

## Strata Reform 2016



### At a Glance

- Only applies to buildings with 50% or more registered tenants
- Tenant rep cannot hold office, vote or add motions
- Can be excluded from certain discussions
- Tenant Rep must be nominated prior to AGM

## Fact Sheet #1 – Tenant Representative

### + ELIGIBLE SCHEMES

Schemes that have 50% or more registered tenancies should elect tenant representative.

### + ELIGIBLE TENANTS

Tenants recorded on the Roll via a tenancy notification.

### + MEETING OF TENANT GROUP

To be convened by the Secretary or Strata Manager.

### + NOTICE OF TENANT GROUP MEETING

Notice must be given 14 days prior the AGM. 7 days notice of the meeting must be given.

Notice can be given in writing via service of notice address (can be via email if nominated on tenancy notification).

### + TENANT REPRESENTATIVE MEETING CHAIR

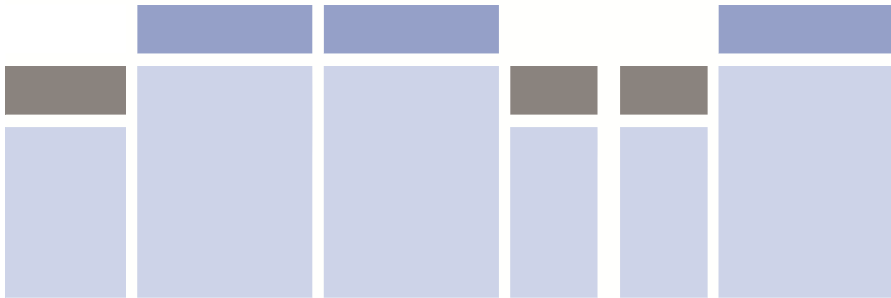
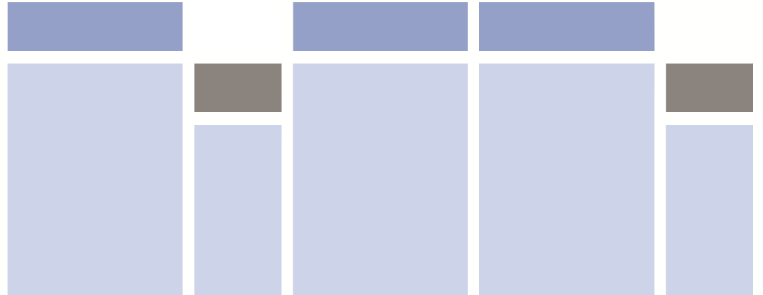
Chaired by the convenor of meeting or a nominated eligible tenant.

### + TENANT REPRESENTATIVE MEETING QUORUM

One eligible tenant meets the quorum requirement.

### + TENANT REPRESENTATIVE NOMINATION

Nomination to be determined by majority vote of eligible tenants present.



**+ ACKNOWLEDGEMENT OF NOMINATION**

Agenda item to acknowledge the tenant representative nominee to be tabled at AGM following Strata Committee Election.

**+ TENANT REPRESENTATIVE RIGHTS**

Not Entitled to:

- Vote on decisions of the Strata Committee;
- Put forward a motion to the Strata Committee;
- Nominate a Strata Committee member for office;
- Act as an officer for the Owners Corporation for Strata Committee purposes;
- Be counted towards achieving a quorum.

**+ TENANT REPRESENTATIVE EXCLUSION**

At the discretion of the meeting the tenant representative can be excluded from discussion concerning:

- Financial statements and auditor's reports;
- Levying of contributions;
- Recovery of unpaid contributions;
- Discussions under Part 10 of the Strata Schemes Development Act 2015 (collective sale or redevelopment of freehold strata schemes) or any related matter;
- Any other financial matter

**+ APPOINTMENT PERIOD**

The station of tenant representative commences at the end of the AGM at which the nomination is received and runs until the next meeting where a new Strata Committee is elected.

**+ TENANT REPRESENTATIVE VACATION**

In the event that the tenant representative ceases to be a tenant anymore, resigns in writing, a new Strata Committee is elected or that they die, the Secretary/SM is to call a meeting to elect a new representative. The same notice requirements apply.

**+ AGENDA AND MINUTES**

Company policy will be to keep minutes for tenant representative meetings.

**+ BCMAX 5.4**

BCMAX V5.4 will have the ability to generate a tenancy report.

