Member Update

THE INDEPENDENT VOICE OF STRATA OWNERS

September 2023

Dear

A big welcome to all our new members! If this is your first Update, you can find previous ones, covering myriad topics and OCN activities, in the OCN Member Portal.

It was heartening to have a full house of highly engaged members and friends at our *Strata Matters* conference on 22 September . Huge thanks go to our MC, Lachlan Malloch, Director of the Office of the Property Services Commissioner, who kept us on time, in good spirits and even found time to throw in a couple of quizzes. Congratulations to the lucky prize winners!

Thanks also go to our wonderful panel session moderators Sue Williams and Jimmy Thomson. It was a jam packed 4 hours, so head over to the OCN website to watch segments of interest. You can also see our media comments on your behalf under Advocacy.

Please share this newsletter with your committee members and others who may benefit from belonging to OCN - and urge them to join! And, if you use the services of any of our partners, let them know you're an OCN member.

Cheers, Karen Stiles
Executive Director

***Donate* towards OCN Advocacy and Support Services**

Follow us on Facebook, Twitter @ocnvoice and Linkedin

OCN in Action!

OCN In the Media | **OCN Submissions** | **OCN Policy**

"OCN is an organisation I believe in, that performs an important role."

John, Ashfield

This month on the forum members discussed a variety of issues from a mobility assistance by-law and strata management contracts to sky rocketing insurance premiums. Thanks to those members who share their expertise and supplier recommendations!

If you have a burning question or some advice to offer, log in to join the conversation!

Have you added the OCN website to your favourites? The member portal has a wealth of **resources**:> **HERE**. You can take advantage of OCN **special member offers**:> **HERE.** And why pay thousands when you can purchase electric vehicle, fire safety, pet, renovation and short-term letting **by-laws for just $220** from the **OCN shop**?

"Membership of OCN has enabled our community to follow and learn from discussions on matters of common interest and the committee is keen to retain the connection. Thanks for all the work that you do for OCN and its members."

STEVE, Pelican Point

Watch this Space!

If you missed our successful *Strata Matters* event on Friday 22 September, you can catch up on the presentations and panel sessions (and maybe a quiz or two):> **HERE** (highlights) and **HERE** (view the entire event).

We'll announce upcoming events soon, including the AGM in November.

Past Events

Members can access valuable recordings on topics as diverse as changing your strata manager, electric vehicle charging, and how new legislation impacts remedial works:> **HERE**.

> *"Please pass my appreciation to all Board Members for the work being done by OCN and for an informative AGM. OCN has done amazing work and I wish I had known of their existence many years ago. I understand and appreciate the enormous job being done".*
>
> **CHRISTINE, Wilton**

Mapping the Strata 'Life Journey'

OCN met with the NSW Customer Service team to walk through the journey from considering an apartment purchase, through to collective sale of a building. The team aims to develop information and support for people at identified pain points. This should include promoting the iCIRT star rating tool and the new 10 year latent defects insurance cover.

Electrification of Strata Schemes

Thanks to OCN member Jane Hearn, we made a detailed submission to the Senate Economics References Committee on the need to support the transition of apartment buildings from gas to electric to achieve Australia's Net Zero targets. With 3 million people living in strata titled buildings across Australia, it's essential governments identify the knowledge and capacity gaps to target information and incentives to electrify. Read our submission:> **HERE**

Fire Safety

The risk of fire is an ever-present concern for the built environment as buildings get more complicated and populations move to higher density living and working.

OCN participated in a panel session with our friends at the Fire Protection Association of Australia. Overview:> **HERE**

Building Defects

The sorry saga of the Toplace empire collapse continues, with its owner still at large and stranded owners fighting for their rights. Thankfully, the NSW Budget included a $24 million 'down-payment' on a new Building Commission, which will hopefully prevent similar situations in future.

Construct NSW reported on a new partnership with the State Insurance Regulatory Authority, iCare and others to tackle the unsustainable premium increases for the last resort Home Building Compensation Fund. HBCF premiums add significantly to the cost of new builds up to 3 storeys and large remediation contracts.

Short Term Letting

Brisbane City Council has set up a Taskforce to examine the city's short-stay rental market and has sought OCN's input.

In 2022-23, Council introduced new rating categories to encourage more properties to be available on the long-term rental market. This means houses and units rented to paying guests for temporary accommodation purposes will pay higher rates.

NSW Land Registry Services

OCN met with the CEO to discuss the loss of certificates of title as the result of digitisation, as well as the increased cost of simple by-law lodgements.

We also invited Prof Easthope from UNSW City Futures Research Centre to explain the difficulty and expense of obtaining data to inform critical strata data analysis for the Australasian Strata Insights.

