

INTEGRITY STRATA

Integrity Strata Director Leo Paternoster has been serving the strata industry for almost four decades, since 1979, and as our business grows, so does our team of strata experts. As such, we're proud to announce the addition of three new staff to our team

Leo & David Paternoster said "our team is growing fast and we pride ourselves on recruiting staff with the right mix of experience and knowledge helping us to continue to expand our presence as a leader in the strata industry. We'd also like to thank our existing clients for their ongoing support."

"In my 40 years as an active Strata Manager of our firm I have not experienced a team of staff as proficient as the team we have today. I am proud that we are able to provide unparalleled service to our clients

Please join us in giving a warm welcome to our newest team members.

Robyn Gould (Nowra) (Administrative Assistant)

Lynette Green (Wollongong) (Administrative Assistant)

Charley Shepstone (Wollongong) (Administrative Assistant)

UNAUTHORISED PARKING - WHAT CAN OWNERS CORPORATIONS DO?



This is a difficult problem, which unfortunately Owners corporations and their strata managing agents have been struggling for years to find effective solutions to this issue. Owners corporations and their strata committees may consider one of the following:

- Implementing physical access restrictions for parking areas, e.g. bollards or pass card operated barriers.
- Negotiating a council parking agreement, which places the parking area under council control.
- Negotiating arrangements for managed parking facilities with one of the private companies providing them, although some of these are dubious legally and they can be a source of conflict.
- Reviewing bylaws, caretaking and building management agreements, to better address parking issues.
- The Strata Schemes Management Act 2015 contains some useful provisions. Section 125 and Regulation 34 under the Strata Schemes Management Regulation 2016 provide a mechanism for moving a vehicle blocking access or use of common property. However, they are of limited use, as they require affixing a removal notice and waiting 5 days.
- The police and local council will generally be unable to assist, as they have very limited powers in respect to vehicles on private land. However, environmental protection legislation can sometimes assist.

Reactive measures are generally ineffective, because:

- Police and councils have very limited powers with respect to vehicles on private land.
- It is illegal in NSW to clamp, tow or detain a vehicle without the consent of the

vehicle owner and neither a by-law nor signage reliably permits such action.

****The information contained in this article is general information only and not legal advice. The currency, accuracy and completeness of this article (and its contents) should be checked by obtaining independent legal advice before you take any action or otherwise rely upon its contents in any way.*

THE (HIGH)RISE OF BUILDING DEFECTS



Strata apartment living is the fastest growing form of property ownership across Australia with more than half of these apartments located in the greater Sydney area.

Alarming, recent research* has found that up to 85 per cent of these buildings built in NSW since 2000 have some form of building defect.

What does this mean for strata residents?

The recent controversy surrounding the Opal Tower in Sydney's Olympic Park precinct highlights the seriousness of some of these defects, which leaves homeowners residence or investment in jeopardy. So, what are their rights?

“Under NSW law, all residential buildings less than six years old are covered by a statutory warranty scheme for major defects,” says Adrian Mueller, Partner and Senior Lawyer at [JS Mueller & Co.](#)

“Major defects claims can be made for up to six years and any non-major defects can be claimed for up to two years.”

Mueller says all owners who are still covered by these warranties have the right to pursue the developer and builder for rectification of building defects.

“However, buildings older than six years may have different warranty periods and homeowners should seek legal advice,” he says.

Building defects affecting strata levies

Mueller says strata levies are a critical and essential part of ensuring the value of a property is protected.

“The owners corporation has the statutory duty to ensure common property is safe and kept in good repair,” he says. Therefore, apartment owners in structurally unsafe buildings could face increased special levies.

“When a building defect is on common property the owners corporation should add the repair of the defect to the agenda of a general meeting for consideration and resolution.”

Mueller says the good news is that Opal Tower homeowners are covered under the statutory warranty scheme.

“The not-so-good news is that, until the issue is resolved, homeowners are forced to find alternative accommodation or live in unsafe conditions,” he says. “Possibly with a good chance of facing a hefty special levies bill.

Strata managers responsibilities to owners corporation

In unique situations such as the Opal Tower, strata managers can assist their clients by providing carefully considered and appropriate advice, subject to the terms of the Strata Management Agency Agreement, or alternatively they may suggest that the Owners Corporation obtain legal advice as managing a home owners warranty claim would be considered a specialised project.

HAPPY EASTER!



