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**integrity**  
strata

# MONTHLY NEWS

FROM NOWRA & WOLLONGONG

**NOVEMBER - DECEMBER 2022 VOLUME 25**

Liability limited by a scheme approved under Professional Standards Legislation.

**INTEGRITY STRATA  
WISHES EVERYONE  
A MERRY  
CHRISTMAS &  
A HAPPY  
NEW YEAR  
FOR 2023**



We hope you have a wonderful holiday season and enjoy the festive season. We are taking a break from 4.00pm on Thursday, 22<sup>nd</sup> December 2022 and will re-open at 8.30am on Monday, 9 January 2023. We look forward to assisting you in the New Year.

**EMERGENCY CONTACTS DURING THIS PERIOD CAN BE FOUND ON OUR WEB**

**PAGE:** [www.integritystrata.com](http://www.integritystrata.com).

**Our emergency number for the Christmas period is 0416 096 949.**

**Please note that if the matter is not an emergency there will be a charge of \$150.00 payable.**



## STRATA RENOVATIONS: THE IMPORTANCE OF A GOOD BY-LAW

[By-Laws](#), [News & Publications](#), [NSW](#)

Work involving waterproofing, involves structural elements, changes the external appearance of a lot or may require consent under other legislation such as work that requires development consent and as such a by-law is required.

A good by-law protects both the owner's corporation and the lot owner and future owners of the lot by setting out the rights and obligations of the lot owner.

To protect the lot owner the by-law needs to set out clearly the work that has been authorised and the time frame in which to do it as well as any conditions that must be met before the work can start such as providing details of the builder and their insurances. A clear statement of the authorised work means that the owners corporation has a reference point for changes to the common property as well as who is responsible for that work. This is important in case there are issues with the work later and, in the case of structural work, so that a record of any structural changes to the building is kept.

To protect the owners corporation a good by-law should also set out conditions for the lot owner and their contractor to comply with during the works to ensure that other lot owners and the owners corporation itself are not unduly burdened by the works. Conditions such as requiring work to comply with relevant standards and legislation such as the Building Code of Australia and the *Design & Building Practitioners Act 2020*, setting out access and parking requirements, use of lifts (if there are any), hours of use of percussion tools and disposal of waste should all be dealt with in the by-law so that all lot owners are aware of the requirements.

It is also essential to include conditions regarding the maintenance and repair obligations for the work. Generally, if the lot owner is to conduct the work, the

of it. Rights are often also created for the owners corporation to conduct the repair and maintenance work if the lot owner does not do so and for the owners corporation to recover the cost of doing so from the lot owner.

Why are these obligations required of the lot owner? Although no one wants their renovation to cause issues they sometime can. This can be during the conduct of the work with contractors leaving waste on the common property or causing parking chaos by using all the common property visitors parks or after the work is completed if there is a defect in the work or through age and wear and tear the work requires replacement for instance a waterproof membrane in a shower not being installed correctly.

Having these obligations clearly set out and agreed to in the registered by-law before the work commences can short circuit any later disputes. It also means that in the years after the work is completed there is a record of what the lot owner is responsible for.

This is general information and should not be considered to be legal advice. If you are affected you should obtain legal advice specific to your individual situation.

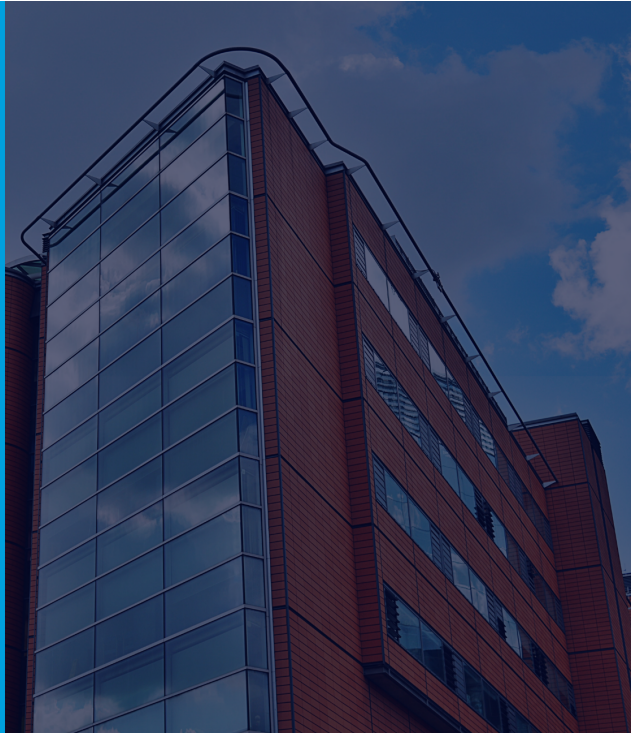
SOURCE: <https://kerinbensonlawyers.com.au/strata-renovations-the-importance-of-a-good-by-law/>

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## ANNOUNCEMENT

## WELCOME TO NEW CLIENTS THAT HAVE SIGNED WITH INTEGRITY STRATA

- 15 Noble Street Gerringong
- 28 George St Warilla
- 62 Marshall Street Dapto
- 46-48 Peterborough Avenue Lake Heights
- 22 Foley Street Gwynneville
- 78 Byamee Street Dapto
- 6 Smith Street Wollongong
- 5 Werowi Street Dapto



## STAFF NEWS

INTRODUCING...

*Kayleigh*

*We welcome Kayleigh as our  
new admin assistant!*







CONGRATULATIONS !

Ana

*We congratulate Ana on  
obtaining her Strata Licence!*

EMPLOYEE OF THE  
MONTH

Simone

*Thank you, Simone, for all your  
hard work and dedication to  
our clients!*





## Our Team

<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>Operations Manager:</b>	<b>Claire Clarke - Licensed Strata Manager (Nowra)</b>

<b>Donna Morice</b>	<b>Licensed Strata Manager - Wollongong</b>
<b>Ruby Foster</b>	<b>Licensed Strata Manager - Wollongong</b>
<b>Michelle Parker</b>	<b>Licensed Strata Manager - Wollongong</b>
<b>Erin Williams</b>	<b>Licensed Strata Manager - Wollongong</b>
<b>Amanda Hay-Hansen</b>	<b>Licensed Strata Manager - Wollongong</b>
<b>Tanya Chapman</b>	<b>Licensed Strata Manager – Nowra</b>
<b>Simone Montgomery</b>	<b>Licensed Strata Manager – Nowra</b>
<b>Oxana Rozdolovskaia</b>	<b>Licensed Strata Manager – Nowra</b>

### Personal Assistants

<b>Kiara Williamson</b>	<b>Nowra</b>
<b>Margaret Carlotto</b>	<b>Wollongong</b>
<b>Rahul Rahul</b>	<b>Wollongong</b>
<b>Catrin De Jong</b>	<b>Wollongong</b>
<b>Kayleigh Griffiths</b>	<b>Wollongong</b>
<b>Tori Longmore</b>	<b>Receptionist/Administration</b>

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

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## 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

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# 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.

**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](mailto: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](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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