

**NOTICE OF THE SPECIAL GENERAL MEETING OF COMMUNITY ASSOCIATION  
DEPOSITED PLAN 270218 – HUNTERFORD ESTATE, OATLANDS THAT WILL BE HELD VIA  
ELECTRONIC VOTING ON TUESDAY 15 AUGUST 2023, COMMENCING 10:00 AM**

**PLEASE COMPLETE YOUR VOTE FOR EACH MOTION BELOW AND RETURN TO YOUR APPOINTED  
STRATA MANAGER PRIOR TO THE COMMENCEMENT DATE/TIME.**

**AGENDA**

Note Attendance | Accept Proxies & Apologies | Determine Quorum |

Consider the following motions;

**1. Minutes**

That the minutes of the previous General Meeting held 17 July 2023 be adopted as a true and accurate account of the proceedings of that meeting.

*Explanatory Note:*

*The minutes of the last General Meeting, either a Special or Annual General meeting have been distributed to all owners or are attached to the notice of this meeting. This motion confirms the accuracy of the minutes and in the event that the minutes are in error owners can move the minutes be amended.*

I approve this motion     I disapprove this motion     Abstain

**2. Swimming Pool Fence**

That the owners of Deposited Plan 270218 resolve to approve one of the three (3) options to bring the swimming pool fence back into compliance with legislation.

These options are: -

- a) To extend the current fence to 1800mm by installing new 600mm panels on top of the existing fence (which will also necessitate removing all vegetation adjacent to the fence to an absolute maximum height of 600mm in order to comply with the 1200mm non-Climbable barrier height).

This would cost **\$15,226.00** including GST for the new panels and posts and **\$2,860.00** including GST for the vegetation around the fence to be taken back to a maximum height of 600mm.

I approve this option     I disapprove this option     Abstain

- b) To replace the current fence by installing completely new fence panels to 1800mm (which will also necessitate removing all vegetation adjacent to the fence to an absolute maximum height of 600mm in order to comply with the 1200mm non-Climbable barrier height).

This would cost **\$26,847.00** including GST for the new panels and posts and **\$2,860.00** including GST for the vegetation around the fence to be taken back to a maximum height of 600mm.

I approve this option     I disapprove this option     Abstain

- c) To remove the vegetation along the existing fence surrounding the pool to bring the pool fence back into compliance with the 1200mm Non-Climbable barrier height above solid ground level.

Any new replanting's / remedial work will need to allow a Non-Climbable Exclusion Zone of 900mm width on the outside of the fence and 300mm width on the inside of the fence to comply with legislation.

This would cost **\$2,860.00** including GST for removal of vegetation plus a budget of **\$2,000.00** for remedial work under the direction of the gardening sub-committee.

I approve this option       I disapprove this option       Abstain

*Association Committee Note:*

*It is the unanimous decision of your Association Committee that **Option C** be recommended to the Special General Meeting for implementation.*

*Explanatory Note:*

*On The 14<sup>th</sup> October 2022 Hunterford Estate received a letter from the City of Parramatta advising that following an inspection on the 31<sup>st</sup> August 2022 that the community swimming pool is not complying with the Swimming Pool Act 1992 and the required standards. The critical issue is that the hedges and vegetation around the current 1200mm height pool fence do not meet the requirements of there being a barrier height with a minimum of 1200mm above solid ground or a climbable plant or object.*

*The **Special General Meeting** has been convened to allow the Community Association to vote on one of 3 options to bring the pool fence back into compliance with legislation.*

**Note:**

The Committee has received the following clarification from the Compliance Officer - Swimming Pool Fencing Regulatory Services for the City of Parramatta advising that a 1800mm pool fence does not require a Non Climbable Zone.

As per AS 1926-2012 a metal barrier that is not less than 1800mm does not require a NCZ to be applied to the barrier.

Therefore, as per **Option A and Option B** if the current fence was extended to 1800mm there is no NCZ requirement to remove vegetation adjacent to the fence so the initially advised cost of **\$2,860 for this is now not applicable.**

However if increasing the fence height was the approved option at the SGM, Poolsafe Fencing has advised in writing that prior to any work commencing that they will require that plant/ hedges would need to be cut back to allow safe work access to the fence line .

As the amount of plants / hedges required to be removed to allow this access would only be determined at time of construction we are unable to advise a cost for this and remedial work resulting .