EASTER OFFICE CLOSURE

Our office will be closed **5pm Thursday 18th April**
and will reopen **Tuesday 23rd April 2019 9am.**

*Wishing you
all a Happy Easter
and have a wonderful
time with your
family and friends.*

Emergencies:

Refer to our Emergency contractors
on our Website: www.integritystrata.com

Integrity Strata would like to wish our clients a safe and Happy Easter.
Please note that our office is closed for the Easter Weekend and Anzac Day.

ANZAC DAY



LEST WE FORGET

- Thursday 25th April Closed
- Friday 26th April open from 9am to 5pm

For after-hours emergency service such as a burst pipe, blocked sewer or damaged glass please contact our preferred Emergency Contractors and if they are not contactable organise a contractor and advise the office on the next business day.

Details of these are located on our website www.integritystrata.com.

Trades & Services Directory



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With staff dedicated to true customer service, Wollongong City Plumbing provides a 7 day, 24-hour maintenance and emergency repair service. Wollongong City Plumbing emergency services include, but are not limited to the following:

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Ph: (02) 4285 3986

Geoff & Vicki Meehan (Directors)

(BL No. R93683)

8 Francis Street, Corrimal NSW 2518

Ph: (02) 4285 3986 Mobile: 0414 453 986 Fax: (02) 4283 6411

HOMESTEAD

Homestead Concrete and Property Maintenance is a family run business and has been providing a range of strata services to the Illawarra residents for over 20 years.

The majority of our qualified tradesman has been with us for over 10 years allowing us to provide our clients with the highest quality service.

For more information contact the following:

Paul - 0499 988 394

Craig - 0414 505 365

Geoff - 0414 453 986

Office - 02 4283 5797

Welcome to All Trade Services Illawarra

All Trades Services Illawarra provides a maintenance management service for strata management and real estate agents from Helensburgh in the north to Ulladulla down south. All Trades Services Illawarra work with you and your clients to provide the best service, tradesmen and quality of work assuring you and your clients have a hassle-free experience while we maintain your properties.



All Trades Services Illawarra will work with your tradesmen you have on file or we also have our own tradesmen we use if needed. The benefit in using All Trades Services Illawarra is you and your staff only need to contact one tradesmen for all maintenance issues, quotes and reports while we deal with all trades to ensure the job is completed to the highest of standards. All Trades Services Illawarra is on call 24/7 for all emergencies and after hour services needed.

ALL TRADES ILLAWARRA

For more information:

Contact: 0431 147 746

Website: www.alltradesillawarra.com.au



2f&d

2 FIND and DESIGN

Selling your home? Time to build or renovate?

Located in the Illawarra, NSW, 2 find and design endeavour to assist the homeowner to make the most of what they have to achieve the most favourable outcome. You can save time, money and stress with a little help!

We specialize in Interior Decorating, Colour Consultancy and Styling. Our services also include Pre Sale Property Preparation advice, Partial Property Styling and Full Property Styling.

Let us create a home or office that reflects who you are.

Contact our stylist at 0408 421 642



STRATA INSURANCE

CRM Brokers' Strata division engages specialist strata brokers whose main function is to deal solely with all things strata. Our in-house Claims team ensures we provide accurate assessments when discussing claims and potential issues with insurers.

We are mindful of the fact that the Owners Corporations' premium is one of the major expenses for strata, however, this should not be isolated as a sole factor when considering the placement of cover with an insurer. The importance of having claims paid when most needed; i.e. the speed at which a claim is assessed and approved; the policy wording to accompany a claim, are additional factors that must be taken into account during the broking process.

Loz Electrical is licenced and insured to carry out Electrical, Security & Air Conditioning work, servicing areas from South Sydney to Huskisson. Our diversity in the industry allows us to be your one-stop-shop.



Contact Peter - Loz Electrical
Phone: 0414794753
Email: peter@lozelectrical.com.au

LOZ 
ELECTRICAL

LOZ ELECTRICAL

Loz Electrical holds a current Master Licence in Security which permits us to carry out all aspects of security installations.

Our licenced staff are trained in all areas of the services we provide, including current WH&S practices and Customer Service. Loz Electrical is a 24hr / 7days Emergency Service.

Loz Electrical provides the following services at the highest standard:

All Electrical work:

- All Domestic & Commercial ranging from a single house to a multi-development construction
- Patient areas
- Strata maintenance
- Real Estate maintenance
- Emergency Lighting installation and testing
- Smoke Alarm installation and testing
- Electrical installation – Periodic Verifications
- Test & Tagging
- Data
- TV
- Air Conditioning

Security Alarms

- CCTV
- Intercom Systems (House and Apartments)

Contact Peter - Loz Electrical

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