



What does the strata committee actually do?

Ever wondered who's actually running your building between general meetings? Meet the strata committee.

The strata committee - sometimes called the executive committee or body corporate committee depending on your state - is a group of elected lot owners who take on the day-to-day management of the building. They're volunteers who give their time because they care about where they live.

The committee's responsibilities typically include:

- Approving repairs and maintenance
- Managing the building's finances between meetings
- Liaising with the strata manager
- Responding to owner and resident concerns
- Making decisions on routine matters on behalf of all owners

The committee is elected at the AGM. Any owner can nominate - no prior experience required. Just a willingness to show up and contribute.

Here's something worth knowing: the people on the strata committee have the most direct influence over how their building is managed. They shape the culture of the community, the standard of its maintenance, and the experience of everyone who lives there.

If you think your building could be better managed - or if you simply want to be more involved - joining the committee is the most direct way to make that happen. You don't need to take the chair. Even as a committee member with one vote, you have genuine influence.

And if you're happy with how your building is run, turning up to your AGM and voting for good committee members is the best way to keep it that way.

If you're interested in nominating for your strata committee, speak to your strata manager - they'll be able to walk you through the process for your scheme.