

**MINUTES OF EXTRAORDINARY GENERAL MEETING CATHEDRAL  
PLACE COMMUNITY BODY CORPORATE**

**HELD:** Nicol Robinson Halletts,  
Level 3, 300 Queen Street  
BRISBANE QLD

**DATE:** 7 January 1999

**TIME:** 4.15pm

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**PRESENT**

Cathedral Place Developments Pty Ltd, the Proprietors "Oxford & Cambridge" BUP 106905, the Proprietors "Notre Dame" BUP 106912, and the Proprietors "Canterbury & Westminster" BUP 106911, each represented by their nominee Bill Ritchie.

**IN ATTENDANCE**

Don Caslick of Stewart, Silver, King & Burns (Brisbane) Pty Ltd.  
Howard Stewart of Cathedral Place Management Pty Ltd ACN 079 726 659  
Jason Warat and David Buckley of Nicol Robinson Halletts  
Martin Punch of Short Punch & Greatorix  
John Ferguson of Devine Limited

**CHAIRMAN OF MEETING**

Bill Ritchie

**NOTICE OF MEETING**

The Chairman noted that at the date of the meeting, Cathedral Place Developments Pty Ltd, the Proprietors "Oxford & Cambridge" BUP 106905, the Proprietors "Notre Dame" BUP 106912, and the Proprietors "Canterbury & Westminster" BUP 106911 were the only entities entitled to be represented at the meeting. The Chairman noted that no notice of the meeting need be given under Part 2, Schedule 2 of the Building Units and Group Titles Act 1980 as Bill Ritchie is the nominee of Cathedral Place Developments Pty Ltd, and the nominee of the Proprietors "Oxford & Cambridge" BUP 106905, the Proprietors "Notre Dame" BUP 106912, and the Proprietors "Canterbury & Westminster" BUP 106911 and was therefore the only person entitled to vote.

**QUORUM**

As every Lot was represented by Bill Ritchie at the meeting, he therefore constituted a quorum.

**DECLARATION OF INTEREST**

Mr Howard Stewart notified the meeting that he and Michael Silver (he personally and Mr Silver through the company Magile Pty Ltd) had an interest in both Stewart, Silver, King and Burns (Brisbane) and Cathedral Place Management Pty Ltd.

## **MINUTES OF PREVIOUS MEETINGS**

The Chairman read to the meeting the minutes of the first Annual General Meeting held 6 November 1998.

Resolved that the minutes be accepted as a true and accurate record of the meeting and that each of the resolutions recorded in those minutes be ratified.

The Chairman read to the meeting the minutes of the Extraordinary General Meeting held 18 November 1998.

Resolved that the minutes be accepted as a true and accurate record of the meeting and that each of the resolutions recorded in those minutes be ratified.

## **BUILDING MANAGEMENT RIGHTS AGREEMENTS**

The Chairman presented to the meeting various agreements:

### **(a) Oxford & Cambridge Management Agreement**

The Chairman presented a Management Agreement between the Proprietors - "Oxford & Cambridge" BUP 106905 and the Cathedral Place Community Body Corporate for the management of Oxford and Cambridge from 4 November 1998 to 3 November 2003.

Resolved that the Agreement be approved and executed by the Cathedral Place Community Body Corporate affixing the Common Seal to the Agreement by Bill Ritchie as Chairman and Don Caslick as Treasurer.

### **(b) Notre Dame Management Agreement**

The Chairman presented a Management Agreement between the Proprietors - Notre Dame" BUP 106912 and the Cathedral Place Community Body Corporate for the management of Notre Dame from 10 November 1998 to 9 November 2003.

Resolved that the Agreement be approved and executed by the Cathedral Place Community Body Corporate affixing the Common Seal to the Agreement by Bill Ritchie as Chairman and Don Caslick as Treasurer

### **(c) Canterbury & Westminster Management Agreement**

The Chairman presented a Management Agreement between the Proprietors - "Canterbury & Westminster" BUP 106911 and the Cathedral Place Community Body Corporate for the management of Canterbury & Westminster from 10 November 1998 to 9 November 2003.

Resolved that the Agreement be approved and executed by the Cathedral Place Community Body Corporate affixing the Common Seal to the Agreement by Bill Ritchie as Chairman and Don Caslick as Treasurer

### **(d) Management Agreements for Future Subsidiary Bodies Corporate**

The chairman presented Management Agreements between the Cathedral Place Community Body Corporate and the Proprietors of the proposed Bodies Corporate for "Duhig" and "Kensington & Sandringham" for the management of the respective Bodies Corporate for the 5 year period from on or about the date of registration of the respective plans.



Resolved that the various Agreements be approved and executed by the Cathedral Place Community Body Corporate affixing the Common Seal following the registration of the plans creating the respective Bodies Corporate.

**(e) Caretaking Agreement**

The Chairman presented a Caretaking Agreement between the Cathedral Place Community Body Corporate and Cathedral Place Management Pty Ltd as Caretaker from 4<sup>th</sup> November 1998 to 3<sup>rd</sup> November 2003.

Resolved that the Agreement be approved and executed by the Cathedral Place Community Body Corporate affixing the Common Seal to the Agreement by Bill Ritchie as Chairman and Don Caslick as Treasurer

**(f) Letting Agreement**

The Chairman presented a Letting Agreement between the Cathedral Place Community Body Corporate and Cathedral Place Management Pty Ltd as Letting Agent from 4<sup>th</sup> November 1998 to 3<sup>rd</sup> November 2003.

Resolved that the Agreement be approved and executed by the Cathedral Place Community Body Corporate affixing the Common Seal to the Agreement by Bill Ritchie as Chairman and Don Caslick as Treasurer

**(g) Management Rights Security Deed**

The Chairman presented a Management Rights Security Deed between the Cathedral Place Community Body Corporate, Cathedral Place Management Pty Ltd and the Macquarie Bank Limited in relation to the security that the bank is providing to Cathedral Place Management Pty Ltd in respect of the management Rights for Cathedral Place.

Resolved that the Deed be approved and executed by the Cathedral Place Community Body Corporate affixing the Common Seal to the Deed. By Bill Ritchie as Chairman and Don Caslick as Treasurer.

**NOMINATION OF MANAGMENT AGREEMENTS**

The Chairman noted that the Caretaking Agreement with Cathedral Place Management Pty Ltd required in clause A.1 of the second schedule, the nomination of Management Agreements for the Subsidiary Bodies Corporate that have been established and, for the Subsidiary Bodies Corporate, that are intended to be established by the original proprietor.

Resolved that the Chairman notify Cathedral Place Management Pty Ltd in writing of the nomination of the below mentioned present and future Subsidiary Bodies Corporate to take effect from the dates listed:

The Proprietors "Notre Dame" BUP 106912 from 10 November 1998;

The Proprietors "Canterbury and Westminster" BUP 106911 from 10 November 1998;

The Proprietors "Oxford and Cambridge" BUP 106905 from 4 November 1998;


The Proprietors "Duhig" from the date of registration of the Building Units Plan for Duhig;

The Proprietors "Kensington & Sandringham" from the date of registration of the Building Units Plan for Kensington and Sandringham.

**STAMP DUTY APPEAL BY CATHEDRAL PLACE DEVELOPMENTS PTY LTD AND CATHEDRAL PLACE COMMUNITY BODY CORPORATE**

The Chairman tabled a Notice of Appeal with respect to a Stamp Duty Assessment.

Resolved that the Notice of Appeal be approved and executed by the Cathedral Place Community Body Corporate affixing the Common Seal to the Notice by Bill Ritchie as Chairman and Don Caslick as Treasurer



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CHAIRMAN