**Attachments**

- 1) Minutes of Hunterford Estate Special General Meeting held 17 July 2023
- 2) Letter from Parramatta City Council Dated 14 October 2022
- 3) Quotation from Poolsafe fencing dated 6 June 2023
- 4) Quotation from Skyline Landscape Services dated 22 May 2023 for removal of vegetation for option C
- 5) Quotation from Skyline Landscape Services dated 16 June 2023 for vegetation to be taken back as required for option A or B.

*Agenda Notes:*

- *In order for Special Resolution to be passed not more than 25% of owners present or by proxy and eligible to vote (i.e. no arrears of levies) may vote against the motion, calculated in accordance with unit entitlement.*
- *Should any owner have any questions concerning the accounts accompanying this notice of meeting, please contact your appointed Strata Manager 48 hours prior to the meeting to enable your query to be addressed and to ensure the meeting is not delayed. The budget and levy recommendations however are for discussion at the meeting.*
- *Should you be unable to attend the meeting please sign and return the attached proxy form for the convenience of the owners attending.*
- *If no quorum is achieved at the meeting and the meeting must be re-held, a fee of \$165.00 as per our management agreement will be charged to the building.*
- *An owner is not entitled to vote in person, by proxy or by electronic vote if they are un-financial at the date the notice of the meeting was given and did not pay the amounts owing prior to the meeting commencement.*

**STATUTORY INFORMATION  
IMPORTANT INFORMATION ABOUT A QUORUM AT A GENERAL MEETING**

Schedule, Strata Schemes Management Act 2015

**Quorum:**

Quorum required for motion or election - A motion submitted at a meeting must not be considered, and an election must not be held at a meeting, unless there is a quorum present to consider and vote on the motion or on the election.

**When quorum exists**

A quorum is present at a meeting only in the following circumstances:

- (a) if not less than one-quarter of the persons entitled to vote on the motion or election are present either personally or by duly appointed proxy,
- (b) if not less than one-quarter of the aggregate unit entitlement of the strata scheme is represented by the persons who are present either personally or by duly appointed proxy and who are entitled to vote on the motion or election,
- (c) if there are 2 persons who are present either personally or by duly appointed proxy and who are entitled to vote on the motion or election, in a case where there is more than one owner in the strata scheme and the quorum otherwise calculated under this sub clause would be less than 2 persons.

A person who has voted, or intends to vote, on a motion or at an election at a meeting by a permitted means other than a vote in person is taken to be present for the purposes of determining whether there is a quorum.

**Procedure if no quorum**

If no quorum is present within the next half-hour after the relevant motion or business arises for consideration at the meeting, the chairperson must:

- (a) adjourn the meeting for at least 7 days, or
- (b) declare that the persons present either personally or by duly appointed proxy and who are entitled to vote on the motion or election constitute a quorum for considering that motion or business and any subsequent motion or business at the meeting.

**Quorum for adjourned meeting**

If a quorum is not present within the next half-hour after the time fixed for the adjourned meeting, the persons who are present either personally or by duly appointed proxy and who are entitled to vote on the motion or election constitute a quorum for considering that motion or business and any subsequent motion or business at the meeting.

**Who has voting rights?**

Each member of an Owners Corporation, and each person entitled to a priority vote, has voting rights that may be exercised at a general meeting of the owners corporation, but only if the member or person is shown on the strata roll and, in the case of a corporation, the company nominee is shown on the strata roll.

**Exercise of voting rights by joint first mortgagees or joint covenant charges**

Voting rights may be exercised at the meeting by joint first mortgagees or joint covenant chargees only by proxy (who may be one of them) duly appointed by all of them jointly.

**Exercise of voting rights by owner, first mortgagee or covenant chargee**

The voting rights of the owner, first mortgagee or covenant chargee of a lot (other than a joint owner, mortgagee or covenant chargee) may be exercised:

- a. unless the owner, mortgagee or covenant chargee is a corporation – in person by proxy or
- b. if the owner, mortgagee or covenant chargee is a corporation – by the company nominee in person, or by proxy appointed by the corporation.

**Exercise of voting rights by joint owners to be by proxy**

The voting rights of joint owners of a lot may not exercise by them individually but may be exercised:

- (a) by a proxy (who maybe one of them), or
- (b) as provided by sub clause (5).

**Other circumstances in which joint owners may exercise voting rights**

If, on a vote at a General Meeting, the rights of joint owners of a lot are not exercised by a proxy as referred to in sub clause (4), one of them may act as such a proxy:

- a. if the other joint owners are absent or such of them as are present give their consent, or
- b. If paragraph (a) does not apply if he or she is the owner first named on the strata roll as one of the joint owners.

