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OC Plan No.318104R  
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LICENSED REAL ESTATE AGENTS  
OWNERS CORPORATION MANAGERS  
PROPERTY MANAGERS  
AUCTIONEERS

13/11/2013

To All Members  
24 – 38 Lt Bourke St  
MELBOURNE VIC 3000

Dear Sir / Madam,

**RE: MINUTES OF THE SPECIAL GENERAL MEETING  
OWNERS CORPORATION PLAN No. 318104R**

The Meeting was held in the office of Kliger Wood Real Estate, Level 3, 250 Queen Street, Melbourne on Wednesday, 13<sup>th</sup> November at 4:00pm.

**1. Attendance**

The following Members were present:

Mr Z & Ms A Yuksel	Lots 3 & 4
Mr J Duff	Lot 6
Mr K Landawi representing Real Estate Victoria Pty Ltd	Lot 14
Mr P Sweetland representing Quest Gordon Place Pty Ltd	Lot 21
Mr D Fitt representing Quest Gordon Place Pty Ltd	Lot 22
Mr R Sumpton representing Quest Gordon Place Pty Ltd	Lots 23 & 45
Mr E Smith	Lot 30
Ms E McDonald	Lots 34 & 141
Mr J Fowler representing Coppelius Pty Ltd	Lot 60
Mr B Halls	Lot 112
Mr J & Ms E Brehaut representing Brehaut Administration Pty Ltd	Lot 117
Mr R Carter	Lot 124
Mr D Harrison	Lot 126
Ms K Madden	Lot 130
Mr W Kwok	Lot 140
Mr P Miach	Lot 157

Proxies were received from:

Janola Crest Pty Ltd	Lot 1
D & C Dzur	Lot 7
S Jansen	Lot 17
Quest Gordon Place Pty Ltd	Lot 22, 23 & 45
I Oldstein	Lot 25
K S Soh & M C Yip	Lot 27
R & J Hayes	Lot 29
E Smith	Lot 30

L & J Warfe	Lot 31
V Chen	Lot 32
G Williams and L Brophy	Lot 33
Coppelius Pty Ltd	Lot 35
Kenneth Nominees Pty Ltd	Lot 39
M Kelly	Lot 41
F Merante	Lot 43
W Hick	Lot 104
Kenneth Nominees Pty Ltd	Lot 106, 107 & 108
R Wilson	Lot 109
L & J Kelly	Lot 110
J Larosa	Lot 111
J Cowdell	Lot 113
L S Duong	Lot 115
J & D Nevill	Lot 118
E Gown & X J Zhou	Lot 119
A Wills	Lot 122
High Impact Pty Ltd	Lot 123
R & V Carter	Lot 124
M Stewart	Lot 129
M & V Doekner	Lot 131
N Spry	Lot 132
A Tripodi	Lot 133
E D'Alessio	Lot 134
C Yong	Lot 135
R & J Paine	Lot 137
JAM McKenzie Superannuation Fund	Lot 138
B Ferguson	Lot 142
J O'Reilly	Lot 143
J Khalil & N Lorient	Lot 144
R Lojszczyk	Lot 147
D & N Iser	Lot 152
P Miach	Lot 157
D Pearson	Lot 159
All appointed Mr R Sumpton as their proxy	
A & Z Yuksel	Lot 3
Appointed Ms Z Yuksel as their proxy	
A & Z Yuksel	Lot 4
Appointed Mr A Yuksel as their proxy	
J & C Duff	Lot 6
J Xenedis	Lot 37 & 116
K & P Shaw	Lot 139
All appointed Mr J Duff as their proxy	
Eleganza Imports Pty Ltd	Lot 8, 10 & 24
Appointed Mr J Tong as its proxy	
Eleganza Imports Pty Ltd	Lot 9
Appointed Mr L Tong as its proxy	

