



NETSTRATA

EST 1996

1 August 2024

To All Owners
2 MORTON STREET, PARRAMATTA

Dear Owners,

**RE: MINUTES OF ANNUAL GENERAL MEETING | STRATA PLAN NO. 97764 AT
2 MORTON STREET, PARRAMATTA**

Attached are the minutes of the recent Annual General Meeting conducted for your strata scheme and enclosed is a levy payment notice for your 1st quarter levies. The payment options for your levies are detailed on the second page of your levy payment notice. We urge you to read the minutes so you're aware of the issues discussed at the meeting and we also write to bring the following matters to your attention;

1. DO YOU HAVE APPROPRIATE CONTENTS & LANDLORDS INSURANCE?

Although many of the elements within your lot are protected by the Strata Building Insurance, we recommend that all owners effect Contents Insurance to protect those elements of your lot that are not covered by Building Insurance.

C.H.U. Australia's leading Strata Insurance provider is now offering comprehensive Common Contents and Landlord Insurance for owners in Strata Schemes.

For a quote and simply go to our website www.netstrata.com.au and follow the prompts.

2. YOUR OWNER PORTAL

You can obtain all the pertinent information relating to your scheme via your Owner Portal at www.netstrata.com.au. From here you are able to access;

- The Minutes Book for your scheme
- The current Financial Records for your lot
- The Insurance Certificate & P.D.S. for the scheme
- Maintenance Reports
- The Financial Records for your scheme
- The By-laws for your scheme
- R.P. Data Sales and Area Profile reports
- Update your personal information

3. BY-LAWS

You will note from the minutes that several new By-laws may have been passed for your strata scheme. The details of each of these new By-laws are specified in the minutes of the meeting and it is important that you read these By-laws so you are fully aware of how they affect your lot. All other By-Laws that were registered with the strata scheme remain unchanged. Should you have any questions regarding the By-Laws please don't hesitate to contact our office.

NETWORK STRATA SERVICES PTY LTD | A.C.N. 064 030 324 | All correspondence: PO Box 265, Hurstville BC NSW 1481

HEAD OFFICE
298 Railway Parade
Carlton NSW 2218

SYDNEY CBD SALES OFFICE
Level 26, 44 Market St
Sydney NSW 2000

WOLLONGONG OFFICE
Suite 3.03, 3 Rawson Street
Wollongong NSW 2500

P 1300 638 787
E admin@netstrata.com.au
W admin@netstrata.com.au

Liability limited by a scheme approved under Professional Standards Legislation

4. INSTALLATION OF SECURITY DEVICES

The security of the strata scheme and individual apartments is of paramount importance for all owners and residents at the scheme.

NSW legislation permits all owners to undertake the installation of additional locking devices, security screens or other security devices to their windows, front doors, balcony doors and garage doors to further secure their individual apartments, villas or townhouses. However, please note, any additional locking devices must adhere to current fire safety regulations – a licensed locksmith will be able to advise such regulations.

To further assist, we have developed an information guide called **Securing your Strata Title or Community Title Property**. This guide has been prepared in conjunction with our office and the NSW Police and provides owners with several useful tips surrounding communal security. For a copy of the guide, go to our website www.netstrata.com.au and search for “Securing your Strata Title or Community Title Property”.

5. WANT TO FIND OUT MORE...?

To assist owners with the increasing complexity of strata scheme living, we offer a variety of newsletters explaining your rights and obligations of owning a strata property, including

- Building Security
- Maintenance Responsibilities
- Cleaning & Gardening Specifications
- Strata Building Insurance – How am I Covered?
- Strata Definitions
- Frequently Asked Questions

6. 24HR TRADE EMERGENCY SERVICES

Our office provides all owners with access to 24 hour Emergency Trade Services, simply call 1300 663 760 to access;

- Plumbing, Gas and Hot Water
- Glazing
- Automated Garage Doors and Security Gates
- Electrical
- Locksmiths
- Lift Breakdowns

We hope this information about your strata scheme proves helpful and look forward to working with you and all owners for the common amenity of the property.

Should you have any questions or require further information regarding these or any other matters of your strata scheme please do not hesitate to contact our office.

