

NEW COVID-19 STRATA LAWS GIVE CLARITY FOR STRATA RESIDENTS AND OWNERS

Wednesday 14 October 2020: Vital changes to body corporate management to react to the coronavirus crisis proposed by SCA (Qld) have been adopted by the Queensland Government.

The new regulations are technical, but the two biggest takeaways are the clarity given around when common property can close, and who can close it, as well as validating all remotely held meetings.

SCA (Qld) President James Nickless said the changes were welcome, made sense and reflected the industry position and SCA (Qld)'s ongoing advocacy efforts.

"The new regulations draw heavily on the best practice guidelines put together by SCA (Qld) in the wake of the first wave of the coronavirus and our advice to government at the start of the pandemic," he said.

"The 50,000 schemes in Queensland can now function much better, managing their pools, gyms and common property effectively and in compliance with Health Directions that may be issued in the future.

"These regulations also apply retrospectively, validating all the remote meetings that were held by electronic means when the applicable legislation actually has some technical hurdles to holding meetings like that.

"It's a relief to see that we are better equipped to guide committees through any potential future lockdowns and that they have options how to handle common property facilities.

"Throughout the coronavirus crisis SCA (Qld) has been proactive in taking the lead and advocating to government, regulators and stakeholders on the need for reasonable flexibility for bodies corporate during this time. Additionally, we created definitive guides to help assist strata managers and lot owners navigate what has been an incredibly uncertain time.

"To one extent or another, our lives and our livelihoods are being carried out remotely, and body corporate meetings are no different. These laws extend the certainty to committee members, lot owners and strata managers that they need to get on and make decisions pragmatically.

"Apartment, townhouse and other community title residents and owners will know that there was much confusion around the authority of the committee to make decisions that may affect rights to common areas and body corporate assets during coronavirus. The new laws give clarity that committees can make these decisions, meaning better outcomes at a complex level for residents and owners," said Mr

Nickless.

The COVID-19 Practice Guides, which have come in three stages as COVID-19 has progressed, can be found at the SCA (Qld) website [here](#).

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About Strata Community Association (Qld)

[SCA \(Qld\)](#) is the peak association supporting the state's strata sector, with more than 1,200 individual and corporate members who help oversee, advise, and manage a collective sinking fund balance of \$1.02 billion.

The association brings together people who manage strata schemes, own units or live in strata communities, and those who provide products and services for schemes. We also provide education, advice, and advocacy to enable better understanding of the regulations, obligations and owner's rights.

Strata Community Association (Qld) members represent 312,000 of the 500,000 lots in Queensland. SCA (Qld) was founded in 1984 as the Body Corporate Manager's Institute Queensland (BCMIQ), subsequently joining the other leading state and territory strata institutes in creating a national organisation. Aligning branding since 2002 we now are known as Strata Community Association (Qld).

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