A & P Muleta	Lot 12
Jobsz Investments	Lot 26 & 44
J Xenidis	Lot 28 & 105
Hall Family Superannuation Fund	Lot 36
G O'Brien	Lot 42
P Day	Lot 103
N & L Spry	Lot 114 & 145
P Xenidis	Lot 120
J Sui-Ping & W Wai-Kuen Kwok	Lot 140
B & K Holloway	Lot 154
M Perriman	Lot 158
All appointed Mr B Halls as their proxy	
S & A Clarke	Lot 146
Appointed Mr B Halls their proxy as Committee Representative only	
Quest Gordon Place Pty Ltd	Lot 21
A Cook	Lot 149
All appointed Mr P Sweetland as their proxy	
Quest Gordon Place Pty Ltd	Lot 22
D Iser	Lot 136
All appointed Mr D Fitt as their proxy	
Brehaut Administration Pty Ltd	Lot 117
Appointed E Brehaut as their proxy	
G L Hoskings Pty Ltd	Lot 121
Appointed Mr G Martin as their proxy	
S & A Clarke	Lot 146
Appointed S Clarke as their proxy	

Apologies – Nil.

In attendance:

George Martin representing Kliger Wood Real Estate – Managing Agent of the Owners Corporation.

Penelope Grey of Kliger Wood Real Estate.

Members were advised in accordance with Section 77 of the Owners Corporations Act 2006, there being 50% or more of lot entitlement represented in person or by proxy, a quorum was achieved. All decisions set out below are therefore resolutions of the Owners Corporation.

It was noted that voting was to be conducted by a show of hands (proxies included). *Nil objections.*

It was noted that this Special General Meeting was convened by Kliger Wood upon its nomination by lot owners who represent in excess of 25% of the total lot entitlement and that the meeting Agenda conformed to the approved Agenda of the nominating owners.



It was noted that Mr R Sumpton represented owners (by proxy) totalling in excess of 50% of the total votes represented at the meeting and in excess of 50% of the total lot entitlement on the Plan of Subdivision.

## 2. Chairperson

George Martin was appointed as chairperson of the meeting.

*Moved: Mr K Lawandi*

*Seconded: Mr R Sumpton*

*Motion passed (Mr R Sumpton voted in favour with his proxies)*

Note: Mr B Halls voted against this resolution. Mr Halls was asked if he proposed some other person to chair the meeting. His answer was "No".

## 3. Committee of Management

Several vocal discussions ensued and the meeting was brought to order by the meeting chairperson.

A number of those present were warned by the meeting chairperson not to interject or otherwise disrupt the meeting. In particular, Mr B Halls was warned twice. Mr Halls continued to interject and be highly disruptive. Consequently, Mr Halls was informed by the meeting chairperson that he was ejected from the meeting and must leave. Mr Halls refused to leave the meeting.

It was resolved to elect a new Committee in place of the existing Committee.

*Moved: Mr K Lawandi*

*Seconded: Mr D Fitt*

*Motion passed (Mr R Sumpton voted in favour with his proxies).*

*Note: a minority of votes represented in person or by proxy voted against. Mr B Halls called for a poll to be conducted. Notwithstanding that Mr Halls had been asked to leave the meeting, the meeting chairperson reiterated that Mr R Sumpton represented owners (by proxy) totalling in excess of 50% of the total votes represented at the meeting and in excess of 50% of the total lot entitlement on the Plan of Subdivision. Consequently, the meeting chairperson advised that a poll was redundant and a poll was not conducted.*

It was further resolved to limit the maximum number of Committee members to five.

*Moved: Mr K Lawandi*

*Seconded: Mr R Sumpton*

*Motion passed (Mr R Sumpton voted in favour with his proxies).*

*Note: a minority of votes represented in person or by proxy voted against.*

The following persons nominated and were elected to comprise the Committee:

Mr P Sweetland

Representing Lot 149

Mr D Fitt

Representing Lot 136

Mr R Sumpton

Representing Lot 25

Mr K Lawandi

Representing Lot 14

*Moved: Mr K Lawandi*

*Seconded: Mr R Sumpton*

*Motion passed (Mr R Sumpton voted in favour with his proxies).*

*Note: a minority of votes represented in person or by proxy voted against. No nomination was received for a fifth Committee member.*

4. **Owners Corporation Management**

To retain the services of Kliger Wood for a period of 12 months from the date of this Special General Meeting.

*Moved: Mr D Fitt*

*Seconded: Mr K Lawandi*

*Motion passed (Mr R Sumpton voted in favour with his proxies).*

*Note: a minority of votes represented in person or by proxy voted against.*

5. **Closure of Meeting**

There being no further business, the meeting concluded at 4:25pm.