**Exercise of voting rights by owners of successive estates in lot**

If there are owners of successive estates in a lot, only the owner of the first estate may vote at a General Meeting.

**Exercise of voting rights where owner holds lot as trustee**

If the owner of a lot holds it as trustee, a person beneficially entitled may vote at a General Meeting.

**Voting rights may not be exercised if contributions not paid**

A vote at a General Meeting (other than a vote on a motion requiring an unanimous resolution) by an owner of a lot or a person with a priority vote in respect of the lot does not count 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 that are owing at the date of the notice for the meeting.

**Effect of casting of priority vote**

If a priority vote is cast in relation to a lot, a vote on the same matter by the owner of the lot does not count.

**Effect of section 22 (notice to Owners Corporation of right to vote)**

This clause does not confer a right to vote on a person deprived of the right by failing to comply with Section 22.

**Definition of motion**

In this clause, **motion** means a motion submitted at a General Meeting of an Owner's Corporation or on any election of members of the Strata Committee.

**MINUTES OF THE SPECIAL GENERAL MEETING OF PROPRIETORS OF  
COMMUNITY ASSOCIATION DEPOSITED PLAN 270218  
HUNTERFORD ESTATE, OATLANDS HELD  
IN THE CLUBHOUSE AT HUNTERFORD ESTATE, OATLANDS  
ON MONDAY 17 JULY 2023 COMMENCING 7.00PM**

<b>PRESENT:</b>	W & C Sutton	(9)	D & D Milutin	(14)	
	R & J Smith	(17)	SP68690	(21)	
	W Guan & C Paw	(30)	M & S Payor	(31)	
	P & L Hanlon	(33)	P & L West	(34)	
	S Zhang & Y Xing	(36)	S Dolai & P Panday	(40)	
	Huang & L Shen	(44)	Z & S Bamji	(68)	
	M & E Christodoulou	(72)	R & S Naidoo	(81)	
	M Au	(86)	N Naidoo & K Sutton	(87)	
	K & S Neat	(88)	J Chen	(90)	
	N Li & J Zhang	(97)	K & B Bunt	(105)	
	W & H Chen	(106)	R & P Bowditch	(112)	
	Y Xu & M Hu	(115)	C & S Donaldson	(129)	
	J Liddle	(134)	S Anam & A Sudhakar	(149)	
	B Root	(150)			
	<b>BY PROXY:</b>	S Zhang	(10)	- Proxy to W Sutton	(9)
		S Yong & S Kim	(11)	- Proxy to W Sutton	(9)
C & M Papadopoulo		(12)	- Proxy to W Sutton	(9)	
B & A Henry		(13)	- Proxy to D Milutin	(14)	
W Yee		(29)	- Proxy to R Naidoo	(81)	
D Feng		(67)	- Proxy to S Bamji	(68)	
H Zhang		(73)	- Proxy to M Christodoulou	(72)	
Y Ng		(76)	- Proxy to S O'Mahoney		
H Collins		(79)	- Proxy to K Neat	(88)	
A Aquilina		(80)	- Proxy to K Neat	(88)	
B Samson		(82)	- Proxy to R Naidoo	(81)	
J Neilson		(89)	- Proxy to G Neilson		
C You & L Cheng		(95)	- Proxy to M Payor	(31)	
S Chong & S Tan		(99)	- Proxy to K Bunt	(105)	
B Goh & W Lim		(120)	- Proxy to B Bunt	(105)	
M & M Zhang		(124)	- Proxy to M Payor	(31)	
N Prabhu & S Alexander		(126)	- Proxy to M Payor	(31)	
C & R Chen		(128)	- Proxy to M Payor	(31)	
T Chi & F Xia		(130)	- Proxy to B Bunt	(105)	
<b>IN ATTENDANCE BY PERSON OR PROXY DUE TO ARREARS OR INVALID FORMS:</b>		M Jang & J Park	(18)	Detosa Pty Ltd	(59)
	L Wu	(94)	Y Seo & H Jeon	(104)	
	G Ellem	(108)	A & V Sethia	(109)	
	Lewjam Pty Ltd	(147)			

**Premier Strata Management**

Address: 6/175 Briens Road, Northmead NSW  
Postal Address: PO Box 3030,  
Parramatta NSW 2124

Phone 61 2 9630 7500  
Fax 61 2 9630 1915

[www.premierstrata.com.au](http://www.premierstrata.com.au)  
[mail@premierstrata.com.au](mailto:mail@premierstrata.com.au)

Liability limited by a scheme approved under Professional Standards Legislation.

