

The QLD STRATA MAGAZINE

AUGUST 2024



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for committee positions**

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About Us

LookUpStrata is Australia's Top Property Blog Dedicated to Strata Living. The site has been providing reliable strata information to lot owners, strata managers and other strata professionals since 2013.

As well as publishing legislative articles to keep their audience up to date with changes to strata, this family owned business is known for their national Q&A service that provides useful responses to lot owners and members of the strata industry. They have created a national network of leading strata specialists across Australia who assist with 100s of the LookUpStrata audiences' queries every month.

Strata information is distributed freely to their dedicated audience of readers via regular Webinars, Magazines and Newsletters. The LookUpStrata audience also has free access to The LookUpStrata Directory, showcasing 100s of strata service professionals from across Australia. To take a look at the LookUpStrata Directory, flip to the end of this magazine.

Meet the team



Nikki Jovicic
Owner / Director

Nikki began building LookUpStrata back in 2012 and officially launched the company early 2013. With a background in Information Management, LookUpStrata has helped Nikki realise her mission of providing detailed, practical, and easy to understand strata information to all Australians.

Nikki shares her time between three companies, including Tower Body Corporate, a body corporate company in SEQ.

Nikki is also known for presenting regular strata webinars, where LookUpStrata hosts a strata expert to cover a specific topic and respond to audience questions.

Liza came on board in early 2020 to bring structure to LookUpStrata. She has a passion for processes, growth and education. This quickly resulted in the creation of The Strata Magazine released monthly in New South Wales and Queensland, and bi-monthly in Western Australia and Victoria. As of 2021, LookUpStrata now produce 33 state based online magazines a year.

Among other daily tasks, Liza is involved in scheduling and liaising with upcoming webinar presenters, sourcing responses to audience questions and assisting strata service professionals who are interested in growing their business.



Liza Jovicic
Sales and Content Manager



Learn more here → <https://www.lookupstrata.com.au/about-us/>

You can contact us here → administration@lookupstrata.com.au

Disclaimer: The information contained in this magazine, including the response to submitted questions, is not legal advice and should not be relied upon as legal advice. You should seek independent advice before acting on the information contained in this magazine. Strata legislation is updated regularly. The information in this magazine is based on the legislation at the time of publishing.

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Transparency when voting for committee positions

Q

BCMs often have close ties to committee chairs. BCM contracts rely on committee support, so how can owners trust voting for committee positions when there's no oversight?

As body corporate managers (BCM) and committee chairs are usually extremely close and the BMC depends on support from the committee for renewal of their contract, how can owners scrutinise committee or executive committee elections when votes are all via email to the BMC, with no scrutiny?

A

It would be strange if managers weren't working with committees to achieve their goals. That is what they are appointed to do.

All votes received are part of the official record of the body corporate. As such, you can request copies of meeting documentation, including the votes from the body corporate. If necessary, you can arrange a search of the books and records, and you should be able to find the information. You could also consider being a scrutineer, an observer who can see votes during a count.

For what it is worth, it is mostly a positive sign if the committee has a good relationship with the body corporate manager. They work together a lot, so it's more of a concern if they are not happy with each other, although I accept that not all committee-chair relationships are positive. It's also the case that most body corporate contracts are put forward

as committee motions, so that is not strange in and of itself. Managers are more likely to support committees that will back the continuation of their contracts. Still, it is also the case that committees are the appointed delegates of the scheme. It would be strange if managers weren't working with them to achieve their goals as that is what they are appointed to do.

Managers and committees are also obliged by a code of conduct to count votes correctly. If they don't, action can be taken against them. This situation would be further improved if **licensing of body corporate managers** was introduced into Queensland as it is in NSW, but the powers that be are dragging their heels on this issue. Overall, as a manager, I think most votes across most companies are counted accurately. There are some egregious examples where this is not the case and many situations where minor errors in counts occur, but I don't think there is too much active vote rigging taking place across the industry.

Still, if you have concerns at your scheme, you can take action. Discuss with the committee and manager first and ask if you can see the votes or if there is a way to make voting more transparent. Otherwise, review the records and see if you find any issues. You haven't mentioned anything specific in your question, just a general sense of concern about the process. Perhaps if you spoke to the chair or manager about this or joined the committee yourself, you may have more confidence in the system.

Lastly, it is worth noting that the shift towards **electronic voting** takes much of the counting process out of the hands of the manager or committee. Most companies now offer this, and it is easy for owners to cast their votes online, creating complete records of what has been submitted. Owners should be encouraged to vote this way if suitable as it is fast, efficient and accurate.

William Marquand | Tower Body Corporate
willmarquand@towerbodycorporate.com.au

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Should a motion to double the sinking fund budget be ruled out of order?



Q

If owners have already approved a sinking fund budget for an amenity, can a subsequent motion to spend up to double that amount on improving the same amenity be allowed?

