

Media Release | **INTERVIEW OPPORTUNITY AVAILABLE**

September, 2019

GET READY FOR SCHOOLIES -- BODY CORPORATE MANAGERS WARNED DON'T BE A 'FOOLIE'

STRATA BOSSES URGE BODY CORPORATE MANAGERS TO BE CAREFUL ABOUT ALLOWING SCHOOLIES INTO HIGH-RISE UNITS AND APARTMENTS

Be extra careful these September school holidays about schoolies on a "scouting mission" for their Xmas break.

That is the message from the nation's peak strata body as apartment managers and owners reflect on growing problems and costs during the schoolies holiday break.

September is the time when school-leavers start scouting accommodation for their end of year schoolies ritual and body corporate managers and on-site letting agents are being urged to run a fine-toothed comb over applications.

The right-of-passage party event, which sees thousands of high school graduates descend on Australia's coastal cities, has led to some costly consequences for owners of units, apartments and other strata-titled property in the past.

Overcrowding in apartments, noise complaints, damage to private and common property, drugs and underage drinking, and patron safety are some of the concerns held by the peak strata body in Qld.

Strata Community Association (Qld) says while the high occupancy may be favourable financially, the damage to private and common property in overcrowded apartment blocks can be significant.

SCA (Qld) Vice President James Nickless says, "We are urging body corporate managers and on-site letting agents to carefully consider applications for accommodation from school-leavers to ensure issues like overcrowding are avoided.

"We are also encouraging body corporate managers to put forward proposals to lot owners in unit and apartment buildings where schoolies are expected to stay in an effort to promote safety and minimise disruptive behaviours."

Above all, SCA(Qld) is cautious about schoolies' partying being unregulated in high-rise unit and apartment complexes given the incidences of injuries and fatalities that have occurred on high-rise balconies in recent years.

...../2

Strata Community Association (National Office)

Suite 101, Level 1, 845 Pacific Highway, Chatswood NSW 2067

P 02 9492 8250 | **E** admin@stratacommunity.org.au | **W**

www.stratacommunity.org.au

SCA (Qld) Vice President James Nickless says, "At a minimum, body corporate managers and on-site letting agents should set expectations at the outset. If school-leavers are allowed to stay in the building, they should be made aware of any rules.

"Body corporate managers should also ensure unit and apartment owners are aware of their rights and responsibilities as well as relevant by-laws governing private and common property in the building.

"Body corporate managers have a big job on their hands any day of the week and a sudden influx of school-leavers can certainly create some challenges. If building management aren't prepared, the consequences can be catastrophic.

"At a time of year for celebration, we don't want a short-term stay to end in property damage or worse."

ENDS

About Strata Community Association

Strata Community Association Limited (SCA) is the peak industry body for Body Corporate and Community Title Management in Australia & New Zealand. Membership includes body corporate managers, support staff, committee members and suppliers of products and services to the industry. SCA proudly fulfils the dual roles of a professional institute and consumer advocate.

SCA has in excess of 3,300 members who help oversee, advise or manage a combined property portfolio with an estimated replacement value of over \$1.2 trillion. Website: <http://stratacommunity.org.au/>

Strata Community Association (National Office)

Suite 101, Level 1, 845 Pacific Highway, Chatswood NSW 2067

P 02 9492 8250 | **E** admin@stratacommunity.org.au | **W**

www.stratacommunity.org.au