

27 March 2020

The Hon Rita Saffioti MLA
Minister for Transport and Planning
9th Floor, Dumas House
2 Havelock Street
WEST PERTH WA 6005

Email: Minister.saffioti@dpc.wa.gov.au

Dear Minister

COMMENCEMENT DATE: STRATA TITLES ACT 1985 (AMENDED STA)

The Law Society of Western Australia acknowledges the consultation process that Landgate has undertaken with stakeholders in this important area of law reform.

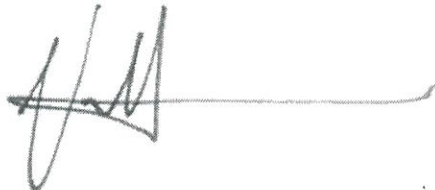
The timeframe for the commencement of the reforms is of concern having regard to:

1. The regulations have not been finalised and therefore may be subject to disallowance;
2. A request to the Law Society for comments on the *Consultation Draft - Guide to Consolidating Strata Scheme By-Laws* was received on 13 March 2020 and closes on 27 March 2020 and this does not provide an opportunity for meaningful consultation;
3. There are significant challenges for all organisations including the legal profession relating to COVID-19;
4. If the reforms start on 1 May 2020 many developers, managers, strata councillors and owners will either not understand enough about the reforms or not be in a position to comply with their significant new obligations (given the diversion of resources to dealing with COVID-19);
5. Previously scheduled training programs on the strata reforms for managers and owners have been cancelled;
6. The reforms provide legislative backing for electronic meetings and this could be helpful in the current circumstances. However, under existing legislation, proxies (including directed proxies) can still be used by owners to avoid personal attendance at strata meetings.

The Law Society is requesting that the commencement of the reforms be deferred for a period **not before** 1 August 2020.

If you have any queries relating to this matter please contact Mary Woodford, General Manager Advocacy on 9324 8646.

Yours sincerely



Nicholas van Hattem
President

cc Strata Titles Act Reform Team StrataTitlesActReform@landgate.wa.gov.au