at a general meeting of the owners corporation, but only if the owner or person is shown on the strata roll and, in the case of a corporation, the company nominee is shown on the strata roll.

...

(8) Voting rights may not be exercised if contributions not paid A vote at a general meeting (other than a vote on a motion requiring a unanimous resolution) by an owner of a lot or a person with a priority vote in respect of the lot does not count 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 that are owing at the date of the notice for the meeting.

(9) Effect of casting of priority vote If a priority vote is cast in relation to a lot, a vote on the same matter by the owner of the lot does not count. However, a priority vote has no effect unless at least 2 days' written notice of intention to exercise the priority vote at the particular meeting has been given to the owner of the lot.

(10) Effect of section 118 (notice to owners corporation of right to vote) This clause does not confer a right to vote on a person deprived of the right by failing to comply with section 118.

(11) Definition of motion In this clause,

"motion" means a motion submitted at a general meeting of an owners corporation or on any election of members of the executive committee.

11 Proxies

(1) Who is a "duly appointed proxy"? A person is a duly appointed proxy for the purposes of this Part if the person is appointed as a proxy by an instrument in the form prescribed by the regulations.

(2) Form of proxy The prescribed form is to make provision for the giving of instructions on:

(a) whether the person appointing the proxy intends the proxy to be able to vote on all matters and, if not, the matters on which the proxy will be able to vote, and

(b) how the person appointing the proxy wants the proxy's vote to be exercised on a motion for the appointment or continuation in office of a strata managing agent.

(3) Proxy to be given to secretary of owners corporation The instrument is ineffective unless it contains the date on which it was made and it is given to the secretary of the owners corporation:

(a) in the case of a large strata scheme-at least 24 hours before the first meeting in relation to which the instrument is to operate, or

(b) in any other case-at or before the first meeting in relation to which the instrument is to operate.

(4) Period for which proxy effective An instrument appointing a proxy has effect for the period commencing with the day on which it takes effect and ending with the later of the first anniversary of that day and the conclusion of the second annual general meeting held after that day, unless it is sooner revoked or a shorter period is provided by the instrument.

(5) Proxy cannot vote if person appointing proxy votes A proxy cannot exercise a vote in relation to a matter if the person who appointed the proxy is exercising personally a power to vote on that matter.

(6) Effect of subsequent proxy An instrument made by a person appointing a proxy has no effect if the person makes a later instrument appointing a proxy and delivers it to the secretary of the owners corporation in accordance with subclause (3).

Executive Summary:

According to available documents (files for many years is still undisclosed by BCS Strata Management) \$108,997.59 was paid for private water and gas reimbursements to selective townhouse owners in period 1997 to 2013 without a special resolution or registered by-law. Hidden scheme as allegedly applied to provide more equitable levies to townhouse owners who do not use lifts and have to share water and gas expenses for common property in buildings (units in buildings do not have individual water and gas meters).

Data for eight years deliberately hidden from owners and undisclosed even though Strata Schemes Management Act 1996 S108 requires the financial documents to be provided upon payments. BCS Strata Management refused to provide access to full financial statements and receipts seven times in period 2011 to 2016.

Reasonable calculation of losses in the Admin Fund that includes data from missing years in period 1999 to 2017: \$200,000.00.

After uncovering this hidden scheme, BCS Strata Management, together with the Executive Committee of the large strata scheme at Macquarie Park, rushed to approve Special By-Law at general meeting in October 2012, without giving owners any details of the size of reimbursements. The Special By-Law was registered eight months later, on 6 May 2013. Since its registration, water and gas reimbursements were paid to selective townhouse owners in non-compliance with the by-law.

On average, only 18 (out of 26) townhouse owners claimed water and gas reimbursements. The financial data for these claims were undisclosed in balance sheets for owners at every Annual General Meeting (AGM) since 1997 (including the general meeting in November 2014).

Years 1997 to 2000: All gas and water reimbursements were illegal without a Special Resolution or Registered By-Law; owners who claimed these expenses were unfinancial; AGMs were void and invalid due to lack of quorum.

Years 2001 to 6 May 2013: All gas and water reimbursements were illegal without a Special Resolution or Registered By-Law; GST and Service Charges claimed by owners for gas usage as well; owners who claimed these expenses were unfinancial; AGM were void and invalid due to lack of quorum; owners corporation made illegal GST claims from the Australian Taxation Office for private expenses paid to townhouses from common funds.

6 May 2013 till August 2017: GST and Service Charges claimed by owners for gas usage in non-compliance with Special By-Law 13; owners who claimed these expenses were unfinancial at AGM 2013, AGM 2014, and AGM 2015; AGM 2013 and two following General Meetings were void and invalid due to lack of quorum; owners corporation made illegal GST claims from the Australian Taxation Office for private expenses paid to townhouses from common funds.

By having inequitable private water and gas usage reimbursements for selective townhouse owners (typically 18 owners out of 26), another illegal activity occurred over 15 years and at AGM 2014: the rights to vote at general meeting is affected by differences in lot entitlement. Drastic example for FY 2014: Townhouse owner of Lot A, with Lot Entitlement 55, did not have any water and gas claims and paid all levies in amount of \$5,125.82. Townhouse owner of Lot B, also with Lot Entitlement 55, after getting water and gas reimbursements, contributed in levies only \$4,607.16. Law says they cannot have equal rights to vote in NSW!