Section 98 (1)(a)(i) of the BCCM Standard Module states that a person chairing a general meeting must rule a motion out of order if the motion, if carried, would conflict with, amongst other things, “a motion already voted on at the meeting”.

If owners have already approved a sinking fund budget for an amenity and a motion is proposed to authorise capital expenditure for improving that amenity up to double the budgeted amount, should this motion be ruled out of order?

A

There is a difference between a motion that approves a budget and one that approves expenses.

No. There is a difference between a motion that approves a budget and one that approves expenses. Budgets are simply estimates that are adjusted based on overspending or underspending at the end of a body corporate’s financial year.

Accordingly, the motions do not conflict – the body corporate would, at some point, need to recover any spending in excess of what was budgeted for (provided there were no other costs which were equivalently underspent on) through a special levy, at the following year’s annual general meeting to recover the deficit or amending the existing budget that was approved.

This position was confirmed in Mountainview [2003] QBCCMCmr 308:

“...the body corporate believes that it has sufficient funds to undertake the proposal contemplated in either motion 9 or 10, and has not proposed a special levy. I consider this is all within the contemplation of the legislation. This office does not undertake any “big brother” or overseeing role of ensuring that a body corporate has sufficient funds to undertake its proposals. Bodies corporate are independent entities responsible for self management...”

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House rules lack the legal clout of by-laws

If good fences make for good neighbours, then good by-laws make for a good scheme.

The success of a strata community often comes down to the quality and transparency of its by-laws.

By-laws and house rules are used fairly interchangeably in strata land, but they are two completely different beasts.

A by-law is registered in a scheme's Community Management Statement (CMS). It's all those terms that are in Schedule C that detail speed limits, gym rules, exclusive-use car parking, and whatever other rules the scheme may contain.

On the other hand, house rules are a bit of a legal fiction. They have evolved over the years, and are the rules made by the committee that aren't actually in the by-laws. In a sense, they're more like policy considerations or guidelines.

A scheme may be in a position where the by-laws rule that a pet can't be kept without committee approval, and then behind the scenes the committee might have guidelines around what those conditions may be in relation to certain types of pets and how they are to be managed.

House rules on their own are not legally enforceable; by-laws are enforceable, provided they are lawful. Putting unlawful house rules into a by-law doesn't make them valid either.

In any dispute, adjudications from the Office of the Commissioner for Body Corporate and Community Management have traditionally relied on a black-letter-law reading of a CMS.

Though house rules may provide guidelines on how a by-law is to be administered, they do not of themselves represent enforceable directions.

Again, we come back to the fundamental issue that just because something is in a by-law doesn't make it reasonable. By-laws can't be oppressive or unreasonable, and they still must comply with all the provisions of Section 180 of the Act.

But a house rule would not be enforceable under a by-law contravention notice.

If you want to have a provision that's enforceable as a by-law, it needs to be in a by-law. If you want to have house rules, which are effectively guidelines in relation to the use of, say, common property, have them, but don't expect to be able to enforce them through a by-law enforcement process.

From a committee perspective, you've got to decide what it is that you want to achieve then make sure that you've got the documents that are consistent with that choice.

To get clarity on the distinction between by-laws and house rules, or to adopt policies that are enforceable, it's always best to seek legal advice.



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Can the AGM be held via Zoom, or is an in-person meeting required?

Q

Our upcoming AGM will be held via Zoom. A lot owner is unable to attend due to hearing difficulties. Is the AGM required to be held in person?

Our upcoming AGM is being held via Zoom. There is one lot owner who is unable to engage in the meeting due to hearing difficulties. Our body corporate manager runs the AGM, does not allow lot owners to speak for more than two minutes, and discourages any discussion regarding the motions on the agenda. Is the AGM required to be held in person?

A

Electronic meetings are not the default.

While I will address your specific query about Zoom vs in-person meetings, a few points of clarity first:

- By default, the body corporate manager does not 'run' the AGM. The chair should be doing that. While there is scope for the manager to assist (and it makes sense they should) and, in some cases, actually be the chair, that is typically subject to a decision of voters at the meeting.
- There is no express right for discussion on agenda motions, or a duration for that discussion. If it were up to me – and perhaps I am in a minority here – an AGM would be over in 10 minutes, as it is really only a **forum for people to say 'yes', 'no', or 'abstain'**. Discussion should happen beforehand.

Now to your specific query: the decision to conduct a meeting 'electronically' (essentially what Zoom is) is made by ordinary resolution. In other words, electronic meetings are not the default. I am going to assume your body corporate has resolved to hold meetings electronically, and if so, you or the other owner could **submit a motion** requesting meetings not be held electronically. That, too, would occur by ordinary resolution. If the AGM papers have already been issued for this meeting, it is too late to do that. Importantly, remember that if everyone else is happy with electronic meetings, they will have the numbers, and that motion will fail.

