

Hon Stephen Knoll MP
Minister for Transport, Infrastructure and Local Government
Minister for Planning
GPO BOX 1533
ADELAIDE SA 5001

ministerknoll@sa.gov.au

Cc: Alisha Fisher, *CEO Strata Community Australia*

30 March 2020

Dear Minister Knoll,

URGENT: Strata & Community Title Industry Association Action Advice Regarding COVID-19

I am writing to you in my capacity as the President of the South Australian Chapter of the Strata Community Association.

I wrote to the Attorney General on 16 March 2020, it is my understanding that this communication was redirected to you. This communication is an update to that correspondence.

Many of the industry clients not only fall into a vulnerable category but we have identified some key areas that the industry can contribute to social distancing. Some of these actions are not supported by the legislation as it stands and ask for dispensation and comment.

Meetings

Legislation requires Strata and Community Corporations to convene an Annual General Meeting.

With a growing number of these communities in the state, there is a vast requirement of AGM's required per week.

The difficulty at the present time is to find a quorum and comply with the legislation. As the health crisis evolves, it is doubtful that owners are even willing to meet face to face to hold their AGM and manage their affairs as required under the Strata Titles Act 1996 and the Community Titles Act 2011

Body Corporate Management firms are professional companies who have specialised in servicing bodies corporate with sophisticated IT, fully capable of remotely servicing their client's needs.

The technology is easy for any consumers to use with a device, whether that be a laptop, a tablet or a mobile phone. There are very few people in South Australia, owning a strata unit, that do not have access to a device to be able to hold a meeting electronically.

SCA (SA) requests that the ability to vote and meet electronically is implemented as a matter of urgency. Communities should not be penalised should they choose to delay the convening of a meeting or fail to hold a meeting strictly in

accordance with the legal requirements. Most affairs can only be managed electronically if there has been agreement to do so.

To now obtain this agreement it is required to meet in person, pass a resolution which will then apply to the next meeting.

The SCA (SA) will be encouraging management companies to invest in alternative methods of meetings such as teleconference and video conference facilities.

We ask for your comment on this matter

Administration & Sinking Fund

As effects to the economy continues to unfold and more people are stood down or made redundant we are aware that there will be flow on implications to bodies corporate.

In some cases payments of levies may not be possible for some unit holders and subsequently budgets of corporations may be effected.

In some extreme cases the Administration Fund may become depleted.

The SCA (SA) would like to see dispensation on using sinking funds to fund recurrent expenditure in these circumstances.

We ask for your comment on this matter

Service of Notices

The legislation allows for consent of the service of notices via Electronic-Mail (email) if consent is given rather than ordinary post.


With firms moving towards a work from home model of business, we would ask that firms do not need to obtain consent if a unit owners email is on the members register and this becomes the default method of communication and service delivery method.

We ask for your comment on this matter

Thank you for your consideration and I look forward to assisting the state in the prevention and slowing of COVID-19 through these small measures.

I am able to be contacted directly on 0450 903 520 or joshua@munroproperty.com.au as you see fit and appropriate.

Yours Sincerely,



Joshua S Baldwin
President
Strata Community Association (SA)