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LAEF INSAED LONG WAN BODI KOPORET

STRATAWORLD PACIFIC

Wan divisen blong SFAI Barrett & Partners
WEA **PROPETI MANAJMEN** HEMI STAT

Wan Spesol Buk we hemi tokabaot, mo eksplenem, wanem mbae yu mas mekem afta we yu pem wan
Lot insaed long wan Strata Title long Vanuatu.



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LAEF INSAED LONG WAN BODI KOPORET

Hemia hemi wan Strataworld Pacific Infomesen Buk blong ol responsebiliti mo wanem mbae u kasem sapos u tingting blong liv insaed long wan Bodi koporet.

Blong liv insaed long wan Bodi Koporet hemi olsem wan gudfala tingting blong mekem blong ol man we oli kat wan bisi laef or oli no wantem stap taed blong lukafterem wan bigfala haos mo garen blong propeti ia. Ol ona insaed long wan Body Koporet oli fri mo no nid blong wari blong lukaotem propeti from se yiu wan, yiu nokat jans or taem blong mekem yiu wan.

Ol samting olsem gardening mo ripearem aotsaed strakja blong bilding hemi ol samting we Bodi Koporet levis (kosts) blong yiu hemi kavarem.

Laef stael blong Bodi Koporet hemi wan we hemi lukluk long akomodeson we nokat tumas wok long hem. Blong sakrifaesem wan smol skwea fut in eksjens blong konviniens, ol man we oli liv long wan Bodi Koporet oli save spendem moa taem blong mekem ol samting we oli laekem. Blong sosiolaes hemi wan big samting blong envaeroment blong Bodi Koporet, espesioli insaed long wan bilding we hemi ofarem ol spesol bilding benefits

we yiu no save faenem long wan nomol haos, olsem swimming pools, gyms, mo fulap moa – mo yiu no nid blong wari blong stap mentenem olgeta!



Olsem wan toktok ia, ol bigfala benefit oli kam wetem responsibiliti mo hemia hemi semak long envaeroment blong Bodi Koporet. Wan Bodi Koporet hemi often wan strong sapatif komiuniti wea ol aktiviti mo atitud blong ol residents oli kat impakt long ol nara man. Blong mek sua se Bodi Koporet blong yiu hemi givim wan positif envaeroment long ol komiuniti blong stap long hem, hemi impoten blong yiu yiu save ol responsibiliti mo wok blong yiu taem yiu onem or liv insaed wan strata-taetel unit.

Wanem hemi wan Komunity Plan?

Wan komiuniti plan hemi semak nomo olsem wan land sub-division wea ful graon or eni pat blong wan graon hemi divaed go long 2 or moa plots of land wetem wan komon propeti.

Wan komiuniti plan hemi mas kat 2 lots or moa, komon propeti, wan singol Bodi Koporet moa wan singol komiuniti manejment.






Komiuniti plans oli save kat diferent kaen size. Samfala oli kat nomo tu lots, samfala oli kat moa. Yiu save aplae blong Komiuniti plan hemi regista olsem wan residential, commercial, industrial, mixed use, hotel mo retirement village strata developments.


Wanem hemi wan Strata Plan?

Wan Strata Plan hemi diferent long wan komiunity Plan. Strata Plan oli usum blong subdivide wan bilding wea baondri blong wan lot hemi consist long wol, floa mo siling (ruf). Komiunity Plan oli usum blong subdividem graon mo hemi inkludim graon mo baondri blong hem hemi baondri blong graon.

By-Laws

Ol Bodi Koparet by-laws mbae hemi diferent long everi Bodi Koporet. **By-laws mbae olweis lukluk long ol samting olsem:**

- Yus blong Komon Fasilitis
 - Kipim ol pets (dog, puskat)
 - Pakem trak
 - Nois
 - Akson blong wan wan man/woman/pikinini
- 

- 
- Renovet (fixim) & imej blong longt blong yiu
 - Klinlines

Administreson blong ol Bodi Koporet By-Laws hemi responsibility blong Bodi Koporet Kaonsil we mbae oli handalem olketa we brekem rul folem ol rekwaimen blong Strata mo Komiunity Titles Act No. 29 of 2000 mo ol Regulesons.