Sincerely,
NETSTRATA
Joshua Barry

Joshua Barry | Direct Line: **02 8567 6468** | Email: joshua.barry@netstrata.com.au

MINUTES OF Annual General Meeting

Strata Plan	97764 - 2 MORTON STREET, PARRAMATTA
Meeting date	31/07/2024
Commenced	6:15 PM
Apologies	Nil
Pre Meeting Voting	Lot 167, Lot 240, Lot 109, Lot 160, Lot 247, Lot 224, Lot 235, Lot 219, Lot 212, Lot 201, Lot 198, Lot 190, Lot 145, Lot 142, Lot 118, Lot 60, Lot 30, Lot 58, Lot 175, Lot 226, Lot 19, Lot 186, Lot 180, Lot 176, Lot 154, Lot 149, Lot 151, Lot 53, Lot 4, Lot 260
In Attendance	Lot 13, Lot 16, Lot 24, Lot 26, Lot 43, Lot 47, Lot 57, Lot 62, Lot 67, Lot 73, Lot 82, Lot 87, Lot 101, Lot 129, Lot 144, Lot 164, Lot 185, Lot 238, Lot 245, Lot 267, Lot 277, Lot 284, Lot 291, Lot 293, Lot 298
Proxies	Lot 102 appointing Lot 24, Lot 106 appointing Lot 245, Lot 11 appointing Lot 13, Lot 117 appointing the Chairperson, Lot 182 appointing Lot 13, Lot 211 appointing Lot 47, Lot 222 appointing Lot 24, Lot 230 appointing Lot 43, Lot 288 appointing Lot 24, Lot 33 appointing the Chairperson, Lot 36 appointing Lot 245, Lot 85 appointing Lot 24, Lot 86 appointing Lot 47
Corporate Authorisation	Nil
Guests	Edgardo Aman of Delux Building Services, Tony Paik of Delux Building Services, Harpreet Singh of Delux Building Services, Diego Arriola of Executive Building Management, Paul Tran of Executive Building Management, Andrew Tunks of Network Strata Services T/A Netstrata, Jeff Davies of Network Strata Services T/A Netstrata
Quorum	A quorum was declared after 30 minutes Pursuant to Schedule 1, Clause 17 (4)(b) of the Strata Schemes Management Act 2015
Chairperson	Joshua Barry

<p>MOTION 1. Confirm Previous Minutes</p>	<p>RESOLVED</p>	<p>that the minutes of the last general meeting were confirmed as a true and accurate account of the proceedings of that meeting.</p> <p>Vote: 63 Resolve, 5 Abstain, 0 Defeat</p>
<p>MOTION 2. Confirm Financials</p>	<p>RESOLVED</p>	<p>that the Financial Statements as presented were adopted.</p> <p>Vote: 62 Resolve, 6 Abstain, 0 Defeat</p>
<p>MOTION 3. Appoint an Auditor</p>	<p>RESOLVED</p>	<p>that an auditor will be appointed for the coming year.</p> <p>Vote: 65 Resolve, 3 Abstain, 0 Defeat</p> <p>Notes: - The 2023-2024 audit report will be sent to all owners and property managers once received. - The Owners Corporation requested the Strata Committee to obtain auditor quotes. - The Strata Manager advised the cost will increase.</p>
<p>MOTION 4. Owners Corporation to Manage AFSS</p>	<p>RESOLVED</p>	<p>that the latest Annual Fire Safety Statement (A.F.S.S.) was reviewed and approved with DA Fire being determined as a competent fire safety contractor.</p> <p>FURTHER RESOLVED that the Owners Corporation decided to opt-out of Netstrata's management and facilitation of the inspection process and lodgement of the next A.F.S.S.</p> <p>FURTHER RESOLVED that Ruth Doyle of Lot 24 will be responsible for managing and facilitating the inspection process and lodgement of the next A.F.S.S.</p> <p>Vote: 40 Resolve, 6 Abstain, 22 Defeat</p> <p>Notes: The owners present at the meeting were advised of the fire compliance obligations and that the Owners Corporation are now solely responsible and liable for the following:</p> <ul style="list-style-type: none"> - Various requirements and actions needed to ensure the scheme meets all legislative and regulatory standards; - Engaging suitably qualified experts to inspect, test, and certify all essential fire safety measures and lift certification; - Arrange for the repair, replacement, or maintenance of fire services in accordance with any Corrective Action Report (C.A.R.); - Sign and submit the Annual Fire Safety Statement (AFSS) required by local government authorities including but not limited to Council and Fire Rescue NSW; - Liaise with relevant local government authorities;

- Arrange for repairs, maintenance, and quotations for works required due to a Fire Rectification Order or upgrade;
- Comply with the E.P.A. Amendment (Identification of Buildings with External Combustible Cladding) Regulation 2018;
- Erect Annual Fire Safety Statement (A.F.S.S.) signage in accordance with the E.P.A. (Development Certification and Fire Safety) Regulation 2021;
- Netstrata advised against the Owners Corporation undertaking these compliance obligations without professional guidance due to the complexity and potential liability involved;
- As Netstrata will no longer be involved in any fire compliance activities for the scheme, Netstrata will not be responsible for signing the Annual Fire Safety Statement.

