

Council of the Strata Company



Who are they? The Council consists of Owners from within your complex.

Included on the Council are a Chairperson, Treasurer and a Secretary, who may be separate individuals, or all roles can be undertaken by a single member.

This group may also be known as 'Council of Owners' or 'Council of Management'.

Council members do not need to live on site, or even in the State however it is an advantage if at least one member of the Council either lives on site or lives locally, in case personal attendance is required e.g. urgent matters, to meet with a contractor if required, or to be a direct contact for owners if necessary.

What do they do? These owners make ongoing decisions throughout the year on behalf of, and in the best interest of all owners, and collaborate with the Strata Manager.

Matters that were unforeseen at the Annual General Meeting (AGM) or have since arisen can usually be decided by a majority of the Council members. This may include instances such as approving expenditure such as an insurance excess, authorising repair work, or overseeing breach notices. A Council can not override decisions made by owners at their General Meeting.

Having an active Council helps to cut down on delays (as it takes a minimum 21 days to call a General Meeting), expediate decisions and deal with matters in real time.

Your **Strata Manager** can still continue to obtain quotes, issue work orders, pay invoices, issue levy notices, arrange and Chair your General Meetings etc., as most duties can be delegated to the Strata Manager by the Council, however your Council hold the decision-making authority.

Your elected Council should hold Council meetings throughout the year; however, interim decisions can be made by majority over email.

How do I become a Council member? Council members are elected at your AGM with these positions up for re-election at each AGM.

The Strata Titles Act (Act) states that there must be between 3 and 7 members on the Council. This number of available positions can change at each AGM. For smaller schemes of less than 7 Lots, all owners can elect for Council nominations so that they can make decisions for the Strata Company throughout the year without having to call a General Meeting.

With your AGM documents is included a Council Nomination form. Simply complete this form and return it prior to your meeting, or before the commencement of your meeting. Alternatively you can nominate at the General Meeting however as there can at times be additional matters requiring consideration, (such as being financial, co-proprietor authority etc.) it is best to have this form provided to your Strata Manager prior to the meeting so any issues with the form completion can be addressed prior to the meeting and help minimise delays or disappointment.

Our property is owned by a Company or Trust, can we represent owners on the Council?

Yes! A form will have to be completed by an authorised person and nominate a natural person to fulfil the Council duties.

I still have questions, who can I speak to? We're always happy to help you, so please do not hesitate to get into contact with your **Degrees Strata Manager**.