

# OBJECTIVES OF THE STRATA COMPANY



When implementing processes & achieving outcomes concerning the use and enjoyment of lots and common property, strata companies must not act in an unfair or discriminatory manner, they must not be oppressive, and they must ensure they are being reasonable.

In achieving that objective, a strata company must:

- Consider if a person has failed to obey by the Act or the by-laws
- Consider the merits of any proposal put forward, and consider all options available in any circumstance
- Be aware that, even despite a majority vote, resolutions or other conducts may be overturned if they fail to meet that objective
- Realise an owner can challenge the performance of a function for failure to meet that objective, and further, that a resolution can be overturned for the failure of meeting the strata company's objectives.

## Resolutions

It is deemed that a strata company has acted oppressively or unreasonably, in passing or not passing a resolution, if someone has been improperly denied/given the ability to cast a vote, that would've affected the final outcome.