

**The Owners of Orrello Villa
Strata Plan 17492**

NOTICE OF ANNUAL GENERAL MEETING

Notice is hereby given that the Annual General Meeting of the above Strata Company will be held at Platinum Strata Management Unit 6 342 Fitzgerald Street North Perth on Tuesday, 11th August, 2020, commencing at 5p.m.

Registration from 4.45pm.

(Being 15/30 minutes prior to notified time of commencement)

This notice is issued pursuant to section 129 of the Strata Titles Act 1985 WA, on 17th day July, 2020, being not less than 14 days prior to the holding of the meeting.

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

1. *Information in respect of voting rights, nomination and election of members of the Council.*
2. *Statement of acceptable methods of voting.*
3. *Statement of accounts for period 01.07.19 to 30.06.2020*
4. *Copy of certificate of currency, important insurance information and Strata Company Manager's disclosure statement.*
5. *Budget of estimated expenditure from the Administrative Fund 01.07.2020 -30.06.2021*
6. *Provision for Reserve Fund for period 01.07.2020 to 30.06.2021.*
7. *Forms of general and specific proxy*
8. *Other – Strata Management Agreement*

Signature of person issuing this notice..... *Richard Barclay* Date 17 / 07 / 2020
On behalf of The Owners of Orrello Villa

Owners are advised that any of the proposed resolutions may be amended at the meeting and this may significantly affect the outcome. This may apply to the budget and proposed levied contributions for example. Attendance at the meeting enables participation in the debate and voting on each resolution, amended or not. It is also possible to instruct your appointed proxy to provide your input and/or to vote for or against any matter put to a vote.

PRELIMINARY MATTERS

Registration of owners and proxy holders

Verification of valid proxies received

Verification of those eligible to vote and personally present

Meeting Agenda

1. Appointment of chairperson for the meeting.

-Only required if the Chairman of the Council/strata company is unavailable or unwilling to act.

That..... be authorised to act as Chairperson of the strata company for the purposes of the meeting.

2. Confirmation of previous minutes.

(a) Proposed resolution –

That the previously circulated minutes of the General Meeting held on 8th October, 2019 be verified as a true record of those proceedings.

(b) Consideration of any matters arising not otherwise provided for by this agenda.

BUSINESS REQUIRED PURSUANT TO SECTION 127

3. Constitution of the Council.

3.1 *Proposed resolution –

That the Council of the strata company consist of six owners.

3.2 Chairperson to call for nominations of candidates for election to the Council;

And, if required will,

3.3 Conduct a ballot to elect members of the Council.

4. 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 manager not later than 3 business days prior to the meeting.)

***Proposed resolution –**That the Statement of accounts for the period .01.07.2019 to 30.06.2020, showing an amount of \$7,674.10 net owners' funds, be adopted as presented.

5. Insurance

-Copy of certificate of currency, important insurance information are enclosed.

***Proposed resolution –**

Proposed Budget to apply from 01/07/2020

The Owners of SP 17492

Orrello Villa, 33 Chesterton Road, BASSENDEAN WA
6054

Administrative Fund

Proposed budget

Revenue

143000	Levies Due--Admin	9,100.00	UNCHANGED.
	<i>Total revenue</i>	9,100.00	

Less expenses

153804	Admin--Agent Disburst--Postage	154.00
154000	Admin--Management Fees--Standard	2,814.20
154200	Admin--Meeting Expenses	198.00
156200	Admin--Storage Fees	66.00
159000	Insurance--Excesses	500.00
159100	Insurance--Premiums	3,807.83
167200	Maint Bldg--General Repairs	817.81
178400	Maint Grounds--Lawns & Gardening	300.00
190200	Utility--Electricity	442.16
	<i>Total expenses</i>	9,100.00

