

NEC COMMITTEE PROCESS

Development of Common Property

- Applications

Development of gardens and trees on common property:

(This application includes such things as: gardens containing groundcovers, annual flowers and vegetables, shrubs, trees (fruit and nut trees, native trees), native grasses, wetland plants, mulches and small mounds [under 100 cm], with natural edges or rock/branch edges.)

1. A completed application form and relevant materials are submitted to the NEC at least 3 weeks prior to the next meeting. NEC representative requests further information, if required. Advises applicant if a special resolution is required – defer to general meeting.
2. NEC uploads the proposal to the community website and emails a notice to the community 2 wks prior to the next meeting, detailing that applications are available for comment for the next 2 weeks.
3. The NEC sends an invitation to the applicant to attend the next meeting.
4. Comments from the community are directed to the NEC representative prior to the meeting.
5. The application is tabled at the next NEC meeting. The NEC asks questions and provides feedback. Makes a decision for recommendation or defers to next meeting, to get more information or gain clarification on an issue.
6. NEC notifies applicant of the decision and files copy of recommendation sheet with application.
7. In the case of a dispute, any member may appeal to the Management Committee and the matter may be referred to a general meeting for decision.
8. A Register of Applications for Development of Common Property - Garden and Trees will be maintained by the NEC.

Development of structures, improvements, buildings and major artworks on common property.

1. Proposals are submitted to NEC and Management Committee to review and provide feedback prior to being presented at a general meeting.
2. The applicant provides a summary of the proposal and a motion to be included in the mail out for the next general meeting, at least 3 wks prior to the meeting date.
3. The proposal is formally presented by the applicant or other agreed representative at a general meeting for a special resolution of the community corporation.
4. A Register of Applications for Development of Common Property – Structures and Improvements will be maintained by the Management Committee.