

several recent cases in which NCAT has invalidated cost recovery type by-laws. But there are also cases where NCAT has upheld cost recovery type by-laws. Ultimately, if an owners corporation wants to seek to recover from certain owners the costs it incurs carrying out fire safety upgrades in their lots, a cost recovery type by-law will need to be put in place but there may be difficulty enforcing the by-law.

Conclusion

A Council is entitled to issue a fire order against an owners corporation that requires fire safety upgrades to be carried out to lot property. Where that occurs, the Strata Act gives the owners corporation the right to enter the lots in order to do the work required by the fire order. If an owners corporation wants to recover the costs it incurs carrying out fire safety upgrades in a particular lot, a cost recovery type by-law will need to be put in place for that purpose. However, NCAT has recently raised question marks over the validity of cost recovery type by-laws so the recovery of those costs cannot be guaranteed.

Reference: This article was taken from J S Mueller newsletter



Integrity Strata are proud to be sponsors of the Jamberoo Superroos Junior Rugby League team! Our director Leo Paternoster had a great time over the weekend cheering the kids on as they played their home-game. ❤️❤️



Our Team

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

Donna Morice Licensed Strata Manager - Wollongong
Ruby Foster Licensed Strata Manager - Wollongong
Michelle Parker Licensed Strata Manager - Wollongong
Erin Williams Licensed Strata Manager - Wollongong
Amanda Hay-Hansen Licensed Strata Manager - Wollongong
Margaret Carlotto Licensed Strata Manager - Wollongong
Tanya Chapman Licensed Strata Manager – Nowra
Simone Montgomery Licensed Strata Manager – Nowra
Oxana Rozdolovscaia Licensed Strata Manager – Nowra

Personal Assistants

Rahul Rahul Wollongong
Catrin De Jong Wollongong
Jeevan Hetti Nowra
Tori Longmore Wollongong
Ella Ruiz 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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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

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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

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Contact: 0431 147 746

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Phone: 0414 794 753

Email: peter@lozelectrical.com.au

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