Surplus/Deficit

0.00

Opening balance

7,674.10

Closing balance

\$7,674.10

Total units of entitlement

1000

Levy contribution per unit entitlement

\$9.10

Balance Sheet

As at 30/06/2020

The Owners of SP 17492

Orrello Villa, 33 Chesterton Road, BASSENDEAN WA
6054

	Current period
Owners' funds	
Administrative Fund	
Operating Surplus/Deficit--Admin	(1,753.13)
Owners Equity--Admin	9,427.23
	<u>7,674.10</u>
Reserve Fund	
Operating Surplus/Deficit--Sinking	0.00
	<u>0.00</u>
Net owners' funds	<u><u>\$7,674.10</u></u>
Represented by:	
Assets	
Administrative Fund	
Cash at Bank--Admin	7,324.68
Receivable--Levies--Admin	349.42
	<u>7,674.10</u>
Reserve Fund	
	<u>0.00</u>
Unallocated Money	
	<u>0.00</u>
<i>Total assets</i>	<u><u>7,674.10</u></u>
Less liabilities	
Administrative Fund	
	<u>0.00</u>
Reserve Fund	
	<u>0.00</u>
Unallocated Money	
	<u>0.00</u>
<i>Total liabilities</i>	<u><u>0.00</u></u>
Net assets	<u><u>\$7,674.10</u></u>

Income & Expenditure Statement for the financial year to 30/06/2020

The Owners of SP 17492

Orrello Villa, 33 Chesterton Road, BASSENDEAN WA
6054

Administrative Fund

Current period

01/07/2019-30/06/2020

Revenue

Insurance Claims	198.00
Interest on Arrears--Admin	34.91
Levies Due--Admin	12,600.00
Recovery--Owner	10.06
<i>Total revenue</i>	12,842.97

Less expenses

Admin--Agent Disburst--Postage	153.96
Admin--Consultants	63.14
Admin--Management Fees--Standard	2,658.92
Admin--Meeting Expenses	396.00
Admin--Storage Fees	66.00
Insurance--Premiums	3,173.19
Maint Bldg--General Repairs	6,985.00
Maint Bldg--Insurance Repairs	698.00
Utility--Electricity	401.89
<i>Total expenses</i>	14,596.10

Surplus/Deficit

(1,753.13)

Opening balance

9,427.23

Closing balance

\$7,674.10

Detailed Expenses for the financial year from 01/07/2019 to 30/06/2020

The Owners of SP 17492

**Orrello Villa, 33 Chesterton Road, BASSENDEAN
WA 6054**

Date	Details	Payee	Amount	Status	Type	Ref.No.	Payment No.
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Administrative Fund

Admin--Agent Disburst--Postage 153804

30/07/2019	Post & petties July 2019	Jagobar Pty Ltd & Anton (WA)	12.83	Paid	DE		026448
30/08/2019	Post & petties August 2019	Jagobar Pty Ltd & Anton (WA)	12.83	Paid	DE		026733
27/09/2019	Post & petties September 2019	Jagobar Pty Ltd & Anton (WA)	12.83	Paid	DE		026981
31/10/2019	Post & petties October 2019	Jagobar Pty Ltd & Anton (WA)	12.83	Paid	DE		027306
29/11/2019	Post & petties November 2019	Jagobar Pty Ltd & Anton (WA)	12.83	Paid	DE		027571
19/12/2019	Post & petties December 2019	Jagobar Pty Ltd & Anton (WA)	12.83	Paid	DE		027777
31/01/2020	Post & petties January 2020	Jagobar Pty Ltd & Anton (WA)	12.83	Paid	DE		028063
27/02/2020	Post & petties February 2020	Jagobar Pty Ltd & Anton (WA)	12.83	Paid	DE		028297
27/03/2020	Post & petties March 2020	Jagobar Pty Ltd & Anton (WA)	12.83	Paid	DE		028543
30/04/2020	Post & petties April 2020	Jagobar Pty Ltd & Anton (WA)	12.83	Paid	DE		028852
28/05/2020	Post & petties May 2020	Jagobar Pty Ltd & Anton (WA)	12.83	Paid	DE		029095
30/06/2020	Post & petties June 2020	Jagobar Pty Ltd & Anton (WA)	12.83	Paid	DE		029342
			\$153.96				

Admin--Consultants 151600

02/12/2019	Trades monitor	Trades Monitor	63.14	Paid	DE	86992/SP174 92	027611
			\$63.14				

