

Emergencies

- Opal and Mascot Towers evacuations
- Chair Opal Towers advises first key issue...
- **Could not do or spend anything** without
- A General Meeting
- *“ If I had my time again the first thing I would do is pass a motion giving the SC authority to act immediately in an emergency” Shady Eskander (paraphrased)*

Emergencies

- Opal took **two** General Meetings...
- And **eight** weeks to get authority to act
- BUT...it's an **EMERGENCY**
- Not just loss of water, electricity or blocked sewers...
- **The building might fall down**

Altair

- At each AGM we pass motions
- No restrictions on **SC decisions**
- No restrictions on **SC expenditure**
- *Legal advice was those motions (and SSMA2015) arguably don't cover **emergency** decisions or expenditure*

What is an emergency?

- Australian Standard
- *An emergency can be defined as an event, actual or imminent, which endangers or threatens to endanger life, property or the environment, and which requires a significant and coordinated response. Such events could be any of the following: natural disaster - flood, fire, earthquake, tidal surge, storm.*

Emergency Plan

- Somebody(ies) must be able to make immediate core decisions
- Some SC members may be incapacitated or unavailable
- (Available) **SC** to decide if there is an emergency
- SC then able to make decisions and spend money
- *NB. At all times SC must act in compliance with SSMA2015*

Emergency By-Law

- Spend up to \$100k on advice and
- Another \$100k on works
- NOT to raise a Special Levy
- Special Levy requires GM -3 weeks min
- Emergency Levy - two weeks
- But spend **existing funds**
- PRIOR to a General Meeting
- Which must be called ASAP

Renewed at each AGM

- *By-Law 'approved' by our insurers*
- Motion on **emergency expenditure quantum**
- Along with standard motions for
- No restrictions on **expenditure** and
- No restrictions on **decisions**
- Reminds owners of 'right to act'