**IN ATTENDANCE:** Y Turner Representative of The Owner of SP68690 (21)  
S O'Mahoney

**CHAIRPERSON:** Tom Black (Premier Strata Management)

**QUORUM:** It was noted that a quorum was present.

**MINUTES:** It was RESOLVED that the minutes of the previous General Meeting held on 27 April 2023 be confirmed and adopted.

**SWIMMING POOL FENCE:** There was no resolution to this motion so a new General meeting will be called to resolve the matter.

Option A: 0 Votes  
Option B: 0 Votes  
Option C: 0 Votes

**CLOSE:** There being no further business to discuss the meeting closed at 6.45 pm.

## Premier Strata Management

Address: 6/175 Briens Road, Northmead NSW  
Postal Address: PO Box 3030,  
Parramatta NSW 2124

Phone 61 2 9630 7500  
Fax 61 2 9630 1915

[www.premierstrata.com.au](http://www.premierstrata.com.au)  
[mail@premierstrata.com.au](mailto:mail@premierstrata.com.au)

Liability limited by a scheme approved under Professional Standards Legislation.

Ms Jian Qin Hu  
C- Premier Strata  
6/175 Briens Road  
NORTHMEAD NSW 2152

14<sup>th</sup> October 2022

Dear Madam,

**SUBJECT: Notice of Intention to give a Direction  
Section 23(5) of the Swimming Pools Act 1992**

**PREMISES: Lot 78 DP 270218 - 1 Governors Way,  
OATLANDS NSW 2117**

It is Council's intention to issue the Direction attached to this letter.

**Please read this letter and the attached proposed Direction carefully.**

You may make representations to Council as to:

1. Why the Direction should not be given,
2. the terms of the Direction, or
3. the period of time for compliance with the Direction.

For the purposes of making representations, you may be represented by an Australian legal practitioner or agent. Any representation is to be made in writing, within **fourteen (14) days** from the date of this Notice, to:

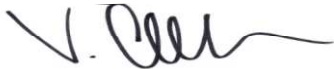
City of Parramatta Council  
PO Box 32  
PARRAMATTA NSW 2124

**Note:**

- If you comply with the terms of the proposed Direction before it is given, the Direction will not be issued.
- If you do not comply with the proposed Direction and do not make any representations, the Direction shall be issued at the expiration of the 14 day period.
- If you make a representation, after hearing and considering the representation Council may decide to issue the Direction without any changes, issue the Direction with modified changes or not issue the Direction.

Should you require additional information please contact Regulatory Services on 9806 5684.

Yours sincerely,

A handwritten signature in black ink, appearing to read 'V. Caridi', with a long horizontal flourish extending to the right.

**Vanessa Caridi**  
**Compliance Officer (Swimming Pool Fencing)**  
**Regulatory Services**

(Attached proposed Direction 3 pages)

**PROPOSED DIRECTION  
SECTION 23(1)  
SWIMMING POOLS ACT 1992 (NSW)**

**Date:**           **The date on which the Direction will be issued**

**To whom:**    **Ms Jian Qin Hu - as the owner of the premises**

**Premises:**    **Lot 78 DP 270218 - 1 Governors Way,  
OATLANDS NSW 2117**

**Circumstances**

An inspection of the premises carried out by an authorised Council officer on 31st August 2022 has revealed that the swimming pool on the premises is not complying with the Swimming Pool Act 1992 (“**The Act**”) and the required standards.

City of Parramatta Council is therefore giving you a Direction to comply with the terms below.

**Terms of the proposed Direction**

1. The entire swimming pool barrier shall comply with the minimum height of 1200mm from any change of level within 500mm of swimming pool barrier from the outside of the swimming pool area in accordance with the Australian Standard 1926.1 – 2012.
2. The entire swimming pool barrier shall comply with the minimum height of 1200mm to the finished ground level when measured from the outside of the swimming pool area in accordance with the Australian Standard 1926.1 – 2012.
3. All objects that may facilitate climbing within the 900mm non climbable zone of the outside of the swimming pool barrier are to be permanently removed in accordance with the Australian Standard 1926.1 – 2012.
4. You are required to permanently remove any objects that may be used by a child to facilitate climbing from within 300mm of the inside of the swimming pool barrier in accordance with the Australian Standard 1926.1 – 2012.



5. A warning notice/resuscitation chart complying with the Swimming Pools Regulation 2018 Part 3, must be installed in a prominent position within the immediate vicinity of the pool.
6. Work associated with this Direction must only be carried out between the hours of 7:00am and 5:00pm on Mondays to Fridays, inclusive and 08:00am and 3:00pm on Saturdays and no work must be carried out on Sundays or public holidays.

