

Strata Scheme Management Act 1996 clause 11 (2) Schedule 3

NOTICE OPPOSING PROPOSED EXECUTIVE COMMITTEE DECISION

To: The Secretary
The Owners Corporation

Date: / /

Strata Plan No.:

Pursuant, to clause 11(2), Schedule 3 of the *Strata Schemes Management Act 1996* (NSW), we the undersigned owners of lots in the strata scheme whose total unit entitlements exceed one-third of the aggregate unit entitlement, hereby give notice of our opposition to the executive committee deciding the following motions/matters at the executive committee meeting proposed to be held on the / /

at am/pm at

(1) Motion number concerning
.....

(2) Motion number concerning
.....

(3) Motion number concerning
.....

** Indicate signing as an owner, mortgagee, company nominee or covenant chargee,*

Lot No			Unit Entitlement	Name	Signature	*Voting Capacity

Note: A supplementary signature sheet is available for additional signatories. It must be attached to motions at time of signing.

Total Unit Entitlement requesting meeting	Scheme Aggregate Unit Entitlement	% of Unit Entitlement requesting meeting [total U.E. ÷ aggregate U.E. x 100= %]

Total no. of pages submitted (including this page)	
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STRATA SCHEMES MANAGEMENT ACT 1996 - SCHEDULE 3

SCHEDULE 3 – Constitution of executive committee of the Owners Corporation and meetings of executive committee

Part 2 - Provisions relating to meetings of executive committee

11 Decisions of executive committee

(2) A decision of an executive committee has no force or effect if, before that decision is made, notice in writing is given to the secretary of the executive committee by one or more owners, the sum of whose unit entitlements exceeds one-third of the aggregate unit entitlement, that the making of the decision is opposed by those owners.

Direction on completion of Notice Opposing Executive Committee Decision form

1. “Date”: Insert the date that the completed form is lodged or posted.
2. “Strata Plan No.”: The number of the strata plan must be included.
3. Filling the date time and location of the executive committee meeting that was provided on the notice of Executive committee Meeting.
4. List the items that you are seeking not to be considered from the Agenda provide with the notice of Executive Committee Meeting. If there is insufficient space for the motions you wish to have excluded from decision please complete on separate sheet of paper and attach to this form as a front sheet. Please identify the number of additional pages, if any, at the bottom front of this page.
5. Signatures: The persons requesting the meeting must:
 - i. identify which lot they signing on behalf of
 - ii. the number of unit entitlements assigned to the lot
 - iii. their full name
 - iv. signature
 - v. Capacity in which they sign the form.

Please note:

 - i. A signatory may only be an Owner, Mortgagee, Company Nominee or Convent Chargee
 - ii. Co-owners cannot have their unit entitlement counted twice
6. Total Unit Entitlement: Please indicate the total of the unit entitlement of the signatories in the box under the heading ‘Total Unit Entitlement’
7. Aggregate Unit Entitlement as identified on the Certificate of Title must be included in the box under the heading ‘Aggregate Unit Entitlement’
8. Percentage of Unit Entitlement: Please calculate the percentage of unit entitlement requesting the meeting. This must be a minimum of 33% of the Aggregate Unit Entitlement of the scheme.
9. Completed form should be lodged with South Coast Property Specialists:

Email: Scanned signed version to info@southcoastps.com.au;

Mail: 5/534 George Bass Drive Malua Bay NSW 2536 or Fax (02)4471 2913

or with the Secretary of your owners corporation.

It is recommended that you maintain a copy of the documentation for your own records.

