

Media Release

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Attention Chief of Staff / Property Editor

QUEENSLAND STRATA OWNERS WANT ZERO TOLERANCE FOR POOR BEHAVIOUR OVER THE EASTER WEEKEND

LAST BIG HIT OUT BEFORE SCHOOLIES AND NO PATIENCE FROM OWNERS FOR WILFUL DAMAGE

Easter revellers be warned.....Queensland apartment and strata title owners are being urged to adopt a “zero tolerance” policy for poor resident behaviour during this year’s Easter festivities.

As one of the most popular short break holiday periods and in some cases a “mini schoolies”, the strata title industry is warning against skylarking, wilful damage and dangerous behaviour on common property.

Wilful damage to common property, illegal drinking, drug use and apartment overcrowding are just a few of the repeated problems that apartment owners and managers of short-term accommodation face every year during the Easter holidays.

The peak organisation representing the strata and community title sector in Queensland said today apartment owners and bodies corporate should not be left to pick up the cost of reckless behaviour.

Strata Community Australia (Qld) is calling for bodies corporate to demonstrate a zero tolerance policy towards holiday guests involved in wilful damage of strata titled common property.

“Easter is not a green light to get away with wrecking property that is not yours or being a nuisance to long term residents at your holiday destination,” said SCA (Qld) President, Simon Barnard.

“There are many strata schemes that have long and short-term letting either in the same building or in the vicinity. We are urging short-term guests to be reasonable and consider the impact of their actions on people’s lifetime investment,” Mr Barnard said.

“Guests know what is right and what is wrong and at the end of the day they should question whether their behaviour will cause damage or issues. They will

have to foot the bill for any damages they are responsible for, especially in common areas that often are the preferred party places.

"I'd encourage bodies corporate to assist the situation by providing clear guidelines for short-term accommodation as to what is inappropriate behaviour on their property and let guests know at check in that it will be their wallets getting lighter, not the owners', if they choose to undertake unsociable behaviour over the Easter break."

"Bodies Corporate have a responsibility to ensure roof tops are locked off and are only accessible by authorised personnel."

"Apart from cameras in common areas, installing safety features that require key cards is one of the best safety options available for strata schemes and SCA recommends to bodies corporate to invest in an adequate system."

However it's not just property damage that owners fear during this year's Easter celebrations.

"There's also been a new trend reported in the media of high rise "selfies" where people are getting access to high rise apartment buildings, climbing off balconies or scaling the extremities of the building and taking "selfies" from incredibly dangerous heights in order to share these on social media," Mr Barnard said.

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