Who's Who in Strata

The Body Corporate (Owners Corporation)
The legal entity that includes every lot owner in the building. It's responsible for managing common property, budgets, holding appropriate insurance, and legal obligations.

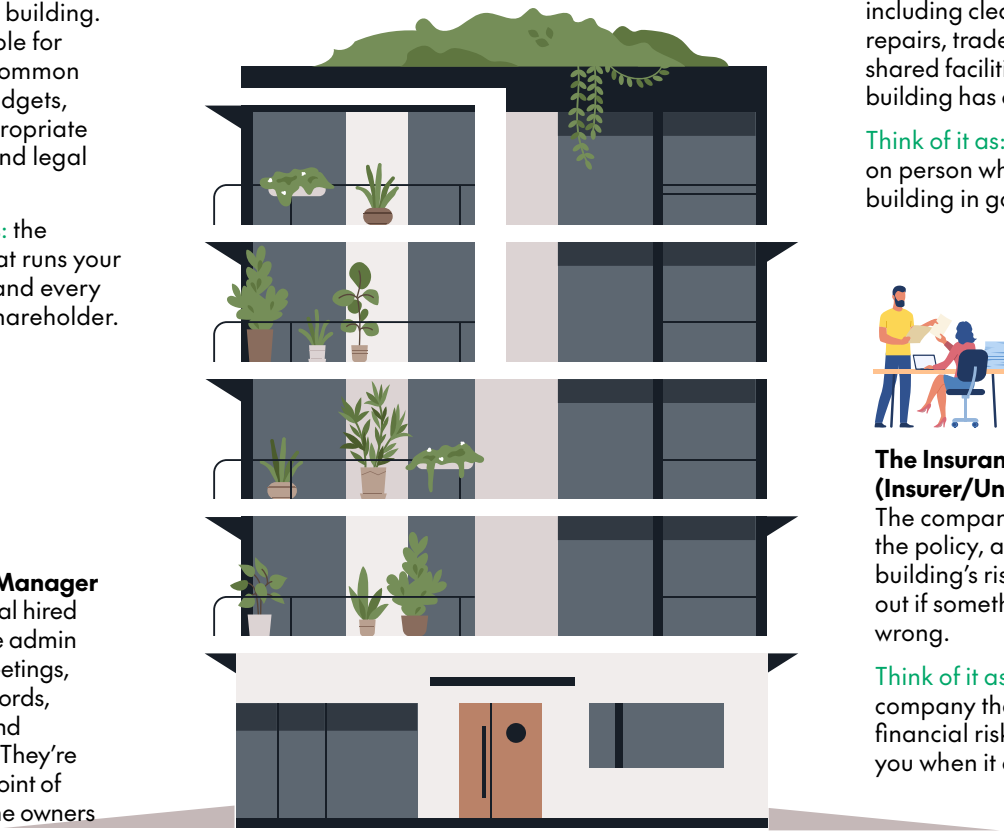
Think of it as: the company that runs your building — and every owner is a shareholder.

The Strata Committee
A small group of volunteer owners elected to make day-to-day decisions on behalf of the body corporate.

Think of it as: the board of directors — owners who put their hand up to keep things running.

The Building Manager
Looks after the physical upkeep of the building including cleaning, repairs, tradespeople, and shared facilities. Not every building has one.

Think of it as: the hands-on person who keeps the building in good shape.



The Strata Manager
A professional hired to handle the admin including meetings, finances, records, insurance, and compliance. They're the central point of contact for the owners corporation.

Think of it as: the professional administrator who keeps the business side of your building running.

The Insurance Provider (Insurer/Underwriter)
The company that issues the policy, assesses your building's risk, and pays out if something goes wrong.

Think of it as: the company that carries the financial risk and covers you when it counts.

The Insurance Broker
A specialist adviser who helps match your building's insurance needs with cover and supports you through claims.

Think of it as: your building's insurance expert — they find the policy and have your back if something goes wrong.

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