Admin--Management Fees--Standard 154000

30/07/2019	Standard Management Fee July 2019	Jagobar Pty Ltd & Anton (WA)	212.71	Paid	DE		026448
30/08/2019	Standard Management Fee August 2019	Jagobar Pty Ltd & Anton (WA)	212.71	Paid	DE		026733
27/09/2019	Standard Management Fee September 2019	Jagobar Pty Ltd & Anton (WA)	223.35	Paid	DE		026981
31/10/2019	Standard Management Fee October 2019	Jagobar Pty Ltd & Anton (WA)	223.35	Paid	DE		027306
29/11/2019	Standard Management Fee November 2019	Jagobar Pty Ltd & Anton (WA)	223.35	Paid	DE		027571
19/12/2019	Standard Management Fee December 2019	Jagobar Pty Ltd & Anton (WA)	223.35	Paid	DE		027777
31/01/2020	Standard Management Fee January 2020	Jagobar Pty Ltd & Anton (WA)	223.35	Paid	DE		028063
27/02/2020	Standard Management Fee February 2020	Jagobar Pty Ltd & Anton (WA)	223.35	Paid	DE		028297
27/03/2020	Standard Management Fee March 2020	Jagobar Pty Ltd & Anton (WA)	223.35	Paid	DE		028543
30/04/2020	Standard Management Fee April 2020	Jagobar Pty Ltd & Anton (WA)	223.35	Paid	DE		028852
28/05/2020	Standard Management Fee May 2020	Jagobar Pty Ltd & Anton (WA)	223.35	Paid	DE		029095
30/06/2020	Standard Management Fee June 2020	Jagobar Pty Ltd & Anton (WA)	223.35	Paid	DE		029342
			\$2,658.92				

Admin--Meeting Expenses 154200

27/09/2019	General Meeting Fee September 2019	Jagobar Pty Ltd & Anton (WA)	198.00	Paid	DE		026981
31/10/2019	General Meeting Fee October 2019	Jagobar Pty Ltd & Anton (WA)	198.00	Paid	DE		027306
			\$396.00				

The Owners of SP 17492

Orrello Villa, 33 Chesterton Road, BASSENDEAN
WA 6054

Date	Details	Payee	Amount	Status	Type	Ref.No.	Payment No.
Admin--Storage Fees 156200							
30/07/2019	Archive Storage Fee July 2019	Jagobar Pty Ltd & Anton (WA)	5.50	Paid	DE		026448
30/08/2019	Archive Storage Fee August 2019	Jagobar Pty Ltd & Anton (WA)	5.50	Paid	DE		026733
27/09/2019	Archive Storage Fee September 2019	Jagobar Pty Ltd & Anton (WA)	5.50	Paid	DE		026981
31/10/2019	Archive Storage Fee October 2019	Jagobar Pty Ltd & Anton (WA)	5.50	Paid	DE		027306
29/11/2019	Archive Storage Fee November 2019	Jagobar Pty Ltd & Anton (WA)	5.50	Paid	DE		027571
19/12/2019	Archive Storage Fee December 2019	Jagobar Pty Ltd & Anton (WA)	5.50	Paid	DE		027777
31/01/2020	Archive Storage Fee January 2020	Jagobar Pty Ltd & Anton (WA)	5.50	Paid	DE		028063
27/02/2020	Archive Storage Fee February 2020	Jagobar Pty Ltd & Anton (WA)	5.50	Paid	DE		028297
27/03/2020	Archive Storage Fee March 2020	Jagobar Pty Ltd & Anton (WA)	5.50	Paid	DE		028543
30/04/2020	Archive Storage Fee April 2020	Jagobar Pty Ltd & Anton (WA)	5.50	Paid	DE		028852
28/05/2020	Archive Storage Fee May 2020	Jagobar Pty Ltd & Anton (WA)	5.50	Paid	DE		029095
30/06/2020	Archive Storage Fee June 2020	Jagobar Pty Ltd & Anton (WA)	5.50	Paid	DE		029342
			\$66.00				
Insurance--Premiums 159100							
12/05/2020	insurance	DEFT PAYMENT SYSTEMS	3,173.19	Paid	Chq	372566	029812
			\$3,173.19				
Maint Bldg--General Repairs 167200							
23/10/2019	trim tree	Dickies Tree Services	550.00	Paid	DE	11342	027197
23/10/2019	re-bed ridge capping, replace roof tiles	Shapers Property Services	5,390.00	Paid	DE	SPS570	027221
18/11/2019	relay loose bricks in bin store/letterbox repairs	Ian Dennis Bricklaying	275.00	Paid	DE		027466
24/06/2020	gutters/downpipes	Shapers Property Services	770.00	Paid	DE	SPS789	029325
			\$6,985.00				
Maint Bldg--Insurance Repairs 169400							
05/12/2019	fence repairs	Jim's Fencing Bayswater	698.00	Paid	DE	773	027616
			\$698.00				
Utility--Electricity 190200							
02/08/2019	Electricity use -may to july 2019	Synergy	67.30	Paid	Chq	837 538 1123	029484
03/10/2019	Electricity use - july to sep 2019	Synergy	64.54	Paid	Chq	837 538 1123	029552
09/11/2019	Electricity use -sep to nov 2019	Synergy	66.78	Paid	Chq	837 538 1123	029632
05/02/2020	Electricity use -nov to jan 2020	Synergy	71.95	Paid	Chq	837 538 1123	029702
03/04/2020	Electricity use - jan to march 2020	Synergy	62.65	Paid	Chq	837 538 1123	029770
09/06/2020	Electricity use - march to may 2020	Synergy	68.67	Paid	Chq	837 538 1123	029844
			\$401.89				
Total expenses			\$14,596.10				

