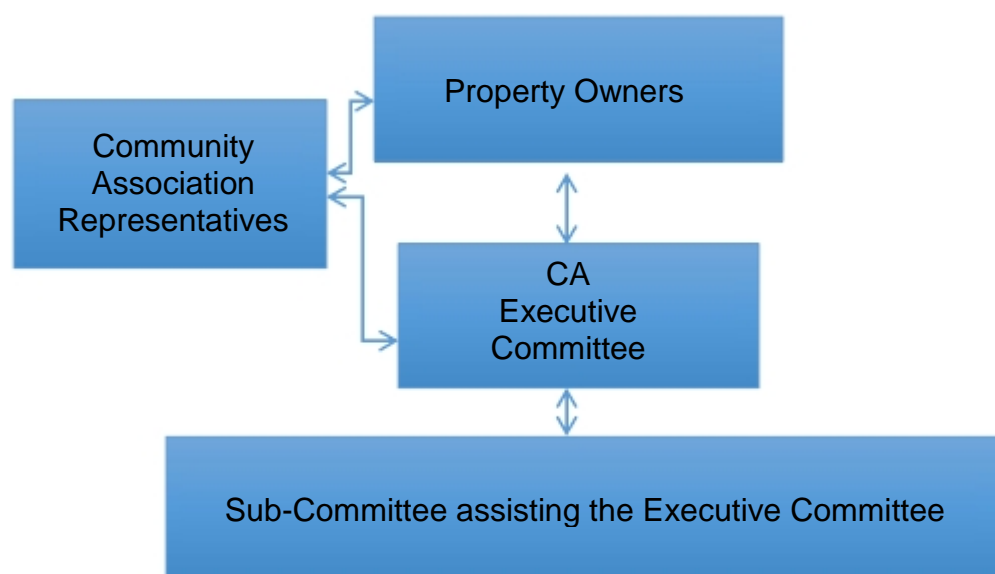


## INTRODUCTION

On behalf of the Community Association of Breakfast Point I would like to welcome you to our website and to tell you something about our wonderful community.

Breakfast Point is situated on the Parramatta River 15 kms from the city. It is arguably the best planned private estate of its kind in Australia with facilities that include a large Country Club with tennis courts, swimming pools sauna and gym; a full-sized recreation oval complete with viewing stand; a large Community Hall and very beautiful gardens and walks.

With close to 5,500 residents it is larger in population than many Councils and is governed by a Community Association on similar lines to a small Council. The Community is very fortunate to have a strong representation from our own Probus Club as well as Rotary and a Men's Shed all of whom play a significant role in helping to build community cohesion and values. We are a privately-owned community that is self-governing with respect to roads, gardens and amenities and have a governance structure as shown below:



At each Strata Annual General Meeting (AGM) a CA Representative is elected. The CA Representative for each strata or precinct votes to elect the CA Executive Committee at the CA Annual General Meeting. The CA Executive Committee is the governing body that presides over the management of the Community's affairs.

The Community Association has a three-year rolling strategic plan, our overarching aim is to:

Preserve the value of the community assets and grow the value of owners' assets to exceed the average value of the Sydney property market, while maintaining a secure and healthy environment.