MOTION 5.
Consider Building Defects

RESOLVED

that the Owners Corporation discussed the statutory warranty periods which apply under the Home Building Act 1989 to the strata scheme and accepted that all warranty periods have expired.

FURTHER RESOLVED that the Owners Corporation advised there were no defects to declare in the building.

FURTHER RESOLVED that the Owners Corporation decided that any possible defects or issues noted by owners / occupants shall be sent to the strata manager by email for filing and further action;

FURTHER RESOLVED that Oliver Crosse of CPDM and Project Intervene are continuing to work through the major defect report and other defects. Once the report is finalised, the Owners Corporation will be advised and a General Meeting called for updates and next steps.

Vote: 65 Resolve, 3 Abstain, 0 Defeat

Notes: 1. The owners present at the meeting were advised of the following defect and warranty issues affecting insurances in all strata schemes at this time:

- The strata manager advised the Owners Corporation that any major defects or remedial repairs which remain unresolved, will risk and impact Owners Corporations obtaining insurance;
- The strata manager must legally disclose any outstanding defect or remedial repairs required within the scheme to the appointed insurance broker;
- In most cases where major defects or remedial repairs are required, the strata manager will be required to obtain engineering tenders under the Design Building Practitioners Act 2020 (DPBA 2020) for the Owners Corporation to consider.

2. The owners present at the meeting were advised of the following

		<p>defect warranty period dates for the scheme:</p> <ul style="list-style-type: none"> - The INTERIM Occupation Certificate is dated on or around 27/04/2018; - The Minor Defect expired on or around 27/04/2020; - The Major Defect expired on or around 27/04/2024.
MOTION 6. Confirm Insurances	RESOLVED	<p>that the Owners Corporation's insurances as presented were confirmed.</p> <p>Vote: 64 Resolve, 4 Abstain, 0 Defeat</p> <p>Notes: The owners present at the meeting were advised of the following insurance market issues affecting the whole strata industry at this time:</p> <ul style="list-style-type: none"> - Catastrophic events over the last five (5) years have caused insurance premiums to increase between 20-50%; - Poor claims history, cladding on the building, major defect issues and any required remedial repairs are resulting in insurance companies offering three (3) to six (6) month policies only and more than 50% increases in premium costs; - Strict conditions are being imposed by the insurers, which must be adhered to promptly or Owners Corporations risk being deemed uninsurable.
MOTION 7. Adopt Capital Works Plan	RESOLVED	<p>that the Owners Corporation shall adopt the recommendation of the Capital Works fund plan in their annual budget.</p> <p>Vote: 63 Resolve, 3 Abstain, 2 Defeat</p>
MOTION 8. Confirm the Annual Budget	RESOLVED	<p>that the proposed budget as presented be accepted as Administration fund \$1,385,350.00 + \$128,705.00 (GST) and Capital Works fund \$263,636.36 + \$26,363.64 (GST) for the year commencing 01/06/2024 and that the first contributions become due and payable for both the Administrative and Capital Works fund in quarterly instalments on 15/08/2024, 01/11/2024, 01/02/2025 & 01/05/2025.</p> <p>Vote: 63 Resolve, 5 Abstain, 0 Defeat</p>
MOTION 9. Allow Payment Plans & Debt Collection Proceedings	RESOLVED	<p>that the Owners Corporation will initiate debt recovery proceedings and shall accept payment plans to be administered in accordance with the provisions of the Levying of Debt Collection Expenses by-law, Payment Plan by-law and Strata Schemes Management Act 2015.</p> <p>Vote: 65 Resolve, 3 Abstain, 0 Defeat</p>

<p>MOTION 10. Allow Committee Vote</p>	<p>RESOLVED</p>	<p>that the number of members be set at seven (7) and that the following persons be elected to the Strata Committee from the date of this meeting until the next Annual General Meeting:</p> <ol style="list-style-type: none"> 1. Bernadette Ching (Lot 13) 2. Ruth Doyle (Lot 24) 3. Mathew Stevenson (Lot 43) 4. Jarita Zeng (Lot 73) 5. Sean Yap (Lot 230) 6. Brandon Mounarath (Lot 245) 7. George Retsos (Lot 291) <p>Vote: 63 Resolve, 5 Abstain, 0 Defeat</p>
<p>MOTION 11. Restrict Committee</p>	<p>RESOLVED</p>	<p>that at this stage there be no changes to the matters that should only be determined by the Owners Corporation in general meeting.</p> <p>Vote: 62 Resolve, 5 Abstain, 1 Defeat</p>
<p>MOTION 12. Approve Netstrata to Submit Strata Hub Information Annually</p>	<p>RESOLVED</p>	<p>that the Owners Corporation authorised the Strata Committee to submit the required information onto the NSW Government portal (Strata Hub) to comply with the Strata Schemes Management Amendment (Information Regulation 2021) and shall provide the Strata Committee's contact details as the representative for Office Bearers and emergency contact for the scheme.</p> <p>Vote: 63 Resolve, 3 Abstain, 1 Defeat</p>
<p>MOTION 13. Confirm Manager Report</p>	<p>RESOLVED</p>	<p>that the Owners Corporation reviewed and confirmed the Strata Managers report, Training Services and 3rd Party Commissions in accordance with Sections 55 & 60 of the Strata Schemes Management Act 2015.</p> <p>Vote: 62 Resolve, 5 Abstain, 0 Defeat</p>
<p>MOTION 14. Approve Digital Screen Service Licence Agreement</p>	<p>RESOLVED BY SPECIAL RESOLUTION</p>	<p>that the Owners Corporation decided by Special Resolution pursuant to section 108 of the Strata Schemes Management Act 2015 to the following:</p> <ol style="list-style-type: none"> a. To enter into a digital screen service and Licence Agreement with JAC Media Group Pty Ltd; b. That any provision of the services, within the Licence Agreement

