

held on Wednesday 01 August 2018 at 1.30pm, on site at 47 Powell St, Avondale, Auckland

Present: Michael John ADAMS & Marin Alice ADAMS, directors of Oakley Developments Limited; the owner of all principal units comprised in the Unit Plan.
And Jessica Glover, Crockers Body Corporate Management Ltd.

1. BANK ACCOUNTS:

Resolved by ordinary resolution That Crockers Body Corporate Management Limited is authorised and instructed to establish, maintain and operate all of the bank accounts of the body corporate that may be established from time to time. The funds shall be deposited with Westpac Bank using a partitioned trust account. Crockers are directed to deposit all funds, including interest, as they are received and pay all creditors either electronically or by cheque in accordance with the payment arrangements and authorities recorded in the service contract between Crockers and the body corporate or as may be directed by the body corporate, the body corporate committee or the body corporate chairperson from time to time, until instructed otherwise.

2. HEALTH AND SAFETY INSPECTION AND HAZARD REGISTER:

Resolved by ordinary resolution That the body corporate engages Solutions In Engineering to prepare a health and safety inspection and hazard register for the body corporate.

3. LONG TERM MAINTENANCE FUND:

Resolved by special resolution That in accordance with the provisions in Section 117(1) in the Unit Titles Act 2010, the body corporate will establish a long-term maintenance fund with an opening balance of \$3,500.00

4. LONG TERM MAINTENANCE PLAN:

Resolved by ordinary resolution That in accordance with the provisions in Section 116 of the Unit Titles Act 2010 the Body Corporate is directed to engage Solutions In Engineering for the purpose of obtaining a long term maintenance plan to be considered for adoption at the next general meeting.

5. CONFIRM BUDGET:

- Resolved by ordinary resolution That:
- The budget is fixed at \$30,000.00 including GST in accordance with the provision of Section 121 of the Unit Titles Act 2010. The budget shall be raised by utility interest in one (1) instalment/s due for payment upon first settlement.
 - Pursuant to the provisions of Regulation 17 of the Unit Titles Regulations 2011, the body corporate gives its approval for the committee to enter into all necessary obligations on commercial terms that will give effect to any expenditures provided for in the budget.

6. ELECTION OF CHAIRPERSON OF THE BODY CORPORATE:

Resolved by ordinary resolution That Oakley Developments Limited be appointed chairperson of the body corporate. Oakley Developments Limited has nominated Marin Alice ADAMS to act as Chairperson on its behalf in accordance with clause 10(3) of the Unit Titles Regulations 2011.

7. ELECTION OF COMMITTEE MEMBERS:

Resolved by special resolution That Michael John ADAMS & Marin Alice ADAMS, Directors of Oakley Developments Limited be elected as the Committee until the next General Meeting, the Committee will comprise of two members, and the number of members to constitute a quorum be two members.

8. DELEGATION OF BODY CORPORATE POWERS AND DUTIES:

Resolved by special resolution That in accordance with the provisions of section 108(1) of the Unit Titles Act 2010 all the powers and duties of the body corporate are delegated to the body corporate committee, with the exception of the powers and duties set out in section 108(2) of the Unit Titles Act 2010 with effect until the

next annual general meeting. The body corporate committee shall report on the delegation to the body corporate at the next annual general meeting, as of the date following the date of this resolution.

9. DELEGATION OF BODY CORPORATE CHAIRPERSON DUTIES:

Resolved by special resolution That in accordance with the provisions of section 108(1) of the Unit Titles Act 2010 and regulation 11(2) of the Unit Titles Regulations 2011 the duties of the body corporate chairperson as set out in regulation 11(1), sub-paragraphs (a) to (m) included in the Unit Titles Regulations are delegated to the committee, effective until the next annual general meeting, as of the date following the date of this resolution.

10. INLAND REVENUE TAX AGENT AUTHORITY:

Resolved by ordinary resolution That we give authority to Crockers Body Corporate Management Limited (our tax agent) to act on our behalf for all tax types for the coming year. Authority is given to obtain information from Inland Revenue and other financial institutions to enable our tax returns to be completed. This includes obtaining information via online services available on the Inland Revenue's website.

11. ADMINISTRATION:

Resolved by ordinary resolution That the body corporate contracts with Crockers Body Corporate Management Limited to perform the fiduciary tasks associated with the duties prescribed in Regulation 11(1) of the Unit Titles Regulations 2011 provided that the committee may from time to time revoke the performance or any task that it has contracted with Crockers to perform.

12. CONSENT TO KEEP PETS:

Resolved by ordinary resolution That notwithstanding any provision in the Body Corporate Rules, the Body Corporate consents to the owner of Unit 1/47 Powell Street acquiring a small dog within 12 months of the date of this meeting.

13. CONSENT TO ALTER UNIT:

Resolved by ordinary resolution That notwithstanding any provision in the Body Corporate Rules, the Body Corporate consents to the owner of Unit 1/47 Powell Street to construct a storage shed in Accessory Unit 15, against the northern side of the Accessory Unit and constructed from weathered colour steel and cedar, and without contravening Auckland Council requirements.

14. INSURANCE:

Resolved by ordinary resolution That cover be placed with AIG Insurance via Marsh (managing broker), from 31st July 2018 and for the coming 12 months. The body corporate undertakes to advise the Manager or Marsh should the occupancy of the unit change (including a unit becoming vacant) during the year.

Signed for and on behalf of Body Corporate 519741



Marin Alice ADAMS
Body Corporate Chairperson

STATEMENT OF PASSING OVER INFORMATION:

This information has been supplied to us by a third party. Accordingly the Vendor and Austar Realty Limited are merely passing over this information as supplied to us by others. While we have passed on this information supplied by a third party, we have not checked, audited, or reviewed the records or documents and therefore to the maximum extent permitted by law neither the Vendor nor Austar Realty Limited or any of its salespersons or employees accept any responsibility for the accuracy of the materials. Intending purchasers are advised to conduct their own investigation.