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MONTHLY NEWS

FROM NOWRA & WOLLONGONG

JANUARY - APRIL 2021 VOLUME 19



New Strata Legislation Will Soon Become Law

The *Strata Schemes Management Amendment (Sustainability Infrastructure) Bill 2021* is expected to commence in mid-2021.

Overview of New Laws

The key features of the Bill are as follows:

1. An owners corporation will be able to authorise the installation of sustainability infrastructure (such as solar panels) on common property by passing an ordinary resolution.
2. Any decision by an owners corporation that would unreasonably prohibit the keeping of an animal on a lot will have no force or effect.
3. It will be possible for a by-law to prohibit the keeping of an animal (such as a dangerous dog) on a lot if that prohibition is reasonable.

confidential unless directed to make those records available for inspection by a court or NCAT.

5. NCAT will need to provide a copy of any strata application that is lodged by any person to the owners corporation of the strata scheme concerned.
6. An owners corporation will need to serve a copy of any NCAT application it receives on each owner instead of just placing a copy of the application on the noticeboard.
7. NCAT will have the power to require a person to pay a penalty of up to \$5,500.00 for breaching an order made by NCAT.
8. A person who owns more than one lot in a strata scheme will be able to appoint a single proxy in respect of all of the lots (to prevent the limitation on the number of proxies a person can hold stopping this from occurring).
9. A proxy appointment form for a meeting will still be valid even if the meeting is adjourned to a later date.

Conclusion

These new laws will make it easier for owners corporations and owners to install solar panels and implement other “green” initiatives, clarify the validity of “no pets” by-laws and close a loophole in the strata legislation that prevented NCAT from imposing penalties on people who breach orders.



“Trustworthiness is not a rubber stamp, it manifests as a “feeling” at every level. When we have it we feel great. When it is lost we feel unwell. If people don’t “feel” the right emotions when working on, producing or receiving a project, we don’t get the right outcome. Building is fun, children know this, the shelves are full of building toys. We should be happy at work and happy in our buildings.”

We were really thrilled at this comment from [Daniel Roberts](#) following David Chandler’s recent

As we near the end of the year it's heartening that this sentiment is increasingly being felt from amongst all the fast-moving elements of the reform program. We've seen two new pieces of legislation pass, a new program of OC Audits get underway, a raft of building closures, rectifications and successes, and much progress made to digitize the way government and industry and customers, do business. And yet amongst all this industriousness our overall goal of "trust" is ringing true as both a unifying force and emotional aspiration.

Click below to watch David's end-of-year video interview about the first year of Construct NSW. "We're not just here to spot the problems," says David Chandler. "We're here to inspire excellence and guide good practice. That's how we'll rebuild consumer confidence and get our industry firing on all cylinders. I want people to know what we expect and what to aim for. We all want to be proud of what is being achieved and I know our industry can be world-class".

Progress on Inspections and OC Audits

Over 25 Audits have begun since the [Residential Apartment Buildings \(Compliance and Enforcement Powers\)](#) Act came into play on September 1st, covering sites in the Sydney Metro area, Western Sydney, the Newcastle region, Wollongong, and also northern NSW.

These site audits are revealing work of poor quality and a disappointing understanding of Australian Standards and the BCA. The Building Commissioner's reform program has a strong focus on this and wants to lift Certifier standards quickly, to enable quality uplift across the entire construction industry.

Summary of the Six Pillar Reform since July 2020

- Pillar 1: New RAB Act came into play. 23 OC audits underway since July resulting in 1 prohibition order and multiple rectification orders.
 - Pillar 2: Market soundings to establish interest in industry-led rating products. Developing the market criteria that would support the offering of a voluntary DLI product
 - Pillar 3: 1,000+ enrolments in our first course "Understanding OC Audits" Next three courses go live before Christmas
 - Pillar 4: Model term sheets to apply the D&BP Act published on the Construct NSW website
 - Pillar 5: ePlanning Portal enhanced to support OC audits and strata bond lodgement, tender released to develop test versions of a building assurance solution. Significant improvements made to BRD's internal systems through data consolidation and information sharing agreements
 - Pillar 6: Evidence gathering began with a new Digital Capabilities survey with Western Sydney University and a strata building survey in partnership with Strata Communities Australia
 - **Keep In Touch:** To keep updated on the Construct NSW reform program, subscribe to the new Construct NSW e-newsletter. Click [here](#) to sign up.
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Our Team



Integrity Strata welcomes Tanya Chapman previously General Manager of a large Strata Management firm overseeing 4 offices.