A practical question (and no disrespect is meant by this): wouldn't the owner's hearing difficulties be an issue whether it was a Zoom meeting or not? In other words, I am unclear why this owner also wouldn't have challenges participating in an in-person meeting. While I am sympathetic to the owner's situation, they also have a responsibility as an owner to do what they can to ensure they cast their vote. For example, they can cast a paper vote beforehand or seek assistance by having someone attend the meeting with them.

I also very much see the owner side of this coin: it is essential that all owners have a chance to participate in the AGM, and that, to me, means that efforts should still be made to assist the other owner to participate. It would be reasonable for the body corporate to do that. If an AGM outcome is ever challenged, the inability of that owner to properly participate may (I stress may) be a factor for the adjudicator to consider.

This is general information only and not legal advice.

Chris Irons | Strata Solve

chris@stratasolve.com.au

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The impact of rectification works on your strata insurance premium

Q After building rectification works have been completed, should our strata insurance premium be reduced?

A The impact of rectification works on your strata insurance premium depends on the specifics of each case.

Whether your strata insurance premium should be reduced following building rectification works is a nuanced matter, influenced by the nature and purpose of the rectification itself. Here's how different scenarios could affect your insurance premium:

- **Rectification Related to a Previous Claim:** If the rectification works were undertaken in response to a claim, it's important to recognise that your claims history, a significant factor insurers consider when determining premiums, will be affected. This could potentially lead to a premium increase due to a history of claims, reflecting a perceived higher risk. Insurers rate on a three to five year claims history so it is possible the claim can have an impact for this period of time after the initial claim lodgement.

- **Rectification of Building Defects:**

When rectification works address specific building defects, there's a theoretical basis for expecting a reduction in premiums. The rationale is that fixing defects should lower the risk of future claims, thereby justifying lower premiums. However, insurers may be cautious, especially with rectification works related to significant issues like major leaks. Insurers might prefer to keep premiums or excess levels unchanged for a period (typically a year) following the rectification. This approach allows them to assess whether the rectification effectively mitigates the risk of future claims, considering that subsequent claims are not uncommon after major repairs, especially if the initial issue is not fully resolved.

Given these considerations, the impact of rectification works on your strata insurance premium is highly individualised, depending on the specifics of each case.

If an insurance broker represents your strata scheme, their role becomes crucial in navigating these complexities. A competent broker should not only advocate for the most favourable premium possible post-rectification but also explore alternative insurance providers. This proactive approach ensures that your strata scheme's insurance coverage is appropriate and cost-effective, reflecting the reduced risk profile following successful rectification works.

Tyrone Shandiman | Strata Insurance Solutions
tshandiman@iaa.net.au

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“Is the Multiplier just based on the management fees”?

We received a phone call from the Director of a medium-sized body corporate management business who wanted a second opinion:

- She has already appointed a broker to help sell her business. Now, after some time, the broker returned to her with one offer and one offer only – and there some pressure being applied on her to take the offer.
- The offer in broad terms was for “3 times”.

What the Director and business owner wanted to know:

1. *Why was there a lack of interest in her strata business?*
2. *What is the value of her business that she and her husband spent over a decade building?*
3. *Is the offer a good and fair offer?*
4. *Is the multiplier reasonable and does it only apply to the management fees?*
5. *What does she do from here?*

Our answers to her questions:

1. It's quite astonishing - there should not be a lack of interest based on the business she described to us. We have a surplus of ready buyers with funds to invest and our network of purchasers fits into 3 broad categories:

- Purchasers wanting to buy strata businesses **~1,000 LUMs**;
- Purchasers wanting to buy strata businesses **8,000 to 10,000 LUMs**; and
- Purchasers wanting to buy strata businesses **greater than 20,000 LUMs**.

We know Strata, and our contacts have run across industry parallels and across the Eastern States. Some of whom are serious operators looking for market entry and/or growth.

The other possible problem - the broker she hired was charging a pretty low commission percentage. We told her that if we had to speculate:

- It was probably a fast “*in and out, get the deal done*” for the broker as they probably feel lucky to get a listing (even if it's an industry outside of the core area of competency).
- At the outset, they probably threw around a number or range around that would seem acceptable to the vendor at the time.
- They haven't taken the time to gather the facts and information needed to understand the business.
- The end result / predicament was the byproduct of subpar marketing effort and focus.
- There are still risk factors to consider from here – i.e. we know of another vendor that spent \$20k+ on legal costs only for a failed settlement.
- The prospective purchaser backed out due being was a strata novice and inability to obtain funding.

