

+

**extraordinary general meeting**

Please find enclosed:

- A notice of meeting containing details of the business to be conducted, and
- Voting/proxy form(s), and
- 

Notice is hereby given that an extraordinary general meeting of the body corporate will be held at

# Mosquito Trades (Condominium, pt 2)

**Items of business**

**Ordinary resolutions**

**Item 1 – Amenity value(s)**

To consider those natural or physical qualities and characteristics of an area that contribute to people's appreciation of its pleasantness, aesthetic coherence, and cultural and recreational attributes. Where possible, local materials and their craftwork should be utilised in order to complement the setting, to create an environment which is completely different from one's normal existence, but with the benefits of modern amenities and standards.

**Item 2 – Mirrors**

The title mirrors accurately and completely the current facts about the title. A man can travel about the world today in such a short time that he has no opportunity of adapting himself to a changing environment. His habits are not adjusted to local conditions but to a universal standard of conditions.

**Item 3 – Curtains**

One does not need to go behind the title as it contains all the information about the title. All I ever did to that [condo] was hang fifty yards of yellow silk across the bedroom windows. I had some idea that the gold light would make me feel better. I did not bother to weight the curtains correctly and all that summer the long panels of transparent golden silk would blow out the windows and get tangled and drenched in afternoon thunderstorms.

**Item 4 – Unit(s)**

To clarify that 'unit', in relation to any land, means a part of the land consisting of a space of any shape situated below, on, or above the surface of the land, or partly in one such situation and partly in another or others, all the dimensions of which are limited, and that is designed for separate ownership. The general layout must also take into account easy access and means of escape.

**Item 5 – Fixtures**

The anchor of a large ship must be very firmly fixed in the ground in order to bear the strain of the cable, yet no one could suppose that it became part of the land. Does he care where the sun rises? Property in land or property in a ship doubtless seemed to him an indifferent matter. The evidence of ownership was a mere matter of detail.

**Item 6 – Accidents**

To consider that accidents may be directly attributable to inappropriate planning, design and maintenance or the result of psychological or physical failings on the part of the individual. Psychological factors include ignorance, temper, haste, fatigue, muddle, carelessness or depression, and these responses may be exacerbated by poor design or maintenance of the premises.

**Item 7 – (In)convenience**

Every day the walls between this horrible [condo] and the life that's passing me by seem to grow a little thicker. No shirt, no shoes, no wireless service. Tears, tears, rolling back the years.

**General business**

**Item 8 – Convenience**

In unpleasant or even hostile surroundings he may be enclosed within some form of protective shell so that familiar and necessary conditions may be created in defiance of the prevailing environment. Bedrooms are essentially cell-like units which require complete segregation from each other.

**Item 9 – Other Fixtures**

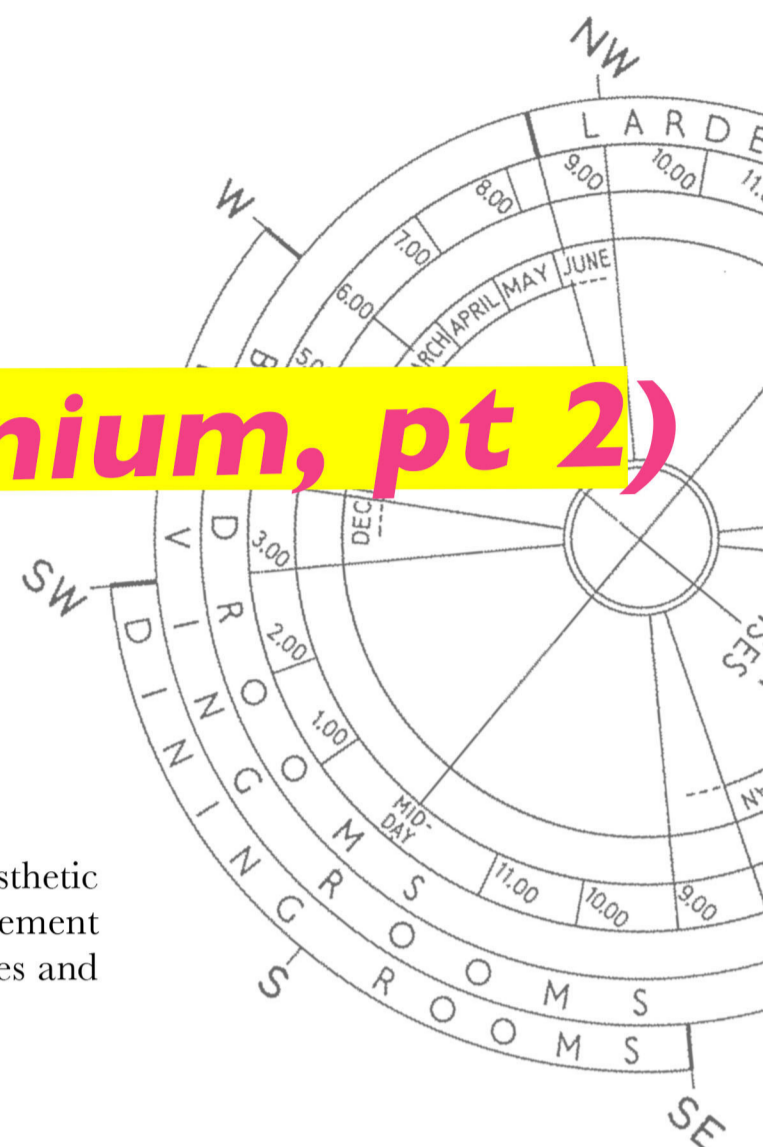
Consider that articles not otherwise attached to the land than by their own weight are not to be considered part of the land, unless the circumstances are such as to shew that they were intended to be part of the land, and that, on the contrary, an article which is affixed to the land even slightly is to be considered a part of the land unless the circumstances are such as to shew that it was intended all along to continue a chattel.

**Item 10 – Other general business and member questions**

We appear to have the oddity of a freehold estate carved out of a leasehold estate. However no violence to established theory seems to have been done.

Yours sincerely  
On behalf of the powers that be

(Mark B) Schroder  
*Schroder*  
the Secretary



GW Hinde, NR Campbell, and P Twist, *Principles of Real Property Law*, 2007  
*Holland v. Hodgson* (1872) LR 7 CP 328  
 ED Mills (ed.), *Planning: Buildings for Habitation, Commerce and Industry*, 1977  
 Resource Management Act 1991  
 J Diction, 'Stouching Toward Bethlehem', 1967  
 WS Hatrell and Partners, *Hotels, Restaurants, Bars*, 1962  
 Buttenworth's Property Law Statutes, 2008  
 Z Smith, 'Find Your Beach', 2014  
 Unit Titles Act 2010  
 F Lawson, *Hotels, Motels and Condominiums: Design, Planning and Maintenance*, 1976  
 T Bennion, D Brown, R Thomas, and E Toomey, *New Zealand Land Law*, 2005  
 J Verlaque, 'Tom Curran', 1977

[Indemnified]