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strata

MONTHLY NEWS

FROM NOWRA & WOLLONGONG

FEBRUARY - MAY 2022 VOLUME 22

Liability limited by a scheme approved under Professional Standards Legislation.



SCA (NSW) 2022 Strata Meeting General Recommendations As of 11 January 2022

With continuing uncertainty regarding COVID-19 recommendations and issues relating to the vaccination status of attendees, Strata Community Association (SCA NSW) recommends that Strata Meetings continue to be held virtually.

SCA (NSW) recommends such virtual meetings at least until 31 March 2022.

Virtual meetings will allow Owners Corporations to continue to have meetings without the vaccination status of attendees being a consideration. It is important to provide everyone with

Virtual meeting tools allow the sharing of a screen that displays agendas, meeting papers, quotes, budgets, etc. Presentation software such as PowerPoint and electronic voting systems also allow the presentation and integration of meeting information and papers (and the latter will ease minutes preparation).

If a Scheme wishes to go ahead with an in-person meeting, then the following things should be considered;

- Obtaining indemnity from the Strata Committee or Scheme.
- In the short term, being able to confirm the vaccination status of the staff attending.
- In the short term, formulating a company policy on owner attendees' vaccination status.
- Clients to not ask for confirmation whether a manager is fully vaccinated.
- The Strata Committee takes responsibility for the COVID Safe Plan and management of the attendees on the day.
- That the owners have an option to vote other than in person or via proxy (e.g. voting papers or electronically);
- That the Meeting is held in a COVID safe venue with the appropriate COVID safe systems and processes in place.

In view of the uncertainty and for the safety of our staff and clients our office will be fully functional but will not be open for the general public, clients and tradespersons.

If necessary, a member of staff will meet you external to the office, please ensure you have a mask, and the staff member will also wear a mask. Please contact 1300-154-797 or email enquiries@integritystrata.com.

New Bill to Implement Covid-19 Measures Permanently

Did you know that a new Bill is currently before the NSW Parliament to permanently implement COVID-19 measures for the strata industry?

In the last 24 months, temporary reforms were made to the Strata Schemes Management Act 2015 and the Community Land Management Act 2021 in response to the COVID-19 pandemic.

The COVID-19 and Other Legislation Amendment (Regulatory Reforms) Bill 2022 proposes to make those reforms permanent.

The reforms include:

The New Reforms

The reforms include allowing:

- strata owners corporations, strata committees and community associations, to meet and vote electronically without passing a resolution to do so;
- owners corporations and community associations to validly execute documents by affixing the common seal electronically or by not affixing the seal at all; and
- service of a document on an owner or occupier of a lot to be by email to an address nominated by the owner or occupier for the service of documents.

More Information

Source: Explanatory note for the [COVID-19 and Other Legislation Amendment \(Regulatory Reforms\) Bill 2022](#), accessed 17 February 2022.

New Mandatory 'Code of Conduct' for Short Term Rental Accommodation Arrangements

On 20 October 2020 the Department of Fair Trading announced the mandatory 'Code of Conduct' for the short-term rental accommodation arrangements (STRAs). This Code of Conduct was published in the Government Gazette on 28 October 2020 and is scheduled to commence on 18 December 2020. Your strata scheme should take this opportunity to read the 'Code of Conduct' and to consider reviewing and if needed, updating its short term rental accommodation by-laws. This will ensure the changes made to legislation governing this space in April 2020 and now with the publication of the new mandatory 'Code of Conduct' is covered.

Host Obligations Under the Code of Conduct

There are several new obligations for short term rental accommodation hosts. These include:

- Insurance that covers liability for third-party injuries and death and is valid for any period of occupancy under any STRAs;
- A host or an authorised contact must be available between 8am and 5pm every day of the week to manage guests, the premises, neighbourhood complaints and other issues concerning use of the premises; You must also give contact details for emergency electrical, plumbing and general emergency services to your guests, and be contactable outside the above ordinary hours in case of an emergency;
- A host must ensure that their guests meet the behaviour obligations for guests under the Code of Conduct and provide a copy of the Code together with the strata or community by-laws for the strata or community scheme in which the premises are located to the guest and make them aware that the Code and where applicable, the by-laws, apply to their stay;
 - Premises are not to be rented by a host to a guest that is recorded on the exclusion register.

Short Term Rental Accommodation Premises Register

- A short-term rental accommodation premises register is being developed and expected to

STAFF NEWS



Erin's career is as follows:

4 years - Telstra Inverell - Sales Representative.

