

2 June 2020

Notice of Motion, Lord Mayor, Sally Capp: Apartment Living

Motion

1. That the Future Melbourne Committee:
 - 1.1 Notes that:
 - 1.1.1 Apartment living has for many years been a fast growing part of City of Melbourne delivering lifestyle, social, environmental and economic benefits for Melbourne.
 - 1.1.2 COVID-19 and the requirements for spatial distancing together with changed living and work patterns have presented distinct challenges for those living in close proximity in apartment buildings.
 - 1.1.3 Volunteer owners corporations and strata title owners require tailored support to manage the complex challenges of apartment living.
 - 1.2 Requests management to:
 - 1.2.1 Review the information, advice, services and programs that the City of Melbourne provides regarding apartment living to tenants, strata title owners, building managers and owners corporations, including in relation to the running of building services and improving environmental outcomes, with a view to ensuring that such information is presented and targeted as efficiently and accessibly as practicable.
 - 1.2.2 Review available information, advice, services and programs about living and working in apartments and office towers during the COVID-19 pandemic, and provide advice on cost effective interventions that promote safe and harmonious behaviours and measures, including but not limited to:
 - 1.2.2.1 Interpreting public health orders;
 - 1.2.2.2 Template protocols for high touch areas and shared spaces;
 - 1.2.2.3 Materials guiding safety and cleanliness;
 - 1.2.2.4 New building access channels; and
 - 1.2.2.5 Template good practice decision making guides for Owners Corporations.
 - 1.2.3 Deliver as soon as practicable a Virtual Support Workshop for the Strata Community to provide advice and support for tenants, strata title owners, building managers and owners corporation members on managing buildings and building services during COVID-19.
 - 1.2.4 Utilise the Discretionary Fund in relation to the implementation of paragraphs 1.2.1, 1.2.2 and 1.2.3.

Moved: Lord Mayor, Sally Capp

Seconded: Cr Nicholas Reece

2 June 2020

Email
Info.vic@strata.community

Future Melbourne Committee 2 June 2020

Website
<http://vic.strata.community>

City of Melbourne

RE: Meeting no. 77, Motion 7.2

SCA (Vic) commends the Lord Mayor, Sally Capp for this initiative.

SCA (Vic) would welcome the opportunity to share our resources we have developed with the onset of COVID19 for owners corporations and their committees, residents and managers.

As a result of COVID19 and in the absence of any resources from Government SCA (Vic) developed resources from international and local best practices to assist in risk management of community spaces.

As restrictions ease and before a vaccine is publicly available these measures will need to be extended and better regulated. It is also a good time to undertake a review to identify improvements that could be made to make the sector more resilient for future pandemics.

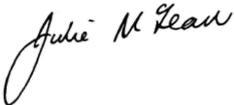
There are many Acts and Regulations such as Occupational Health & Safety Act and Public Well Being Act to name but two that have duties for owners corporations to comply with and contain significant penalties for non-compliance with, that any assistance the City of Melbourne can provide is welcomed.

SCA (Vic) is the peak industry body SCA Victoria is the peak association for the Owners Corporation sector. Established in 1990, it succeeds Owners Corporations Victoria (OCV) and Institute of Body Corporate Managers Victoria (IBCMV).

SCA (Vic) represents more than 80% of all professional Owners Corporation managers, with over 700 members managing upwards of 450,000 lots. It also represents owners corporation committees, industry suppliers including Essential Safety Measures managers, quantity surveyors, insurers, lawyers, accountants, facility managers, property valuers, building maintenance and tradespeople.

SCA (Vic) supports and will participate in the proposed Virtual Support Workshop for the Strata Community facilitated by City of Melbourne.

Kind regards



Julie McLean
SCA (Vic) Board Member
SCA (Vic) Chair of Education

*Thank you for choosing to be a Member of SCA (Vic) and
complying with standards to uphold the professionalism of the strata sector.*

Thank you councillor, Good evening Lord Mayor & Councillors.

I would like add further comments to my written submission around Motion 7.2 and the challenges of managing community spaces privately but jointly owned.

SCAV welcomes and commends the Lord Mayor for this initiative.

As the motion states, managing jointly owned private community spaces without specific guidelines or directions from authorities has been challenging and as a result has left owners corporations committees at the risk of failure in meeting some of their duties and obligations.

Committees, owners, tenants, strata & building managers have been left having to decipher vague, generic directions that do not specifically speak to the unique circumstances of strata spaces.

In particular interpretation, guidelines and clarification would be welcomed for understanding duties contained within the Occupational Health & Safety Act and how the duty to others apply to management of community spaces during and after COVID19, especially in light of the new amendment for Workplace Manslaughter.

Clarification is also sought for the new duties under the Public health & Wellbeing Regulations for management of pools and spas and how these Regulations apply now and post COVID19.

As the last near pandemic was 2003, this pandemic will not be the last and to review and learn from this experience both good and bad is necessary to help the strata sector to be more resilient.

SCAV supports and welcomes the opportunity to participate in the proposed Virtual workshop for Strata Communities