

From Gardens to the Zoo


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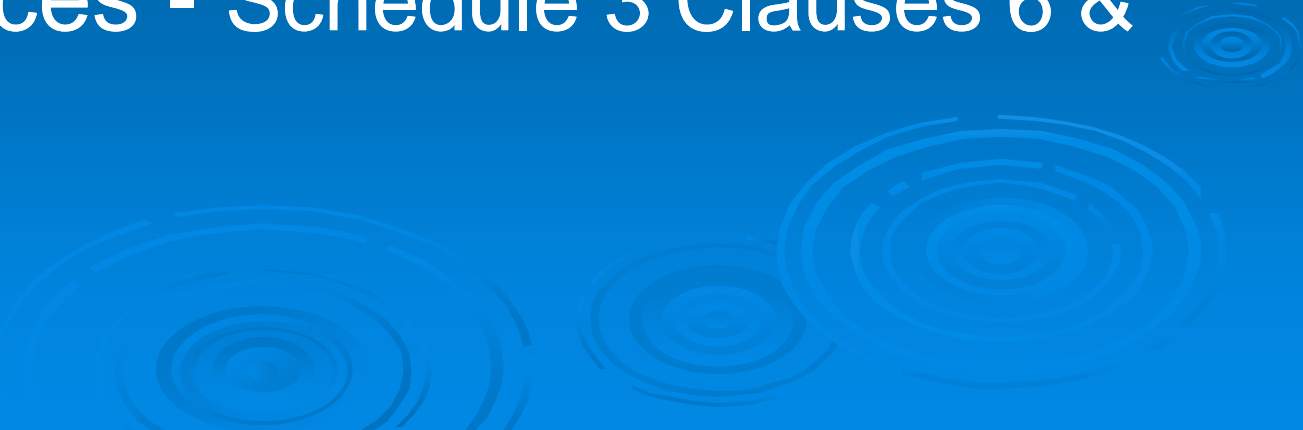
Suzie Broome & Company

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Four points to manage your life in a strata scheme

1. Get involved
 2. Take ownership of your “space”
 3. Be reasonable
 4. Consider your interests and those of fellow owners
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- **Join** your executive committee - Schedule 3 Clause 2
 - **Pay** your levies - Schedule 2 Clause 10 (see also Clauses 9 and 31(3))
 - **Put forward** motions - Schedule 2 Clauses 36 and 35
 - **Read** notices - Schedule 3 Clauses 6 & 11(2)
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- **Attend meetings**
- **Read minutes of meetings - Schedule 3 Clause 16**
- **Ask questions**
- **If your executive committee holds a "paper meeting" (Schedule 2 Clause 10), request a copy of the notice and a copy of the minutes - Schedule 3 Clauses 6, 10 and 12**

- **Garner support** of other owners -
Schedule 3 Clause 11(2)
 - **Prepare** for meetings
 - **Do not be intimidated** – the
chairperson has no more voting
power than other members of the
executive committee
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- The chairman has the right to:
 - ❑ chair meetings of the owners corporation – Schedule 2 clause 15(1)
 - ❑ chair meetings of the executive committee – Schedule 3 clause 8(1)
 - ❑ declare the result of voting on any motion at a general meeting (other than a polled vote) – Schedule 2 clause 20
 - ❑ rule a motion out of order – Schedule 2 clause 14
 - ❑ announce the names of persons entitled to vote at a general meeting if requested to do so by a person **present and entitled to vote** at the meeting – Schedule 2 clause 16

- **Inspect** the records of your strata scheme – section 108(1)
 - Put your request in writing – section 108(2)
 - Pay the requisite fee – refer Strata Schemes Management Regulation 2005 – Reg 19
 - Current fee: \$26 to make records available, additional \$13 for each half hour or part half-hour after first hour of inspection

The "golden thread" of strata living

1. What is reasonable
2. What is in the interests of the owners corporation

- Repeatedly in cases involving strata disputes, we see the use of the terms "reasonable" and "unreasonable". The ordinary dictionary definition applies:
- **Reasonable** – having sound judgement; sensible; moderate; not expecting too much; ready to listen to reason.
- **Unreasonable** – not reasonable; going beyond the limits of what is reasonable or equitable.

(Concise Oxford Dictionary)

- **Acting reasonably does not mean putting your own interests last**
 - **But don't lose sight of the interests of all owners in your scheme**
 - **Encourage others to do the same**
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