Manejment blong Bodi Koporet

Bodi Koporet olsem wan bisnis bodi. Hemi kat responsibiliti long ovarol manejmment sistem we hemi lukluk lo:

- Financial manejmment;
- Mek sua se ol necessary insurans oli up tu date;
- Rekot kiping;
- Manajement blong komon propeti;
- By-law enfosment;
- Blong lukaotem ol kontrakta we oli lukluk long ol diferent mentanens mo administreson.





Bodi Koporet hemi save mekem disisen nomo long ol stret mitings we oli sigaotem.

Kaonsil


Bodi Koporet hemi mas elektem wan kaonsil blong ol onas long everi AGM we hemi mas kat wan minimum blong 3 mo wan maximum of 7 membas. Wan Kaonsil hemi mas kat wan Jeapeson, Sekretari mo wan Treasurer (hemia eksekutif) mo save kat ol ordinari kaonsil membas.

Kaonsil hemi responsibol blong:

- Lukaotem administreson mo deili opereson blong Bodi Koporet
- Mekem ol disisen blong Bodi Koporet
- Mek sua se ol ligol disisen blong Bodi Koporet oli rispekted bai ol Lot ona.

Kaonsil hemia mekem disisen taem hemi singaotem wan miting or from wan proxy from aotside long miting blong kaonsil.

Everiwon oli mas save se ol Kaonsil membas ia oli volantia nomo moa oli sakrifaesem ol spea taem blong olgeta blong asistem Bodi Koporet.



Hu nao hemi save stap long kaonsil?

Eni ona oli save elektem hem kam long komiti sapos yiu wan:

- Ona;
- Wan bisnis bodi we hemi representem wan koporeson we hem nao hemi wan ona;

Mifala enkarejem yiu blong nominetem yiu wan blong wan posisen long Kaonsil by komplitem nomineson we oli seremaot long everi ona bifo Bodi Koporet financial year end.

Wanem Nao ol Responsibiliti blong Kaonsil?

- Lukluk long ol rekwest mo komplemen blong ol ona;
- Enfosem By-laws;
- Lukluk long plans financial position;
- Wok wetem, lukluk mo kontrolem Bilding Maneja;
- Wok wetem, lukluk mo kontrolem Bodi Koporet.
- Eksekiutem ol resolusens we oli pasem long generol miting;
- Priperem bajets blong adoptem long everi generol miting;



- Putum aot wan Notis blong ol Levi kontribusen (afta we oli bin jekem mo fixim long generol miting).

Atendens long Mitings

Even tho hemi no wan strikt rul blong wan Lot ona blong atendem ol mitings, wan komiuniti plan mbae save operet gud sapos everi lot ona i save tekem interes long ol afeas blong ol.

Kaonsil Mitings mbae save hapen fulap taem long wan yia mo everi lot ona oli welkam blong atendem ol miting ia olsem ol obsevas.

Sapos yiu wantem kam long wan long ol Kaonsil mitings yiu mas givim notis blong yiu igo long Bodi Koporet Managa 24 haoa bifo yiu kam. Sapos yiu kam long wan long ol Kaonsil mitings yiu save rimemba se yiu yiu wan obseva nomo mo yiu no save interapem ol prosidings.

Anuol Jenerol Miting mo eni nara Extraordinari Jenerol Mitings oli open igo long everi lot onas mo yiu yiu enkarej blong atendem ol mitings ia. Sapos yiu no save atendem wan Jenerol Miting, yiu sud submitim voting

pepa blong yiu so Kaonsil hemi save harem ol tingting blong yiu long ol matas we afektem Bodi Koporet.

Olsem wanem nao mi save resem wan isiu ikam long Bodi Koporet Kaonsil?

Ol onas oli enkarej blong patisipet long Bodi Koporet blong putum fowad ol ideas long kaonsel mo rekwests mbae Bodi Koporet hemi konsidarem.

Blong resem ol tingting ia, yiu mas putum long raeting igo long Bodi Koporet thru long Bodi Koporet Manaja mekem oli save konsiderem bifo long Kaonsil.

