

Publication Date: January 2, 2018
YSP Podcast Transcript: Episode 093. 5 highlights from 2017

Listen to this podcast episode here: <https://www.yourstrataproperty.com.au/5-highlights-from-2017/>

Intro: Welcome to Your Strata Property. The podcast for property owners looking for reliable, accurate, and bite-sized information from an experienced and authoritative source. To access previous episodes and useful strata tips, go to www.yourstrataproperty.com.au.

Amanda Farmer: Hello and welcome. I'm Amanda Farmer, and this is Your Strata Property. Happy New Year, everyone. Welcome to the first episode for 2018. I hope you've had a fabulous festive season. And I hope that it's continuing. I hope that you're on holidays, taking some time out from your day today. I certainly am. And I always use this time of year, to do a bit of planning and some goal setting for the year, working out what it is that I'd like to achieve in my business, in my personal life. I find the new year a really great time to do that. And I encourage my friends, my colleagues, to do the same, if you can take some time out, if it's by the beach or down at the coffee shop, or just somewhere a little bit different, maybe away from the family, that's come to visit you, that might be taking up some space in your spare room. Take a little break. Set aside some time for you. And plan your fabulous 2018.

Now because you are diligently tuning in to this first episode of the new year, I have a special reward for you. I've got an announcement, and you are going to be one of the first to know, about a really exciting event, that I have planned for the first part of this year. So, I'm going to tell you a little bit more about that towards the end of this episode, so stay tuned for that reward, let's say, for being such a loyal listener. What I want to cover, in today's episode, are some highlights from 5 episodes, from 2017. I've picked out these 5, because whether you've listened to them before, or maybe you've just come across the podcast, and you want to get stuck into some juicy content, I think these 5 episodes are really worth going back and having a listen to. They're memorable for me. They cover of content, that I think you really need to be on top of, and they feature some fabulous guests, that I think you should revisit, at the start of what I know is going to be another fantastic year for you.

So the first episode, that I've pulled out as a highlight, is episode number 047, which was my interview with Dr. Nicole Johnston. And, in this episode, Nicole and I spoke about the key things you need to know or you really should know, preferably before buying into strata. Now, Nicole is an academic and a researcher. She actually completed her PhD, in 2017. She's with Deacon University, in Victoria, and she conducted a research project, where she went and interviewed conveyancers, lawyers, some strata managers, people who are there, at the point of sale, when someone is buying into strata. And she asks them, *"What information are you giving purchasers, people who are new to strata? What are you telling them, if anything, about strata, property, what it means, what by-laws are, what levies are, what they should expect? How are you setting those expectations?"*

And her research was really fascinating, in that it revealed that not much was being relayed to purchases of strata properties. They were receiving very little education, about strata, at that point of purchase. And from the strata manager's perspective, and certainly, from the strata lawyers' perspective, down the track, that was cause for some conflict and some confusion, of course, some dispute down the track, when newcomers to strata, realised what they could or couldn't do in their property. Now Nicole and I discussed that, in some depth, in episode 047, so head on over, and have a listen, or re-listen to that one. Now, I am going to include links to each of these episodes that I'm highlighting, in the show notes, for this episode. And you'll find those show notes, by going to yourstrataproperty.com.au/podcasts, and you will find this episode, episode 93, at the top of the list. Click in there, and you will get the links to each of these past episodes, that I'm referring to.

So that's episode 47, with Dr. Nicole Johnston. The other episode, that was a real highlight for me, from 2017, was episode 069, with Daniel Borin, from StrataMax. And that episode is titled, "Why the wi-fi keeps dropping out in your strata lot and how to solve it." Now, this interview was a whole heap of fun. I really like and admire Daniel. He has, for many years, with StrataMax, been doing some fantastic work in the sector and is always a highlight at industry conferences, where he often presents and regularly talks about advances in technology and how he thinks they're going to impact and disrupt the strata sector. And we cover off quite a bit of that in Episode 069, and much to my pleasure, Daniel gave us some very practical tips on how we might solve our wi-fi problems, including what kind of equipment we should be buying and trying out and how we might deal with that ever-frustrating issue of better, faster, more reliable Internet connection. So if that's a frustration for you, definitely check out Episode 069, with Daniel Borin.



Publication Date: January 2, 2018
YSP Podcast Transcript: Episode 093. 5 highlights from 2017

Next on my list is Episode number 088. Now, this was an in-conversation episode, where Reena Van Aalst and I have a chat. We do that pretty much every fortnight, on the podcast. And if you're a longtime listener, you'll be very familiar with our in-conversation episodes. This episode really stands out to me, because Reena went into some depth as to how she was able to convince one of the buildings, for which she recently took over management, convinced them to increase their levies by a whopping 85%, huge increase. Any managers out there will understand how hard it would have been to sell that increase and to explain to owners why such a massive increase was necessary. And Reena gives some really actionable tips, both for managers, for chair people, for committee members, who are trying to convince their fellow owners to vote in favour of a levee increase. And I know from the feedback that we received on that episode, particularly from managers, that those tips are really actionable. And Reena's expertise really shines through there. So head over and have a listen to Episode 088, with Reena.

