

Pacific Park SP47991



Annual General Meeting
Tuesday 8 December 2009

- Ray Joy

- Chairperson Executive Committee 2009

AGENDA

- **MOTION 1: *Confirmation of Minutes***

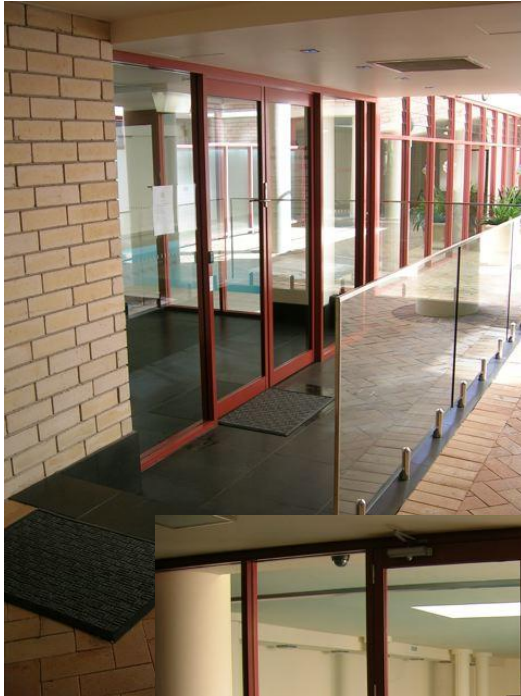
That the minutes of the adjourned annual general meeting held 15 December 2008 be adopted

AGENDA

Report from the Executive Committee

- Overview
- Finance (incl. Sinking Fund Planning)
- Major Works
- Q & A

Major Works Completed 2009



Major Works Completed 2009

Before...



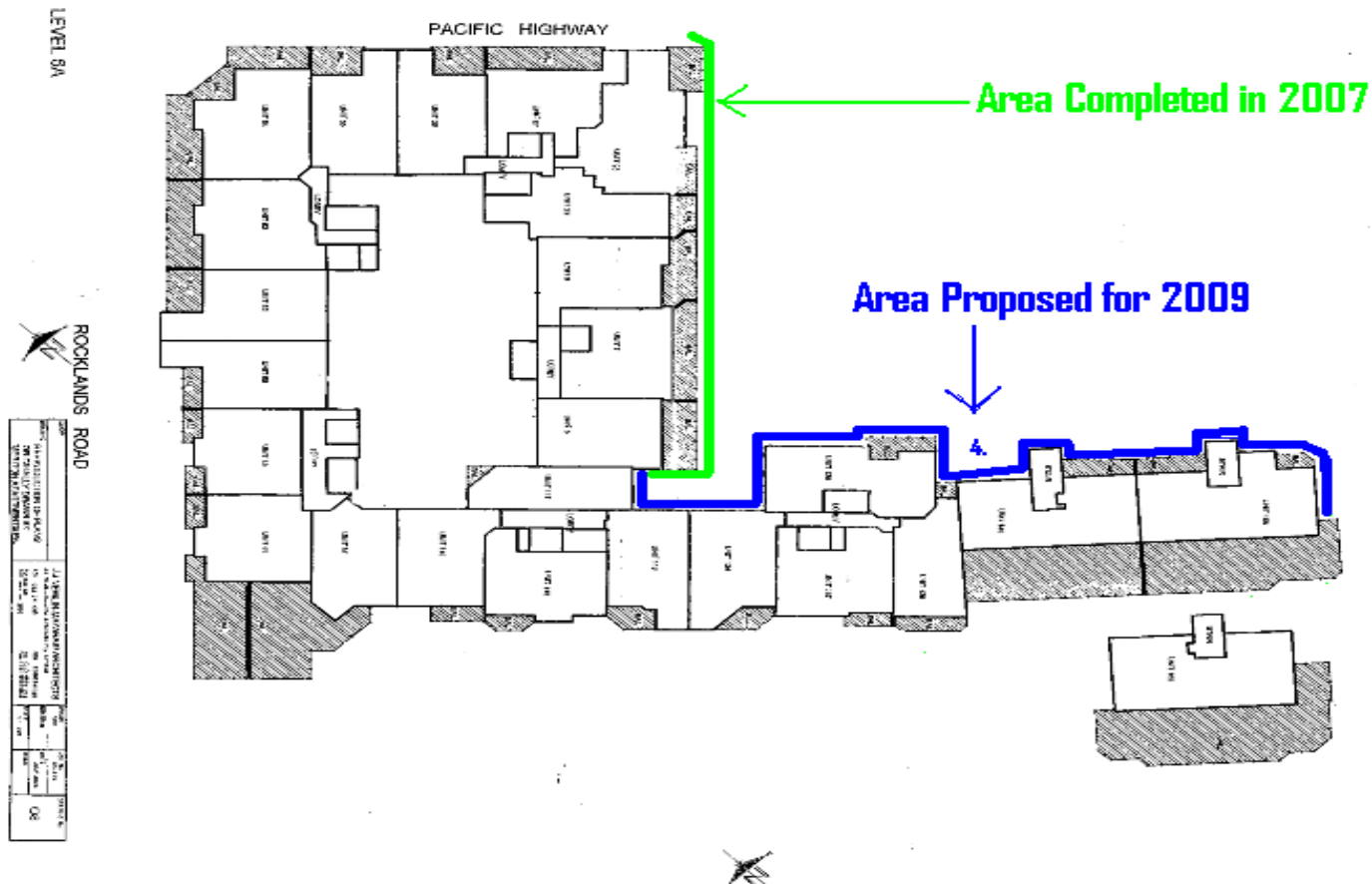
Major Works 2008/09 – Forecast & Actual excl GST