Sapos Kaonsil hemi harem se oli nidim samo infomesen from yiu mbae oli askem yiu blong provaedem ol infomesen ia or oli save askem yiu blong tokbaot moa long mata igo long nekis miting.



Bodi Koporet Maneja – Strataworld Pacific

Strataworld Pacific hemi kontrakten Strata Administresen Maneja blong yiu mo hemi wok anda wan riten agriment blong provaedem ol bodi koporet administresen sevises, olsem sekrateri mo tresari sevises.

Strataworld Pacific hemi wan divisen blong SFAI Barrett & Partners, Chartered Accountants, Business Advisors, we oli bin establish olsem wan liding Profesinol kampani long Vanuatu sins 1972. Oli provaedem jenerol advaes mo oli givim gaidens long ol rikwaemens blong longa.

Spesifik diutis nomali hemi:

- Pripaerem mo sendem aot ol notises olsem we Act hemi talem;
- Priperem ol notises blong Komiti mo Jenerol Mitings;
- Atendem mo priperem minits blong Kaonsil mo Jenerol Mitings;
- Lukluk long ol matas mo implimentem ol instraksen we kam long Bodi Koporet Kaonsil;
- Kipim ol buks, rekods mo roll;

- Givim aot ol levi notises long ol ona mo kolektem ol kontribiusens;
- Priperem stetment blong akaonts mo draft anuol badjets;
- Pem ol akaonts;
- Finisim insurens kava mo submitim ol insurens kleims.



Keateka/Maneja mo Letting Ejent

Keateka/Maneja hemi oltaem kontraktet go long Bodi Koporet thru Keateking/Manejmen mo Letting Agriments wetem Bodi Koporet.

Anda long Keateking/Manejmen Agrimen, kontrakt blong Keateka/Maneja hemi blong givim samfala sevises igo long Bodi Koporet long saed blong mentenens mo opereson blong Komon Propeti.

Normali, Keateka/Maneja ba olweis givim leiba komponent blong klining, gadening mo ol smol smol mentanens blong Komon Propeti.






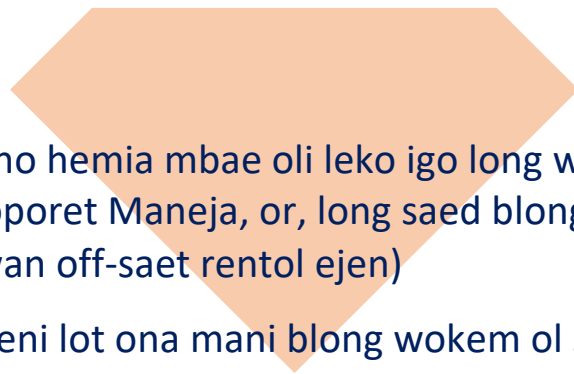
Keateka/Maneja mbae hemi no olweis givim keateka sevis iko long ol pipol we stap long ol lots mo hemi no responsibol long ol mata long insaed blong ol lots.

Keateka/Maneja oli samtaems apointem hem olsem letting ejent blong skim anda long Letting Agrimen wetem Bodi Koporet. Agrimen ia hemi alaowem Keateka/Maneja blong operetem wan letting bisnis long land blong plan. Wael ol onas oli enkarej blong yusum sevis blong Keateka/Maneja blong rentem aot ol units blong olgeta, inokat wan ligol rekwaiamen anda long Letting Agrimen blong hemi mekem.

Advantejes blong wan Onsaet Letting Ejent

Mifala sajstem se yiu tekem everi mata ia into konsideresen taem yiu stap tingting long best fom blong propeti manejmen long investmen propeti blong yiu. Mifala ting se mbae yiu agri se rili inokat wan substitut long wan komited on-saet manejmen ejent blong lukaotem gud investment blong yiu. Bilow hemi ol advantejes blong wan on-saet manejmen;

- Yiu kat wan faenansiol mo entrusted interest long wan gud manejmen mo opereson blong kompleks
- 



(sapos no hemia mbae oli leko igo long wan off-saet Bodi Koporet Maneja, or, long saed blong wan rentol haos, wan off-saet rentol ejent)

