

YSP Podcast Transcript: 471 - When hoarding is a nuisance + limits on the power of proxies

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**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.

**Amanda Farmer:** Hello and welcome. I'm Amanda Farmer, and I have with me today Reena Van Aalst from Strata Central for our final episode of 2025 together.

**Reena Van Aalst:** Yes, it's such a very long and very arduous year, I think, Amanda, in terms of things that have been happening in strata, with all the reforms and legislation changes, and it's been quite a really busy year, I think, in strata for everybody.

**Amanda Farmer:** Yes, there has been a lot happening. I hope you're having some downtime, taking a break from all of that recovering, getting ready for 2026. I'm not sure that it's going to be too much lighter in 2026. There just seems to be more and more on our strata managers plates.

**Reena Van Aalst:** Yes, and it's funny because you say that, Amanda, a lot of people actually don't understand how much is involved in strata. And I had a friend of mine just recently they day said to me, "Oh my God, I'll never look at an apartment in the same way again," after she spent like a day or two just sitting in the office with me seeing what we do. But yes, so yes, we're all looking forward to some downtime.

**Amanda Farmer:** Yes, me too. And I hope others out there have been working hard this year, whether you're a manager, you're a committee member. I know our committee members are always working hard, our owners in strata. If you're tuning into this podcast, you might have a few challenges of your own. So I hope you can have a break from all of that, spend some time with family and friends. But before we get there, we do have a couple of challenges of our own to solve, hopefully today. Reena, what's your challenge for me this week?

**Reena Van Aalst:** Yes, we have a tenant in a building, Amanda, who's a hoarder. Apparently, there's been some photos taken when a recent fire inspection was done about maybe six months ago, but what's happened since that time is that there's been a huge cockroach infestation coming from his unit.

Apparently, you can see it coming out under his door. It's traveled to apartments surrounding, and even the apartment below said he had cockroaches falling on him. I don't know how that could happen, but. And he's actually vacated the apartment because he's left the tenancy. And this was also another long-term tenant in the same building that I'm referring to. So I was just wondering, apart from we've sent a letter to him and to the managing agent, property manager, and we copied in the owner, who said, "Please don't copy me in, I don't want anything, anything to do with this. Please refer it to my property manager."

And we referenced the nuisance section in the legislation because nothing else that we could actually look at to see that would give us any ability to write to him. The committee said, I'll issue him with a notice to comply, which is to comply with the by-law for those that don't know what notice to comply means. But there's no by-law that references hoarding, no by-law that references pest infestation.

And I think for those that are living in strata as people, more people living in strata, and as the population is aging, hoarding is a mental health issue. And I've had this happen years ago, you may recall, I believe we're both involved in where it was actually a retired doctor that had pigeons, and they were all coming to his balcony, and it was just. And people could see, I think, from the opposite because it was two buildings and one could see from one building into the other building that he had a lot of stuff in his apartment.

And so, yes, I think it's becoming probably more prevalent as more people live in strata. So I'm not sure, Amanda, if this happened to you before or what advice you can give to us, apart from writing to him and saying this is a breach of a nuisance, but. And how we can get the owner to help.

**Amanda Farmer:** Yes, I have definitely been involved in these kinds of situations before, and you're spot on when you say it's a sensitive situation, because yes, sometimes there are mental health issues involved. A starting point, I always say, if you can, is to connect with a family member of this person or a friend or a support worker or a medical person who might be checking in on them from time to time and have a chat with them about it and see if they can't support you, the owners, corporation, the committee in this task. But the interesting thing here is that this person is a tenant, you've said, and yes, you've been writing to the property manager.

You know, the owners washed their hands of it. But if you have a look at that nuisance provision in our legislation, I know you've probably quoted this in your letters, Section 153 in our New South Wales legislation. And that section binds both owners and tenants. So it does say that an owner must not use or enjoy their lot or permit their lot to be used or enjoyed in a manner that causes a nuisance or hazard to the occupier of any other lot.

So definitely the owner is responsible for ensuring their tenant doesn't create a nuisance. It sounds like this nuisance hazard, you know, this. This vermin that is coming from the lot is causing a hazard to other occupiers. You know, I don't know whether there would be a debate about that, whether the vermin is actually because of what's happening inside this lot. You might have to address that one. But it's not good enough, I think, for the owner to just say, "No, I'm not going to deal with it."