	Forecast	Actual
■ Garden Redevelopment	5,000	24,740
■ Painting Common Areas	15,000	3,793
■ Security Upgrade	20,000	0
■ Pool/Gym/Sauna	88,000	278,150
■ Unit Repairs (Provision)	50,000	n/a
■ Building Exterior Façade Repairs	230,000	0
■ Professional Fees	41,300	33,028
■ Other Items	22,273	100,639
Total (excluding GST)	471,573	440,350

Major Works Program 2009/10 – Forecast

■ Gymnasium Equipment	\$5,000
■ Façade Repairs	\$200,000
■ Digital TV, Pay TV (including Foxtel) communications & security Infrastructure upgrade	\$600,000
■ Other Works	\$85,000
Total including GST	\$890,000
GST	(80,909)
Total excluding GST	\$809, 091

Major Works Program 2009/10 – Planned Façade Refurbishment



Facade Refurbishment



Following render removal and disposal, Slab edges are ground completely with dustless diamond tipped renovating machinery to provide a suitable substrate for repairs and new render application

All cracks in the slab edge are ground open, epoxy injected and treated with a flexible jointing system to accommodate any future movement

Facade Refurbishment



Following crack and spalling repairs the slab edges are coated with a modified cement-based coating to reduce porosity and provide a suitable substrate for render application.

Crack injection is critical to control future movement and prevent moisture flow from delaminating the new render and membrane system. This is a unique system we have developed to avoid the costly and disruptive need to remove tiles and re-membrane the balcony substrate to control moisture flow.



Digital TV, Pay TV (including Foxtel) Communications & Security Infrastructure upgrade

Reason for this Exercise

- **Deteriorating TV signal distribution network**
Repairing the existing system not viable due to nature of the cable and problems with access to the cable
- **Deteriorating security access system cabling**
- **Imminent introduction of digital television (analog terminated)**
- **Limitations of existing telephony/data cabling**

Digital TV, Pay TV (including Foxtel) Communications & Security Infrastructure upgrade