- Sevem eni lot ona mani blong wokem ol smol smol ripea on da spot
- Yiu yiu wan yiu intaviu wetem ol potensol tenens mo yiu kat wan gud hamony insaed long bilding (from se olgeta bakeken mbae oli kam neiba blong ol tenans) mo blong kat haeyes qkwaliti tenans
- Mbae folem ol interested tenens insaed long unit mbe ino blong givim aot nomo ol ki blong unit blong man hemi save inspektem hemwan
- Mbae save moniterem ol rental peimens long wan wei se oli save kwiktaem folo-ap ol leit peimens (oli save noknok long foret blong doa sapos hemi nidim)
- Oli save obsev mo moniterem ol man we stap go kam long unit blong yiu mo hamas man oli stap long unit ia
- Oli save inkrisim sekiuriti mo sefti blong ol tenens blong yiu mo bilding blong yiu from sapos yiu kat sam samting we oli impoten



- Save mek sua amenity blong ovarol bilding, mo kontrolem nois mo disruptif tenants 24 hours long wan dei

Bodi Koporet Bajets & Levis

Everi yia long AGM, olgeta lot owners mbae oli vote blong adoptem wan Administresen Fand bajet mo Sinking Fand bajet we bambae hemi fomem basis blong Bodi Koporet ekspendija mo inkam blong yia ia.

Inkam blong Bodi Koporet hemi menli kam from ol kontribusen we ol onas oli pem folem Kontribusen Skejul Lot Entitlements (levis). Long AGM ol lot onas mbae oli vot blong adoptem Administresen Fand mo Sinking Fand levis blong faenansiol yia.

Administreson Fand mo Sinking Fand levis mbae oli isiu regulali afta blong resem mani in advans blong mek sua se ikat inaf mani hemi stap blong mitim ol faenansiol komitmens long eni bodi koporet faenansiol iya.

Administresen Fand hemi blong ol regula ekspenses mo hemi include peimen igo long ol sevis kontrakta, utilitis,

ongoing mentenens, ripeas, insurens mo apkip blong komon propeti.



Sinking Fand hemi wan diferen fand wea mbae mani oli kipim istap blong capitol, bigfala fiuja mentanens (e.g. penting) mo blong pem ol niu bodi koporet asets.

Antap long ol Administresen Fand mo Sinking Fand levis, Bodi Koporet hemi oltaem isiuem wan anuol Insurens Levi folem Interest Skejul Lot Entitlement blong wan wan lot blong rikavarem premium blong insurens (Sapos insurens kost hemi no include long Administresen Dand Levi).

Wanem nao ol Mentanes Responsibilitis long wan Komiunity Plan?

Bigfala deferens taem yiu onem wan lis long wan subdivisen or wan haos mo taem yiu onem wan lot insaed long wan Komiunity Plan we hemi establish anda wan Strata Plan or subdivisen hemi se ol aotsaed wols, floa mo ruf oli no blong lot ona insaed wan Strata Plan. Ol erias ia oli nomali komon propeti.






Ol mentanes mo ripea blong ol pat blong bilding ia hemi responsibiliti blong bodi koporet blong mentenem mo insurem. From se hemi komon propeti, wan lot ona hemi no save jensem o renovetem ol eria ia anles hemi karem pemisen long Bodi Koporet.

STRATA PLAN

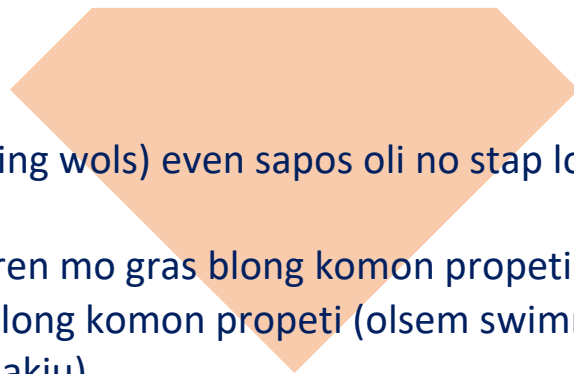
Bodi Koporet Mentanens

Bodi Koporet hemi mas mentenem komon propeti, wetem samfala samting moa we oli no stap long komon propeti.