**Reasons for the proposed Direction:**

1. The internal barrier was less than 1200mm in height when measured from the change of level identified within 500mm of swimming pool barrier contrary to the Standard. The entire internal barrier must have an effective perpendicular height of at least 1200mm at any point along its length, on the outside of the barrier, which is the standard AS 1926.1 – 2012.
2. The internal barrier was less than 1200mm in height in some locations which is contrary to the Standard. The entire internal barrier must have an effective perpendicular height of at least 1200mm at any point along its length, on the outside of the barrier which is the standard AS 1926.1 – 2012.
3. There were climbable objects within the 900mm of the non-climbable zone of the outside of the swimming pool barrier which does not comply with the standard AS 1926.1 – 2012.
4. There were climbable objects within 300mm of the inside of the swimming pool barrier which does not comply with the standard AS 1926.1 – 2012.
5. The warning notice/resuscitation chart complying with the Swimming Pools Regulation 2018 Part 3, was not present at the time of the inspection.
6. All of the above listed non-compliances with the required standards may place a child at risk of drowning by reducing the swimming pool fence's capability of preventing access.

### **Proposed Period for Compliance**

The proposed time frame for compliance with the Direction will be within **twenty eight (28) days** from the date of the issue of the Direction.

### **Non-Compliance**

It is an offence to not comply with the proposed Direction with the specified time frame. The following penalties or a combination thereof may be applied:

Failing compliance with the requirements of a Direction within the Period for Compliance may result in a Penalty Infringement Notice being issued. Currently the amount for an infringement is \$550. In addition, proceedings may be taken against you in the Land and Environment Court of New South Wales, as provided by the Act and Regulation.

### **Right of Appeal**

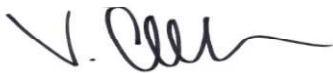
Pursuant to Section 26 of the Act an individual or corporation affected by the Direction may appeal to the Land and Environment Court of NSW against the Direction within **twenty eight (28) days** after the service of the Direction.

Should you require any assistance understanding this Notice or require further information please contact the undersigned, on the number provided, during office hours. Please note that Council cannot provide legal advice to you and Council recommends that you seek and obtain advice from an independent lawyer.

### **Information for your assistance**

Copies of the Swimming Pools Act 1992 and Regulations can be viewed online at the NSW Legislation website ([www.legislation.nsw.gov.au](http://www.legislation.nsw.gov.au)).

Yours sincerely,



**Vanessa Caridi**  
**Compliance Officer (Swimming Pool Fencing)**  
**Regulatory Services**



Photo 1



Photo 2

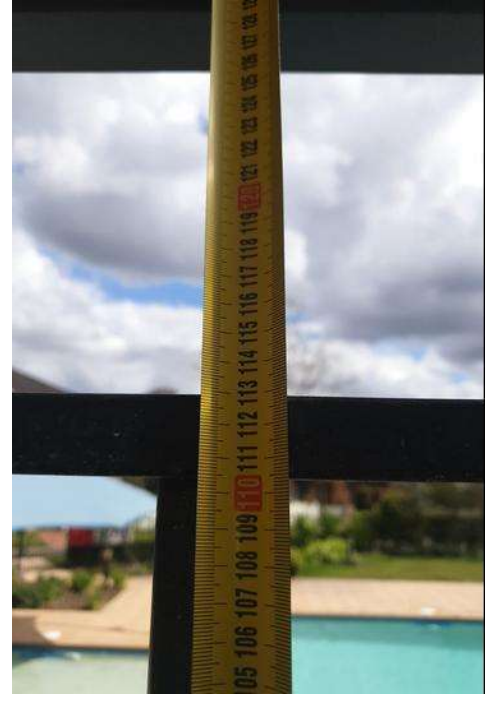


Photo 3

Photo 1 to 3 - Shows a change of level within 500mm of the pool barrier, barrier height is measured from any permanent object or surface in this zone. The BBQ reduces the height of the pool barrier below 1200mm, this is contrary to the standard (AS 1926.1 – 2012).



Photo 4



Photo 5



Photo 6



Photo 7



Photo 8

Photos 4 to 8 - The internal barrier was less than 1200mm in height in some locations. The entire barrier must have an effective perpendicular height of at least 1200mm at any point along its length on outside of the barrier. Please modify the barrier so that it is a minimum height of 1200mm in accordance with the Australian Standard (AS 1926.1 – 2012).