"Keep up the great advocacy work you do."
VANESSA, Five Dock

Upcoming Events

Saturday 7 October, 3pm – 5pm, Randwick - Building Management Excellence

Delve into how to successfully manage your building. Whether you're a seasoned property owner or new to strata living, this session promises valuable insights to optimize your building's potential, as well as networking opportunities. People from other areas are very welcome to attend. Register:> **HERE**.

City of Sydney Smart Green Apartments Grants

The City's *Smart Green Apartments* program is open to schemes with more than 70 lots in the Sydney local government area. **Applications close Monday 30 October**. More information and to apply:> **HERE**

The grants help owners corporations understand and improve the efficiency of their buildings, reduce utility costs, and create more resilient strata communities. Increasingly complex centralised equipment and services, coupled with rising energy and water costs, means good asset management is important for strata communities.

National News

Flexihose Alert!

Water events make up about 90% of insurance claims. But no one talks about the limited life of flexi hoses, and the need to replace them every 5 (standard quality) to 10 (high quality) years. So OCN teamed up with partner Strata Plus to create a short video:> **HERE**

Committees should consider an annual audit of apartment flexi hoses, perhaps when your smoke alarms are being tested. It could save you a great deal of grief in terms of flooding, and the resulting rise in insurance premiums and burst pipe excesses.

Heatwaves

As climate scientists predicted, there are increasingly extreme weather events. We've already experienced unseasonal heatwave weather, and more is predicted. Heatwaves have been responsible for more human deaths than any other natural hazard, including bushfires, storms, tropical cyclones and floods. **Be prepared:> HERE**.

The Red Cross RediPlan and workshops are a good way to learn about preparing for emergencies and build your resilience:> **HERE**.

NSW News

Strata Manager's Licence Revoked

NSW Fair Trading has cancelled the operating licence of YTK Management & Consulting Services Pty Ltd after it was found to have acted negligently and with an expired licence while managing a block of Canterbury units.
The company's director, Karim El Khatib, has also been banned from holding a licence under the Property and Stock Agents Act 2002 (NSW) for one year and six months.

Want to make a complaint about a strata management company? Contact Strata Community Association in your State and in NSW lodge a complaint with NSW Fair Trading:> **HERE**

Project Intervene – Resolving Defects

Project Intervene can assist buildings up to 6 years old with serious defects where the developer or builder are still solvent by negotiating an undertaking with the developer to properly fix serious defects at their cost. **Register your scheme's interest by 30 November 2023:> HERE**.

Queensland News

Electric Vehicles

One of the Gold Coast's greenest towers, 26 Vista, has announced a partnership with mobility company Outbound to provide residents with exclusive EV car sharing, making it one of the first residential buildings on the Gold Coast to do so.

Residents will get access to a fleet of EV's, which can easily be reserved and accessed via a customised 26 Vista resident app, encouraging residents to reduce the need for private car ownership. Read more:> **HERE**

Victorian News

Tightening the Reigns on Short Term Letting

The City of Melbourne is the latest Victorian local council to look at what it can do to mitigate the growing number of short-stay apartments in its municipality.

Councillors voted in favour of introducing an annual registration fee and a day-per-year cap per property after adopting a policy position that recognised a "need to track and regulate the short-term rental accommodation industry to relieve a tight housing rental market by increasing the availability of housing being used for longer term homes for people".

The City of Melbourne is home to one of the biggest short-term rental markets in Australia, with more than 4,100 active short-term rental listings representing around 14% of the city's residential properties. The overwhelming majority of these properties (84%) are located in the CBD, Docklands, Southbank and Carlton.

If successful, the City of Melbourne would join the Bass Coast and Warnambool Shires, as well as Frankston and Mornington Peninsula Councils to introduce such measures as an annual registration fee. Other metropolitan councils including City of Port Phillip and City of Yarra are also currently investigating options to deal with short-stays.

---

ocn THE INDEPENDENT VOICE OF STRATA OWNERS

SUPPORTED BY CITY OF SYDNEY

Premium Partners

Strata+ CPR FACADE UPGRADE SPECIALISTS LANNOCK STRATA FINANCE Network Architectural WINDOWLINE Strata Window and Door Replacement Specialists

Major Partners

MAX BUILD Landlay DANRAE GROUP BUILDING MANAGEMENT AUSTRALIA sedgwick HELM EQUIFAX Resilience Insurance

Sent to: _t.e.s.t_@example.com

Unsubscribe

Owners Corporation Network of Australia Ltd, PO Box 4022, Lugarno NSW 2210, Australia

Email Marketing by ActiveCampaign