



16 February 2023

EXTRAORDINARY GENERAL MEETING NOTICE

BODY CORPORATE 562098

Rawhiti Village, 130- 164 Commerce Street, Frankton HAMILTON 3204

MEETING PLACE, DATE & TIME

Colliers International, 69 Victoria Street, Hamilton

Thursday, 23 February 2023 at 2:00 PM

This extraordinary meeting is for the purpose of passing a special designated resolution to remove part of the common property laneway and allocate this area as Accessory Units.

A unit owner may not vote unless all body corporate levies and other amounts that are from time to time payable to the body corporate in respect of the unit have been paid.

If you are unable to attend the Extraordinary General meeting;

Body corporate managers cannot conduct the business of the body corporate without instruction. It is therefore imperative that owners attend meetings and vote or provide postal votes on the requisite resolutions even where those are merely to conduct business as usual. Without your involvement the body corporate is unable to function. Please complete the postal voting form or proxy form attached and return to our office via email to alex.miller@colliershn.co.nz or our postal address at PO Box 19093, Hamilton. It is crucial that we have a quorum to be able to pass the resolutions required.

Please be advised Colliers is able to act as your proxy on these matters. Please note that if 2 or more persons own one unit jointly, then they must jointly appoint the proxy (who may be one of those persons).

If there is no quorum at the meeting:

- (a) The meeting will be reconvened on the same day, one week later at the same time and place.
- (b) Where a quorum is not reached at the reconvened meeting, business can be transacted and resolutions passed if there is a minimum of one person present or one proxy is held.

Please contact us if you have any queries.

Kind Regards,
Colliers

Alex Miller
Body Corporate Manager
alex.miller@colliershn.co.nz

1 SUBSTITUTED PROPOSED UNIT PLAN

That by special designated resolution:

- a. The Substituted Proposed Unit Plan DP 562098/A be Deposited.
- b. The affected proprietors (unanimously) agree to remove the Common Property (currently in FDU 201 DP 562098/C) and to allocate Accessory Units AU86C, AU87C, AU88C and AU89C for that area:
 - a. AU86C - To be held with PU86
 - b. AU87C - To be held with PU87
 - c. AU88C - To be held with PU88
 - d. AU89C - To be held with PU89

**PROXY APPOINTMENT FORM
BODY CORPORATE 562098**

I/We the undersigned being registered unit owners within Body Corporate 562098 appoint the Chairperson of the meeting

or

as my/our proxy at the general meeting to be held on 21/02/2023.

If the general meeting is adjourned and reconvened, this proxy appointment is valid for the purposes of the reconvened meeting.

Owner name:

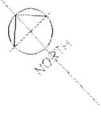
Unit Number:

Signature:

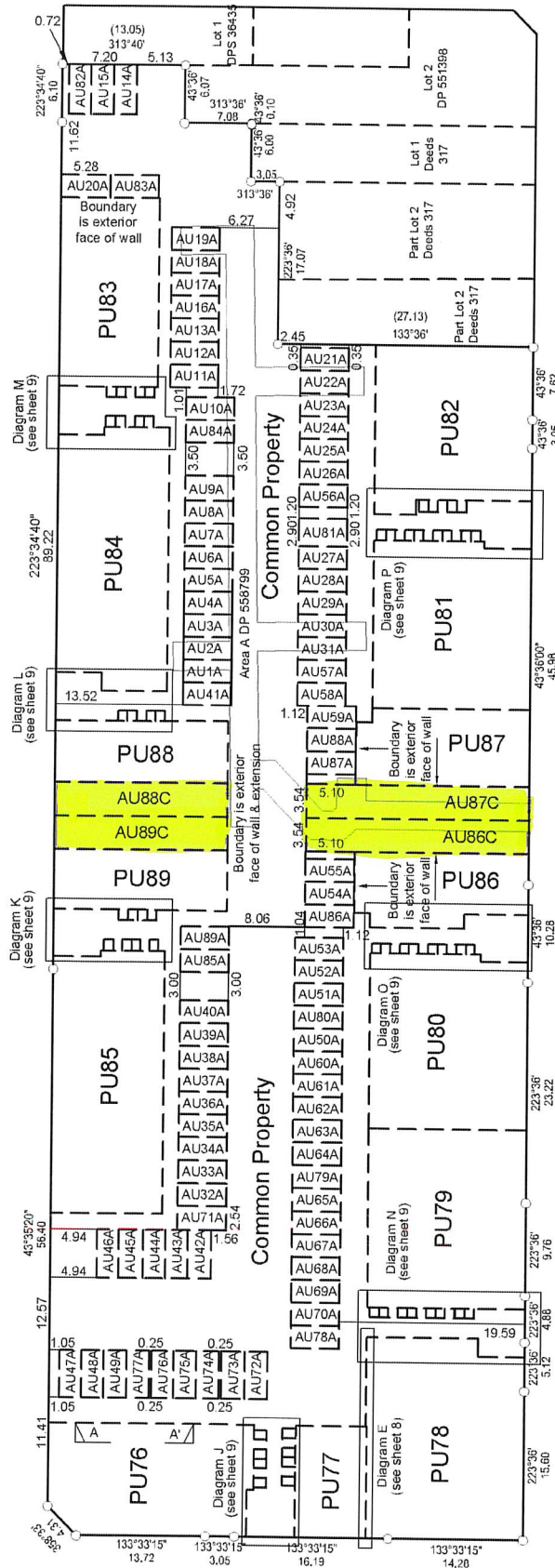
Date:

Notes

1. This proxy appointment expires at the end of the general meeting referred to in the form or, if that meeting is adjourned, the end of the reconvened meeting.
2. The full text of motions is contained in the notice of general meeting, a copy of which should be provided to the proxy.
3. Your proxy may not vote unless all body corporate levies, and other amounts that are owing in respect of your unit, have been paid.
4. If the unit owner is a body corporate or an unincorporated body, the representative (recorded in the register of unit owners) of the unit owner must sign the form.
5. If the unit is owned by more than 1 person, every owner must sign the form.
6. If the unit is owned by more than 1 person, one of the unit owners may be appointed as proxy.



