

12:22



citi



Tuesday, 12 May 2020 • 17:30

Don't forget to dial in and vote

C

When is it?

Tonight at 6

C

Tonight?!

Yes. Y U going somewhere

C

No I didn't know it's tonight. Lucky reminded me

Ur killing me.

C

😊 better late than never



True



Text message





ian ier



True

C

Is it a dial in meeting??

Yes. Details on the front page

What's the meeting is

Id

C

Can't see it on the front page

The meeting id does not exist

C

R u joining via zoom or
teleconference

C

I'm in zoom. How about u??



Teleconference



Text message





Teleconference

I heard u

C

Teleconference didn't work for me

Jeez, we've got a guy a filing his
nails online

C

That's why i hate these meetings

C

Did they get a few quotes for
the finance? Or is it one of their
mates?

Who knows.
They just waffle on

What's my unit mo

Number



Text message





Number

C What do u mean? U don't know your unit number??

Nope

I'm out walking

I think

What?!

C U better tell her otherwise how can u vote

She's got me

Can U check

C
Gee, your an idiot just checked



Text message



12:24



Can U check

C

Gee, your an idiot. Just checked

This is so boring.

C

So we're borrowing \$4 million to fix. Geez

C

They all are

C



Text message





What factors influence the interest rate? Really

C

I shouldn't have listened to u. This is too boring for me

C

she said she's issued a lot a loan contracts- so all buildings under her have issues? Does Netstrata get coms for the loan

We need to get rid of them and this is our chance

C

The only person that asked a good question

C

About longer warranty on waterproofing

was the original strata



They should have sued the



Text message



6 March 2020

Contact Details

Tel: 1300 638 787
Fax: 1300 644 402
Email: admin@netstrata.com.au
Web: www.netstrata.com.au

All Correspondence:
P.O. Box 265
HURSTVILLE BC NSW 1481

Head Office

298 Railway Parade
CARLTON NSW 2218

Wollongong Office

Level 4, 63 Market Street
WOLLONGONG NSW 2520

Dear Owners,

RE: MINUTES OF EXTRAORDINARY GENERAL MEETING
at

Attached are the minutes of the recent Extraordinary General Meeting conducted for your strata scheme.

We urge you to read the minutes so you're aware of the items determined at the meeting and we also write to bring the following matters to your attention:

1. Reform to Strata Laws

On 27th October 2015 the NSW Government passed the Strata Schemes Management Bill 2015 and the Strata Schemes Development Bill 2015.

These two pieces of legislation represent the most significant reforms to Strata Title Law in NSW since 1973. In total there are around 90 changes to current legislation that will impact all stakeholders of strata title property including, owners, tenants, business operators and managing agents.

The new legislation came into force on 30th November 2016. For further information and a complete listing of all the changes see the NSW Fair Trading Website www.fairtrading.nsw.gov.au and search 'Strata Reform'.

2. Your Owner Portal

Don't forget 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 scheme
- The current Financial Records for your lot
- The By-laws for your scheme
- The Insurance Certificate & P.D.S. for your scheme
- R.P. Data Sales and Area Profile reports
- Other important records for your scheme
- Update your personal information

Forgotten your user name and password? Don't worry go to the login in page at the portal for assistance.

We hope this information proves helpful. Should you have any questions or require further information regarding these or any other matters concerning your strata scheme please do not hesitate to call or email me directly.

Sincerely,
NETSTRATA



Wenna Wu | Direct Line: 02 8567 6418 | Email: Wenna.Wu@Netstrata.com.au
Strata Manager

Minutes of Extraordinary General Meeting



Strata Plan:

Meeting date: Thursday, 05 March 2020

Commenced: 06:00 PM

Apologies: Nil

Pre Meeting Voting: Nil

Present: Lot 7, Lot 8, Lot 9, Lot 10, Lot 14, Lot 17, Lot 18, Lot 20, Lot 21, Lot 23, Lot 29, Lot 34, Lot 38, Lot 42, Lot 48, Lot 52, Lot 55, Lot 59, Lot 60, Lot 61, Lot 63, Lot 70

Proxies: Appointing the Chairperson Lot 11, Appointing the Chairperson Lot 12, Appointing the Chairperson Lot 24, Appointing the Chairperson Lot 26, Appointing the Chairperson Lot 30, Appointing the Chairperson Lot 44, Appointing of Lot 8 Lot 49, Appointing the Chairperson Lot 62

Corporate Authorisation: Nil

In attendance: Wenna Wu of Network Strata Services T/A Netstrata,

Quorum: 30 of 69 lot owners were present, a quorum was formed.