■ Project Requirements

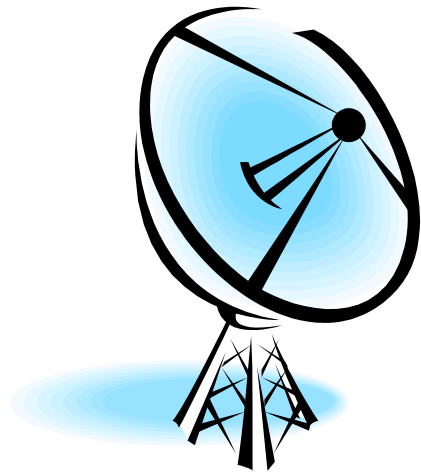
The project must deliver:

- A stable and quality digital television signal
- Pay Television (including Foxtel)
- Service multiple delivery points in each unit

PLUS

- Option to deliver intercom and access control
- CCTV/Security
- Improved telephony and high speed broadband

Digital TV, Pay TV (including Foxtel) Communications & Security Infrastructure upgrade



- Jack Mazaraki - Consulting Architect
- Geoff Berry – Universal Communications
 - Options Considered
 - Proposed Solution
 - Questions & Answers

Digital TV, Pay TV (including Foxtel) Communications & Security Infrastructure upgrade

Options Considered

- **Satellite & Antenna with Coaxial cabling – External**
- **Satellite & Antenna with Coaxial cabling – Internal**
- **Satellite with TDT plus antenna with Coaxial cabling**
- **Satellite with TDT plus antenna with fibre optic cable**

Digital TV, Pay TV (including Foxtel) Communications & Security Infrastructure upgrade

■ Optical fibre solution

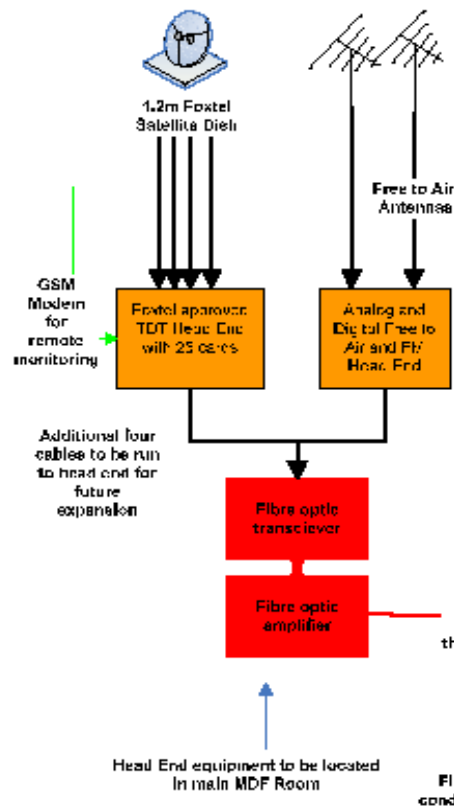
Optical fibre is widely used worldwide in new and retrofitted communication networks. Optic fibre provides a pathway for a range of information products to be distributed simultaneously (EG Free to Air TV, Pay TV, broadband, telephony, CCTV and access control), via a small dimension, flexible medium which is physically easy to install and conceal in an existing building environment.



Digital TV, Pay TV (including Foxtel) Communications & Security Infrastructure upgrade