*The pool fence appears to be obstructed by the accumulation of leaves, soil and other garden debris. It may be possible to obtain the required height by clearing away this material from the bottom of the fence. Care should be taken to ensure the cleared area extends away from the pool fence and also does not create a gap of more than 100mm under the fence. The finish surface should be firm permanent soil or hard surface that cannot be removed by a small child.*



Photo 9



Photo 10



Photo 11



Photo 12



Photo 13



Photo 14



Photo 15

Photos 9 to 15 - There were climbable items specifically the gate lock and hedges are located within 900mm on the outside of the swimming pool internal barrier fence. There shall be no handholds or footholds, objects or plants that will facilitate climbing with a surface depth greater than 10mm within a 900mm non-climbable zone. This is contrary to the standard (AS 1926.1 – 2012).

*Dense Scalable vegetation is evident within NCZ 1, 2 and the 500mm Exclusion Zone of the pool barrier. Objects, structures, intrusions, projections & the like which reduce effective fence height or compromise NCZ's must be kept clear of pool barriers as can facilitate & assist scaling of the barrier*



Photo 16



Photo 17



Photo 18



Photo 19



Photo 20

Photos 16 to 20 - Shows climbable object (hedge) within 300mm of the inside of the swimming pool barrier, this is contrary to the standard (AS 1926.1 – 2012). Remove any objects from within the 300mm clear area or shield the pool fence/barrier so that it will not allow access into the inside of the fence/barrier.

*NCZ 4 is required on all barriers with vertical openings 10–100 mm in width and is a 900 mm high by 300 mm deep rectangular space on the inside of the barrier and shall align with NCZ 1.*

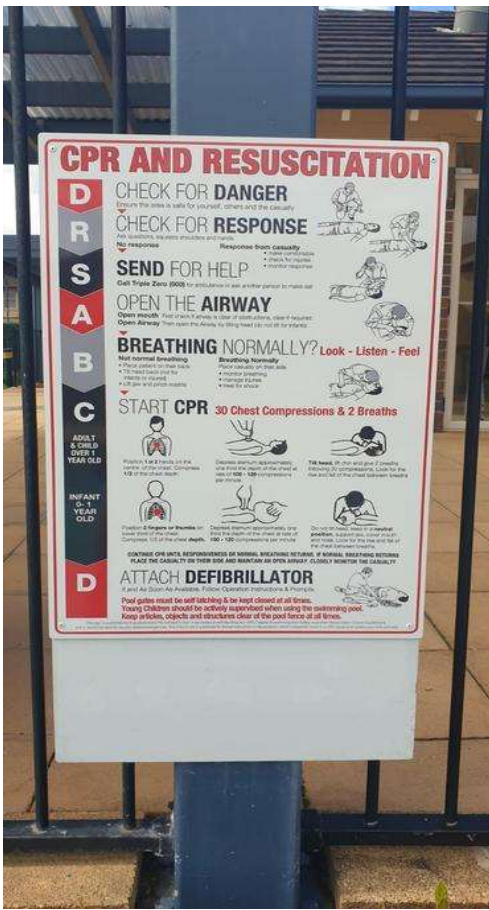


Photo 21



Photo 22



Photo 23

Photo 21 to 23 – Shows that there is not enough signage within the swimming pool area, signage must be “legible” from a distance of 3 metres. (CPR Chart is located on the inside of the fence that is visible although is not enough) this is contrary to the Swimming Pools Regulation 2018).

Due to the size of the swimming pool area, please install extra CPR signage within the pool area

## **Non Climbable Zones (NCZ) Definitions**

**NCZ 1-** *A 900mm Non-Climbable zone is required on the outside face of the pool barrier. This NCZ may be located anywhere within the perpendicular height of a barrier or, where present, anywhere between horizontal components or handholds and footholds on a barrier. (Always measure from finished ground level & ensure correct height is maintained as far as necessary across stepped sections.)*

*Clear zones are to be always maintained & kept clear of objects or intrusions*

**NCZ 2** *(the 900mm clearance radius zone which is measured from the top outside edge of the pool barrier in a downward arc towards ground level)*

*Clear zones are to be always maintained & kept clear of objects or intrusions*

**NCZ 3** *(the 900mm clearance radius zone which is measured from the top outside edge of the pool barrier in an upward arc vertical to the barrier)*

*Clear zones are to be always maintained & kept clear of objects or intrusions*

**NCZ 4** *the 300mm Clear Zone (inside the enclosure – extends out from the face & extends down 900mm from the lowest upper railing - aligns with NCZ1)*

