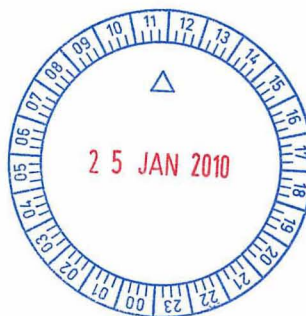


**PUBLIC**

Submission  
Strata Titles Companies  
Standing Committee on Public Administration  
Legislative Council  
Parliament House 6000

25 January 2010

Strata Company living is an excellent concept safeguarded by the Strata Titles Act, a specific law that governs and protects without restricting the autonomy of the company.

The Strata Titles Act applies uniquely to Strata Companies only and it is imperative that this remains constant and unchanged. At present it offers strong protection without restricting powers. Any amendments must adhere strictly to the actions of Strata Companies

The problems are;

a. The strata titles act makes common sense and good manners law but where it fails is the difficulty enforcing compliance with the act when there is an offence. The result is an offender overrides the rights of law abiding partners

b. Strata Companies must take responsibility for their own problems and work within the brilliant system that has been provided. The real need is for a Strata Titles Company Federation. The Strata Employee's Union must have a more appropriate name as Strata Titles Institute is misleading and confusing and should be reserved for Strata Companies not managers and employees.

Thank you

M.Morgan