

Strata Titles

Activating your Body Corporate

LandTasmania

What is a Body Corporate

All strata schemes have a body corporate.

A body corporate is comprised of all lot owners in a strata scheme and is created on registration of the plan by the *Strata Titles Act 1998*.

A body corporate can range from two members in a two lot strata scheme (such as two villa units) through to many members in a large strata scheme (such as a high rise development).

The Role of the Body Corporate

The role of the body corporate is to manage the strata development and to take ownership of common property. The body corporate is responsible for administering and enforcing the by-laws of the strata scheme, arranging body corporate insurance and maintaining common property.

How to activate your Body Corporate

The first step is to try and contact each of the lot owner/s with the intent of holding a meeting to discuss the formalization of an active body corporate.

The Land Titles Office can provide you with pamphlets to share with the other owners on topics including; The Body Corporate, Body Corporate Insurance and Strata Scheme By-laws. These can be very helpful to owners when establishing active body corporate.

The *Strata Titles Act 1998* requires the body corporate to appoint a chairperson, treasurer and secretary of the body corporate as soon as practical. The body corporate may wish to appoint a committee of management and/or an outside manager to run the day-to-day business of the body corporate.

Calling a Meeting

A meeting of the body corporate members may be held in person, telephone, by proxy or electronic means such as email, messenger and skype.

What if the other members do not want to participate?

If you are unable to contact the other owners or the other owners are unwilling to participate you have the option of filing an Application for Relief with the Recorder of Titles requesting an Order requiring a meeting to take place of the body corporate members.

There is a small fee charged for lodging an application at the Land Titles Office. Forms and information can be obtained from the Land Tasmania section on www.dpipwe.tas.gov.au website or by emailing your enquiry to titles.enquiries@dpipwe.tas.gov.au.