2. We would need a fair amount of more detailed information from her – both quantitative and qualitative.
3. On the face of it – it's pretty average deal because the process more likely than not was not properly conducted.
4. *Please see the article on the next page.*
5. We couldn't advise on that as ultimately it was a decision for her, her husband, and their circumstances (and whether they were in a rush to sell).

Selling your business is one of the most important and largest financial decisions you'll make. Don't risk it or chance it. The selling journey isn't a process that takes weeks and there's always quite a few matters along the way that needs to be worked through.

Hey Strata Industry – STOP talking about ‘multiples’ and ‘multipliers’


If your business broker can't give you a **valuation** on your strata business, then they have no business brokering strata.

If your business broker is talking only in terms of a simple number with a 3 in front of it, then chances are they have no clue. Put another way, they've stumbled into strata brokering and are going to learn on your time and potentially at your cost.

What is a ‘multiple’ or ‘multiplier’ in the strata industry?

- A rule of thumb that - might have worked perfectly fine 10 or 20 years ago but no longer works because pricing, revenue streams, and cost bases have shifted.
- The strata industry has an array of management companies of varying sizes, scale, operational set-ups, and revenue models. In this context, how can you value a strata business in such a basic way?
- So, in summary a multiple is probably a lazy or ill-informed way that a broker is trying to apply to the fruits of your labour so they appear like they know what they're talking about.

At the end of the day, purchasers and investors buy value based on valuation and transactions go through on valuation.



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Do resident building managers have a voice?

Q

How does a resident building manager have their voice heard when it comes to committee decision making for common area maintenance?

I am the building manager/caretaker for our complex. I obtained two quotes for common area cleaning. The committee voted to approve a quote from a contractor that was \$800 more for the cleaning of less areas. How do I, as a lot owner and caretaker, have my voice heard and make sense of the committee's decision?

A

Accept that as is and move on.

If you were an ordinary lot owner, you can go your hardest. But you're not – you are in a

contractual relationship with the body corporate and your relationship with the committee is a very important part of that. If you go and put the committee offside over spending of this nature, that usually does not bode well for your ongoing business relationship.

Ultimately, the committee has been elected to do a job and for whatever reason they have gone with a contractor who is not your preferred option. But it's their choice, and in the context of your relationship, I would simply accept that as is and move on. If you don't want to do that, just be aware that you are likely opening a can of worms.

Frank Higginson | Hynes Legal
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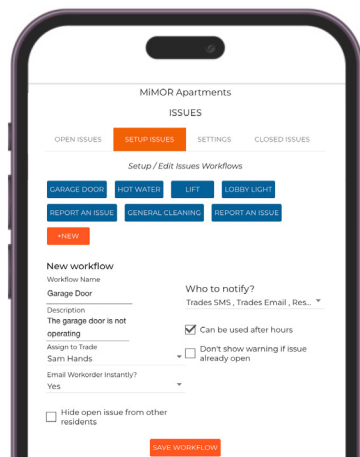
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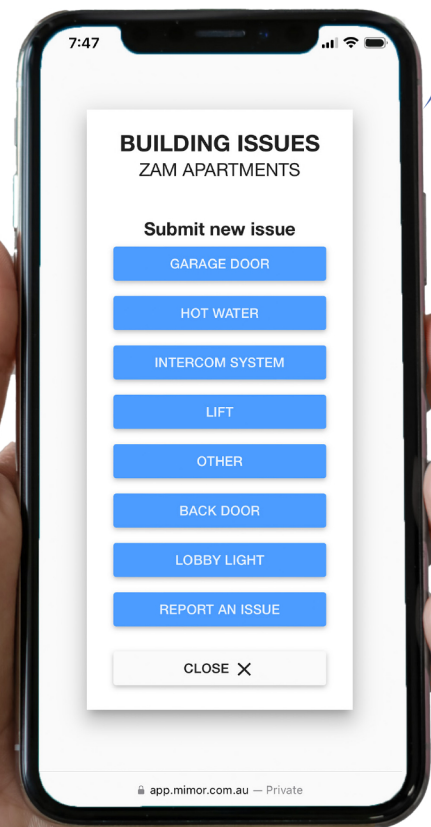
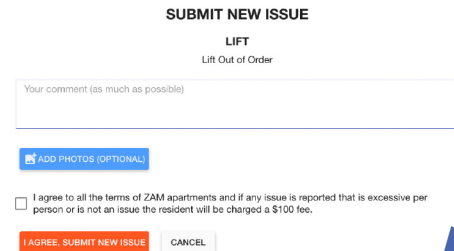
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Navigating conflicts: Owner representation on the committees

Q Does placing a unit in a letting pool create a conflict of interest for an owner seeking a body corporate committee position?

If a lot owner puts their unit in the **letting pool** to be managed by the management rights company, is there any **conflict of interest** for the owner to be elected as a member of the body corporate?

If the owner can be elected as a member or executive member of the body corporate committee, should they abstain from voting on any issues involving the management company?