It's not uncommon in a situation like this that you don't have a by-law that is specific to the situation. So, I acknowledge that's hard, but now, you know, you don't have a by-law, might want to create one and just make sure that you tie up the owner in that as well, that they are responsible for the way in which their tenant keeps their lot. And, you know, you take the wording from that nuisance provision in the legislation and turn it into a bylaw so that, yes, then you have that avenue of notice to comply and penalty order, but otherwise you can proceed with an application for mediation.

**Reena Van Aalst:** Yes, I mean that we understand, but it's just going to take a long time, Amanda, by the time you get on the list, and then you wait, and then they have to agree and then. Yes, and so that is. It's a process that obviously we know the community are aware of, but it's not going to help us in the short term because it's been now, I think two months now, this has been happening.

And you obviously want to start off with a softly, softly approach. The building manager put a note under the door. So I think what we decided to do was, you know, if we can get access, the owners corporation will actually pay for the pest control. Because I just think it's because the committee thought about it and thought by the time, you know, you expend all the energy into going to mediation and then, you know, all the money that's involved in that in terms of our time and the agent's time, if they provide access.

Also, we need to try and use some sort of way to get access by using the fire thing or even using the flexi hose inspection as a means to couple it with looking at the thing and saying, oh, you know, will you give us access or not? So it's just been hard to get access as well. Amanda, this is the other problem that we're having.

**Amanda Farmer:** Yes, it always is in these situations. So, would you approach it on the basis that there is perhaps a common property pest control service happening and request specific access to this lot for that purpose?

**Reena Van Aalst:** Yes, that's what we're thinking that we would say that we need to do a pest control for the whole building. And we couple that with a reason to have access. Because I think, because he knows, that like when people are trying to hide something, obviously they're not going to give you access.

Like, we don't have an email for him. He doesn't. And nor do we have a telephone. So we can't even contact him to ring him or anything. It's just basically putting notes under the door or us, our office sending him correspondent that the agent is being copied in on as well. So yes, so, it's just been really difficult. I think the problem is in life in residential apartment living, where these things impact others.

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So it's different if someone was hoarding in their own home. And you know, but it's just. And, also, the process is not just. You can't just barge in and say, "Can we have a look?"

**Amanda Farmer:** Yes.

**Reena Van Aalst:** And that, I mean, just that whole process of writing to people, Amanda, can take, you know, two months by the time you write and you wait and this and that. And yes, it just all takes time. And I think. And because of the fact that it's impacting other residents who. And we've had an owner whose tenant has now left and has said it specifically. I just don't live in here anymore, where I have to put up with this.

**Amanda Farmer:** And this is where it does get difficult for an owners corporation because that owner may be saying, well, the owners corporation is not meeting its statutory duty to properly maintain the common property. There's vermin that's coming across the common property and into other lots. I'm going to blame the owners corporation for that. So the owners corporation does need to be doing something here. And I appreciate the legal process is time-consuming, as drawn out, but you know, time does pass quickly. I think it's important to have that going on, even just in the background. Yes. So that owner is brought to mediation. The owner understands that she can't just say I'm not dealing with my tenant's problem to understand that she's got some legal obligations.

**Reena Van Aalst:** Yes, well, she's just trying to fob it onto her property manager. And also, too, Amanda, if you think about it. I mean, this source is not an owners corporation issue. It's coming from an internal person who's hoarding. But again, like as you said, it travels across the common property. It impacts other people. So that's when the owners corporation is then drawn in, having to take action against the parties involved.

**Amanda Farmer:** Yes. Well, let us know how you go with that one. I do like the idea of offering to pay for the pest control and see how you go with getting in and making that clear to the owner. Of course.

**Reena Van Aalst:** Yes, that's right.

**Amanda Farmer:** Something that you're offering to do.

**Reena Van Aalst:** Yes

**Amanda Farmer:** I'm going to move on to my challenge for this week. This one is about proxy holders nominating owners for committee positions. I don't know if you've come across this one, Reena. We're having a bit of a chat about it in our members Q and A forum. One of our members has said to me, "Amanda, there's a proxy who turns up to every AGM for a particular owner and for many years they. The proxy holder who is not an owner themselves has nominated the owner who is not present for the committee, and they just write it on the proxy form." And strata manager who's chairing the meeting says, "That's fine, that person's nominated for the committee. All good."

Reena's looking at me on the video. She's shaking her head.

