

公寓楼生活

您住的是单元公寓或联排公寓吗？如果是，您可能就属于公寓楼居住计划成员。公寓式住房有着友好融洽的居住环境和社区生活氛围，您会明显感受到它与独立式住房内生活方式的不同。两者最显著的区别在于，在拥有自己单元公寓或联排公寓的同时，您还与他人共享一些“共有物业”。

什么是共有物业？

共有物业包含您个人公寓之外所有建筑及土地的范围，比如说入口门厅、车行道和围墙栅栏等。通常只有公寓内部属于您自己，即分隔墙及地毯部分等。但大楼的主要结构部分，比如外墙、窗户、地板及屋顶，均与其它业主共享。共有物业由该公寓楼的所有业主共同负责，而这些业主的整体被称为“业主权益团体”。



什么是业主权益团体？

“业主权益团体”由所有业主组成，每一个业主自动成为该团体之成员。业主权益团体负责公寓楼居住计划的整体管理，包括共有物业修缮维护、设定物业管理费、资金管理、保险及记账等事务。业主权益团体通常雇用一位公寓楼居住计划管理经理、代管员或者楼栋管理员操持上述事务。也会选举成立一个业主执行委员会，由其代为处理日常事务。

为共有物业修缮付款

按法律规定，业主权益团体须向所有业主征款（即物业管理费）以维护共有物业。另外还须建立基金（即“物业维修基金”），以支付将来诸如楼层粉刷，车道整修，置办新屋顶或排水材料等等修缮维护成本支出。

为什么我要为别人的联排公寓修缮付款？

吴女士在一个小型住宅区内拥有一套联排公寓。最近物业费用通知单上显示，她的应付费用比之前增加了40%。当她打电话询问物业管理员时，对方称因另外一套联排公寓需要修缮，并且公寓楼居住计划委员会已通过一项物业维修基金计划，该计划要求他们为将来的排水材料项目储备资金。

物业管理员告诉她，这项计划已在年度全体会议上通过。她表示对此事一无所知，想了解一下为什么她要为他人的公寓的修缮付账单？

物业管理员向她解释说，联排公寓的外墙、屋顶及地板均

属共有物业，需由所有业主共同付费对其进行修缮维护。

他进一步解释说，如今每一个公寓楼居住计划均须预备一项物业管理基金计划，对公寓楼居住计划将来十年内的必需性重大项目进行评估。业主权益团体也须因此向业主征收物业费以支付这些成本开支。

物业管理员告诉吴女士，她应参加全体会议，以便参与各项决议的制定，决定筹备款项的多少。吴女士询问是否可以带她女儿参加全体会议，因为女儿比自己更了解这些方面的事情。物业管理员说，她可以带女儿参加会议，并鼓励她参与到决议过程中去。

备注：

请注意，NSW 政府正在重审有关公寓楼居住计划的法律。新的法律预计将在 2014 年内生效。

公寓楼居住者如需帮助，敬请拨打 13 32 20 联系 Fair Trading 机构。

Fair Trading 也开展公寓楼居住计划调解服务，专家参谋为您解决各种复杂问题与争议。

语言帮助请拨打 13 14 50 电话翻译服务。

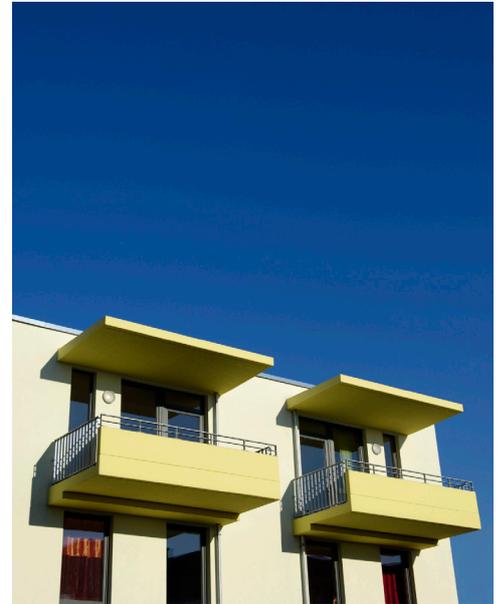
详情请访问 www.fairtrading.nsw.gov.au

Strata life

Do you live in a unit or townhouse? If so, you are probably living in a strata scheme. Whilst strata living can provide a friendly, community style environment, it helps to remember that it is not the same as living in a freestanding house. One major difference is that, as well as owning your own individual unit or townhouse, you have a share in the ownership of common property.

What is common property?

Common property includes all areas of the building and land not included in the individual units for example, the entrance foyer, driveways and fences. You will usually own the inside of your unit/townhouse, including the dividing walls and carpets, but the parts that form the main structure of the building – such as the external walls, windows, the floor and the roof, are owned in common with the other owners. Common property is the responsibility of all owners in the strata scheme, who together are known as the owners corporation.



What is the owners corporation?

All owners together make up the owners corporation and every owner is automatically a member. The owners corporation is responsible for the overall management of the strata scheme including repairs and maintenance of common property, setting levies, financial management, insurance and record keeping. The owners corporation often employs a strata manager, caretaker or building manager to do much of this work. It also elects an executive committee to make many day-to-day decisions on its behalf.

Paying for repairs to common property

By law the owners corporation has to collect money (known as levies) from all owners to pay for the upkeep of common property. They must also set up a fund, (known as a sinking fund) to cover the costs of future repairs and maintenance, for example, painting the building, driveway refurbishment, or new roofing or guttering.

Case study:

Why do I have to pay for repairs to someone else's townhouse?

Ms Wu owns a townhouse in a small strata scheme. She received her latest levy notice that showed she had to pay an increase of 40%. When she called the managing agent he told her that repairs were needed to one of the other townhouses, and the strata scheme had passed a Sinking Fund Plan, which required them to put aside money for future work to gutters.

The managing agent told her this had been passed at the Annual General Meeting. She said she had no idea this was happening and wanted to know why she had to pay for another owner's townhouse repairs.

The agent explained that the outer walls, roof and floors of the townhouses were all common property, which was the responsibility of all owners to repair and maintain.

The agent also explained that every strata scheme is now required to prepare a Sinking Fund Plan, which assesses what major works will be necessary in the scheme over the next 10 years. The owners corporation must then collect levies so it is ready to meet these costs.

The agent told Ms Wu that she should attend the general meetings so she could be involved in making these decisions and deciding how much money should be raised. Ms Wu asked if her daughter could attend with her, because she had a better understanding of these kinds of things. The agent said she was fine to bring her daughter and encouraged her to get involved in the decision making.

Note:

Please be aware that the strata scheme laws are currently being reviewed by the NSW Government. The new laws are expected to come into operation sometime in 2014.

For assistance for people living in strata schemes, call Fair Trading on **13 32 20**.

Fair Trading also runs the Strata Mediation Service with specialist staff who can help with complex problems and disputes.

For language assistance call the Telephone Interpreting Service (TIS) on 13 14 50. Visit www.fairtrading.nsw.gov.au