A Engaging the manager as a letting agent does not create any eligibility issues for the owner.

In short, no to the first query and maybe to the second.

The legislation specifically contemplates this when detailing the eligibility of a lot owner to be on the committee by relevantly making the following persons ineligible:

*an associate of a body corporate manager, service contractor or letting agent, **other than an owner of a lot who is the associate of a letting agent merely because the letting agent, in conducting the agent's letting agent business, acts for the owner***

Accordingly, engaging the manager as a letting agent does not create any eligibility issues for the owner.

Whether a committee member needs to then abstain on voting on a matter affecting the manager will depend precisely on **what the motion relates to**. There will be circumstances where it does amount to a conflict of interest and other times when it would not.

Todd Garsden | Mahoneys

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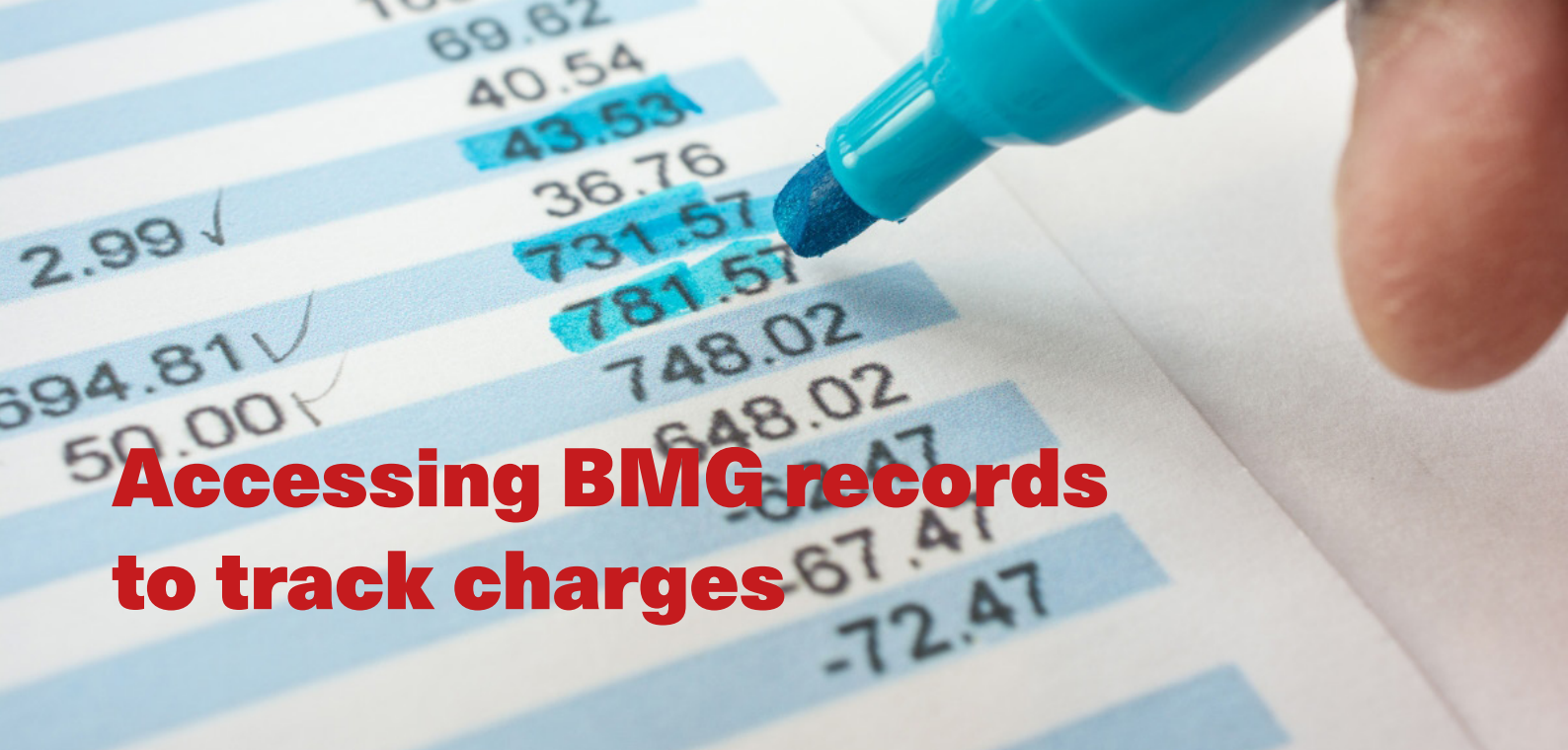
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Accessing BMG records to track charges

Q

As the new treasurer, I struggle to understand our BMG charges. No one can provide past minutes and budgets. How do I get the records?

