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strata

# MONTHLY NEWS

FROM NOWRA & WOLLONGONG

NOVEMBER - DECEMBER 2021 VOLUME 22

Liability limited by a scheme approved under Professional Standards Legislation.



*One of the real joys this holiday season is the opportunity to say thank you and wish you the very best for the new year.*

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## OFFICE SHUTDOWN 2021-2022

The office will **close** for the Christmas and New Year on the **23RD OF DECEMBER 2021** and will **reopen** on **MONDAY 10TH JANUARY 2022.**

Please consult our website for emergency contacts on [www.integritystrata.com](http://www.integritystrata.com)

## New community land laws to start in NSW on 1 December 2021

New laws that modernise the development and management of community land schemes in NSW will start on 1 December 2021. The laws were informed by a [public consultation](#) conducted in July 2021.

3,000 community land schemes in NSW, or are involved in their development.

The laws provide:

- more flexibility in dealing with association property
- improved dispute resolution processes
- enhanced accountability and transparency
- modernised communication procedures.

These reforms align the community schemes legislation with the *Strata Schemes Management Act 2015* and the *Strata Schemes Development Act 2015*, creating a consistent operating approach.

To access the regulation, visit the [NSW legislation website](#). For more information about community, precinct and neighbourhood schemes visit the [NSW Fair Trading website](#).

### **Hosts must register short-term rental accommodation to let their property for summer, new changes to the Code of Conduct**

New planning laws for short-term rental accommodation (STRA) bring new obligations for booking platforms, hosts, letting agents and guests.

Certain STRA properties located in NSW must be registered on the [NSW Government STRA register](#) before 1 November 2021.

This mandatory requirement applies to residential accommodation such as houses, units and terraces. It does not apply to caravans, tents, moveable dwellings, eco-tourist facilities and alpine resorts.

From 1 November 2021, letting agents must not advertise STRA premises unless it is registered on the STRA register and its registration number is displayed with the details of the premises.

The STRA register is managed by the Department of Planning, Industry and Environment (DPIE). Visit the [STRA register on the DPIE website](#) to complete the registration and for more information.

The new planning requirements are part of the STRA regulatory framework which includes the mandatory [Code of Conduct for the STRA Industry](#) (the code) that started in December 2020. The code was introduced to better manage and address anti-social behaviour, impacts to amenity and other issues experienced by neighbours and communities.

Further changes were made to the code in October 2021, to:

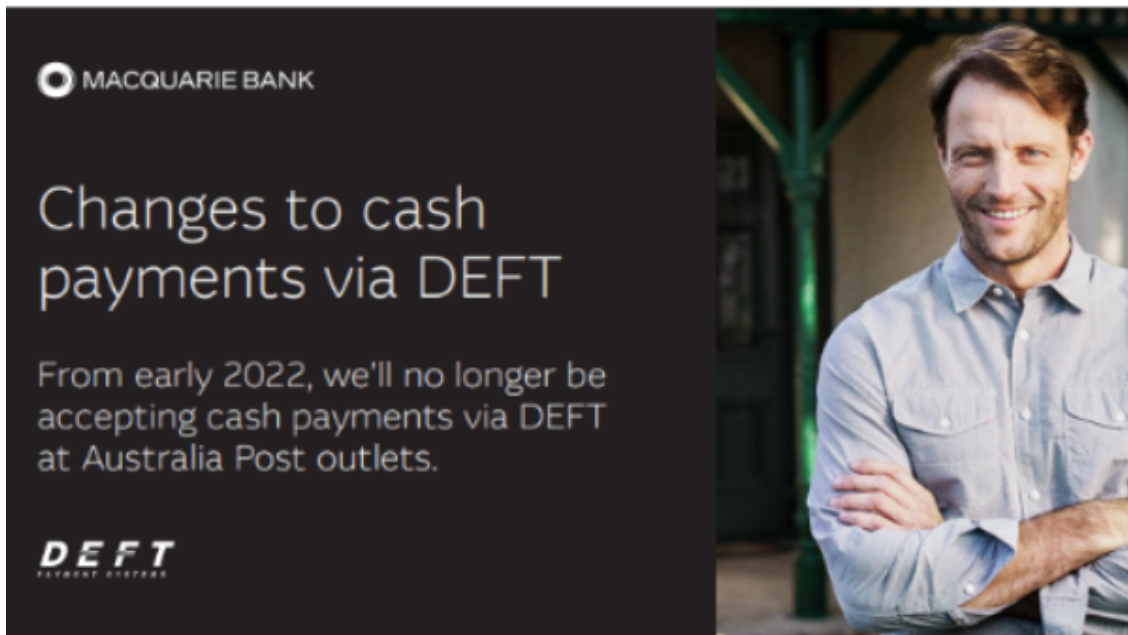
- provide that booking platforms are now only required to check that the premises is registered before advertising that premises, rather than both the premises and the host, and
- specify the information that booking platforms must provide to the Department of Planning, Industry and Environment.

NSW Fair Trading will not be enforcing some requirements under the Code relating to the [Exclusion Register](#) until the public register becomes available in 2022. However, NSW Fair

Visit the [NSW Fair Trading website](#) for more information on the code and how STRA is regulated in NSW.

