

Relationships & Responsibilities – CTS 42638

INDIVIDUAL LOT OWNERS are obliged to:

- ❖ Make financial contributions towards Body Corporate costs
- ❖ Comply with the By-Laws
- ❖ Maintain their lot in good condition

THE BODY CORPORATE (owners or their representatives)

Make decisions on matters of shared responsibility which include –

- ❖ Maintenance and management of Common Property, including equipment and services
- ❖ Determining financial contributions (levies) in order to fund its operation
- ❖ Public risk insurance and any compulsory building insurance
- ❖ Establishing and enforcing By-Laws relating to the management of Lots and Common Property

THE BODY CORPORATE COMMITTEE

- ❖ Is elected by the Body Corporate (owners or representatives) to carry out the day to day functions of maintaining and restoring the Common Property and Body Corporate assets on behalf of the Body Corporate

BODY CORPORATE MANAGERS (CAPITOL)

- ❖ Are contracted by the Body Corporate to provide administrative and financial services. They are the Custodian of the Body Corporate records and are the first line of enquiry for owners with enquiries relating to Common Property and the Body Corporate assets.
- ❖ They are a (non-voting) member of the Committee

CARETAKER

- ❖ The Caretaker is responsible for the repair and maintenance of Common Property and Body Corporate Assets
- ❖ The Caretaker is a (non-voting) member of the Committee