I have recently become our body corporate committee treasurer. We have overlapping lots and deal with a building management group (BMG). I have requested a backlog of the BMG minutes because we are paying \$27,000+ annually for items, and I cannot see why. The strata manager, caretaker and past treasurer don't have the historical BMG minutes or budget, and the prior BMG chair has not been forthcoming. How can I access this information and find out what the charges are for?

A

Your scheme needs to take a good look at your processes, the advice you are receiving and maybe how your BMG is functioning.

It sounds more than a bit strange that there aren't any records. At a minimum, you would think there would have to be an annual meeting of the BMG to raise funds, otherwise, how are you establishing the amounts you are paying for?

As the BMG would be made up of other entities beyond your own, you could ask those entities for copies of their records. Hopefully, someone will give you a helping hand. Beyond that, you could arrange a search of the records of your scheme, although hopefully, if the body corporate manager says the records aren't there, they aren't.

Otherwise, your scheme probably needs to take a good look at your processes, the advice you are receiving and maybe how your BMG is functioning. On the basis of the information provided, it seems there is a serious malfunction in the body corporate procedures your scheme is undertaking, which will be putting owners at risk. You may not be able to change the past, but you can do things properly in the future, and this discovery may be the warning sign you have needed for a while.

William Marquand | Tower Body Corporate
willmarquand@towerbodycorporate.com.au

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Can we exclude our body corporate manager from committee meetings?



Can the committee exclude our body corporate manager from committee meetings, especially when we wish to discuss their performance and possible replacement?

I have joined our body corporate committee. The legislation states that the body corporate manager (BCM) is a non-voting committee member. Can the committee ask the BCM not to attend if there are no matters to discuss requiring BCM assistance?

If the BCM must attend every meeting, it inhibits the number of meetings called because of the associated cost once the number/hours covered by the management fee is exceeded.

If the meeting is to discuss the BCM's performance and/or the process to obtain alternative body corporate management proposals from the market, it is reasonable to exclude them from the AGM.

A It is far better to constructively address the issues and establish a productive working relationship rather than moving to 'exclusion'.

While it may be technically possible for the committee to call a meeting without the manager's attendance, I think it is risky. Remember that while the manager is a 'non-voting member', they are still a 'member', and I personally think it is questionable to undertake corporate governance to exclude committee members. If they are excluded, the manager may react negatively to that decision (assuming they find out about it), and it could exacerbate any existing tensions (I am assuming there are tensions, based on your query).

More to the point, if there is to be a discussion about the manager's 'performance', wouldn't it make sense for them to be present and given an opportunity to respond to your concerns and possibly find a way to address them?

My interpretation of your query is that you and perhaps other committee members are unhappy with your current manager. That is not unusual in itself. That said, I always think it is far better to try to constructively address the issues and try to establish a productive working relationship rather than moving to 'exclusion'. In my experience, exclusion invariably leads to a negative outcome.

This is general information only and not legal advice.

Chris Irons | Strata Solve
chris@stratasolve.com.au

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Is my over bonnet storage really not fire compliant?

Our body corporate manager notified me that my over-bonnet storage doesn't pass the fire compliance inspection due to sprinkler obstruction. Is the fire inspector being a bit 'over the top'?

I've received a notification from our body corporate manager that my over-bonnet storage doesn't pass the fire compliance inspection. The inspector advised that the box doesn't meet Australian Standards. The roof of the enclosure must have means for the sprinkler discharge, and because the unit is greater than 1m in depth, a sprinkler must be installed underneath it. Without the sprinkler, he cannot issue a form 12. The inspector has referenced a paragraph from section 5.7.9 of AS 2118.1-2017.

Is the inspector being a bit 'over the top' on the inspection? The free standing storage device is more than 500mm away from the sprinkler. Our body corporate documentation allows us to install an over-bonnet storage device, and there are no details about meeting any compliance or legislation standards.

A The installation of over-the-bonnet storage boxes has been a contentious issue for many years

The installation of over-the-bonnet storage boxes has been a contentious issue for many years. When strictly interpreting that clause, it would be correct that a sprinkler head should be installed; however, without the installation, will it have a detrimental impact on the safety of the building? Most likely not.

Form 12 is part of the building development approval in Qld and relates to new installation or alterations completed to a system. If there is no building development approval in place, the need for the service to be provided is questionable.

For existing buildings, the routine maintenance standard AS1851-2012 applies to, in this particular instance, the survey part of section 2 (sprinkler system). The survey is part of the annual inspection, during which a qualified person conducts an annual visual inspection of the system to check for alterations that may affect its operation. The service provider would still be required to provide all relevant documentation and issue non-compliance with the survey. The other question that needs to be confirmed is AS2118.1-2017, the applicable standard. The system only has to comply with the standard of the year it was constructed.