*Does not exist where the pool barrier is solid material such as masonry or glass.*

*However NCZ4 is required on all barriers with vertical openings 10 - 100mm in width including where there is an opening with no top railing.*

*Clear zones are to be always maintained & kept clear of objects or intrusions.*

*External 500mm Exclusion Zone of the pool barrier (the 500mm Exclusion zone located in the external lower quadrant of the pool barrier) Clear zones are to be always maintained & kept clear of objects or intrusions*

*No Indentations or Projections deeper than 10mm within the face of the barrier.*

*Herbaceous plants that do not grow any woody stems are acceptable within the barriers' clear zones such as grasses and low groundcovers and some perennials.*

*Any substantial branch of more than 10mm cannot be located within the Clear Zones.*



# POOLSAFE FENCING




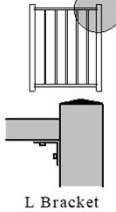
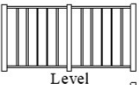















PTY LTD

Job No: **102457**

Unit 1, 61 Prince William Drive, Seven Hills, NSW 2147  
 Telephone: (02) 9624 3944 Fax: (02) 9838 7145  
 www.poolsafefencing.com.au Email: sales@poolsafefencing.com.au  
 ABN: 21 868 252 274 CAN: 002 377 424 BLN: R94595

Date: 08-Jun-23  
 Rep: Rosalyn  
 Phone: 0411 602 209  
 Map Ref: 0

**Name:** Michelle Payor  
**Address:** Hunters Ford Estate, Pennant Hills Rd  
 Oatlands  
**Home:** **Mobile:** 0434 004 283  
**Work:** 0 **Fax:** 0  
**Site:** greg@archinspect.com.au  
 0  
 0  
**Site H:** **Site Mob:** 0414 415 513  
**Site W:** **Site Fax:**

Style		Flat Top	Height	Colour	Bracket	Level
			<input checked="" type="checkbox"/> 0.600	<input checked="" type="checkbox"/> Satin Black		
			<input type="checkbox"/> 1.000	Hrtg Green		
			<input type="checkbox"/> 1.200	Bond R/Gm		
			<input type="checkbox"/> 1.500	Mist Green		
			<input checked="" type="checkbox"/> 1.800	Charcoal		
				Primrose		
				White		
			<b>Finish</b>	<b>Vertical</b>		
			<input checked="" type="checkbox"/> PreGal	<input type="checkbox"/> 8.0 Solid		
			<input checked="" type="checkbox"/> Alumin	<input checked="" type="checkbox"/> 16.0 Tube		
				<input checked="" type="checkbox"/> 19.0Sqr		

**Important Notes**

- \* Pool Gates include high lift Magna Latch and self closing hinges
- \* Single Gates have a 'D' Latch. Double gates have 'D' Latch and drop bolt
- \* Extra core holes in pavers, concrete, or rock are \$35 per hole
- \* Customer to establish position of boundary fencing
- \* Customer to advise pipe or wire locations otherwise any damage during installation will be customer's responsibility and cost
- \* Complete terms and conditions are on the back of this Quote Form

No.	Item	1. 16Rnd	2. 19 Sqr
90	<b>Fence (m)</b>	6633	13585
156	Outside Bkts	624	624
1	Lock Box	80	80
1	Lock fittings	100	100
1	<b>Gate, Pool</b>	602	602
39	<b>Posts (65 Sq)</b>		3369
39	<b>Posts (50 Sq)</b>	2028	
<b>Delivery</b>		130	160
	SUPPLY	0 10197	0 18520
	INSTALL	3445	4486
	CORES		
	REMOVAL	200	1400
	SUB TOTAL	0 13842	0 24406
	GST	0 1384	0 2441
	<b>TOTAL</b>	0 15226	0 26847
	Deposit / Progress		
	Balance		

Cheque  
Cash  
Card

16 June 2023

Kim Neat  
Executive Estate  
Hunterford Estate  
Pennant Hills Road  
**OATLANDS NSW**

Dear Kim,

**RE: HUNTERFORD ESTATE- Reduction of Hedges Around the Pool Fenceline**  
Landscape Quotation: Ref 19994

Thank you for allowing Skyline Landscape Services the opportunity of supplying you with the following quotation for the landscape works to be carried out on your property located at Hunterford Estate.