Where an invoice status is Paid and no payment number is displayed the payment has been made outside of the reporting period.

VOTING RIGHTS, NOMINATION AND ELECTION OF THE COUNCIL

VOTING RIGHTS AT A GENERAL MEETING

Subject to the eligibility provisions shown below, the owner of each lot is entitled to one vote in respect of each lot owned by that owner on a proposed resolution.

Votes may be cast by the owner or a duly appointed proxy but if both the owner and the proxy are present only the owner may cast the vote/s.

In the case of an ordinary resolution or a ballot for election of members of the Council, a demand that the votes be counted by the number of unit entitlements of the lots for which votes are cast must be made either in writing or orally at the meeting before voting on the resolution or ballot opens.

In the case of a special resolution votes are cast both in respect to the lots and to the unit entitlement

In the case of a unanimous resolution or a resolution without dissent the vote attached to the lot is the only vote to be cast either in favour or against the proposed resolution. Unit entitlement is not relevant to the outcome of these resolutions.

ELIGIBILITY TO EXERCISE VOTING RIGHTS

Subject to any mortgagee's rights, notified to the Strata Company, owners are at all times entitled to exercise their power or voting on matters requiring a Unanimous Resolution or a Resolution without Dissent.

However, owners may not exercise their power of voting on any Special or Ordinary Resolutions, or, a ballot for election of members of the Council, at a meeting of the Strata Company, if, there is an outstanding amount recoverable under the Act owed to the strata company by the owner of the lot.

Owners' powers of voting may also be affected by an appointment made, or notification given, pursuant to Section 125 of the Act. Any owner affected by Section 125 and is presumed to be aware of that situation.

NOMINATING A CANDIDATE FOR ELECTION AS A MEMBER OF THE COUNCIL

A person (which term includes a corporation) is entitled to nominate a candidate for election as a member of the council only if that person is entitled to vote at the election. Any persons entitled to nominate may nominate themselves. A person who is not entitled to nominate may, however, be nominated by a person who is entitled to do so. A nomination does not require to be seconded and financial status is not a bar to nomination.

The procedure for nomination of members of the council is as follows:

1. The Chairperson of the General Meeting shall call upon those persons present and entitled to nominate candidates to nominate candidates for election to the council.