Details of all general meetings that did not comply with strata laws or did not satisfy quorums:

<http://www.nswstratasleuth.id.au/BCS-Strata-Management-SP52948-General-Meetings-without-Quorum-for-16-Years.pdf>

SP52948 Inequitable and Undisclosed Water and Gas Expenses Reimbursements to Selective Townhouse Owners 1997-2016

Cash Accounting Method - 26 Lots in Financial Year (FY): 1 September in any year to 31 August the following year					
FY	Reimbursements	Average Reimbursements per Townhouse which Received Benefits	Number of Townhouses Receiving Reimbursements	Percentage of Townhouses Receiving Reimbursements vs Total Townhouses (x / 26)	Non-compliance with SSMA 1996 S108 (BCS Strata Management and Executive Committee refuse to provide access to files)
1997					Full accounting data undisclosed
1998					Full accounting data undisclosed
1999					Full accounting data undisclosed
2000					Full accounting data undisclosed, three EC members recipients of benefits without disclosure, without Special By-Law, and without Special Resolution
2001					Full accounting data undisclosed, three EC members recipients of benefits without disclosure, without Special By-Law, and without Special Resolution
2002					Full accounting data undisclosed, three EC members recipients of benefits without disclosure, without Special By-Law, and without Special Resolution
2003	\$4,714.98	\$362.69	13	50.0%	Three EC members recipients of benefits without disclosure, without Special By-Law, and without Special Resolution
2004	\$5,959.95	\$350.59	17	65.4%	Three current and ex- EC members recipients of benefits without disclosure, without Special By-Law, and without Special Resolution
2005					Full accounting data undisclosed, two EC members recipients of benefits without disclosure, without Special By-Law, and without Special Resolution
2006					Full accounting data undisclosed, two EC members recipients of benefits without disclosure, without Special By-Law, and without Special Resolution
2007	\$6,973.47	\$435.84	16	61.5%	Two EC members recipients of benefits without disclosure, without Special By-Law, and without Special Resolution
2008	\$7,510.97	\$469.44	16	61.5%	Two EC members recipients of benefits without disclosure, without Special By-Law, and without Special Resolution
2009	\$6,686.64	\$417.92	16	61.5%	Two EC members recipients of benefits without disclosure, without Special By-Law, and without Special Resolution
2010	\$10,636.99	\$559.84	19	73.1%	Two EC members recipients of benefits without disclosure, without Special By-Law, and without Special Resolution
2011	\$6,435.25	\$459.66	14	53.8%	Two members recipients of benefits without disclosure, without Special By-Law, and without Special Resolution
2012	\$10,563.18	\$621.36	17	65.4%	Two EC members recipients of benefits without disclosure, without Special By-Law, and without Special Resolution
2013	\$13,656.27	\$758.68	18	69.2%	Two EC members recipients of benefits without disclosure, Special By-Law not applied correctly

2014	\$12,034.47	\$668.58	18	69.2%	Two EC members recipients of benefits without disclosure, Special By-Law not applied correctly
2015	\$12,083.36	\$710.79	17	65.4%	One EC member recipient of benefits without disclosure, Special By-Law not applied correctly
2016	\$11,742.06	\$838.72	14	53.8%	One EC member recipient of benefits without disclosure, Special By-Law not applied correctly
Total	\$108,997.59				

Standard proxy form sent to all owners in the agenda for the AGM 2012

I/We MARC DIACONO DATE 5/10/12
the owners of Lot 195 Strata Plan No 52648
appoint THE MEETING CHAIRPERSON or ~~(delete "the meeting chairperson" if nominating an individual)~~
as my/our proxy for the purposes of meetings of the owners corporation (including adjournments of meetings)
Period or number of meetings for which appointment of proxy has effect 12 months/meetings.
* Delete whichever does not apply
(Note: The appointment cannot have effect for more than 12 months or 2 consecutive annual general meetings, whichever is the greater.)
*1 This form authorises the proxy to vote on my/our behalf on all matters
OR
*2 ~~This form authorises the proxy to vote on my/our behalf on the following matters only:~~

(Specify the matters and any limitations on the manner in which you want the proxy to vote.)
*Delete paragraph 1 or 2, whichever does not apply.
*3 If a vote is taken on whether ~~(the strata managing agent) should remain in office or another managing agent is to be appointed~~, I/we want the proxy to vote as follows:
STRATA MANAGING AGENT SHOULD REMAIN IN OFFICE
*Delete paragraph 3 if proxy is not authorised on this matter.
Signature of owner(s) Marc Diacono
Notes
1 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, caretaker or on-site residential property manager.
2 This form is ineffective unless it contains the date on which it was made and is given to the Secretary of the Owners Corporation:
a) in the case of a large strata scheme (more than 100 lots – excluding parking or utility lots), at least 24 hours before the first meeting in relation to which it is to operate; or
b) in any other case, at or before the first meeting in relation to which the instrument is to operate.
3 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.