2 years 8 months - Professionals Real Estate Inverell - Property Manager

4 years, 3 months - Regional Strata NSW in Batemans Bay - Strata Associate

Since June 2021 - Southern Cross Strata Liverpool - Strata Manager

You will be able to contact Erin on 15th March 2022 at 1300 154 797 ext 205

EMPLOYEE OF THE MONTH

FEBRUARY

Caitlin Hosking



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
Erin Williams	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 Carlotto Wollongong
Sarah Pogson Wollongong
Amanda Hay-Hansen Wollongong

Tori Longmore Receptionist/Administration

ANNOUNCEMENT

WELCOME TO NEW CLIENTS THAT HAVE SIGNED WITH INTEGRITY STRATA

Market Place Wollongong	(10 lots)
High Street Woonona.....	(16 lots)
Calderwood Rd Albion Park	(5 lots)
Akuna Street Kiama	(4 lots)
Balgownie Rd Balgownie	(7 lots)
Douglas Road Fern Hill	(6 lots)
Warehouse Place Berkley	(186 lots)
Moss Street, Nowra	(12 lots)
Duncan Street, Huskisson	(3 lots)
Ocean Street, Mollymook	(8 lots)
Princes Hwy, Ulladulla	(11 lots)
St Vincent Street, Ulladulla	(4 lots)
Trim Street, South Nowra	(18 lots)
Bunberra Street, Bomaderry	(3 lots)

FOLLOW US ON OUR SOCIAL MEDIA!



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



CONTACT US!

Phone number: 1300 154 797

Email: enquiries@integritystrata.com

Website: www.integritystrata.com

All correspondence: P O Box W81 West Wollongong NSW 2500

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.

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



2f&d

2 FIND and DESIGN

Property Styling | Colour Consultation | Interior Decorating

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

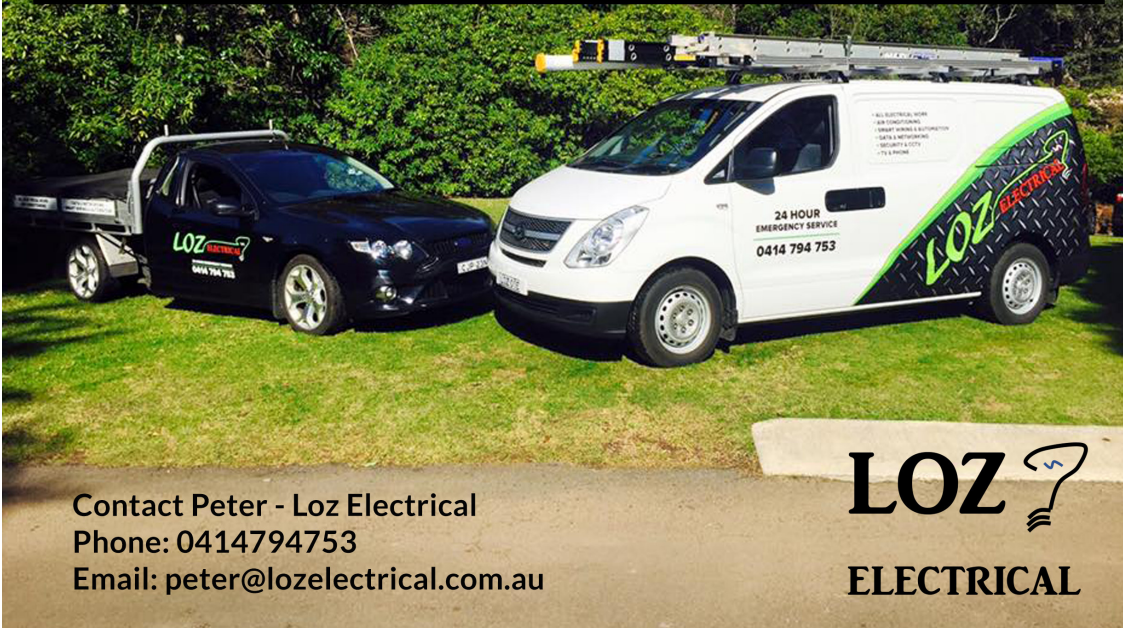


STRATA INSURANCE

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.



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

Phone: 0414 794 753

Email: peter@lozelectrical.com.au

WOLLONGONG AND NOWRA 1300 154 797 | WEBSITE: WWW.INTEGRITYSTRATA.COM

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