

Our Ref: AM:DR:28694

11 August 2016

The Owners  
Prince Henry at Little Bay

Dear Owners

**RE: PROPOSAL BY TELSTRA TO EXTEND HFC NETWORK**

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We are the lawyers for the Community Association of Prince Henry at Little Bay.

The Community Association has recently received notice of a proposal by Telstra to install additional infrastructure in and about various buildings in Prince Henry at Little Bay to extend the Telstra HFC Network.

Telstra has advised that the proposal to extend its HFC Network will allow certain residents access to cable internet services and Foxtel pay TV services.

The Community Association is not able to approve Telstra's proposal to extend its HFC Network.

The decision to accept Telstra's proposal must be made by the Owners Corporation of your building in Prince Henry, the Neighbourhood Association of your precinct or the owner of your community development lot if you are an individual lot owner who is not part of a strata scheme or a neighbourhood scheme.

This is because Telstra's proposal to extend its HFC Network will not involve any alterations to the community property of the Community Association but, instead, may involve alterations to the common property in your building or the neighbourhood property in your precinct or to your development lot.

The Community Association is not able to become involved in private arrangements that are made between individual members or subsidiary bodies in Prince Henry and Telstra.

The Community Association therefore recommends that all future communications and negotiations concerning Telstra's proposal to extend its HFC Network are between Telstra and your Owners Corporation, Neighbourhood Association or development lot owner.

We have, however, been asked to remind you to ensure that any work that is planned to be done by Telstra as part of the extension of its HFC Network that will affect the external appearance of Prince Henry complies with the architectural theme of Prince Henry set out in the Community Management Statement and is done with any prior written approval of the Community Association that is needed under the Community Management Statement.

Further, we have also been asked to remind you to ensure that any work to be done by Telstra to the pavements in Prince Henry is approved by Randwick City Council and that the pavements are reinstated with the approved concrete mix which is a 50:50 mix using Denman Red and Teralba.

You should contact Mr Karl Tait of Telstra to obtain further information about Telstra's proposal to extend its HFC network. Mr Tait's details are as follows:

Karl Tait  
Capacity Planner HFC  
Access Planning NSW ACT  
Networks, Telstra Operations

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Yours faithfully



J.S. MUELLER & CO

*Per: Adrian Mueller, Partner*