Working with Strata Managers

If you work in property management in the provision of services for residential, industrial, commercial or retail property, you have a role where skills in organisation, attention to detail and extensive knowledge and diplomacy are essential. In particular, when you are a property manager and are responsible for managing a landlord’s property that is part of a strata title complex, you must ensure that you have a thorough understanding of the common property associated with that property and you must work in conjunction with the Strata Manager. You need to work collaboratively with the Strata Manager responsible for any complex in which you manage lots. One of the major roles of a Strata Manager, and certainly one that causes them much stress and angst, is the enforcing of by-laws which regulate the day to day use or enjoyment of both the individual lots and the common property, such as parking and noise regulations.

When providing property management services to a landlord within a strata scheme there are a number of documents and regulations you need to be aware of and ensure that the tenants of that property are aware of too. These are most likely set out in the by-laws for that complex.

By-Laws are the rules for managing the behaviours and relationships of people living in strata schemes. These rules apply to the owner occupiers, landlords and tenants alike. By-laws can be simple rules like no keeping of pets on the premises and can extend to the more complicated laws regarding special parking spaces and colour schemes for the building.

Every tenant MUST receive a copy of the current by-laws for the strata scheme that they are renting, as they are expected to abide by those rules. This is not just for residential strata schemes but for industrial, commercial and retail as well. A copy should be given at the time of signing the lease and at the very latest not later than 7 days after that time. If the tenant has not been given a copy of the by-laws, the landlord can be fined $110.

While there are standard by-laws contained in the Strata Schemes Management Regulations (2010) it is important to be very clear that not every strata scheme adopts the same by-laws and some may include, alter or remove by-laws.

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Pets are a perfect example of when by-laws will differ between buildings. Whilst a landlord may not have an issue with their prospective tenant keeping a pet in their unit or lot, the strata scheme may have adopted a by-law which does not allow the keeping of any animals. Alternatively they may have adopted another option which requires permission to keep an animal, or even a third option which provides for certain rules regarding the keeping of animals.

When preparing the Residential Tenancies Agreement for a strata lot, it is essential that a property manager obtains a copy of the by-laws for that building. This can be done by requesting a copy from the landlord, or if they do not have a copy, contact the strata managing agent and request a copy from them.

The new Strata laws that are set to take effect as of July this year propose penalties for a number of breaches of by-laws, including pets, parking issues and also smoke drift that causes a nuisance. The laws will include both cigarette smoke as well as BBQ smoke. Penalties of up to $2,200 will be able to be issued after a notice to comply has been issued to the offenders. While these laws have not yet been implemented, it is prudent for property managers to gain an understanding of the effects that these changes will have on their daily practice of managing lots within strata complexes.

‘Til next time,

Wishing you every success in your business ventures,

Rosy Sullivan
CERTIFICATE OF REGISTRATION COURSES

Sydney
(Dist Ed + 2 day workshop)
Sat 20th – Sun 21st Feb

Bowral
(Dist Ed + 1 day workshop)
Thu 25th Feb

Newcastle
(Dist Ed + 1 day workshop)
Fri 26th Feb

Parramatta
Mon 29th Feb–Wed 2nd Mar

Port Macquarie
Tue 8th - Thu 10th Mar

Wagga Wagga
(Dist Ed + 1 day workshop)
Mon 14th Mar

Sydney
Mon 14th – Wed 16th Mar

Albury
(Dist Ed + 1 day workshop)
Thu 17th Mar

FINANCE AND MORTGAGE BROKING COURSES

Cert IV in Finance & Mortgage Broking
Sydney
Mon 29th Feb - Wed 2nd Mar

Dip of Finance & Mort Broking Mgmt
Upgrade for existing Cert IV holders
Sydney
Thu 3rd - Fri 4th Mar

The ACOP team would also like to welcome our newest member Rose who began at the start of the month. Rose is fresh out of Year 12 and will be working in our admin and production team. Be sure to give her a warm welcome if you see her in our office or talk to her on the phone.

Certificate IV in Finance & Mortgage Broking

Monday 29th February - Wednesday 2nd March

Diploma of Finance & Mortgage Broking Management
(Upgrade Course)

Thursday 3rd - Friday 4th March

Sydney CBD

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Social Media
Do you want a Real Estate or Strata Management Licence?

✔ Are you 15 years old or over?

✔ Are you no longer at school?

✔ Are you living or working in NSW?

✔ Are you an Australian citizen, Australian permanent resident, Australian permanent humanitarian visa holder or New Zealand citizen?

If you answered YES to the above questions, you will be eligible for **government funding.**

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