RAWHITI STREET



COMMERCE STREET

GROUND FLOOR LEVEL

GENERAL NOTES:

1. PRINCIPAL UNIT BOUNDARIES COINCIDE WITH LOT BOUNDARIES UNLESS SHOWN OTHERWISE.
2. BOUNDARIES BETWEEN PRINCIPAL UNITS AND COMMON PROPERTY ARE TO THE OUTSIDE FACE OF WALLS UNLESS SHOWN OTHERWISE.
3. INTERNAL BOUNDARIES BETWEEN PRINCIPAL UNITS ARE TO THE CENTRELINE OF THE COMMON WALL UNLESS SHOWN OTHERWISE.
4. BOUNDARIES BETWEEN PRINCIPAL UNITS AND ACCESSORY UNITS ARE TO THE CENTRELINE OF COMMON WALLS UNLESS SHOWN OTHERWISE.
5. AU1A-AU89A ARE RECTANGULAR CARPARKS WITH DIMENSIONS OF 5.10m x 2.40m UNLESS SHOWN OTHERWISE.
6. AU1B-AU75B ARE STORAGE LOCKERS. EXTERIOR BOUNDARIES DEFINED BY THE EXTERIOR FACE OF THE COMMON WALL UNLESS SHOWN OTHERWISE. INTERNAL BOUNDARIES DEFINED BY THE CENTRELINE OF THE COMMON WALL UNLESS SHOWN OTHERWISE.
7. AU1A-AU89A HAVE A LOWER VERTICAL LIMIT OF 1.00m BELOW FINISHED FLOOR LEVEL OF PU81 AND AN UPPER VERTICAL LIMIT OF 0.10m BELOW FINISHED FLOOR LEVEL OF FIRST FLOOR LEVEL OF PU81.
8. AU1B-75B HAVE A LOWER VERTICAL LIMIT OF 0.20m BELOW THE FINISHED FLOOR LEVEL OF THE AU AND AN UPPER VERTICAL LIMIT OF 0.10m BELOW THE UNDERSIDE CEILING LEVEL OF THE GROUND FLOOR.
9. BOUNDARIES HAVE BEEN ADOPTED FROM DP 551398.
10. BOUNDARIES FOR EASEMENT AREA A DP 558799 HAVE BEEN ADOPTED FROM DP 558799.



Form 12
Postal voting form
[Section 103](#), Unit Titles Act 2010

To: Alex Miller
Unit plan: 562098
Body Corporate Number: 562098

Instructions

You are entitled to vote at the body corporate meeting to be held at Colliers International, 69 Victoria Street, Hamilton on Thursday the 23rd of February 2023 at 2:00 PM by casting a postal vote. The motions to be decided at the meeting are summarised in the table below and more particularly set out in the notice of meeting. If you intend to cast a postal vote, you must indicate your vote in the final column of the table and return the form to Alex Miller so that it is received by Thursday the 23rd of February 2023 at 1:00 PM.

Postal vote

We/I*, [please insert your full name, address], _____

being the owner/owners* of [please insert your unit number] _____

and therefore an eligible voter within the meaning of [section 96\(1\)](#) of the Unit Titles Act 2010, intend to cast the following postal vote(s) at the meeting of the body corporate to be held at Thursday the 23rd of February 2023 at 2:00 PM.

Motions

Motion	Type of resolution	Instructions on voting procedure <i>Please write your vote into the vote column</i>	Vote <i>Please Indicate in the case of each motion whether you vote for, or against, the motion, or that you wish to abstain.</i>
That by special designated resolution: a. The Substituted Proposed Unit Plan DP 562098/A be Deposited. b. The affected proprietors (unanimously) agree to remove the Common Property (currently in FDU 201 DP 562098/C) and to allocate Accessory Units AU86C, AU87C, AU88C and AU89C for that area: a. AU86C - To be held with PU86 b. AU87C - To be held with PU87 c. AU88C - To be held with PU88 d. AU89C - To be held with PU89	Special Designated		

If the general meeting is adjourned and reconvened, this postal vote is valid for the purposes of the reconvened meeting.

Date:

Signature of eligible voter:

Notes

1. The body corporate completes the instructions section and the text of the motions. You should complete the postal vote section and the vote section.
2. Your postal vote will not be counted if any body corporate levies, or other amounts that are payable in respect of your unit, are outstanding.
3. If a poll is requested, your ownership interest will be counted as part of the poll. If no poll is requested, your postal vote will be counted as 1 vote. You cannot request a poll.
4. If at the general meeting of the body corporate the wording of a motion is materially altered, your postal vote in relation to that motion will not be counted. It is the responsibility of the chairperson to decide what constitutes a material alteration. If you are concerned that your postal vote may not be counted as a result of an amendment to a motion, you should consider appointing a proxy to attend and vote at the meeting on your behalf.
5. If a quorum is not present at the general meeting of the body corporate, and regulation 13(1) of the Unit Titles Regulations 2011 does not apply, the meeting will be adjourned until the same day 1 week later and your postal vote will be counted at that meeting.
6. If the unit owner is a body corporate or an unincorporated body, the form must be signed by the representative (recorded in the register of unit owners) of the unit owner.
7. If the unit is owned by more than 1 person, every owner or his or her authorised representative must sign the form.