



Strata and Community Title Services

14 May 2025

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*Whittles Management
Services Pty Ltd atf
Whittles Strata Unit Trust
ABN 31 493 603 726*

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**TO THE OWNERS OF COMMUNITY CORPORATION 23362 INC.
4-8 CHARLES STREET, ADELAIDE, SA, 5000
NOTICE OF EXTRAORDINARY GENERAL MEETING**

Notice is hereby given of the Extraordinary General Meeting of Community Corporation 23362 Inc. as follows:

Date: Wednesday, 04 June 2025
Time: 01:00 PM
Venue: To join via video, click on the link below and enter the meeting ID and passcode
<https://join.whittles.com.au>
Meeting ID: 454 928 202 045 5
Passcode: SB94KH2M

To join via phone dial the number below and enter the conference ID
Dial: 08 8249 7882
Conference ID: 478 218 029#

Please find enclosed the agenda and associated documentation for the above-mentioned meeting.

Meeting Attendance

In order for the Corporation to transact any business at the EGM there must be a quorum of owners, either present or by proxy. If a quorum is not achieved the meeting cannot proceed and will need to be reconvened to a later date. This results in additional cost to your Corporation which could have been avoided.

Whilst there will be general discussion on the Body Corporate affairs it will not be possible to consider matters of significance, or non-budgeted expenditure items, that have not been included on the agenda.

Voting

If you are unable to join the meeting, please either:

1. Complete your vote electronically using StrataVote
2. Complete the proxy and voting paper and return to Whittles PO BOX 309, Kent Town SA 5071 or email to info.adelaide@whittles.com.au

If you have any queries regarding the above please feel free to contact our office.

Kind regards,
Steve Geyer

AGENDA

The following agenda sets out the substance of the motions to be considered at the meeting. The full text of each motion is set out in the accompanying "Voting Paper".

IMPORTANT

The Community Titles Act 1996 prescribes that a lot MUST NOT be in debt in order to exercise a vote.

Attendance record and apologies

Appointment of Chairperson

Quorum

Motions as per voting paper:

1. Declaration of Interest
2. Acceptance of Minutes
3. Change the Hot System from Gas to Electric
4. Meeting Closure

VOTING PAPER

1 - Declaration of Interest

All owners or their nominees, are reminded that they are required to advise the meeting if they have any direct or indirect pecuniary interest in any matter to be considered by the meeting. Whittles refers all members to the agreement for disclosure of all its relevant interests.

2 - Acceptance of Minutes **Ordinary Resolution**

THAT in accordance with the provisions of s81(5)(b) of the *Community Titles Act 1996*, the minutes of the Annual General Meeting held on 8 OCT 2024 and sent to owners be accepted as a true and correct record of the proceedings of that meeting.

YES NO Abstain

3 - Change the Hot System from Gas to Electric **Unanimous Resolution**

That Community Corporation 23362 Inc by Unanimous resolution changing the hot water system from gas to electric. As per the explanatory notes provided

Explanatory Notes:
HOT WATER SYSTEM REPLACEMENT
The hot water system is aging and creating building issues, specifically:

1. The cold-water pump, servicing the entire apartment complex, is past time-of-life (it was rated for a 10 years operational life, and the equipment was installed in 2005).The cold-water pump will require replacement in the short term.The risk being, if it failed, there would be delays in obtaining parts for repair and would mean no water for the residential lots during that time.
2. The current water proofing, in the hot-water tank area, both North Tower and South Tower, is leaking and is damaging the concrete slab that supports the residential apartment complex.
3. The current hot-water system is nearing time-of-life and will require either extensive maintenance, requiring replacement of different units on a regular basis or replacement with a new hot-water system.

Current Situation
Martin Towers has an aging Hot Water System and is past time-of-life.
Over the prior two years, we have been investigating a suitable replacement that will offer reliability, future proof against utilities price increases and offer the best solution for money.
We have found such a solution and have a quotation in place until 30th June 2025. Hence the urgency in calling the EGM.