Secret (non-prescribed and non-standard) proxy vote paper, given to selective SP52948 owners only

Who LORNA & YIGAL ZELUNZUK DATE 14 October 2012 (last possible day is 16/10/2012)
Insert full name of owners above insert day signed above

the owners of Lot 3 Strata Plan No 52948
insert apartment/townhouse number above

appoint ~~THE MEETING CHAIRPERSON~~ or Bruce Copland of 202 / 1-15 Fontenay Road, Macquarie Park
as my / our proxy for the purposes of meetings of the owners corporation (including adjournments of meetings)

Period or number of meetings for which appointment of proxy has effect One (1) month meetings.

(Note: The appointment cannot have effect for more than 12 months or 2 consecutive annual general meetings, whichever is the greater.)

~~*1 This form authorises the proxy to vote on my/our behalf on all matters~~
OR

*2 This form authorises the proxy to vote on my / our behalf on the following matters only:
For Motions 1, 2, 3, 4 (a), 4 (b), 5, 6, 7, 8, 9, 10, 11, and 12 - Please vote in favour.
For Motion 13 (New entrance path to Lane Cove Rd) - Please vote in favour / against (please circle your choice)
For Motion 14 (Approve budget of \$30,000 for New entrance path to Lane Cove Rd) - Please vote as per motion 13
For Motion 15 (New gatehouse for security staff) - Please vote in favour / against (please circle your choice)
For Motion 16 (Approve budget of \$40,000 for New gatehouse for security staff) - Please vote as per motion 15
For Motions 17, 18 & 19 - Please vote as you see fit.
For Motions 20, 21, 22, 23, 24, 25, 26, 27, 28 and 29 Please vote against

If Motions 13, 14, 15 or 16 are not marked proxy is to vote in favour.
For any other matters the proxy is to vote as he sees fit.

~~*3 If a vote is taken on whether (the strata managing agent) should remain in office or another managing agent is to be appointed, I/we want the proxy to vote as follows:~~

~~*Delete paragraph 3 if proxy is not authorised on this matter.~~

Signature(s) of all owner(s) L. Zelunzuk Y. Zelunzuk

If two owners two signatures three owners three signatures etc.

Notes

- 1 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, caretaker or on-site residential property manager.
- 2 This form is ineffective unless it contains the date on which it was made and is given to the Secretary of the Owners Corporation:
a) In the case of a large strata scheme (more than 100 lots - excluding parking or utility lots), at least 24 hours before the first meeting in relation to which it is to operate; or
b) In any other case, at or before the first meeting in relation to which the instrument is to operate.
- 3 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.

Ballot paper at AGM 2012, prepared in advance and printed.

Ballot paper conducted in non-compliance with SSMR 2010 Section 18.

ELECTION OF EXECUTIVE COMMITTEE

STRATA PLAN 52948

ANNUAL GENERAL MEETING - 17 OCTOBER 2012

	Persons Nominated	Please Indicate
1		<input checked="" type="checkbox"/>
2	Moses Levitt - (Tower A, unit 147)	<input checked="" type="checkbox"/>
3	Maureen McDonald - (Tower A, unit 151)	<input checked="" type="checkbox"/>
4	Stan Pogorelsky - (Tower A, unit 181)	<input checked="" type="checkbox"/>
5	Sandi Quick - (Tower D, unit 130)	<input checked="" type="checkbox"/>
6	Betty Saultis - (Tower B, unit 10)	<input checked="" type="checkbox"/>
7	Jeff Wang - (Townhouse 218, units 33 & 34)	<input checked="" type="checkbox"/>
8	John Ward - (Tower C, units 49 & 57)	<input checked="" type="checkbox"/>
9	Raphael Hirschhorn - (tower D, unit 133)	<input checked="" type="checkbox"/>
10		
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14		
15		
16		
17		
18		
19		
20		

Name YIGAL ZELUNZUK

Unit No. 3

Signature Y. Zelunzuk

ELECTION OF EXECUTIVE COMMITTEE

STRATA PLAN 52948

ANNUAL GENERAL MEETING - 17 OCTOBER 2012

	Persons Nominated	Please Indicate
1		<input checked="" type="checkbox"/>
2	Moses Levitt - (Tower A, unit 147)	<input checked="" type="checkbox"/>
3	Maureen McDonald - (Tower A, unit 151)	<input checked="" type="checkbox"/>
4	Stan Pogorelsky - (Tower A, unit 181)	<input checked="" type="checkbox"/>
5	Sandi Quick - (Tower D, unit 130)	<input checked="" type="checkbox"/>
6	Betty Saultis - (Tower B, unit 10)	<input checked="" type="checkbox"/>
7	Jeff Wang - (Townhouse 218, units 33 & 34)	<input checked="" type="checkbox"/>
8	John Ward - (Tower C, units 49 & 57)	<input checked="" type="checkbox"/>
9	Raphael Hirschhorn - (tower D, unit 133)	<input checked="" type="checkbox"/>
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Name PETER MAUREEN FRIEDL

Unit No. 167

Signature Peter Friedl