

# **Changes to the Strata Building Bond Scheme**

So what are the recently announced changes to the Strata Building Bond and Inspection Scheme?

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## **We Love Sharing Our Strata Knowledge...**

Thank you Strata for your support in 2017. Here are some useful links from 2017 that will come in handy for 2018.

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## **Did You Know the Sheriff Can Play an Important Role?**

The Sheriff can be a very important ally when an owner fails to pay their strata levies, ignores repeated requests for payment and all else fails.

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# **NCAT Confirms that it Cannot Impose Penalties**

NCAT confirms it does not have power to impose monetary penalties on persons who breach orders.

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# **NCAT Rules Against Short Term Lettings**

NCAT rule's against a short term letting by-law being passed for a Sydney apartment block, was NCAT's decision wrong?

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# **Disabled Residents – Do You Need to Provide Access?**

Does an owners corporation need to modify its common property to provide easier access for disabled residents in its strata scheme?

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# **Repair and Maintenance of Unauthorised Works**

We all know an owners corporation must maintain and repair common property but what happens when an owner alters the common property?

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## **Structural Defects Given a Limited Meaning**

The Supreme Court has decided that structural defects under the old home building legislation do not extend to cover certain building elements.

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## **Repairs that Alter, Add or Improve Common Property?**

Can the strata committee approve repairs which alter, add to or improve common property without the authority of a special resolution?

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# Were Statutory Warranties Breached?

An apartment building in Rhodes, Sydney claimed damages against Walker Group Constructions, inferring they had breached statutory warranties.