Chairperson: Wenna Wu

Motion 1.

Confirmation of Previous General Meeting Minutes

RESOLVED that the minutes of the last general meeting were confirmed as a true and accurate account of the proceedings of that meeting.
Vote: All in favour

Motion 2.

Remediation Works Contract Initiation

RESOLVED

Vote: All in favour

Notes: The tender analysis document provided by Total Building Engineering Solutions dated 06 November 2019 was reviewed and a decision was made to proceed with the tender provided by BraeGroup NSW for the contract initiation sum of \$3,959,120 inc GST for the required remediation works. It was further resolved for TBE Solutions to project manage the remediation works for the amount of \$132,000 inc GST.

Motion 3.

Special Levy - Remediation Works

DEFERRED

Vote: All deferred

Notes: That pursuant to section 84 (1) of the Strata Schemes Management Act 2015, the Owners Corporation raise a special Levy should the motion above be passed. The special levy if raised, will be divided amongst all lot owners according to Units of Entitlement. The due date, number of instalments will be determined at the upcoming Annual General Meeting.

**Motion 4.
Strata Loan
Financing**

RESOLVED

Vote: All in favour

Notes: That pursuant to Section 100 of the Strata Schemes Management Act 2015;

1. That the Owners Corporation enter into and execute a loan contract with Lannock Capital 2 Pty Limited (ACN 153 391 283) to fund the Owners Corporation's obligations to fund the remediation works for the amount of \$4,000,000 as resolved in Motion 3 above.
2. That the Owners Corporation's seal be affixed to the loan contract in the presence of any of the following:
 - at least 2 executive committee members, 1 of whom must be the chairperson or secretary; or
 - Strata Manager and one member of the committee; or
 - Strata Manager alone.
3. That the Owners Corporation acknowledges the following things:
 - (a) A copy of the proposed loan contract, the terms and conditions and a prescribed notice, was tabled at the meeting;
 - (b) The maximum amount of credit available under the loan contract is \$5,000,000.00; however the amount of \$4,000,000 spanning over a seven (7) year period was resolved to be entered into.
 - (c) Members of the Owners Corporation approve the raising of additional levies to ensure the Owners Corporation can perform its obligations in relation to each advance under the loan contract; and
 - (d) A drawdown instruction may be signed by any of the following:
 - Any two members of the executive Committee; or
 - The Strata Manager and one member of the Committee; or
 - The Strata Manager alone.

Closure:

The meeting closed at 08:30 PM



Wenna Wu
Chairperson

29 July 2020

Contact Details

Tel: 1300 638 787
Fax: 1300 644 402
Email: admin@netstrata.com.au
Web: www.netstrata.com.au

All Correspondence:
P.O. Box 265
HURSTVILLE BC NSW 1481

Head Office

298 Railway Parade
CARLTON NSW 2218

Wollongong Office

Level 4, 63 Market Street
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We hope this information proves helpful. Should you have any questions or require further information regarding these or any other matters concerning your strata scheme please do not hesitate to call or email me directly.

Sincerely,
NETSTRATA



Melissa Elliott | Direct Line: 02 8567 6414 | Email: melissa.elliott@netstrata.com.au
Licensed Senior Strata Manager

Minutes of Extraordinary General Meeting



Strata Plan:

Meeting date: Tuesday, 28 July 2020

Commenced: 06:00 PM

Apologies: Nil

Pre Meeting Voting: Nil

Present: Lot 8, Lot 9, Lot 12, Lot 16, Lot 17, Lot 19, Lot 20, Lot 21, Lot 23, Lot 24, Lot 34, Lot 35, Lot 36, Lot 38, Lot 49, Lot 52, Lot 53, Lot 55, Lot 61, Lot 70

Proxies: The Owners of Lot 30 & 44 appointing the Chairperson

Corporate Authorisation: Nil

In attendance: Melissa Elliott of Network Strata Services T/A Netstrata and the owner/s of lot 29, 32, 48 and 57

Quorum: 22 of 51 lot owners were present, a quorum was formed. (Note 25 lots were unfinancial)

Chairperson: Melissa Elliott

Motion 1.

Confirmation of Previous General Meeting Minutes

RESOLVED that the minutes of the last general meeting were confirmed as a true and accurate account of the proceedings of that meeting.

Vote: All in favour

Motion 2.

Loan Drawdown Instructions

RESOLVED That the Owners Corporation approve a drawdown of \$500,000.00 under the loan contract with Lannock Capital 2 Pty Limited (ACN 153 391 283).