**ITEM DESCRIPTION**

**AMOUNT EXCL GST**

To attend site and complete the following works:



**\$ 2,600.00**



-Reduce the hedges located around the pool fenceline. All generated green waste is then to be taken from site.



skyline landscape services pty ltd  
p 02 9674 1400 f 02 9674 1433  
35 Liberty Road Huntingwood NSW 2148  
www.skylinelandscape.com.au  
abn 82 073 170 279

<b>SUB TOTAL</b>	<b>\$ 2,600.00</b>
<b>GST</b>	<b>\$ 260.00</b>
<b>TOTAL</b>	<b>\$ 2,860.00</b>

I hope all meets your satisfaction. If you have any questions, please do not hesitate to contact me on 9674 1400, 0424 393 352 or by emailing [brett.h@skylinelandscape.com.au](mailto:brett.h@skylinelandscape.com.au) at any time.

Regards,

**Brett Harker**

Skyline Landscape Services Pty Ltd

t 02 9674 1400

f 02 9674 1433

e [brett.h@skylinelandscape.com.au](mailto:brett.h@skylinelandscape.com.au)

22 May 2023

Kim Neat  
Executive Estate  
Hunterford Estate  
Pennant Hills Road  
**OATLANDS NSW**

Dear Kim,

**RE: HUNTERFORD ESTATE- Removal of Hedges from Around the Pool Fenceline**  
Landscape Quotation: Ref 19953

Thank you for allowing Skyline Landscape Services the opportunity of supplying you with the following quotation for the landscape works to be carried out on your property located at Hunterford Estate.

**ITEM DESCRIPTION**

**AMOUNT EXCL GST**

To attend site and complete the following works:



**\$ 2,600.00**



-Removal of the hedge from around the pool fenceline. Plants are to be cut to ground & their stumps poisoned with Round-Up. The generated green waste is then to be taken from site.



skyline landscape services pty ltd  
p 02 9674 1400 f 02 9674 1433  
35 Liberty Road Huntingwood NSW 2148  
www.skylinelandscape.com.au  
abn 82 073 170 279

<b>SUB TOTAL</b>	<b>\$ 2,600.00</b>
<b>GST</b>	<b>\$ 260.00</b>
<b>TOTAL</b>	<b>\$ 2,860.00</b>

I hope all meets your satisfaction. If you have any questions, please do not hesitate to contact me on 9674 1400, 0424 393 352 or by emailing [brett.h@skylinelandscape.com.au](mailto:brett.h@skylinelandscape.com.au) at any time.

Regards,

**Brett Harker**

Skyline Landscape Services Pty Ltd

† 02 9674 1400

f 02 9674 1433

e [brett.h@skylinelandscape.com.au](mailto:brett.h@skylinelandscape.com.au)

Date .....

I/We .....

The owners of Lot .....

In Deposited Plan No..... **270218** .....

Appoint ..... The Chairman or .....

Of .....

as my/our proxy for the purposes of meetings of the Owners Corporation (including adjournments of meeting).

I/We Appoint ..... of ..... as my/our proxy for the purposes of meeting of the Association (including adjournments of meetings) if ..... already holds the maximum number of proxies that may be accepted.

Period or number of meetings for which appointment of proxy has effect (Please Tick  whichever applies)

1 Meeting     1 Month     ..... Months     12 Months     2 Consecutive General Meetings

**Note:** The appointment cannot have effect for more than 12 months or 2 consecutive annual general meetings, whichever is the greater.

<p>1. This form authorises the proxy to vote on my/our behalf on all matters.</p> <p style="text-align: center;">OR</p> <p>2. This form authorises the proxy to vote on my/our behalf on the following matters only:</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>Specify the matters and any limitations on the manner in which you want the proxy to vote.</p>	<p>Please cross out paragraph 1 or 2, whichever does not apply</p>
---	--

3. If a vote is taken on whether (the strata managing agent) should be appointed or remain in office or whether another managing agent is to be appointed, I/we want the proxy to vote as follows:

.....

.....

**Note:** Delete paragraph 3 if proxy is not authorised to vote on this matter. For examples, read note 1 below.

4. I understand that, if the proxy already holds more than the permitted number of proxies, the proxy will not be permitted to vote on my/our behalf on any matters.

Signature of owner/s .....

**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 Association at least 24 hours before the first meeting in relation to which it is to operate 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 from delivered to the Association 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 the 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 Association has 20 lots or less, one,
  - b) if the Association 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 Association, 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 Association 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 Association (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 Association, subject to any limitation in this form, or may demand a poll, and
  - b) may vote in the person's owner right if entitled to vote otherwise that 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 in 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