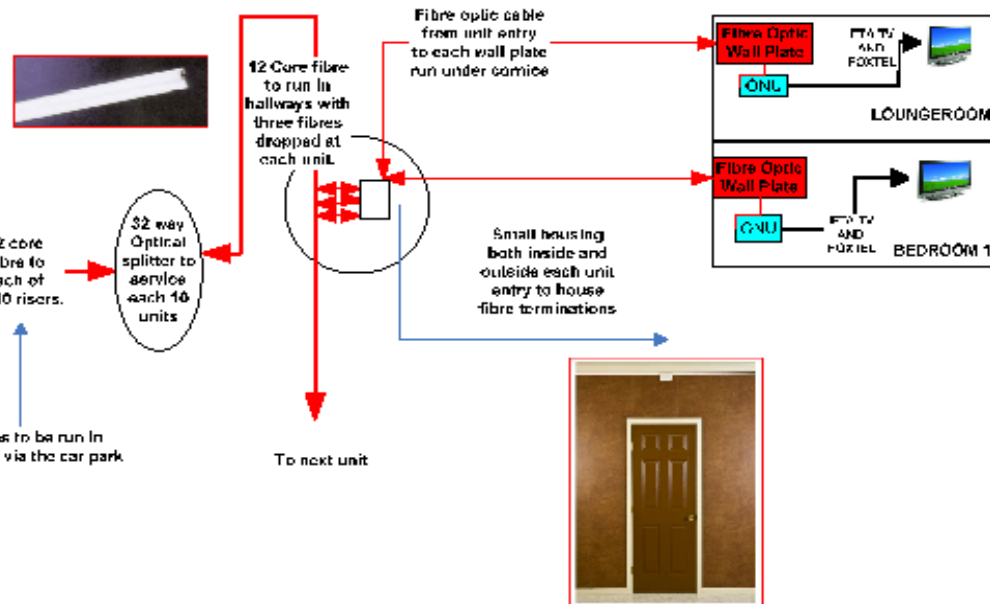
The Proposed Solution

- **Free to Air Television and Pay TV (including Foxtel)**
 - ❑ Optical fibre in flexible, small diameter conduit can be installed as a means of distributing free to air and pay TV signals, it is a viable solution as it provides a pathway for the distribution of free to air and pay TV with the least impact on the building.
- **Other Major Benefits**
 - ❑ The large capacity of fibre optic cable provides the option for the future addition of additional pay TV providers, high speed broadband, expanded and improved telephony, access control and CCTV services as required without the need to re-cable the building or apartments.



41 Rocklands Road Wollstonecraft Fibre to the Wall Plate Solution

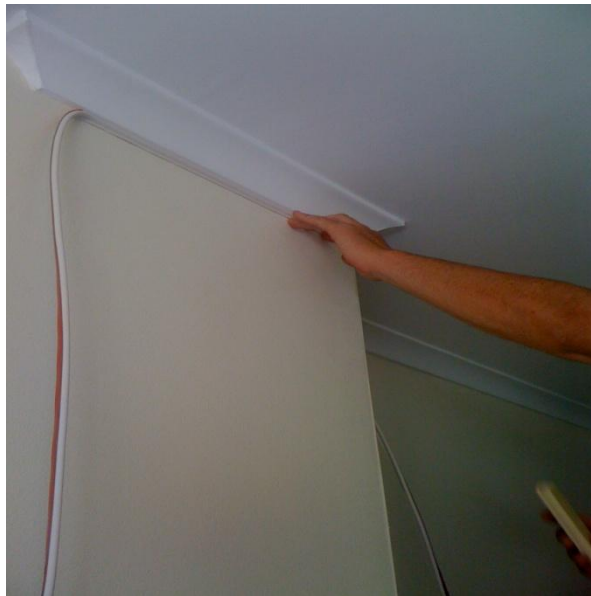
SOLUTION SUMMARY					
Analog and Digital Free to Air TV	Foxtel	Provision for additional Pay TV providers	High Speed Data and Telephony	Provisions for Intercom and Access Control	Provision for security and CCTV
YES	YES	YES - With addition of cards to the head end	YES - With addition of components at the head end and data enabled ONU	YES - With addition of components at the head end and data enabled ONU	YES



