

Notes

Notes on appointment of proxies:

1. This form is ineffective unless it contains the date on which it was made and it is given to the secretary of the owners corporation at least 24 hours before the first meeting in relation to which it is to operate (in the case of a large strata scheme) or at or before the first meeting in relation to which it is to operate (in any other case).
2. 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.
3. This form is current from the day on which it is signed until the end of the period (if any) specified on the form, or the first anniversary of that day, or at the end of the second annual general meeting held after that day (whichever occurs first).
4. If a person holds more than the total number of proxies permissible, the person cannot vote using any additional proxies. The total number of proxies that may be held by a person (other than proxies held by the person as the co-owner of a lot) voting on a resolution are as follows:
 - (a) if the strata scheme has 20 lots or less, one,
 - (b) if the strata scheme has more than 20 lots, a number that is equal to not more than 5% of the total number of lots.
5. A provision of a contract for the sale of a lot in a strata scheme, or of any ancillary or related contract or arrangement, is void and unenforceable to the extent that it:
 - (a) requires the purchaser of a lot, or any other person, to cast a vote at a meeting of the owners corporation at the direction of another person, or
 - (b) requires the purchaser to give a proxy at the direction of another person for the purpose of voting at a meeting of the owners corporation (that is a person cannot rely on any such proxy to cast a vote as a proxy).

Notes on rights of proxies to vote:

1. A duly appointed proxy:
 - (a) may vote on a show of hands (or by any other means approved by a general resolution at a meeting of the owners corporation), subject to any limitation in this form, or may demand a poll, and
 - (b) may vote in the person's own right if entitled to vote otherwise than as a proxy, and
 - (c) if appointed as a proxy for more than one person, may vote separately as a proxy in each case.
2. 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, building manager or on-site residential property manager, or
 - (c) if the right to vote on any such matter is limited by this form.

Optional Voting *(please tick)*

I/we request that my/our proxy records my votes as follows:

Motion 1	FOR	AGAINST	Motion 8	FOR	AGAINST	Motion 15	FOR	AGAINST
Motion 2	FOR	AGAINST	Motion 9	FOR	AGAINST	Motion 16	FOR	AGAINST
Motion 3	FOR	AGAINST	Motion 10	FOR	AGAINST	Motion 17	FOR	AGAINST
Motion 4	FOR	AGAINST	Motion 11	FOR	AGAINST	Motion 18	FOR	AGAINST
Motion 5	FOR	AGAINST	Motion 12	FOR	AGAINST	Motion 19	FOR	AGAINST
Motion 6	FOR	AGAINST	Motion 13	FOR	AGAINST	Motion 20	FOR	AGAINST
Motion 7	FOR	AGAINST	Motion 14	FOR	AGAINST	Motion 21	FOR	AGAINST

Please Note

An unfinancial owner, mortgagee or covenant chargee cannot vote at a meeting on a motion (other than a motion requiring an unanimous resolution) 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.

Voting or other rights may be exercised in person (if the addressee is an individual) or by a company nominee (if the addressee is a corporation), or by a proxy appointed by the addressee.

Strata Committee Nominations

A person is not eligible for election as a member of a Strata committee unless the person is:

1. An individual who is an owner,
2. A company nominee of a corporation that is an owner, or
3. An individual who is not an owner, but whom is nominated for election by an owner who is not a candidate for election.

A written or oral nomination made for the purposes of such an election is ineffective if it is made by a person other than the nominee unless it is supported by the consent of the nominee given:

- (a) In writing, if the nominee is not present at the meeting, or
- (b) Orally, if the nominee is present at the meeting.

Return your proxy to PRECISION STRATA: Please post your signed and dated proxy form to PRECISION STRATA, PO Box 200 Glebe NSW 2037, or via email to admin@precisionstrata.com.au.