**STRATA**

***Updated 22 July 2021***

**1. We suspect a resident of a unit complex has COVID-19, what action do we need to take?**

* *Whilst there is mandatory reporting to Government health authorities regarding COVID-19, it is not mandatory for a resident within a strata complex to advise an owners corporation or adjoining neighbours if they are COVID-19 affected.*
* *An owners corporation must respect the privacy of a person who discloses their condition by not disclosing their identity to anyone.*
* *Irrespective of whether an occupant of a complex has COVID-19, body corporates should undertake preventative hygiene measures. Where body corporates are aware of a confirmed case of COVID-19 within a strata building, tradespeople and contractors permitted to be on site under a public health order should be advised beforehand so that appropriate PPE measures can be applied.*
* *To read more about strata guidelines during COVID-19, please visit NSW Fair Trading* [*here.*](https://www.fairtrading.nsw.gov.au/resource-library/publications/coronavirus-covid-19/covid-19-strata-guidelines)

**2. What are some of the changes to legislation as part of the new strata and community schemes emergency measures?**

# *Notice of a strata and community scheme meeting, or documents in relation to such meetings, can be given by email.*

# *Strata and community schemes can meet and vote electronically. For community schemes (and for strata schemes where no resolution has been passed) the secretary or managing agent should take reasonable steps to make sure that members can vote and participate in the meeting.*

# *To determine quorum, persons are deemed to be present if they vote or intend to vote by a permitted means.*

# *Strata and community schemes can also use an electronic alternative to affixing the common seal.*

**3. Can cleaning and trade work continue in residential strata buildings in the Greater Sydney area?**

# *No, unless the work is:*

# *urgently required because of an emergency or to ensure the health, safety or security of the building or its residents (for instance, waste disposal work is permitted on common property);*

# *for the installation, maintenance or repair of an essential utility, including a water, gas, electricity, internet, television or telecommunications service; or*

# *for fire protection and safety.*

# *Routine cleaning, repairs and maintenance cannot occur.*