**Reena Van Aalst:** Exactly.

**Amanda Farmer:** Tell me about this one, Reena. Do you. Have you seen proxies try to do this?

**Reena Van Aalst:** Oh, yes. I mean, it's sort of like. Yes, it's happened for many, many years. But I think what people don't understand is that a proxy form is just for voting rights. It's not to nominate someone. And secondly, even if that person nominates someone, that person has to consent in writing, which they haven't. So, having a proxy form doesn't give someone the right to nominate anyone at all. It just gives them the right to vote on motion. So they could vote on the election of the committee,

but not put forward a candidate. However, the person that's been nominated would have to have consented if they weren't present.

**Amanda Farmer:** Yes. So we need the consent of the person nominated. They should do that in writing ahead of time if they're not going to be there. But I think you've hit the nail on the head there, Reena about are about this fundamental misunderstanding of what it is that a proxy appointment does.

And I think too many people assume that it means that you become the owner, you know, you stand in the shoes of the owner, and you have all of their rights. Not the case. Not the case. You become eligible to vote as a proxy holder at the meeting, and of course, if the proxy form has instructions on it, you have to vote in accordance with those instructions, but it doesn't otherwise give you the same right that an owner does have to nominate others for the committee.

So if you're, if you're an owner yourself and sometimes proxy holders are, you know, you're a proxy for one lot, but you own another lot, then yes, you can self-nominate for the committee, or you can nominate somebody else for the committee as long as you're an owner. But being a non-owner nominating the owner for whom you hold that proxy, that's a no, no.

**Reena Van Aalst:** Yes, but even if the proxy bearer is an owner, they can't nominate that person that get in the proxy because that person would have to other consent or, yes, and sometimes also too, like the other person may turn up to the meeting with them, they just don't want to do the voting. Sometimes we've had owners turn up, and they give their proxy to someone else, but they're still there, they're not voting, they're listening. And if they are there and they do say, yes, I do consent to be on the committee, that's a totally different situation. But, just it's just an instrument for voting, that's all.

**Amanda Farmer:** Yes. And do you think the confusion around this part of the confusion around this maybe comes from the fact that there's no prescribed form for committee nominations. I know that many strata managers do attach a committee nomination form to the.

**Reena Van Aalst:** Yes, that's right. Yes, we always send one out.

**Amanda Farmer:** But that's not mandatory.

**Reena Van Aalst:** No. And also like how you compose it and how you like what fields you include. And it's all discretionary. Yes, that's right.

**Amanda Farmer:** So there is this confusion around how a person is nominated to the committee, and maybe, you know, there's some awareness that we need to do something in writing, but we're getting a proxy form mixed up with a committee nomination form. You know, I want to be the last one to advocate for more rules and regulations around strata, especially in New South Wales, after what we've had the last 12 months.

But a prescribed or required form for committee nominations, that does go out with each agenda, that could be helpful because I'm not sure that all strata managers do that.

**Reena Van Aalst:** And I think, also, Amanda, like, you know, the nominator and who's being nominated is really important because sometimes people get like, we've had someone, we just had a form, and someone says he wants to be on the committee. Now, this owner doesn't own it in his own right, it's owned by two people. And so his co-owner has to nominate him, but he's nominated himself. So even a prescribed form can be like, any form could be stuffed up. But I mean, what I'm saying, it's also understanding that like, again, this happens quite a lot.

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A lot of people, when we take over a new building, will say, "What do you mean? Last year, I was on the committee," I said, "Yes, but, you know, where's your co-owner? Or someone's got to nominate you. You can't nominate yourself as a co-owner." So. And I try and use the analogy of a mortgage, if most people do have one. So that. So hang on. You know, you just can't sign a mortgage document on your own, which is the same we try and use for a proxy form. You know, that's why both owners or three owners or how many owners there are have to sign a proxy form.

Because if you think about it, you just couldn't. I mean, people don't put the same sort of wait on a proxy for when I do on a mortgage document. But..

**Amanda Farmer:** And things are not being checked, as you say, different rules and different strata management companies, different rules, different committees. Some people just don't apply the law.

**Reena Van Aalst:** And I think that I don't know that. See, Amanda, this is a problem. I think a lot of strata managers don't know the law when it comes to strata committee elections. I mean, I'm not sort of being. It's one of those things where, I mean, I remember at my old company, we were doing it incorrectly until we had someone that went to the Tribunal and basically got the whole committee election overturned because of the fact that the manager and all of us were not aware that of the provisions that I'm talking to you about now, I mean, happened early on in the piece, but still.

