



NOTICE OF SPECIAL GENERAL MEETING

SPECIAL GENERAL MEETING OF MEMBERS

of the Canine Association of Western Australia Inc

will be held on **THURSDAY 10 APRIL 2025**

at **7.00pm**

1. **APOLOGIES**
2. **BUSINESS OF MEETING**

Governing Council resolved on 18 December 2024 that a Special General Meeting be called regarding proposed lease of land to Waveconn.

Motion:

THAT the lease of a portion of land measuring 100m², owned by The Canine Association of WA, to Waveconn for the purposes of constructing, maintaining and operating of a communications/telecommunications network and communications / telecommunications service including but not limited to installing, storing, operating, repairing, maintaining, altering, and replacing Telecommunications Equipment consistent with the evolving nature of telecommunications services, be approved.

Key Aspects of the Long Term Lease

Land: Part of 602 Warton Road, Southern River WA 6110. 10mx10m (100m²).

Location: See draft drawing attachment

Facility: Monopole with associated equipment.

Rental: \$18,000 per annum plus GST as a commencing rental. This rental is inclusive of all property rates, taxes, levies, statutory and building outgoings.

Term: 30 years.

Rent Review: 2.50% annual increases on the lease anniversary.

Electricity: Waveconn will be responsible for power connection to the leased area and will pay the supplier direct.

Insurance: Waveconn has a group wide policy against any loss or damage usually covered by public risk or liability insurance in respect to the premises.

Access: Access is required 24 hours a day 7 days a week.



- Subletting:** Waveconn may sublet, share or part with the premises to a Related Body Corporate or a carrier (e.g. Optus/TPG/Telstra) and Waveconn will advise you within a reasonable time when this occurs.
- Legal Fees:** Waveconn will contribute \$2,500 towards review of legal documentation by your Solicitor. This contribution is only payable on execution of the lease by the Lessor.
- Conditional:** This Agreement is subject to approval by Waveconn including any necessary statutory approvals.

Rationale:

This proposed portion of land is located behind the shed and alongside the area currently owned by BMC Developers. Access to this land would not require entry into the main Dogs West grounds and would not impact members' access to activities at 602 Warton Road, Southern River.

The lease provides a unique opportunity for generating long-term, additional income without impacting the activities held on the grounds. Such opportunities for supplementary revenue are rare and particularly valuable in the current economic climate. The estimated income to be earned over the lease period is \$790,000.

The proposed lease would offer a steady source of income that would contribute positively to the overall financial health of the organisation.

The Special Meeting is to comply with the constitution of the Canine Association of WA (Inc) at Section 19 - Powers of the Governing Council.

19.1.8 Sell land or any interest therein but only by resolution at a General Meeting provided notice of motion shall be given by the Member proposing to move the same to the Administrative Officer in writing, at least 90 days prior to the meeting and notice thereof shall have been included in the notice convening the meeting at which the motion was to be dealt with.

Additional information:

Members can submit questions before the SGM at:
k9@dogswest.com; Subject line: SGM Query.