Bodi koporet hemi nomali responsibol blong mentenem:


- aotsaed blong bilding
 - faondesen mo ruf blong bilding
 - rufing shits we oli no stap long komon propeti be oli givim protekson long ol lots mo komon propeti
 - impotent strakja blong bilding (olsem faondeson strakja, rufing strakja we givim protekson mo
- 

lud-bering wols) even sapos oli no stap long komon propeti

- rod, garen mo gras blong komon propeti
 - fasilitis long komon propeti (olsem swimming puls mo babakiu)
 - relings we stap antap, or kolosap, long baondari bitwin wan lot mo komon propeti, including relings long wan praevet propeti
 - Eni doa or windos mo ol fitting blong olgeta long baondari, wol bitwin wan lot mo komon propeti (including long ol balkonis, mo garaj doas)
 - utiliti infrastrakja (olsem ekwipment, paeps mo wairing) we hemi stap long komon propeti, or long wan baondri strakja, or sevisem moa then 1 lot.
- 

Lot Ona Mentanens

Ol longt onas oli nomali responsibol blong:

- insaed blong wan lot, mo ol fixtures mo fittings insaed long lot ia
 - doas mo windos we hemi lid iko long balkoni we hemi fomem pat blong lot ia
- 

- wan shaowa besin we lot ia hemi yusum, even sapos hemi no stap insaed long baondari blong lot ia
- utiliti infrastrakja (olsem ekwipment, paeps mo wairing) we hemi stap insaed long baondari blong lot ia mo sevisem lot ia nomo
- utiliti infrastrakja (including ekwipmen mo wairing mo paep blong go wetem) we hemi stap long komon propeti, mo hemi sevisim lot ia nomo mo hemi wan hot wota sistem, wasing masin, klongs draya, ea-kondisiona o wan simila ekwipmen
- eni fixtures or fittings long komon propeti, we lot ona hemi instolem blong benefit blong hem
- spesol aria we ona hemi kat benefit blong yusum, anles spesol yus by-law hemi talem diferen.

Mekem Imprufments long wan Lot mo Komon Propeti

Sapos u wantem mekem wan imprufment long Lot blong yiu o long Komon Propeti yiu mas fes jekem Bodi Koperet By-laws blong yiu we bambae hemi givim wan list long wanem yiu save mekem mo wanem kaen pemisen nao yiu mas karem. Nomali, yui no nidim wan



apruvol blong Bodi Koporet blong mekem eni impruvment insaed long Lot blong yiu sapos man aotside long Lot blong yiu hemi no save luk, hemi no wan fixed samting mo no save afektem valiu blong infrastructure. Nomali, mbae yiu nidim apruval blong Bodi Koperet sapos u wantem mekem impruvments long Komon Propeti or long Lot blong yiu we bambae pablik hemi save luk from aotsaed Lot blong yiu, hemi wan fixed samting we bambae yiu no save karem aot mo bae hemi save afektem valiu blong infrastructure. Plis kontaktem Bodi Koporet Managa blong yiu blong helpem yiu long proses ia.

Insurens

Bodi Koporet mbae insurem:

- Ol pats blong Bilding mo Komon Propeti anda wan propa bilding polisi;
- Wan Daarekta's Liability polisi blong kavarem ol Membra's blong Bodi Koporet Kaonsil;
- Blong Pablik denja ova long Komon Propeti. Pablik Liability.






Long fes yia, Orijinol Ona mbae nomali pem premium long bihaf blong Bodi Koporet. Premium ia long fes yia mbae ona hemi save rikavarem long setolmen amaont long ol baiya taem oli pem ol Lots blong olgeta. Long ol follongwing yias, bambae Bodi Koporet hemi sendem invois go long ol Lot onas blong pem shea peiment blong olgeta blong insurens premium mbae wei of wan anuwol Insurens Levi folem ol Interest Schedule Lot Entitlements (ISLE) blong ol wan wan Lot ona.

Taem yiu lukluk Administretif Fund Badjet anda long heding blong "Insurens", ol Onas mbae oli save luk wan estimetet premium blong Bodi Koporet insurens.

Amaont ia hem wan sampol nomo mo bambae hemi jens go long stret riplesment valiu blong bilding mo insurans ret long taem blong riniuwol.