- ii. A nomination is ineffective unless supported by the consent of the nominee to his nomination, given –
 - a) In writing, and furnished to the Chairperson at the meeting; or
 - b) Orally by a nominee who is present at the meeting in person or by proxy.
- iii. In the event that there are co-owners of a lot one only of the co-owners shall be eligible to be nominated to be elected as a member of the council and the co-owner who is so eligible shall be nominated by his co-owner/s, but, if the co-owners fail to agree on a nominee, the co-owner who owns the largest share of the lot shall be the nominee or if there is no co-owner who owns the largest share of the lot, the co-owner whose name appears first in the certificate of title for the lot shall be the nominee.
- iv. A corporation which is an owner or co-owner of a lot is eligible to be nominated to be elected as a member of the council and should provide written consent to its nomination even if it were to nominate itself as a candidate.
(Please also refer to the enclosed forms of nomination and acceptance of nomination)

ELECTION OF MEMBERS OF THE COUNCIL

The procedure for election of candidates to the Council is as follows:

- i. In accordance with the by-laws
 - (a) if the number of candidates equals the number of members of the council determined in accordance with the requirements of Schedule 1 by-law 4(3), the chairperson must declare those candidates to be elected as members of the council;
 - (b) if the number of candidates exceeds the number of members of the council as so determined, the chairperson must direct that a ballot be held.
 - (c) If a ballot is to be held, the chairperson must —
 - (I) announce the names of the candidates; and
 - (II) cause to be furnished to each person entitled to vote and present in person or by proxy, a blank form in respect of each lot in respect of which the person is entitled to vote for use as a ballot form.
 - (d) A person who is entitled to vote must complete a valid ballot form by —
 - (I) writing on the form the names of candidates, equal in number to the number of members of the council so that no name is repeated; and
 - (II) indicating on the form the number of each lot in respect of which the person's vote is cast and whether the person so votes as owner or first mortgagee of each such lot or as proxy of the owner or first mortgagee; and
 - (III) signing the ballot form; and
 - (IV) returning it to the chairperson.
 - (V) The chairperson, or a person appointed by the chairperson, must count the votes recorded on valid ballot forms in favour of each candidate.
 - (VI) Subject to (VII) below), candidates, being equal in number to the number of members of the council determined in accordance with by-law 4(3), who receive the highest numbers (in terms of lots or unit entitlements as

required under the *Strata Titles Act 1985* section 122) of votes are to be declared elected to the council.

(VII) If the number (in terms of lots or unit entitlements as required under the *Strata Titles Act 1985* section 122) of votes recorded in favour of any candidate is the lowest of the numbers of votes referred to in sub-bylaw (8) and —

- (i) that number equals the number of votes recorded in favour of any other candidate; and
- (ii) if each of those candidates were to be declared elected the number of persons elected would exceed the number of persons required to be elected, as between those candidates, the election must be decided by a show of hands of those entitled to vote and present in person or by proxy.

**The Owners of Orrello Villa
Strata Plan 117492
Statement**

Methods of voting that are acceptable to the strata company for the Annual General Meeting to be held on 11/08/2020.

If a resolution is an ordinary resolution or there is a ballot for election of members of the Council and any person entitled to cast a vote, demands either orally or in writing before the resolution is put to the vote or the ballot commences, that the votes be counted by the number of unit entitlements of the lots for which votes are cast, then, they will be counted in that manner.

If a resolution is a special resolution the votes will be counted both by the number of lots AND the number of unit entitlements of the lots for which votes are cast.

If a resolution is a unanimous resolution or resolution without dissent the votes will be counted only by the number of lots for which votes are cast.

Pursuant to Section 129(2)(d)]

Acceptable methods of casting votes by owners, proxies, first mortgagees or others who are eligible to vote on a resolution, an amendment of a resolution or on a substantive amended resolution, when asked by the Chairperson to do so.

1. If attending the meeting:

By raising one hand or one voting flag indicating either being in favour or against the resolution, or an amendment of the resolution, or on a substantive amended resolution, in respect of each lot for which the person is eligible to vote.