Vote: All in favour

Notes:

- The Strata Manager shall contact Total Building Engineering Solutions (TBE) to request an updated payment schedule for the major remedial works to be provided to the Strata Committee.
- The Strata Manager will speak with Lannock Capital 2 Pty Ltd to ascertain if it is necessary for Owners Corporation to convene a general meeting for every drawdown or can the Strata Committee be empowered to approve when necessary.
- TBE shall be requested to provide updates to the strata manager and strata committee once works commence onsite and invoices are rendered for payment, prior to any further payments being released to the remedial builder.

Motion 3.

Hot Water System Replacement

RESOLVED The Owners Corporation shall accept quotation #1168 presented from FXD Plumbing Solutions in the amount of \$10,650.00+GST to replace the faulty heavy duty hot water heater onsite.

Vote: All in favour

Motion 4.

Special Levy - Hot Water System

DEFEATED. The Owners Corporation shall not raise a special levy up to the amount of \$27,177.32 inc GST in accordance with Section 81(4) of the Strata Schemes Management Act to fund replacement of the hot water system. The project will be funded by the existing Capital Works Fund.

Vote: 21 against, 1 in favour

M Elliott

.....
Melissa Elliott

Chairperson

From: Melissa Elliott
Sent: Wednesday, 22 June 2022 10:14 AM
Subject:
Importance: High

| Lannock Loan | IMPORTANT

Dear Owners,

I hope this email finds you well.

As you would note, the Owners Corporation (OC) entered into a Lannock loan to fund the remedial works carried out onsite by Brae Group.

The loan term agreed upon at the general meeting in March 2020 was for a period of 5 years with a variable interest rate of 6.9%.

As per the recent Reserve Bank of Australia (RBA) interest rate rises, Lannock has now advised the variable interest rate has increased up to 7.90%, effective June 2022 (*There is a reasonable likelihood that the Lannock rate will increase again in 2022 given RBA expectations*).

What does this mean for the Owners Corporation;

The current quarterly loan repayments at 6.9% will need to be increased up to 7.9%. The OC will need to hold a general meeting to increase the quarterly loan contribution.

What should the Owners Corporation consider;

Now would be a good time for the OC to consider if they are in a position to extinguish the total loan balance via a lump sum (one-off) payment;

Pro	Cons
Save on interest paid over the total loan period	A lump-sum payment is required quickly (within months)
Quarterly levies reduced	Not all lot owners have access to lump-sum funds

As of today, the total balance remaining on the Lannock loan is **\$2,316,019.71.**

Attached is a spreadsheet that outlines;

1. The one-off lump sum payment that would be required to extinguish the loan amount listed above (amounts listed under column F);
2. The amount payable if the loan was not extinguished and interest was increased up to 7.90%. (amounts listed under column H);
3. The amount payable if the loan was paid off in 24 months and interest was increased up to 7.90%. (amounts listed under column I);

Below is a link to a survey that I would like ALL owners to complete, so I can ascertain the overall feedback if a lump sum levy or continuation of the existing/amended loan is most favourable.

<https://www.cognitoforms.com/NETSTRATA1/SP81677InterestPayments>

Once I have these findings I can "fine-tune" the next step and call any relevant meetings.

Please respond to the [link](#) by 30th June 2022, otherwise, those who have responded will form the basis of the steps moving forwards.

Thank you

MELISSA ELLIOTT

Licensed Senior Strata Manager

D 8567 6414 | T 8567 6400 | M 0407 200 848

298 Railway
Parade,
Carlton

**After Hrs
Emergency:
1300 663 760**

From: Melissa Elliott <Melissa.Elliott@netstrata.com.au>
Date: 14 July 2022 at 2:36:54 pm AEST
Cc: Melissa Elliott <Melissa.Elliott@netstrata.com.au>
Subject: RE:

| Lannock Loan | IMPORTANT

Good Afternoon Owners,

I hope you are well.

I do not appear to have any response from you with respect of the recent Lannock Loan survey issued as per below email.

I have left this link open for a further 1 week. Please complete by Friday 22nd July.

If you fail to complete the survey a meeting will be held based on the 35 responses I have received so far.

