



STRATA DECISIONS MADE SIMPLE

WHO CAN APPROVE THIS?

See the role, check the authority, then record the decision

WHAT IS AUTHORITY?

Authority means the legal power to make a decision, approve work, spend money or give an instruction.

Think of it like this...



THE RIGHT PERSON MUST HOLD
THE RIGHT POWER FOR THAT DECISION

FIVE-POINT AUTHORITY CHECK

- 1 What is the decision?
- 2 What law or by-law applies?
- 3 Is there a valid delegation?
- 4 Are funds available?
- 5 Where is the decision recorded?

HOW AUTHORITY WORKS

ONE BUILDING - DIFFERENT ROLES - DIFFERENT DECISION POWERS



A MANAGER MUST NOT

- ❌ Invent authority to keep work moving
- ❌ Approve a reserved owner decision
- ❌ Spend outside delegation or available funds
- ❌ Treat urgency as unlimited power
- ❌ Act without a reliable record

QUICK QUESTIONS

Can a manager approve every quote?

No. Only within actual delegation and available funds.

Can the committee decide everything?

No. Some decisions belong to owners at a general meeting.

Does urgency create authority?

No. Make safe, then confirm the next lawful step.

LOT OWNER

Own-lot choices, subject to by-laws and approvals.

STRATA COMMITTEE

Day-to-day scheme decisions within its authority.

OWNERS CORPORATION

General-meeting decisions and powers reserved to owners.

STRATA MANAGER

Coordinates and acts only within delegation or resolution.



STRATA IQ ACADEMY

Prepared by Silvestro Musumeci | Founder, STRATA IQ Academy

CONNECTED LEARNING: Meetings, Motions & Governance

Law checked: 27 Aug 2026 | Next review: 27 Feb 2027

Educational overview only. Check current law, registered plans, by-laws, approvals and specialist advice for the actual matter.
Sources: NSW Government - Who's who in strata; Strata Schemes Management Act 2015 (NSW).