

The strata manager's role

Essentially, we as managing agents are employees of the owner's corporation. That is the group of owners as a whole. We do not have a contract to act for individuals such as real estate agents do. We can offer advice and direction in many cases however final authority lies with your individual owner's corporation. As it is costly to call meetings of all the owners, most issues are dealt with in consultation with your executive committee.

As agents, we carry out some functions of the owners corporation, including administrative matters such as minor repairs, collect levies, paying invoices, etc. We will also provide advice and guidance to the committee about legislative requirements.

We cannot be given the power to: delegate our powers, authorities, duties or functions to others; make a decision on a restricted matter (a matter that needs a special or unanimous resolution); or set levies. While we are happy to assist where possible within the legal restraints imposed on us, in the end it will be the decision of the owner's corporation that we act upon, whether via the committee, or as all the owners decide at a meeting.