Thank you

MELISSA ELLIOTT

Licensed Senior Strata Manager

T 02 8567 6400 **D** 02 8567 6414

E melissa.elliott@netstrata.com.au

→ [VISIT OUR NEW WEBSITE!](#)

298 Railway
Parade,

Carlton
NSW 2218

**After Hours
Emergency:**

1300 663
760

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 [Instagram](#)

 [YouTube](#)

RE: Roof Fascia Repairs

From: Tyson Major (tyson.major@netstrata.com.au)

To:

Date: Thursday, 6 May 2021 at 05:13 pm AEST

Hi and all,

Please see below which I received from today.

Option 1 is for the architectural changes to the main entry, as per the Luscombe Campbell design, whilst Option 2 is for the repairs to the existing main entry only.

OPTION 1

Original Tender	\$1,197,800 plus GST
Additional – Fascia	\$ 7,200 plus GST
Additional – Unit 30	\$ 8,300 plus GST

TOTAL	\$1,213,300 plus GST
-------	----------------------

+ Consulting Fees 10%	\$ 121,330 plus GST
-----------------------	---------------------

TOTAL	\$1,334,630 plus GST
--------------	-----------------------------

OPTION 2

Original Tender	\$1,104,300 plus GST
Additional – Fascia	\$ 7,200 plus GST
Additional – Unit 30	\$ 8,300 plus GST

TOTAL	\$1,119,800 plus GST
-------	----------------------

+ Consulting Fees 10%	\$ 111,980 plus GST
-----------------------	---------------------

TOTAL	\$1,231,780 plus GST
--------------	-----------------------------

Please note that for both of the above scenarios, we strongly recommend allocating in your budget an additional amount of 15% of the total cost shown above as contingencies. It may not need to be used, but it is always prudent to allow for any such contingencies. In this instance, the amount should be in an order of \$180,000 to \$200,000 plus GST.

In light of the above I note the following, there is just under \$800K in the total owners funds. If we take into accounts the above costs plus a contingency of \$200,000.00 going with option 1 totals \$1,688,500.00 in round numbers inc GST.

If we deduct the \$800k we have to then raise an additional \$888,500.00 most likely via a strata loan. To air on the side of caution I suggest we raise \$900K via the loan and if we have excess we can either keep the money and pay it back or return the funds to the bank.

I will prepare an EGM notice. Please confirm if you want to have the meeting in person or via ZOOM.

Regards,

Tyson Major
Senior Strata Manager

D: (02) 8567 6477
T: (02) 8567 6400
M: 0474 421 494
(Afterhours/Emergencies)

[COVID-19 OWNER UPDATE](#)

298 Railway Parade,

Carlton NSW 2218

**After Hours
Emergency:**

1300 663 760

netstrata.com.au

URGENT LOAN

From: Tyson Major (tyson.major@netstrata.com.au)

To:

Date: Wednesday, 23 June 2021 at 03:51 pm AEST

Hi All,

Today I have received more loan documents that need to be signed, these need to be done in person so I am going to drive to the building tomorrow to get this done. Who is around asap at approx. 10am to sign this on-site.

Regards,

Tyson Major
Senior Strata Manager

D: (02) 8567 6477

T: (02) 8567 6400

M: +61474421494



[LEARN MORE ABOUT STRATA](#)

298 Railway Parade,
CARLTON NSW 2218

**After Hours
Emergency:**

1300 663 760



netstrata.com.au



Strata Loans

From:

To: tyson.major@netstrata.com.au

Date: Thursday, 29 September 2022 at 08:31 am AEST

Hi Tyson,

Could you provide me with the details of what Netstrata, or any wholly or partially owned subsidiary of the agent, receive upon settlement, or thereafter, of our strata loan for the current remedial works for our complex?

This may include but is not limited to:

Legal fees.

Brokerage.

Commission or trail commission.

Administration fees or ongoing administrative fees.

I await your response.

RE: Strata Loans

From: Tyson Major (tyson.major@netstrata.com.au)

To:

Date: Friday, 30 September 2022 at 08:23 am AEST

Hi ,

Netstrata received confirmation of the settlement and the funds were deposited shortly thereafter into the trust fund for your owners corporation. No commissions or legal fees or brokerage were provided to Netstrata.

Netstrata discloses that it has commercial arrangements with suppliers that may also provide services to your scheme including Macquarie Bank. Whilst we use and recommend these providers we DO NOT receive any rebate, discount or commission for providing this recommendation. We do however from time to time training services or advice from Macquarie Bank.

Regards,

Tyson Major

Senior Strata Manager

T 02 8567 6400 D 02 8567 6477

E tyson.major@netstrata.com.au

**M VISIT OUR NEW
WEBSITE!**

298 Railway Parade,

Carlton NSW 2218

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