

# Who's Who in Strata



## The Body Corporate (Owners Corporation)

The legal entity that includes every lot owner in the building. It's responsible for managing common property, budgets, insurance, and legal obligations.

**Think of it as:** The company that runs your building — and every owner is a shareholder.



## The Strata Committee

A small group of volunteer owners elected to make day-to-day decisions on behalf of the body corporate.

**Think of it as:** The board of directors — owners who put their hand up to keep things running.



## The Building Manager

Looks after the physical upkeep of the building — cleaning, repairs, tradespeople, and shared facilities. Not every building has one.

**Think of it as:** The hands-on person who keeps the building in good shape.



## The Strata Manager

A professional hired to handle the admin — meetings, finances, records, insurance, and compliance. They're the central point of contact for the owners corporation.

**Think of it as:** The professional administrator who keeps the business side of your building running.



## The Insurance Broker

A specialist adviser who helps match your building's insurance needs with cover and supports you through claims.

**Think of it as:** Your building's insurance expert — they find the policy and have your back if something goes wrong.



## The Insurance Provider (Insurer / Underwriter)

The company that issues the policy, assesses your building's risk, and pays out if something goes wrong.

**Think of it as:** The company that carries the financial risk and covers you when it counts.

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