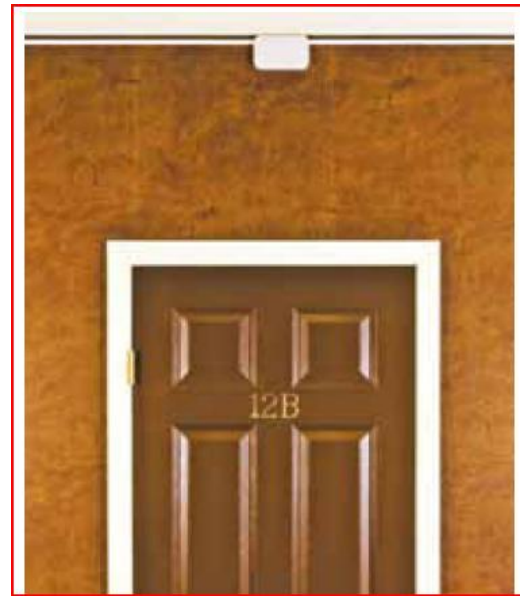
Digital TV, Pay TV (including Foxtel) Communications & Security Infrastructure upgrade

■ Proposed Installation

- Fibre optic cable will be run from the electrical cupboard on each level to each unit and on to each wall plate using a specialist fibre cable installed under the cornice. A small housing will be installed at the entry of each unit (inside and out).
- A fibre wall plate will be installed next to the existing two TV outlets in each unit. A media converter and power pack will also be installed at each wall plate for connection to the TV.



Cable Installed under Cornice

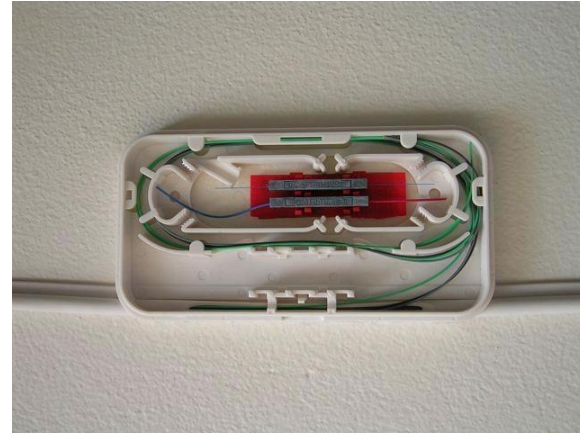


Small housing at each unit

Digital TV, Pay TV (including Foxtel) Communications & Security Infrastructure upgrade



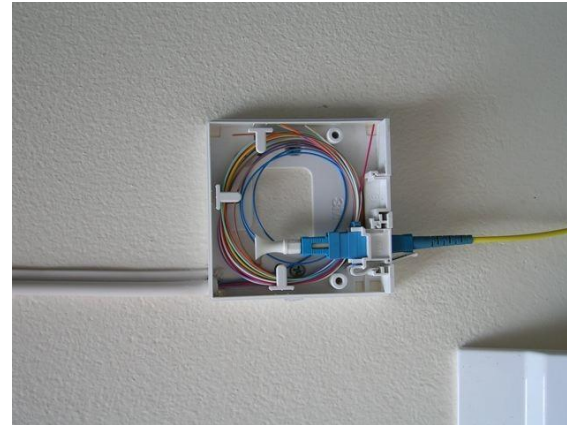
Proposed housing at unit door (with cabling)



Proposed wall plate – option



Proposed corner fitting



Proposed wall plate – option

AGENDA

- **Motion 2**
Financial Position

That the audited statement of financial position and performance for the year ended 31st October 2009 be adopted.

AGENDA

- **Motion 3**
Auditor

That the accounts and financial statements be audited to Australian Auditor Standards for the financial year ending 31st October 2010, for presentation to the next annual general meeting.

AGENDA

■ **Motion 4** **Levy Contributions**

That contributions to the administrative and sinking funds be estimated in accordance with the budget and sections 75(1), (2) and (3) and determined in accordance with section 76(1) per annum including GST on a continuing basis at:

- **Administrative fund \$575,000.00 (increase of 4.9%)**
- **Sinking fund \$324,000.00 (increase of 6.5%)**

And that both contributions be paid in equal quarterly instalments, effective from 1st February 2010.

