

MEDIA RELEASE

For immediate release

'Vertical Cruise Ships' Left High and Dry

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"The NSW strata sector is calling for greater clarity in Public Health Orders for apartment complexes", Karen Stiles, Executive Officer of OCN said today.

"The truth is there is no strata voice at the table", she said. "This is why we have been calling for a **Commissioner for Strata Living**. We need someone at the table who understands how apartment buildings and apartment communities work", Ms Stiles said.

"We understand the government has a difficult job to do. But NSW Health has failed to address the unique needs of apartment complexes when developing Public Health Orders. Yet, Victoria and Queensland can do it", she said.

"The building managers and strata committees have been calling for over twelve months for clarity and certainty to avoid conflicts over shared spaces."

"Residential strata schemes are not businesses and cannot adopt or register a COVID-19 Safety Plan. Their pools and gyms are not commercial. The buildings are residential, but they are not "private" like a free standing house", Ms Stiles said.

"The Delta variant is highly transmissible, and NSW Health and Fair Trading need to work together to fill the gaps do the best for strata employees and residents."

"If a building has Airbnb in it, the complexity multiplies ten-fold", she said.

Here are some of the many unanswered questions:

- Why hasn't Airbnb in high demand suburbs like the City and Eastern Suburbs been banned?
- How can Owners Corporations contact hosts without a Register?
- How should pools and gyms operate? Can visitors be excluded?
- Can we mandate masks in indoor areas within a scheme?

"These communities rely on cooperation but there needs to be legal clarity to reduce conflict".

"It is not just large apartment complexes, people who live in small schemes are equally vulnerable and perhaps even less able to manage without regulations".

Media Comment:

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About OCN

The Owners Corporation Network of Australia Limited (OCN) is the peak consumer body representing residential strata and community title owners and residents. Strata is the fastest growing form of residential property ownership in Australia, and the growth of this sector raises increasingly important questions over property ownership and governance.

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