2. If attending remotely:

By orally indicating either being in favour or against the resolution, or an amendment of the resolution, or on a substantive amended resolution, in respect of each lot for which person is eligible to vote.

3. In writing:

By submitting a legible and verifiable signed document, either by email or post, to be received by the strata manager at least 3 days prior to the date of the meeting. The document must set out clearly that the vote is being cast either in favour or against the resolution, as it appears on the agenda, in respect of each lot for which the person is eligible to vote. The writing referred to can be incorporated in or attached to a valid proxy form.

Note: Such votes may be for more than one proposed resolution on the agenda but will not be cast or tallied in respect to an amendment or on a substantive amended resolution.

Platinum Strata Management

INSURANCE REQUIREMENTS AND IMPORTANT INFORMATION FOR:

The Owners of Orrello Villa Strata Plan 17492

Attachment to Insurance Schedule and provided with the notice of Annual General Meeting to be held on 11th August 2020

COMPULSORY INSURANCE COVER	<p>Your Strata Company is required to comply with various insurance provisions of the <i>Strata Titles Act, 1985 (WA)</i> ("Act") and Sections 97 to 99 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 Strata Community Insurance</p>
Buildings, fixtures and improvements	<p>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. The last such valuation was undertaken in unknown</p>
Public Liability	<p>In the case of public liability risks the minimum amount under the Act is \$10 million and your current Sum Insured is \$20,000,000. Many Strata Companies now insure for a minimum of \$40 million in residential schemes and as much as \$50 million where there is any commercial use of lots or common property.</p>
Workers Compensation	<p><i>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</i></p>
DISCRETIONARY INSURANCE COVER	<p>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, legal defence expenses, loss of market value and owners'</p>
SCHEDULE OF INSURANCE	<p>The enclosed insurance schedule 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 the insurer.</p>
IMPORTANT	<p>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 Scheme and its owners. For more information about this please speak to your Strata Manager.</p>
GENERAL ADVICE WARNING	<p>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 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 109 of the Act.</p>
DISCLOSURE OF OUR RELATIONSHIP AND COMMISSIONS RECEIVED	<p>Platinum Strata Management are Authorised Representative of SCI and Honan Insurance Group with the authority to advise, deal and issue general insurance products. As an Authorised Representative of SCI & Honan Insurance Group for arranging the insurance we receive a commission and this amounted to \$396.61 when the current policy was renewed</p>

This commission does not affect the premium you pay to the insurer.



STRATA COMMUNITY INSURANCE

stratacommunityinsure.com.au

T 1300 SCINSURE (1300 724 678)
E myenquiry@scinsure.com.au
P PO Box Z5111, St Georges Tce WA 6831
A Level 6, 40 The Esplanade, Perth WA 6000

CERTIFICATE OF CURRENCY

THE INSURED	
POLICY NUMBER	WRSC20002256
PDS AND POLICY WORDING	Residential Strata Product Disclosure Statement and Policy Wording SCIA-007_RSC-08/2014
THE INSURED	The Owners of 33 Chesterton Road Bassendean Strata Plan 17492
SITUATION	33 Chesterton Road Bassendean WA 6054
PERIOD OF INSURANCE	Commencement Date: 4.00pm on 11/05/20 Expiry Date: 4.00pm on 11/05/21
INTERMEDIARY	Honan Insurance Group (WA) Pty Ltd
ADDRESS	Level 4, 251 St Georges Terrace Perth WA 6000
DATE OF ISSUE	12 May, 2020

POLICY LIMITS / SUMS INSURED			
SECTION 1	PART A	1. Building	\$2,409,697
		Common Area Contents	\$5,000
		2. Terrorism Cover under Section 1 Part A2	Applies
	PART B	Loss of Rent/Temporary Accommodation	\$361,455
		2. Floating Floors	Included
SECTION 2	Liability		\$20,000,000
SECTION 3	Voluntary Workers		\$200,000/\$2,000
SECTION 4	Workers Compensation		Selected
SECTION 5	Fidelity Guarantee		\$100,000
SECTION 6	Office Bearers' Liability		\$100,000
SECTION 9	PART A - Government Audit Costs - Professional Fees		\$25,000
	PART B - Appeal Expenses		\$100,000
	PART C - Legal Defence Expenses		\$50,000
SECTION 10	Lot Owners' Fixtures and Improvements		\$300,000