Ol ona oli nid blong tekem aot wan kontents polisi long ol samting insaed long Lot blong olgeta we hemi no kafa anda long Bodi Koporet Biling Insurans (olsem ol Carpets, furniture, air conditioners etc.). ol Lot onas ba oli nidim wan public liability policy blong Lot blong olgeta from se Bodi Koporet Polisi hemi kavaremup ol Komon Propeti nomo.



Long ol onas we mbae oli rentem aot ol rooms blong olgeta, oli mas konsidarem wan Landlord Protekson Polisi we mbae Letting Agent blong yiu hemi save arenjem.

Blong sapmitim wan insurans klem, plis kontaktem Biding Maneja or Bodi Koporet Maneja we hemia save kivim yiu ol foms blong kleim mo sam advaes long insurabol ivents.

Reit mo Wota

Hao nao mbae Kaonsil hemia save givim ol reits blong hem anda long wan Bodi Koporet?

Ofis blong Valuer-General, hem nao hemi valiu ful residensiol lan (Lots mo Komon Propeti) mo disaedem unimproved valiu. Hemia ba hemi givim long Bodi Koporet. Kaonsil ba then disaedem ol reits blong ful eria. Ol reits oli serem aot ova wan wan lot folem Interest Schedule Lot Entitlement blong lot ia we mbae u save luk long Strata Plan.



Hao nao mbae yu save kalkulatem kost blong wota anda wan Bodi Koporet strakja?

Sapos project blong u oli fitim ol wota mita iko long ol wanwan Lots mbae Utiliti provaeda mbae ridim mo sendem wan invoice ikam stret long yiu olsem wan lot ona.

Sapos no, Utility kampani mbae ridim masta mita mo konfemem usage blong hem. Hemia oli givim iko long lokol Bodi Koporet. Total fee ba oli serem ova each Lot folem interest blong Lot long Schedule Lot Entitlement.

Bodi Koporet Jargon

Bodi Koporet: Wan bodi Koporet hemi wan ligol entity we oli krietem taem wan graon oli subdividem mo regista anda long Strata mo Komiuniti Titles Act No. 29 of 2000 blong sitemap wan komiuniti titles skim. Evri ona insaed wan komiuniti titles skim oli stret awae kam wan memba blong bodi koporet taem oli pem wan lot blong olgeta.

Komon Propeti: Leasehold land we hemi fomem pat blong komiuniti titles plan land be hemi no fomem pat blong wan lot insaed long plan (e.g. External walls,

windows, roof, driveways, foyers, fences, lawns mo gardens). Hemi jointly owned bae evri onas mo bodi koporet hemi responsibol long management blong hem.

Spesol Use Areas: Hemia hemi ol areas long Komon Propeti wea ikat raet blong spesol use hemi go long wan lot. Spesol Use Areas hemi nomali ol ples blo pakem trak, storej area mo samtaem ol kotyads.

Lot: Hemia hemi ol privately-owned areas insaed long skim we hemi save inkludim wan unit, taon haos, car spes mo storej area. Hemi made up of cubic air spes mo oltaem fom long senta laen blong ol boundary wols, siling mo flonga.

Lot Entitlements (Raets blong wan Lot): - Kontribusiun skejul blong lot entitlements

Kontribusiun skejul lot entitlement blong wan lot hemi besis blong kalkuletem:

- Proprietor's shea blong amaonts levied bae bodi koporet, unles lejisleson hemi givim wan nara wei blong serem ol bodi koporet ekspenses (olsem insurance premiums)



- valiu blong vot blong wan ona long wan ordinary resolution sapos oli kondaktem wan pol blong voting long wan resolusen.

Proprietor: Wan man or kampani we hemi pem wan lot mo nem blong hem hemi stap klia long roll.

Mifala :

Strataworld Pacific hemi wan divisen blong SFAI Barrett & Partners, wan long ol liding Chartered Accountants mo Business Advisory kampani long Vanuatu, we hemi stat long 1972.



Blong kasem moa infomesen long Bodi Koporet, plis kontaktem mifala.

Kontaktem Mifala :

Yu save kontaktem Strataworld Pacific long:

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