And so when I'm interviewing prospective managers, for example, I asked them to take me through the strata committee election. And this is something that everyone, 90% will get wrong.

**Amanda Farmer:** Right. Great tip.

**Reena Van Aalst:** Because no one's trained, again, who trains you in your office, you know, the person you report to, or your colleague or who does your training, like..

**Amanda Farmer:** Reena, I have to say, a lot of managers tell me that you and I are doing their training on this podcast. This is the best they get.

**Reena Van Aalst:** Yes, that's right. So, yes.

**Amanda Farmer:** That's a great interview question for our strata managers out there who are hiring because it is. It's complicated. It's got to be all done in a certain order. There's rules around that, who's eligible, who's not.

**Reena Van Aalst:** Every building has an AGM, and everybody has a committee election. So this is like a fundamental thing that we all should know as managers.

**Amanda Farmer:** Yes, Great tip. Well, toss in there as well, making sure your potential new team member knows how to accept committee nominations. And you know, you could see a quiz, right? You could easily draw up a quiz, true or false, you know, can a proxy holder nominate a person on the committee and highlight some of those, what we say are gaps in that fundamental knowledge.

**Reena Van Aalst:** Yes.

**Amanda Farmer:** All right. Thank you, Reena, for sharing that tip. Helpful to many, I'm sure. Have you got a win? What's good that's been happening in your world the last couple of weeks?

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**Reena Van Aalst:** Yes, well, I mean, last month I had a 13-hour settlement conference that it actually started an hour before, so I make it 14 because I was an hour with the lawyer beforehand. But basically it's a water ingress issue, and, lot owner sued the owners corporation. It then did a cross claim against another, the owner above. So there was three parties involved. And I've done much to ing and froing all day. A settlement agreement was reached, and yes, so now we're just about to put that to a meeting, but we've found another little glitch, which I won't go into today because the fact that we need to sort out this glitch.

But I will talk about it at another time, Amanda. But yes, so it was good that after 14 hours we were able to settle the matter because I mean, you know, even like you have the drafting of the deed and everyone's tired and there's words missing and this and that and there's bits and pieces and oh, what about this, what about that? And yes, so all parties were there.

I was there for the owners corporation with the lawyer, then the other owner was there with their lawyer and the other owner was there with their lawyer and one of the owners was a lawyer. So it ended up well.

**Amanda Farmer:** Well done on achieving that. That's a marathon effort. But it's important, and I'm sure the lawyers know this and we're telling you this and keeping everybody there when you've got that opportunity, if it looks like you're going to be able to get there, it's really important in my view as somebody who generally encourages being in control of the litigation outcome rather than leaving for the Tribunal.

**Reena Van Aalst:** That's right.

**Amanda Farmer:** Put the time in, try and get the deal done. Even if it means we're all, you know, ordering in some dinner.

**Reena Van Aalst:** Yes. And like each party had to compromise, obviously in terms of what it was prepared to offer and then what they eventually didn't end up offering. But you're in control of the outcome. And secondly, if you think about, we had a two-day hearing set for the end of next week, two consecutive days.

If you think about the costs of consecutive days of a hearing and experts and this and that, I mean, it's just money down the tube. But the issue was in this case, it wasn't that the owners corporation didn't want to fix it. There was no issue with that at all. And this is the irony of it all, because apparently the fix that was provided was not the right. Well, the owner thought it wasn't the right fix, which, again, this unfortunate matter started off with an expert that wasn't able to be used as a witness in doing an expert report because they'd got these credentials to be an NCAT witness.

The owner said that this is what the expert that you appointed said, that wasn't the right fix. And I remember we even at the time I even said to the building manager, we had different quotes telling us to do things, different ways. And I said no, get the engineer to do a scope, get the scope done, get the quotes based on engineer scope. Because we don't know, you know, people are telling you different ways of fixing the same thing.

Anyway, we end up sort of, it sort of went haywire for some reason. But anyway, we saw that at the end. But it's one of those things where having control of the outcome is much better than having to be able to be in a two day hearing and.

**Amanda Farmer:** Absolutely, yes. And it's interesting you mentioned there that the settlement or proposed settlement had to go to a meeting to get signed off. It's not unusual when we're working with owners corporations that we can only get settlements or certain aspects of settlements to that stage. And then we have to cross fingers that are meeting.