AGENDA

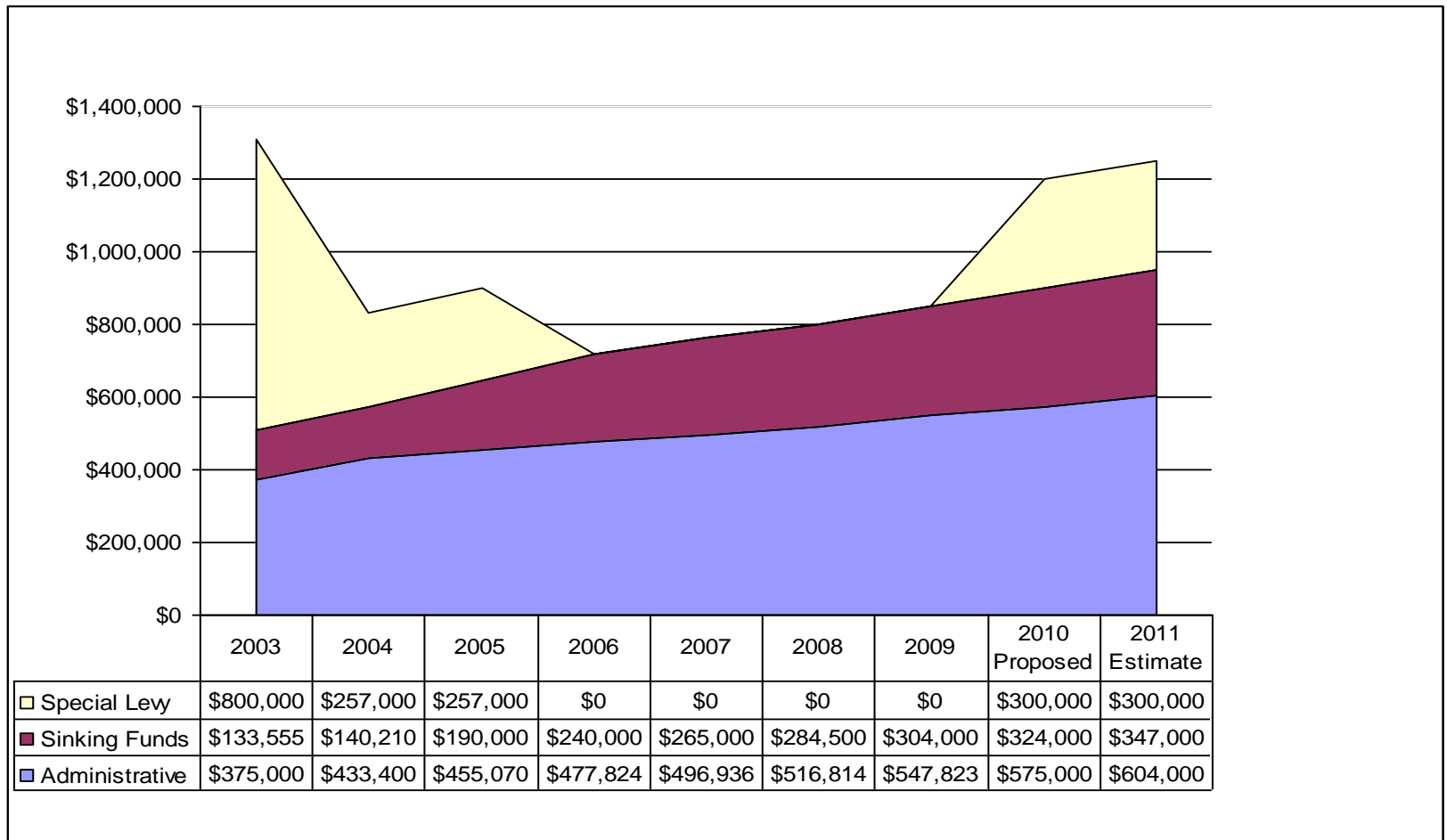
■ Motion 5 Special Levy

That an extra contribution of \$600,000.00 be raised in accordance with sections 76(4) and (5) of the Strata Schemes Management Act 1966 to cover costs associated with the digital television, pay television including Foxtel, communications and security infrastructure upgrade and to engage JJ Newlin-Mazaraki Architect Pty Ltd as project managers for the works.

