

Strata Plan SP52948 committee meeting dated 20 April 2017, as organised by Waratah Strata Management, did not satisfy requirements of Strata Schemes Management Act 2015 (SSMA), Schedule 2, Section 4 (1) and (2), and section 7, and Interpretation Act 1987 (NSW).

Agenda was created on 13 April 2017 and scheduled for 20 April 2017. Excluding date of creation, meeting date, and weekend, ONLY four days were allowed for delivery of notice to all owners. As per Strata Roll dated 31 January 2017, more than 32% of owners had requested postal delivery of notices – that figure is hidden from owners by Waratah Strata Management in subsequent years.



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**NOTICE OF A STRATA COMMITTEE 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:** A meeting of the Strata Committee of The Owners - Strata Plan 52948 will be held on 20/04/2017 at the offices of Waratah Strata Management, Suite 200, 160 Rowe Street, Eastwood. The meeting will commence at 06:00 PM.

The Agenda for the meeting is:

**1 MINUTES**

That the minutes of the previous strata committee meeting be confirmed as a true record of the proceedings of that meeting.

**2 MATTERS ARISING FROM PREVIOUS MINUTES**

That the following matters arising from the previous meeting be discussed and decisions be made on any further action required:

- Painting Contract
- Lift Contract
- Capital Works Forecast
- Parking
- Insurance Valuation
- Window Safety Devices
- Annual Fire Safety Statement
- Telecommunications Equipment

- Driveway Repairs

**3 FINANCIAL REPORT**

That the financial reports for the current financial year be tabled and discussed.

**4 BY-LAW REVIEW**

An owners corporation or strata committee must not obtain legal services for which payment may be required unless a resolution approving the obtaining of those services is passed at a general meeting of the owners corporation.

A strata committee may obtain legal services without obtaining approval at a general meeting where:

- (a) it is of the opinion that urgent action is necessary to protect the interests of the owners corporation and the costs of the legal services does not exceed \$15,000; or
- (b) non urgent action is necessary and the costs of the legal services do not exceed \$3,000; or
- (c) it is necessary to obtain legal advice before commencing legal action; or

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- (d) to take legal action to recover unpaid levy contribution, interest on unpaid contributions or related expenses.

**Motion:**

1. The strata committee resolves to:

- (a) engage (TBA), Lawyers in accordance with its fee proposal dated (TBA) to:
  - (i) review the scheme's by-laws and advise on any required amendments;
  - (ii) draft additional by-laws; and
  - (iii) consolidate the by-laws,
- (b) appoint //insert name// as the strata committee point of contact to provide the owners corporation's instructions to (TBA) Lawyers.

Explanatory note: This motion is to engage the service of (TBA), Lawyers to review the scheme's by-laws, draft additional by-laws and consolidate the by-laws.

**5 NEXT MEETING**

That the date time and location of the next Strata Committee meeting be decided.

Date of this notice: 13 April 2017

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