**Reena Van Aalst:** That's right. Well, this settlement actually requires the owner who is partly responsible for water ingress to contribute. So that's number one. That's already in the deed. However, we need to raise a special levy to compensate the owner who instigated the proceedings for their legal fees, their expert fees and their loss of rent.

**Amanda Farmer:** There you go.

**Reena Van Aalst:** And so that's all been. I worked all that out now. And yes, so that's over 100,000 and I've got to put that to a meeting. But we're just still trying to finalise the wording of the deed and things like that. And part of the deed that I said that I mentioned at the time, the lawyers agreed that each party must support it at the meeting. So that it does have a chance of passing. Because, you know, asking people for a special levy is never a good thing before Christmas. And in any event, but also, Amanda, next year when we have an AGM, I've got to now I've got to raise a special levy for the legal fees to exempt that lot owner as well. But that's not. I mean, paying the settlement is more important now before we then get on to the next part, which is to raise special levies. And we have to exempt the lot owner from their portion of the legal fees that the owners corporation has paid in defending the claim.

**Amanda Farmer:** Yes, there's a lot of moving parts with strata litigation, that's for sure. So hats off to you, all of you who were involved. Always a joint effort to get all of that across the line. And good luck with putting the final bow on it.

**Reena Van Aalst:** Yes.

**Amanda Farmer:** Now to wrap up, I have. You know, look, Reena and I are often saying we're sometimes wrecking our brains for wins to share here with.

**Reena Van Aalst:** That's right. I was just saying that to my colleagues before I started off with you. I said, Amanda, that's always the hardest part, is trying to get me a win.

**Amanda Farmer:** I need a win. I need a win. Someone throw me a win. Well, look, it was only recently that I was sharing on our Facebook page in one of our Friday lives, the bill that is currently before New South Wales Parliament, next round of reform for strata in our state. Quite a few changes there, Reena. I'm not sure if you had a chance to look, look at this yet, but one of the ones that I wasn't really expecting and maybe I missed the memo on this. Lots of changes for those in two lot strata plans. I'm not sure if this will impact you, Reena, if you manage any two lot schemes other than under compulsive.

**Reena Van Aalst:** That's right. Anyone ask me about 2 lot scheme, I just say don't buy into them unless you own both and rent one out.

**Amanda Farmer:** Okay, there you go. That's the hot.

**Reena Van Aalst:** That's my advice.

**Amanda Farmer:** We will have a new section inserted into our Strata Schemes Management Act. If this bill goes through unamended, that will exempt strata schemes comprising two lots from passing special resolutions, from holding annual general meetings, from putting a strata committee together, from preparing a 10 year capital works fund plan. They won't need to lodge an annual report on the strata hub and maybe some other things if the regulations decide to exempt them.

So the intention here, and look why I've put it in my win basket, is that the government is trying to remove red tape for those in two lot strata schemes. And I said this in our live chat on Friday, you know, I think it's business as usual for two lot schemes if this legislation goes through because I'm not sure that many of them are doing these things anyway. They're technically non-compliant.

**Reena Van Aalst:** Yes, but I mean what worries me about that change, Amanda, is that what if you're an owner wanting to buy into one of these two lot schemes, I mean, no capital forecast, you wouldn't even know what's planned. You said no AGM?

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**Amanda Farmer:** No AGM. So let me just to be thorough, what they have to do instead is have a resolution in writing when they're making decisions. So instead of formally convened meetings, then they have to have a written resolution that's approved by all owners of each lot in the scheme and that has to be recorded and that record kept. So there should still be records of decision making.

**Reena Van Aalst:** Yes, but I mean that means that it's not a statutory motion. If it's statutory motion, they have no choice, they have to consider it. If it's a resolution that they have to both agree on, does that mean they can have no levies? Is what that the whole intention, no levies? Like, if you decide not to have an AGM, you don't have a budget, don't have levies, therefore you don't.

**Amanda Farmer:** Yes, okay. Yes, that would be right. Yes, that would be the flow on.

**Reena Van Aalst:** Well, my advice now is definitely don't buy into too large scheme after this.

**Amanda Farmer:** And this is why I've said this is going to come as a surprise, because who asked for this?

**Reena Van Aalst:** I don't know.

**Amanda Farmer:** Perhaps those who are living in two lot schemes, and I'm sure you and I come from a certain, certain context. Let's just say that. That we see those who are in distress. Though your manager.