This levy is to be used in conjunction with the Owners Corporation funds held from time to time within the sinking fund. The levy is due and payable in six equal installments of \$100,000.00 each due on 01/02/10, 01/05/10, 01/08/10, 01/11/10, 01/02/11, and 01/05/11

MOTION 4 & 5

Contributions



MOTION 4 & 5

Contributions

	2003	2004	2005	2006	2007	2008	2009	2010 Proposed	2011 Estimate
Administrative	\$375,000	\$433,400	\$455,070	\$477,824	\$496,936	\$516,814	\$547,823	\$575,000	\$604,000
% Change		15.57%	5.00%	5.00%	4.00%	4.00%	6.00%	4.96%	5.04%
Sinking Funds	\$133,555	\$140,210	\$190,000	\$240,000	\$265,000	\$284,500	\$304,000	\$324,000	\$347,000
% Change		4.98%	35.51%	26.32%	10.42%	7.36%	6.85%	6.58%	7.10%
Special Levy	\$800,000	\$257,000	\$257,000	\$0	\$0	\$0	\$0	\$300,000	\$300,000
Total Levies	\$1,308,555	\$830,610	\$902,070	\$717,824	\$761,937	\$801,314	\$851,823	\$1,199,000	\$1,251,000
% Change		-36.52%	8.60%	-20.42%	6.15%	5.17%	6.30%	40.76%	4.34%
Insured Value			\$46,500,000	\$50,150,000	\$53,200,000	\$56,900,000	\$60,800,000	\$66,080,000	\$69,000,000
Sinking Fund as %			0.41%	0.48%	0.50%	0.50%	0.50%	0.49%	0.50%

AGENDA

■ **Motion 6** **Executive Committee**

That in accordance with sections 17 and 18:

- (a) nominations be called for the executive committee;
- (b) the number of executive committee members be determined;
- (c) the executive committed be elected.

AGENDA

■ Motion 7 Restricted Matters

That in accordance with section 34(g) of Schedule 2, the owners corporation determine whether to further restrict the executive committee powers in respect of dealing with any matters or types of matter

AGENDA

- **Motion 8**
Management Agreement
 - a) **That**, the owners corporation renew the agreement with Bright & Duggan Pty Ltd as its strata managing agent and delegate functions to it on the terms and conditions as set out in the management agreement tabled at the meeting;
 - b) **And** that the owners corporation nominate and authorise two owners or members of the executive committee to execute and affix the common seal to the management agreement;
 - c) **And** that the management fee be \$23,500 per annum including GST commencing 1 December 2009

AGENDA

■ Motion 9 Insurance Renewal

That the current insurances be confirmed and that the Strata Manager be authorized to effect statutory insurances required to be taken out by the Owners Corporation under section 83.

Insured with Strata Unit Underwriters Policy No: 06S8493652

Cover:	\$
Building & Common property contents	66,080,000
Loss of rent /Temporary accommodation	9,912,000
Catastrophe or emergency	9,912,000
Public Liability	20,000,000
Voluntary workers	1,000/100,000
Fidelity guarantee	100,000
Workers compensation	As per Act
Office bearers liability	2,000,000

AGENDA

■ Motion 10

Property Revaluation

- a) ***That*** a revaluation be carried out for insurance purposes prior to the policy becoming due and payable in April 2010. The last valuation having been carried out on 26th October 2009.
- b) ***That*** the strata manager adjust the sum insured on the building and common property in accordance with any building valuation.