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## **MACQUARIE BANK Announces Changes to Cash Payments via DEFT**



### **Do these changes affect me?**

These changes will impact you if you pay your rent, strata levies, insurance premiums or other DEFT bills via cash at Australia Post.

### **What alternate payment options are there?**

The payment methods available are determined by your DEFT reference number (DRN) and depend on what your biller accepts:

- Credit, debit card or bank account
- BPAY®
- In-person via EFTPOS or cheque at an Australia Post outlet
- By mail

### **How can you continue to pay at Australia Post?**

You can continue to visit Australia Post outlets to make DEFT payments via EFTPOS or cheque.

Need help? Phone 1800 672 162 or visit [deft.com.au/change](https://deft.com.au/change) for more information.

This information has been prepared by, and DEFT is issued by, Macquarie Bank Limited ABN 46 008 583 542 AFSL 237502. Please consider your own objectives, financial situation and needs, and read the DEFT Payer Product Disclosure Statement, before making any decision about DEFT.

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We are pleased to welcome and introduce Rebecca Hawke who has recently joined our team as a Personal Assistant to Jennifer Paternoster. Rebecca has excellent communication skills and a strong background in Administration in the building industry.

**You can contact Rebecca on 1300 154 797 ext 205**

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We congratulate Ruby Foster who has completed her Certificate IV in Strata Management and is now a Licensed Strata Manager.

**You can contact Ruby on 1300 154 797 ext 201**

We congratulate Oxana Rozdolvoscaia (PA to Claire Clarke) who has completed her Certificate IV in Strata Management

**You can contact Oxana on 1300 154 797 ext 305**

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Daniel & Ruby are engaged and getting married.

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The team celebrated Halloween at the office- we all had a laugh.

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# AMELIE

## IT'S A GIRL

Congratulations to Sally & David on the birth of Amelie at Wollongong Hospital on the 13<sup>th</sup> of October 2021 a bouncing healthy baby girl 8 pounds 2 ounces and 51.5 centimetres.

Best wishes from all the staff and family to Sally, David & Cruz and Amelie.

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**Nowra team have moved down the hallway to a bigger and brighter office.**



## WE MOVED



To a bigger and brighter  
office.

Our new address is 17/29 Kinghorne Street, Nowra  
(its still the same building)

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strata



## Our Team

### STAFF

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

**Donna Morice** Licensed Strata Manager - Wollongong  
**Caitlin Hosking** Licensed Strata Manager - Wollongong  
**Ruby Foster** Licensed Strata Manager - Wollongong  
**Michelle Parker** Licensed Strata Manager - Wollongong  
**Jennifer Paternoster** Portfolio Manager - Wollongong

**Tanya Chapman** Licensed Strata Manager – Nowra  
**Simone Montgomery** Trainee Strata Manager – Nowra

#### Personal Assistants

**Lynette Green** Nowra  
**Oxana Rozdolovskaia** Nowra  
**Margaret Carlotta** Wollongong  
**Sarah Pogson** Wollongong  
**Amanda Hay-Hansen** Wollongong  
**Tori Longmore** Receptionist/Administration  
**Rebecca Hawke** Administration Assistant - Wollongong

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[Integrity Strata](https://www.facebook.com/IntegrityStrata)

Happy with our Service? Please leave us a friendly Google review!



CONTACT US!

Phone number: 1300 154 797

Email: [enquiries@integritystrata.com](mailto:enquiries@integritystrata.com)

Website: [www.integritystrata.com](http://www.integritystrata.com)

All correspondence: P O Box W81 West Wollongong NSW 2500

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## TRADES & SERVICES DIRECTORY



ABN 34 107 690 228

Licence # 227021C

**PLEASE CALL  
4295 3222**

At CityWide Group (NSW) we provide the following services:

1. **Plumbing**
2. **Excavations**
3. **Fire Services**
4. **Pumps**
5. **Waterproofing.**

In addition, we also provide 24 hour on-site emergency repairs.

As valued clients of Integrity Strata, we offer a 10% discount on private works.

Please quote your Strata number when calling.

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# Homestead

## Concreting & Property Maintenance Pty Ltd

Trading as: Homestead Property Maintenance Pty Ltd  
ACN: 099 723 654 ABN 35 174 173 224



We specialise in:  
Building /Carpentry works, Maintenance repairs,  
Bathroom Renovations and waterproofing,  
Termite repairs, Concreting, Plastering & Painting

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](http://www.alltradesillawarra.com.au)

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2f&d

## 2 FIND and DESIGN

Property Styling | Colour Consultation | Interior Decorating

[2findanddesign.com](http://2findanddesign.com)

### **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**

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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.**

**24 HOUR  
EMERGENCY SERVICE  
0414 794 753**

**LOZ**   
**ELECTRICAL**

Contact Peter - Loz Electrical  
Phone: 0414794753  
Email: [peter@lozelectrical.com.au](mailto:peter@lozelectrical.com.au)

## 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

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

Phone: 0414 794 753

Email: [peter@lozelectrical.com.au](mailto:peter@lozelectrical.com.au)

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WOLLONGONG AND NOWRA 1300 154 797 | WEBSITE: [WWW.INTEGRITYSTRATA.COM](http://WWW.INTEGRITYSTRATA.COM)

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