		<p>between JAC Media Group Pty Ltd and the Owners Corporation of Strata Plan 97764 attached to this motion, was ratified, accepted and approved.</p> <p>c. That the Owners Corporation approved the installation of five (5) digital screens in each building of the scheme on common property.</p> <p>d. That the strata manager and strata committee were authorised to affix the seal of the Owners Corporation to the agreement in the form attached to this motion.</p> <p>Vote: 83 % in favour</p>
<p>MOTION 15. Engage Executive Building Management</p>	<p>RESOLVED</p>	<p>that the Owners Corporation decided in accordance with section 67 of the Strata Schemes Management Act 2015 to appoint Executive Building Management Pty Ltd as the Building Manager from the date of this meeting, on the terms and conditions set out in the proposed Building Management Agreement, a copy of which is annexed to this notice.</p> <p>FURTHER RESOLVED that the strata managing agent or committee members were delegated the authority to affix the common seal of the Owners Corporation to the Building Management Agreement in accordance with section 273 of the Strata Schemes Management Act 2015.</p> <p>Vote: 42 Resolve, 1 Abstain, 23 Defeat</p>
<p>MOTION 16. Engage STM Building Services Cleaners</p>	<p>RESOLVED</p>	<p>that the Owners Corporation decided to appoint STM Building Services Pty Ltd as the Cleaning contractor from the date of this meeting, on the terms and conditions set out in the proposed Cleaning Agreement, a copy of which is annexed to this notice.</p> <p>FURTHER RESOLVED that the strata managing agent or committee members were delegated the authority to affix the common seal of the Owners Corporation to the Cleaning Agreement in accordance with section 273 of the Strata Schemes Management Act 2015.</p> <p>Vote: 43 Resolve, 1 Abstain, 22 Defeat</p>
<p>MOTION 17. Engage Age of Excellence Gardening</p>	<p>RESOLVED</p>	<p>that the Owners Corporation decided to appoint Age of Excellence Pty Ltd as the Gardening contractor from the date of this meeting, on the terms and conditions set out in the proposed Gardening Agreement, a copy of which is annexed to this notice.</p> <p>FURTHER RESOLVED that the strata managing agent or committee members were delegated the authority to affix the common seal of the Owners Corporation to the Gardening Agreement in accordance</p>

		with section 273 of the Strata Schemes Management Act 2015. Vote: 42 Resolve, 2 Abstain, 22 Defeat
MOTION 18. Appoint Delux Building Management	DEFEATED	That the Owners Corporation in accordance with section 67 of the Strata Schemes Management Act 2015 WILL NOT appoint Delux Building Management Group Pty Ltd at this time. Vote: 24 Resolve, 2 Abstain, 40 Defeat
MOTION 19. Appoint Netstrata	DEFEATED	That the Owners Corporation WILL NOT appoint Netstrata to a new Managing Agency Agreement. Vote: 27 Resolve, 2 Abstain, 37 Defeat Notes: Netstrata will remain as the Strata Managing Agent for the next twelve (12) months as per the 2022 Managing Agency Agreement (MAA).

CLOSURE:

The meeting closed at

8:35 PM

Joshua Barry

Chairperson

PROPOSED DATE FOR NEXT MEETING:

July 2025

HEAD OFFICE

298 Railway Parade
Carlton NSW 2218

SYDNEY CBD SALES OFFICE

Level 26, 44 Market St
Sydney NSW 2000

WOLLONGONG OFFICE

Suite 3.03, 3 Rawson Street
Wollongong NSW 2500

P 1300 638 787

E admin@netstrata.com.au
W admin@netstrata.com.au