



ALL I EVER GET IS JUNK MAIL OR BILLS

Why is it so important to read what you get in the mail?

Every Owner of a lot in a community titles scheme is automatically a member of the Body Corporate. Owners do not have a choice as to whether or not they will be a body corporate member. So regardless of whether you want to be in a body corporate or not, when you purchase a property that forms part of a community titles scheme, you will not be able to opt out.

The levies are highway robbery, I never agreed to pay these?

Ah, but did you? The Body Corporate Manager is generally not charged with the ability to make decisions on behalf of the Body Corporate, they act on instructions from the Body Corporate (via the Committee) and make recommendations to the Committee. There are a number of decisions that the Committee can not make, these decisions are the responsibility of all Owners within the Scheme. The Committee will make a recommendation based on what they think is appropriate, they will then present this at the Annual General Meeting where it is up to all of the Owners to make a decision.

But I was never told about the levies? 21 days prior to the Annual General Meeting, Owners will receive written notification of the details of when the meeting is to be held, where and what is on the agenda to be discussed and voted on. As a member of the Body Corporate entitled to vote, by voting at the Annual General Meeting, you are either giving your approval or disapproval for what the Committee has proposed. Whether a motion is accepted or not will depend on the number of votes that are recorded for and against a motion. The Committee also cast votes however their votes have the same weight as an individual Owner.

A copy of the decisions made at the Annual General Meeting are by law required to be given to all Owners within the Scheme. A copy of the decisions made at Committee Meetings are by law required to be given to all Owners within the Scheme.

If the Committee are scheduling a Committee Meeting, by law a copy of the intention to hold a meeting is required to be given to all Owners within the Scheme.

Decisions that are made at Committee meetings and General Meetings are for the benefit of maintaining the smooth and harmonious living for residents within the Scheme and also to protect the physical asset/s. As the Body Corporate is made up of all Owners within the Scheme, the law requires that the Owners of the Body Corporate are kept informed at all times.

This is why it is important to read what you get in the mail.