This certificate of currency has been issued by Strata Community Insurance Agencies Pty Ltd, ABN 72 165 914 009, AFSL 457787 on behalf of the insurer Allianz Australia Insurance Limited, ABN 15 000 122 850, AFSL 234708 and confirms that on the Date of Issue a policy existed for the Period of Insurance and sums insured shown herein. The Policy may be subsequently altered or cancelled in accordance with its terms after the Date of Issue of this notice without further notice to the holder of this notice. It is issued as a matter of information only and does not confer any rights on the holder or any noted interested parties. This certificate does not amend, extend, replace, negate or override the benefits, terms, conditions and exclusions as described in the Schedule documents together with the Product Disclosure Statement and insurance policy wording.

The Owners Of Orrello Villa
Strata Plan 17492
General Proxy Form for General Meetings

Please read the important notes below before completing this form

I/We, _____

being the owner/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 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 all general meetings
of the Strata Company until this general proxy is revoked.

Dated this _____ day of _____ 20__

Signature of sole Owner

or all co-Owners

_____ Owner

_____ Co-Owner

_____ Co-Owner

_____ Co-Owner

Section Below for Use Only by a Corporate Owner

In the case of an **incorporated owner**, 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 Signatories should print their name under their signature.
- 2 Any natural person can hold a proxy form. That person does not have to be an owner.
- 3 An incorporated owner should appoint a natural person as its proxy holder if it intends to vote.
- 4 If a sole owner and their proxy are present at the meeting only the owner may vote.
- 5 Except in the case of a unanimous resolution, co-owners 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-owners appointing one person to vote for them.
- 6 If possible, please complete and return the proxy form to the strata manager well before the general meeting.
- 7 If you want to revoke this proxy form, please give notice of revocation to the proxy holder and the strata manager.

The Owners Of Orrello Villa
Strata Plan 17492
Proxy Form for the General Meeting
To Be Held On 11/08/2020

Please read the important notes below before completing this form

I/We, _____

being the owner/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 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 11th August, 2020 *and at any adjournment of that meeting.*

Dated this _____ day of _____ 20__

Signature of sole owner

or all co-Owners

_____ Owner

_____ Co-Owner

_____ Co-Owner

_____ Co-Owner

Section Below for Use Only by a Corporate Owner

In the case of an **incorporated owner**, 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 Signatories should print their name under their signature.
- 2 Any natural person can hold a proxy form. That person does not have to be an owner.
- 3 An incorporated owner should appoint a natural person as its proxy holder if it intends to vote.
- 4 If a sole owner and their proxy are present at the meeting only the owner may vote.
- 5 Except in the case of a unanimous resolution, co-owners 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-owners appointing one person to vote for them.
- 6 If possible, please complete and return the proxy form to the strata manager well before the general meeting.
- 7 If you want to revoke this proxy form, please give notice of revocation to the proxy holder and the strata manager.

The Owners of Orrello Villa

Strata Plan 17492

(Please read notes below)

Nomination for Election to Council- AGM 2020

1. Owner/s nominating themselves, a co- owner or in the case of a corporate owner, itself.

The Chairperson

The Owners ofStrata/ Survey-Strata Plan

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

..... (name of the person or corporate owner 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 11/08/2020.

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

_____	_____
_____	_____
_____	_____
_____	_____

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

(*in the case of an incorporated owner, the signatory must 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 11/08/2020 and, if elected, to serve as a member of the Council.

Name: _____ (Please print) of lot/s: _____

Signature of Nominee: _____ Dated: _____

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

(*in the case of an incorporated owner, the nominee must delete those not applicable:)

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.
2. In the case of a **sole owner** 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-owners** of a lot the nomination must be in favour of one co-owner and signed by all co-owners, including the nominee.
4. In the case of a **corporate owner** the nomination and consent must be in writing and need to be signed by a properly authorised person.)