



## SHORT-TERM RENTAL ACCOMMODATION: EXCLUSION REGISTER REQUIREMENTS

If you're involved in renting out, booking or offering short-term rental accommodation, it is important you're aware of new requirements. Guests and hosts listed on the now public [online exclusion register](#) cannot book or accept short-term rentals.

The NSW Government's mandatory [Code of Conduct for the Short-Term Rental Accommodation Industry](#) (the code) first introduced the short-term rental accommodation exclusion register in December 2020.

From **1 August 2022**, hosts, guests, letting agents and booking platforms need to check the exclusion register. This is a requirement under the code.

The short-term rental accommodation exclusion register records the details of:

- hosts who are not allowed to offer their premises for short-term rental accommodation
- guests who are not allowed to book short-term rental accommodation.

Hosts and guests with two strikes logged against them in a two-year period for serious breaches of the code will be added to the exclusion register.

### **More information**

Visit our [exclusion register page](#) to find out what you need to do as a:

- [booking.platform](#)
- [host](#)
- [letting.agent](#)
- [guest.](#)



## OUR CHARTER FOR CLIENTS

We are committed to providing an honest, efficient, and positive strata service and promise transparency in all matters, high attention to detail, and a rapid response to all of our clients. Our well established processes for our developer, unit, apartment and townhouse clients are regularly reviewed, audited and monitored, including:

- Daily trust accounting including receipting, payments and reconciliations
- Budgeting for administrative & capital works (sinking) funds
- Issue of strata levy and contribution invoices with the management of arrears
- Provision of monthly financial reporting, lodgement of statutory, BAS and tax returns to the ATO
- Contractor management
- Meeting management including; preparation, issue of notices, chairing of meetings and issue of minutes
- Communication with property stakeholders
- Coordination of maintenance tasks if required
- Enforcement of [rules and by-laws](#)
- Compliance management requiring issue/lodgement of notices, orders and certificates
- General secretarial tasks
- Provision of [online information](#) to owners via our Portal

If at any stage you feel that we have not met your expectations let Katrina or Claire know and we will assist you in resolving the issues.

Katrina Longmore - [katrina@integritystrata.com](mailto:katrina@integritystrata.com)

Claire Clarke - [claire@integritystrata.com](mailto:claire@integritystrata.com)

## STAFF NEWS

EMPLOYEE OF THE MONTH

**JUNE**

*Tori Longmore*



EMPLOYEE OF THE MONTH

**JULY**

*Claire Clarke*





EMPLOYEE OF THE MONTH

# AUGUST

**Simone Montgomery**

**Donna Morice**



## Welcome to the Team!



**CATRIN**

Cat brings a fresh approach to Integrity Strata. After shifting career paths from fitness to Strata, Cat is already a natural - displaying a positive energy towards her work and already building a strong rapport with clients.



**RAHUL**

Rahul brings to Integrity Strata his extensive management skills coupled with his accounting background. A highly motivated individual. Rahul displays a positive and enthusiastic attitude towards everything he does.



## Our Team

### STAFF

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



Donna Morice	Licensed Strata Manager - Wollongong
Ruby Foster	Licensed Strata Manager - Wollongong
Michelle Parker	Licensed Strata Manager - Wollongong
Erin Williams	Licensed Strata Manager - Wollongong
Jennifer Paternoster	Licensed Strata Manager - Wollongong
Amanda Hay-Hansen	Portfolio Manager - Wollongong
Tanya Chapman	Licensed Strata Manager – Nowra
Simone Montgomery	Licensed Strata Manager – Nowra

#### Personal Assistants

Kiara Williamson -	Nowra
Oxana Rozdolovskaia	Nowra
Margaret Carlotta	Wollongong
Rahul Rahul	Wollongong
Catrin De Jong	Wollongong
Tori Longmore	Receptionist/Administration

To avoid disappointment in seeing your Strata Manager who often may be away from their desk, please call their Personal Assistant 1300 154 797 and book an appointment.

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## FOLLOW US ON OUR SOCIAL MEDIA




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




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**NOWRA**

**WOLLONGONG**

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**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

## TRADES & SERVICES DIRECTORY

# 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)



## STRATA INSURANCE

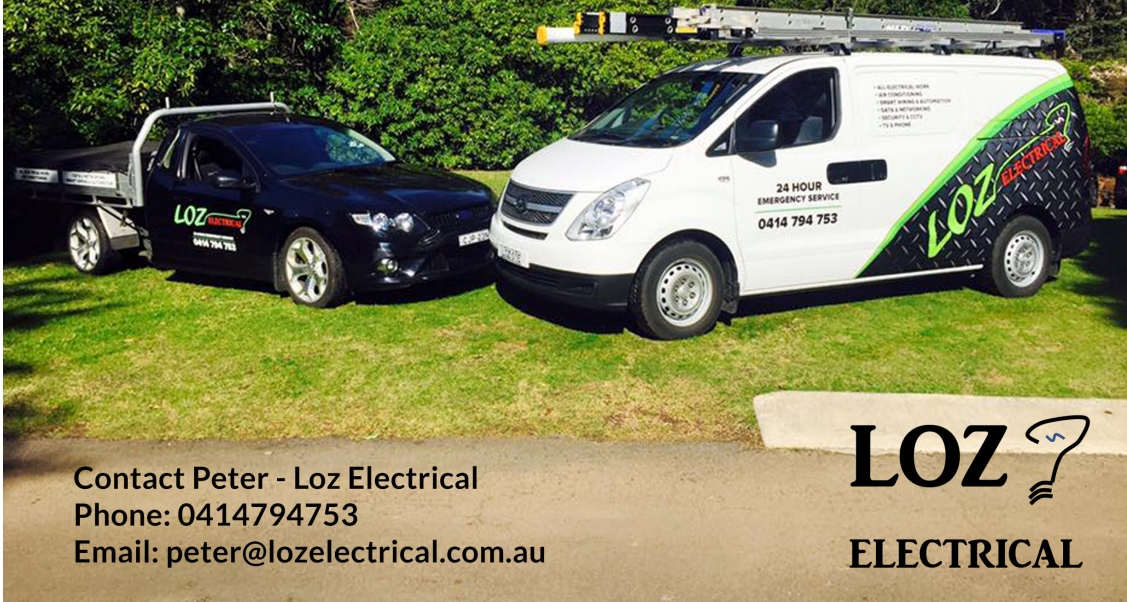
CRM Brokers' Strata division engages specialist strata brokers whose main function is to deal solely with all things strata. Our in-house Claims team ensures we provide accurate assessments when discussing claims and potential issues with insurers.

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.

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**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  
Phone: 0414 794 753  
Email: peter@lozelectrical.com.au

[View this email in your browser](#)

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