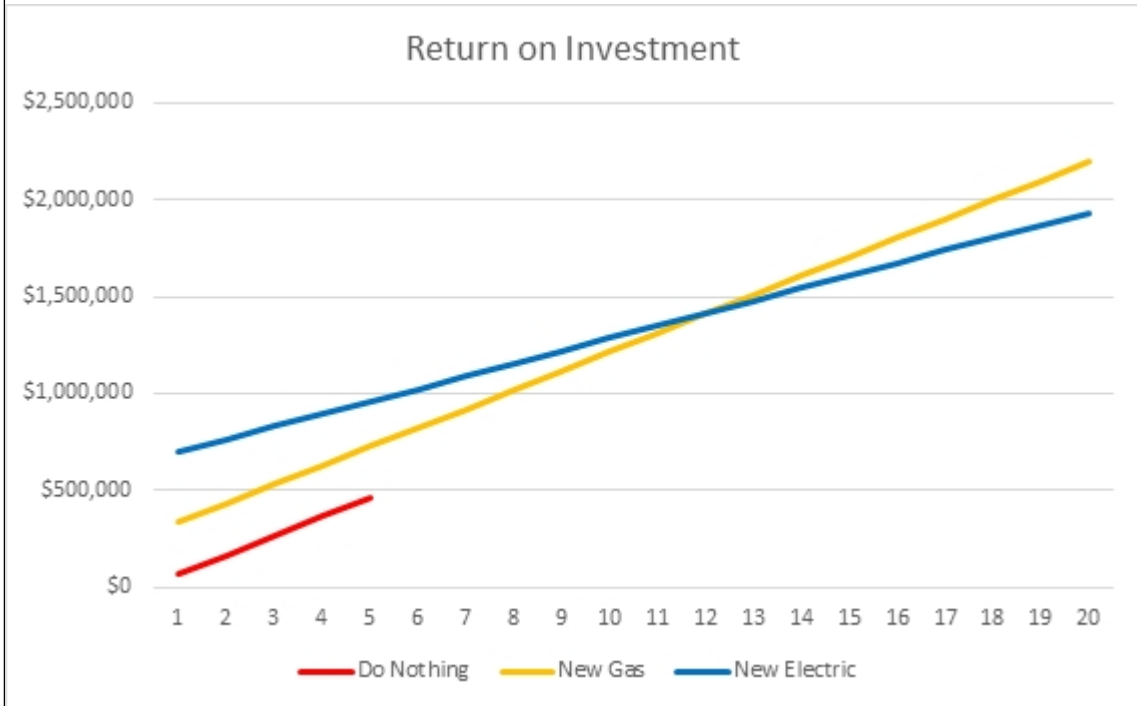
Recommended Hot Water System Cost
Total cost is \$699k + \$65k per Anum
Ther are ample funds in Sinking Fund available and budgeted for this expenditure.
There is no expectation to increase the Body Corporation Fees – Your quarterly contributions will remain the same.

Options Considered

1. Do Nothing
 1. Cost:\$63k
 2. Recuring:\$100k (approximately) per year
 3. Catastrophic Failure expected within 5 Years
2. New Gas System
 1. Cost:\$333k

- 2. Recuring:\$98k per year
- 3. New Electric System
 - 1. Cost:\$699k
 - 2. Recuring:\$65k per year

The new electric system proves to be the cheapest outcome, and is realised by year 13. The outcome in favour of the new electric system will be realised earlier by placing additional solar panels on the apartment roofs and by the adoption of batteries but this consideration is outside the scope of this EGM.



Management Committee Recommendation

The Management Committee recommends the remedial actions necessary to support water supply, ensure building structural integrity and the modernisation of the hot water system. We further recommend that the hot water system be replaced with an electric hot water system, in order to take advantage of the power generated by the building’s solar system, and to protect the resident lot holders from the projected increases in gas prices.

The Management Committee presents these remedial actions for your consideration.

YES

NO

Abstain

4 - Meeting Closure

APPOINT A PROXY

Name of Owner: of

Lot Number (s):
(If you own multiple lots you only need to complete one voting paper but list your multiple lots above)

Name of Corporation: COMMUNITY CORP.23362 INC

Please tick one of the below

Appoint (full name):

OR

The representative of Whittles Strata and Community Managers of 176 Fullarton Road, Dulwich SA 5065.

To act generally on my/our behalf as my/our proxy and to vote in accordance with the voting instructions (if completed) at this meeting on 04 Jun 2025 at 01:00 PM and any adjournment or postponement unless I/we choose to attend.

If you have not appointed Whittles as your proxy and your nominated proxy does not join the meeting, Whittles will represent you and your votes will be recorded in accordance with your voting instruction submitted.

Signature: **Date:**