

- (a) owners or members, as the case may be, who are not present at the meeting;
- (b) owners or members, as the case may be, who are present at the meeting but do not vote;
- (c) blank or invalid votes;
- (d) abstentions.

(Added 5 of 2007 s. 4)

Section:	3	Appointment of management committee	L.N. 92 of 2007	01/08/2007
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PART II

MANAGEMENT COMMITTEE

- (1) A meeting of the owners to appoint a management committee may be convened by—
 - (a) any person managing the building in accordance with the deed of mutual covenant (if any); or
 - (b) any other person authorized to convene such a meeting by the deed of mutual covenant (if any); or
 - (c) one owner appointed to convene such a meeting by the owners of not less than 5% of the shares in aggregate. (Replaced 5 of 2007 s. 5)
- (2) At a meeting of owners convened under this section, the owners may, by a resolution—
 - (a) passed by a majority of the votes of the owners voting either personally or by proxy; and
 - (b) supported by the owners of not less than 30% of the shares in aggregate, appoint a management committee. (Replaced 5 of 2007 s. 5)
- (3) The convenor shall, at least 14 days before the date of the meeting of owners, give notice of the meeting to each owner and—
 - (a) where the convenor is the person referred to in subsection (1)(a), to the person referred to in subsection (1)(b) (if any);
 - (b) where the convenor is the person referred to in subsection (1)(b), to the person referred to in subsection (1)(a) (if any); or
 - (c) where the convenor is the owner appointed under subsection (1)(c), to the person referred to in subsection (1)(a) or (b) (if any). (Added 5 of 2007 s. 5)
- (4) The notice of meeting shall specify—
 - (a) the date, time and place of the meeting; and
 - (b) the resolutions that are to be proposed at the meeting and are related only to the appointment of a management committee and the incorporation of the owners. (Added 5 of 2007 s. 5)
- (5) The notice of meeting may be given—
 - (a) in the case of an owner—
 - (i) by delivering it personally to the owner;
 - (ii) by sending it by post to the owner at his last known address; or
 - (iii) by leaving it at the owner's flat or depositing it in the letter box for that flat; or
 - (b) in the case of a person referred to in subsection (1)(a) or (b)—
 - (i) by delivering it personally to the person; or
 - (ii) by sending it by post to the person at his last known address. (Added 5 of 2007 s. 5)
- (6) The convenor shall also, at least 14 days before the date of the meeting of owners, display the notice of meeting in a prominent place in the building. (Added 5 of 2007 s. 5)
- (7) The convenor shall preside at a meeting of owners convened under this section. (Added 5 of 2007 s. 5)
- (8) The quorum at a meeting of owners convened under this section shall be 10% of the owners. (Added 5 of 2007 s. 5)
- (9) At a meeting of owners convened under this section—
 - (a) an owner shall, unless the deed of mutual covenant (if any) otherwise provides, have one vote in respect of each share he owns;
 - (b) an owner may cast a vote personally or by proxy;
 - (c) where 2 or more persons are the co-owners of a share, the vote in respect of the share may be cast—
 - (i) by a proxy jointly appointed by the co-owners;
 - (ii) by a person appointed by the co-owners from amongst themselves; or