STAFF

Director:	Leo Paternoster - Licensed Strata Manager (Nowra)
Director:	David Paternoster - Licensed Strata Manager (Wollongong)
General Manager:	Katrina Longmore - General Manager (Wollongong)
Branch Manager:	Claire Clarke - Licensed Strata Manager (Nowra)

Donna Morice	Licensed Strata Manager - Wollongong
Caitlin Hosking	Licensed Strata Manager - Wollongong
Michelle Parker	Portfolio Manager - Wollongong
Jenny Paternoster	Portfolio Manager - Wollongong
Simone Welsh	Trainee Strata Manager – Nowra
Tanya Chapman	Licensed Strata Manager – Nowra

Personal Assistants

Lynette Green	Nowra
Oxano Rozdolovskaia	Nowra
Margaret Carlotto	Wollongong
Samantha Walsh	Wollongong
Tory Longmore	Receptionist/Administration Wollongong



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CONTACT US!

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All correspondence: P O Box W81 West Wollongong NSW 2500

TRADES & SERVICES DIRECTORY



ABN 34 107 690 228

Licence # 227021C

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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



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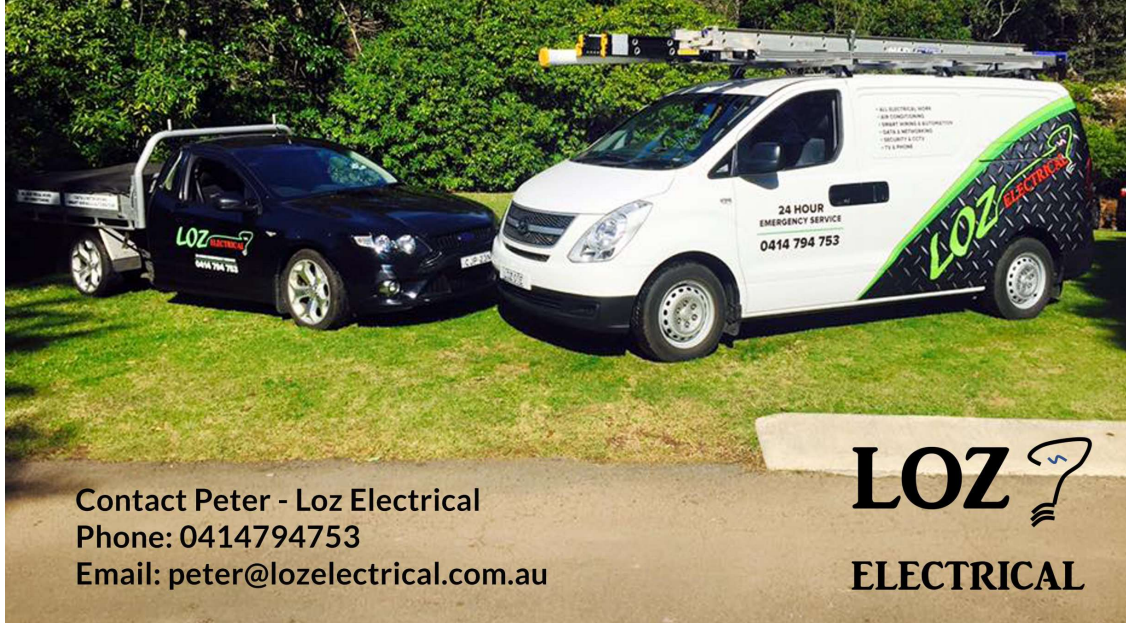


STRATA INSURANCE

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 
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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:

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- Air Conditioning
- Security Alarms

Contact Peter - Loz Electrical
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