Stefan Bauer | Fire Matters
sbauer@firematters.com.au

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The main causes of thermal runaway:

Overheating: This can be either through overcharging or exposure to high temperatures or direct sunlight.

Physical Damage: Dropping or crushing the battery can cause internal short circuits.

Manufacturing Defects: Poor-quality control during production, which can lead to internal faults.

How to minimise risks from lithium-ion batteries

1. Educate your occupants on the risks and encourage proper handling:

- Always use the device manufacturer's charger.
- Avoid overnight charging.
- Do not charge devices unattended.
- Do not charge batteries or devices on flammable surfaces, such as beds or carpets.
- Use fireproof bags for charging and storage.
- Store batteries in a cool, dry place away from direct sunlight and water.
- Always dispose of damaged batteries.

2. Have emergency response procedures in place:

- Have a Class D fire extinguisher on hand.
- Evacuate the area immediately and call emergency services as cells can continue to ignite even after a fire appears under control.

Stefan Bauer
Fire Matters

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How can one owner turn a decision around?



Our body corporate has chosen the cheapest quote for balustrade replacement. This option significantly reduces the sunlight in my unit. How to prevent this change?

The owners of our ten units have decided on the cheapest quote to have our balustrades replaced. At our committee meeting of four owners, I noted that the cheapest quote would block out my sunlight, as there is only a 9mm space between each rail. I'm not in favour of this option. The other units get all day sun but I only get morning sun. Now the other nine owners have agreed on the cheaper quote, is there anything I can do to stop this?

A Sometimes (often?) the most practicable solution is not a legal one.

Sometimes (often?), the most practicable solution is not a legal one. If I was in your shoes, I would:

(a) get the **body corporate roll** from the body corporate manager ASAP.

(b) send each of my neighbours (i.e. the **owners** of the neighbouring lots) a short email of introduction, explain the issue, suggest the solution (different balustrade for just my lot), offer to pay the difference, provide my contact details, and ask them to please reply to say if they agree.

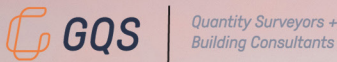
(c) while I am waiting for the replies, contact the approved contractor and, with them, work out the details of the solution, how much it will cost and ask them to send me a further quote / invoice (addressed to the body corporate) for just the extra work / cost.

(d) if I have enough neighbour support, get some further emails going to the committee and the body corporate manager to vary the supplier's contract to include the extra work, but note that I will pay the difference. Make it **crystal clear** that the different balustrade is **not my improvement. It's body corporate maintenance**, and I am just chipping in for the extra cost so I can get exactly what I want. (If I did not do this, then unscrupulous neighbours could, in the future, try to argue that I am liable to maintain the new balustrade, effectively forever!).

Good luck!

Michael Kleinschmidt | Bugden Allen Graham Lawyers
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What are lot owner's consequences of outstanding body corporate debt?



Q Our body corporate mows the private lawns of some owners. If owners do not reimburse the body corporate, what are the consequences of outstanding body corporate debt?

Our body corporate engages a gardener to mow the common property lawns and some owners' private lawns.

These owners have signed agreements to **reimburse the body corporate**, but some owners are very tardy and one has not paid anything for a while, claiming financial hardship. The committee does not like to issue demand notices. Does this debt disentitle the owner from voting at our AGM?

A If you owe the body corporate a debt, many consequences flow from that.

A 'body corporate debt' is specifically defined to include other amounts associated with the ownership of the lot and then provides examples, including lawn services arranged by the body corporate for the owner of the lot. If you owe the body corporate a debt, many consequences flow from that, including the inability to:

- nominate people for committee,
- be on the committee or
- exercise votes at general meetings **on most motions**.

An amount of this nature is therefore akin to non-payment of levies. There are consequences.

Frank Higginson | Hynes Legal
frank.higginson@hyneslegal.com.au

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Do we need to wash down the building?



Q How often should the body corporate committee get a building washed down?

A Failure to wash down the building could lead to accelerated deterioration of waterproofing properties due to debris and salt accumulation.

Typically, a washdown occurs annually and is part of the maintenance requirements for the painting warranty. However, certain bodies corporate may opt for less frequent occurrences. It's particularly crucial in areas with nearby salt air exposure. Additionally, it's advisable to conduct this after neighbouring construction projects have finished.

Failure to wash down the building could lead to accelerated deterioration of waterproofing properties due to debris and salt accumulation, potentially resulting in water ingress and increased concrete spalling over the building's lifespan.