**Reena Van Aalst:** But I mean, yes, but Amanda, if you think about it, like if you have any two lots where each person doesn't agree with the other person. I mean, end of the day, like our experience comes from a bigger pool of people that may not agree or disagree.

Having only two people that don't agree and then having this sort of, you know, airy fairy, you know, we can do things in writing that if we want to and no AGM, no this, no that. To me, that might even devalue the two lot schemes eventually. I don't know, I'm not sure. Like, again, I don't know, Amanda, what you were saying, too. I don't know the reference and the history behind how this has come about, but I can't see, or maybe it's a Tribunal getting sick of dealing with them, I don't know.

**Amanda Farmer:** Look, I think they'll still have that avenue if they can't reach their written resolution. But I, you know, I've often been approached by purchasers who are looking at buying into two lot schemes, and they say, "Oh, Amanda, I'm told that there's no strata."

**Reena Van Aalst:** Yes, exactly.

**Amanda Farmer:** Yes, okay, there's a strata plan registered. So there is a strata plan, and there is an owners corporation constituted on registration of that plan. What you're telling me when you say there's no strata is this plan does not comply with its legal obligations. And then I go on to say it should have the strata committee. The strata committee is both owners of the lots. It should be having AGMs, it should be having a 10-year plan that I think may be where the government's coming from in saying there's so many two law schemes out there who just are not doing this, that they are non-compliant.

We don't want to have to go around, you know, bringing them all up to compliance. So let's change the law around this and let the law meet them where they are at. And where they're at is, well, you know, we agree on email what the insurance is going to be. We agree to pay the insurance premium if the roof is leaking - we agree to fix it. We're doing all of that by agreement, you know, in these schemes that are for functioning, not the ones necessarily that we're seeing. So yes, let's bring the law into that reality.

**Reena Van Aalst:** So on face value. When someone looks at that, think, "Oh great, like I'm out of strata, I'm out of all those people telling me what to do, you know," on face value that does seem to be the case. But it's all fine. And this is what happens even in normally well-functioning buildings when you have a good committee and a good owners corporation earnings fine, you just need some new person to come in onto the committee or new owner to come in and then start.

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So this is the same, this is all fine. When two owners will get along, and they think very similarly, you know, they won't preserve their investment, they want to have enough money to. Or when something happens, rather than putting the money aside, they just fix it. Put the money in they need and then just fix it. Rather than people thinking I've got no control of my money, I've got to put money according to a capital fund plan. And, or I've got to put money to something doesn't affect me like someone else's bathroom that's leaking or someone else's balcony.

So I can understand the enticement for people to look at it in a very favorable manner. When you're thinking about all the strata issues that you have no control over, and you're contributing something you don't use. However, on the flip side of it, that's all fine until you have an owner who's different to, you know, like you probably would have been, not in like you'll never be friends with someone like that. You probably would have. It was your ex-wife, you would have been divorced by now. Do you know what I mean? Like, there are people that you would just never ever buy property with, and this is the same thing that. So it's going to work well when it works well, but when it doesn't work well, let me tell you, it ain't good.

**Amanda Farmer:** All in the lawyers, I say.

**Reena Van Aalst:** Oh, yes. So lawyers, lawyers love it. It's the family law of strata.

**Amanda Farmer:** Yes, I was very upfront about that in chatting about this new legislation that I can just see the work in it, followers in the future. And if anyone has a young person in their life who's studying law, who's wondering what they're going to do after university, point in this direction. Winner.

Thank you, Reena Van Aalst, for a fantastic year here on the pod. I will have one more podcast episode before I officially wrap up for the year. But for now, I'd like to wish you a wonderful holiday break and enjoy your rest and recovery. And I just had this vision of you at the gym, working out, getting ready for 2026?

**Reena Van Aalst:** Oh yes, maybe. Or sipping the gin and tonic might be better. But I want to wish all our listeners a great Christmas and a fabulous New Year. And thank you all for your patronage and your questions and bits and pieces, and yes, and we look forward to Amanda and I being back here next year with you all.

**Amanda Farmer:** Thanks so much, Reena Van Aalst. I will see you next year.

**Reena Van Aalst:** Bye.

**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 [yourstrataproperty.com.au](http://yourstrataproperty.com.au)