Episode 090 is next in my list of highlights from 2017, another in-conversation episode, between Reena and I. Now in this episode, I cover off the results of the Anderson and Strata Plan 82306 case. Now, this was a case, where the tribunal decided how the new law, the new Strata Schemes Management Act, here in New South Wales, impacts the ability to obtain a penalty order from the tribunal. Now, this case received some media attention, here in Sydney. It was a case that I ran for the owner's corporation involved, and it is a reported case. And within the show notes for Episode 090, there's a link through to that case. This was a long-running issue, which you would have heard me talk about on the podcast for a few episodes. How do we enforce adjudicator's orders, made under the old 1996 Act, when we now have the new 2015 Act. Are those orders still enforceable? If they are, what legislation do we look to, and what's the maximum penalty we can obtain?

It took the tribunal awhile to work that one out, and they finally came up with an answer in that Anderson and Strata Plan 82306 case, so I give a short summary of the result of that case, in Episode 090. And also, that episode covers off the difference between by-law reviews and by-law consolidations. Reena and I discussed how we, together, have been working with buildings, with managers, with committees, who are a little bit confused about this process of reviewing their by-laws, which building were required to do, by the 30th of November 2017, under the new Strata Schemes Management Act. And we had both been receiving questions about a review versus a consolidation. What is the difference? And there is an important difference. And we clarified that in Episode 090. So head over and check that one out.

And finally, a very recent highlight, from 2017, for me, Episode 091, with Mark Atkinson, of Atkinson Lawyers, in Western Australia. Now Mark ran the Ceresa River case. That's what we lawyers are calling it, where the Western Australian Court of Appeal upheld a by-law, that had the effect of restricting short-term letting within a strata building, within Western Australia. Now that is a very interesting episode for anyone who has their eye on the topic of short-term letting or Airbnb. What does the law say about a strata building's ability to deal with short-term letting in their building, particularly by way of by-laws. And the interesting thing about this interview is that Mark and I talk about how a Western Australian case might have some impact on other jurisdictions here in Australia, particularly in New South Wales, where we have very similar law, at least in relation to this issue, to Western Australia. And we have quite a superior court in Western Australia giving a good reasoned decision. Mark and I both agree that the case will have impact in New South Wales, and Mark gives some really sage advice, when it comes to the drafting of by-laws that deal with short-term letting and what he thinks would be the best way to go about that, so head over and check out Episode 091.

Those are my five highlights from 2017. It was very hard to make that shortlist. I had a fabulous time interviewing guests from all corners of the strata sector, many different jurisdictions, including international guests and plenty of interest and excitement on the agenda for this year. That's for sure, already have some interviews recorded, ready to roll, and plenty of fabulous guests locked in for this year. So stay tuned. Well, I promised you a reward, and here it is. You are the first to hear about the YSP Live Event, the first event of its kind, to be held in the first quarter of 2018, probably sometime in April, date is yet to be locked in. It will be an evening with myself and some select special guests, to be held in the Sydney CBD, a seminar-style event, covering the hot strata topics that you would like me to cover. This is an event for owners as well as managers. As always with the content I produce, there is high-level content there for experienced managers, committee members. Strata managers attending will be able to claim CPD points for the evening, and of course, there'll be an opportunity for Q&A with myself and my special guests.

Now details are still being ironed out and will slowly be released. But if you want to be the first to know when tickets go on sale, you can pre-register now. Head over to yourstrataproperty.com.au/live, L-I-V-E. Register your details, and you will go on my special list, to make sure that you are absolutely the first to know when tickets go on sale for the event, so you can snap them up



Publication Date: January 2, 2018
YSP Podcast Transcript: Episode 093. 5 highlights from 2017

sells out.

There's also the opportunity for you to let me know what particular topic you might want me and my guests to talk about or what question you might want me to answer. As always, I want to make sure that I am delivering to you exactly what you need to know and to help you with your experience of strata. Whether that's owning, living in, managing, let me know what it is you want me to cover. And it's going to give me some great ideas to make sure it's an unforgettable evening.

Now, of course, there will be a discounted ticket price for members of the YSP online community. If you want to snap up membership before tickets go on sale, it's yourstrataproperty.com.au/membership. Now, this is the first YSP live event, and if this is something that you really enjoy, that you really want, that you get a lot out of, absolutely, this is something that we can continue to do. But I love meeting listeners to the podcast. I meet many of you at other conferences that I attend and places where I speak. And I love it when you come up to me and introduce yourselves. This is going to be the first event that I'm hosting. And I'm really excited about it. And I really look forward to receiving your support and meeting so many of you there on the night. So more details to come, but do make sure that you are the first to get those details and the first to be able to snap up tickets. Head over to yourstrataproperty.com.au/live, and you'll be on that special list. Head out into 2018. Plan the year that you deserve to have, and I look forward to sharing it with you. Catch you next time.

Outro: Thank you for listening to "Your Strata Property," the podcast, which consistently delivers to property owners, reliable and accurate information about their strata property. You can access all the information below this episode, via the show notes, at www.yourstrataproperty.com.au. You can also ask questions in the comment section, which Amanda will answer in her upcoming episodes. How can Amanda help you today?