Arnaud d'Assonville | Olive Tree Consulting Group
arnaud@olivetreeconsultinggroup.com.au

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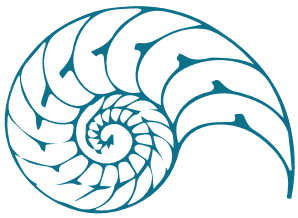
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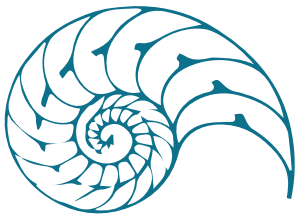
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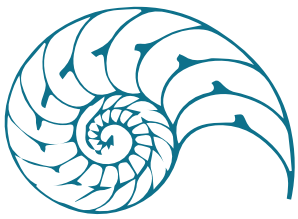
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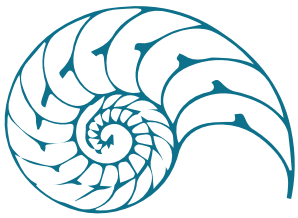
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Chartered Accountant & Strata Auditors
P: 0499 025 069
W: <https://www.tinworthaccountants.com.au/>
E: care.chen@tinworth.com

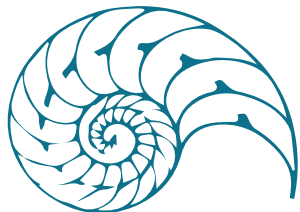
Matthew Faulkner Accountancy

Strata Auditing specialists
P: 0438 116 374
W: <https://www.mattfaulkner.accountants/>
E: matt@mattfaulkner.accountant

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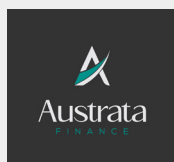
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E: info@strata-loans.com



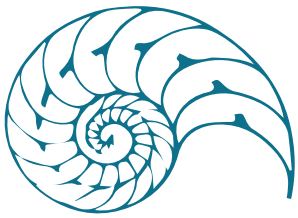
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E: Info@humenergy.com.au

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W: <https://fairwater meters.com.au/>
E: info@fairwater meters.com.au

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Untangling strata problems
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W: <https://stratasolve.com.au/>
E: chris@stratasolve.com.au

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W: <https://www.luna.management/>
E: info@luna.management

RFM Facility Management Pty Ltd

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P: 1300 402 524
W: <https://www.rfmfacilitymanagement.com.au/>
E: nathan@rfmfacilitymanagement.com.au

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E: lachlan.hunt@bmegroup.com.au

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E: andrew@abnlift.com

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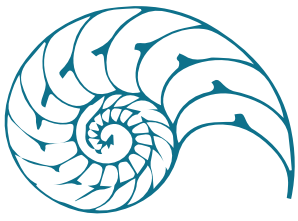
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E: info@leafsheild.net.au

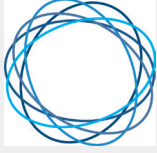
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Independent Embedded Network Consulting Services
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W: <https://embeddednetworkarena.com.au/>
E: info@embeddednetworkarena.com.au

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E: workorders@assetstratavaluers.com.au



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W: <https://www.strataval.com.au/>
E: valuations@strataval.com.au



Delphi Consultants & Valuers
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W: <https://www.delphiproperty.com.au/insurance-valuation>
E: info@delphiproperty.com.au



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W: <https://www.ensuregroup.com.au/>
E: valuations@ensuregroup.com.au



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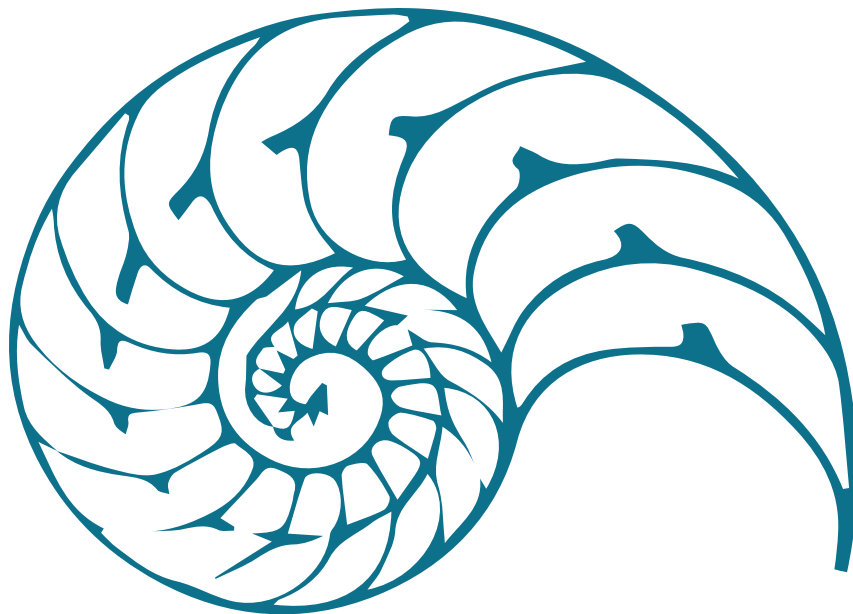
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