

STRATA SCHEMES MANAGEMENT ACT 2015

PROXY APPOINTMENT FORM

- Owners should confirm with their prospective proxy prior to completion of this form that their preferred proxy does not already hold more than the legislative permitted number, otherwise the proxy may not be able to vote on your behalf.
- Further material available on the General Information Tab: www.platinumstratamanagement.com.au (see Proxy Guide)

STRATA PLAN No:		DATE	
I / WE	(LOT OWNERS NAME)	OWNER(S) OF	(LOT NUMBER)
APPOINT		OF	(PROXY LOT NO. OR ADDRESS)
as my/our proxy for the purposes of meetings of the owners corporation (including adjournments of meetings)			
SECONDARY APPOINTMENT			
In the situation where the above nominated proxy already holds the maximum number of proxies permitted under the SSMA 2015, I /We appoint:			
(NAME OF ALTERNATIVE PROXY)		OF	(ALTERNATIVE PROXY LOT NO. OR ADDRESS)
PERIOD FOR WHICH PROXY IS APPOINTED			
<i>NOTE. The appointment cannot have effect for more than 12 months or 2 consecutive AGM's, whichever is greater. Please place a tick in the box against a single option only of the following periods</i>			
<input type="checkbox"/> ONE (1) MEETING ONLY DATE OF MEETING: / /		<input type="checkbox"/> MULTIPLE MEETINGS. ANY MEETING CONDUCTED BETWEEN: DATE FROM / / To / / (INC.)	
<input type="checkbox"/> ONE MONTH ONLY DATE FROM / / To / / (INC.)		<input type="checkbox"/> MULTIPLE MONTHS DATE FROM / / To / / (INC.)	
<input type="checkbox"/> 12 MONTHS DATE FROM / / To / / (INC.)		<input type="checkbox"/> TWO (2) CONSECUTIVE AGM'S DATE FROM / /	
PROXY VOTING DIRECTION			
IS YOUR PROXY AUTHORISED TO VOTE ON ALL AGENDA ITEMS?		<input type="checkbox"/> YES <input type="checkbox"/> NO IF NO, PLEASE SPECIFY THE CONDITIONS BELOW. THIS FORM AUTHORISES MY/OUR PROXY TO VOTE ON THE FOLLOWING MATTERS ONLY:	
DIRECTION ON A VOTE OF THE APPOINTMENT OF A STRATAMANAGING AGENT			
IS YOUR PROXY AUTHORISED TO VOTE ON THE REAPPOINTMENT OR REPLACEMENT APPOINTMENT OF A STRATA MANAGING AGENT?		<input type="checkbox"/> YES <input type="checkbox"/> NO IF NO, PLEASE SPECIFY BELOW HOW YOUR PROXY IS TO VOTE.	
LOT OWNERS SIGNATURE(S)			
NOTE: All co-owners of a lot must sign the proxy form to be valid.			
I / WE UNDERSTAND THAT IF OUR APPOINTED PROXIES HOLD MORE THAN THE LEGISLATIVE PERMITTED NUMBER OF PROXIES, OUR PROXY WILL NOT BE PERMITTED TO VOTE ON MY/OUR BEHALF ON ANY MATTERS			
1. NAME:	2. NAME:	3. NAME:	
SIGNATURE:	SIGNATURE:	SIGNATURE:	

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NOTES ON APPOINTMENT OF PROXIES

1. This form is:
 - (a) ineffective unless it contains the date on which it was made, and
 - (b) Is not signed by all owners of the lot appointing the proxy, and
 - (c) is given to the secretary (strata manager) of the Owners Corporation:
 - i. in the case of a large strata scheme (over 100 lots) - at least 24 hours before the first meeting in relation to which it is to operate, or
 - ii. in any other strata scheme (100 lots and less) - at or before the first meeting in relation to which it is to operate.
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 point one.
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. 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 (% is rounded down).
5. If a person holds more than the total number of proxies permissible, the person cannot vote using any additional proxies.
6. 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
 - (b) may demand a poll and/or vote in a poll vote, and
 - (c) may vote in the person's own right if entitled to vote otherwise than as a proxy, and
 - (d) 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.