

Policy Purpose

Strata Community Australia (WA) provides this policy as a guideline for its members to use when necessary to educate owners of property within a Strata Scheme. It has been created for the members to distribute should the question arise about the SCAWA's position regarding sustainability.

What is Sustainability (in property)

As the world adjusts to the climate changes affecting the environment, people are becoming fast aware of options allowing them to exercise their rights to enact sustainability in their homes. It comes in many forms covering, photovoltaic panels (electricity from the sun), solar panels, (hot water from the sun), grey water waste systems (watering gardens and lawns), rain water tanks, ceiling insulation, window treatments etc. WA is now home to the largest residential solar powered building in the Southern Hemisphere (640 panels), sustainability and or greening of buildings will increase and the demand for new technology will develop.

Issues that a Strata Company may face when a request is made

1. Aesthetics. People's POV's or opinions will vary greatly on this issue. What to some owners will look unsightly others will not. Some of the sustainability initiatives will be out of sight and therefore this may not present itself as a problem.
2. Uniformity. By permitting an owner to take an initiative, may imply that other owners can do the same, but not necessarily result in the same design or materials being used.
3. Damage. Some Strata Schemes may experience damage as a result of the installation process, this can be compounded by using "industry cowboys" who may not be licensed or the DIY sector.
4. Permission. Some owners will simply proceed in doing their sustainability without permission of the Strata Company, this can cause friction amongst owners and de-stable the community living spirit.
5. Right Of Refusal. In the same vain as "permission" owners may exercise their right to simply say "NO" thus eroding the community spirit.
6. Fair Distribution. Some Strata Schemes may not have enough physical area to allow for the installations to occur for every owner.
7. Resolutions. Depending on the Strata Scheme, it may be necessary to seek a RWD as part of the approval process. These can be difficult to obtain.

Policy Recommendations For SCA (WA) Members

It is the policy position of the SCAWA to endorse all forms of sustainability, but only where it meets the requirements of the legislation contained in the Strata Titles Act 1985 and any other local authority By-Laws. Owners should not be affected negatively when considering implementation of any sustainability measures. Strata Company's should consider additional By-laws to address, approval processes, design, materials, colours and future responsibility of equipment and or damage to common property (if any).