AGENDA

■ Motion 11 Lift Safety

That regarding lift registration due 15 March 2010 and pursuant to section 113 of the OH&S Regulation 2001 the strata manager be authorised and instructed to prepare, sign and lodge the Work cover Statement, stating under delegated authority that, based on the lift contractor's maintenance statement, the lifts are maintained and safe to operate.

AGENDA

- **Motion 12**
Motion Requiring Special Resolution
Special By Law 9 Parking

That The Owners – Strata Plan 47991 specially resolve pursuant to Section 47 of the Strata Schemes Management Act 1996 to make an additional by-law in the following terms:-

Special By-law 9 - Parking

- i. Special By-law 4 Parking is repealed
- ii. An owner or occupier of a lot shall not park or stand a motor or other vehicle upon the Visitor Parking Areas at any time (except with the prior written consent of the Owners Corporation)
- iii. An owner or occupier of a lot shall not park or stand a motor or other vehicle upon common property at any time (except with prior written consent of the Owners Corporation)

Continued...

AGENDA

- iv. An owner or occupier of a lot shall not permit invitees to park or stand a motor or other vehicle upon the Visitor Parking Area for a period exceeding 48 hours (except with the prior written consent of the Owners Corporation)
- v. An owner or occupier of a lot shall not permit invitees to park or stand a motor or other vehicle upon the Visitor Parking Area for more than four occasions in any seven day period (except with the prior written consent of the Owners Corporation)
- vi. An owner or occupier of a lot shall not permit an invitee to park or stand a motor or other vehicle upon common property at any time (except with prior written consent of the Owners Corporation)
- vii. The Owners Corporation shall have the power and authority to suspend and/or restrict owner and occupier rights to utilise vehicular access to the common property driveways and Visitor Parking Areas: the power and authority may be utilised as a consequence of a breach of this Special by-law 9, or for any other reason where such suspension and/or restriction would assist effective common property management.

Continued...

AGENDA

A. Definitions

- i. In this by-law, the following terms are defined to mean:

“Visitor Parking Areas” means all the common property visitor parking spaces in Strata Scheme 47991.

- ii. Where any terms in this by-law are defined in the Strata Schemes Management Act 1996 they will have the same meaning as those words are attributed under that Act

AGENDA

- **Motion 13**
Motion Requiring Special Resolution
Special By Law 10 Keeping of Animals

That The Owners – Strata Plan 47991 specially resolve pursuant to Section 47 of the Strata Schemes Management Act 1996 to make an additional by-law in the following terms:-

Special By Law 10 – Keeping of Animals

- i. By-law 16 is repealed
- ii. Subject to Section 49 (4), an owner or occupier of a lot must not, without the prior written approval of the Owners Corporation, keep any animal (except fish kept in a secure aquarium on the lot) on the lot or the common property.
- iii. The Owners Corporation must not unreasonably withhold its approval of the keeping of an animal on a lot or the common property provided that the animal in question does not disturb the other owners or occupiers of any Lots.

Continued...

AGENDA

- iv. The pet owner will keep the animal within their Lot
- v. The animal/s are not permitted to be on Common Property at any time other than to enter or exit Pacific Park from their owners lot and the animals must be on an appropriate restraint (lead or similar).
- vi. Any injury to person/s caused by the animal while it is moving through Common Property is the sole responsibility of the owner and not the Owners Corporation.
- vii. The owner must take all actions necessary to prevent the animal soiling their lot and the Common Property (including gardens and courtyards) and must immediately clean any of these areas soiled by the animal.
- viii. Animal excreta must not be dumped in the rubbish disposal chutes within the building.
- ix. Animal excreta must be double wrapped in plastic bags, sealed and placed in the large dumper bins in the main garbage area.
- x. “Kitty litter” must not be flushed down the sewage system
- xi. The owner of the animal will be required to sign a written approval of the Owners Corporation upon the application through the Owners Corporation’s managing agents agreeing to the terms of this by-law.
- xii. The Owners Corporation has a power to revoke any approval to house an animal should the owner breach any of the terms of this by-law.

Thank You for Your Attendance!