mosaic PROPERTY GROUP

Building Management Overview

All Building Lot Owners

Participates by voting at scheduled Body Corporate meetings.
Lot occupants are required to comply with By-Laws.

Body Corporate

Legal entity by which building common areas are managed by all Lot owners.
Determines and enforces By-Laws which are the building regulations that cover matters such as noise, parking, use of the common areas, pets etc.

Contracted via Strata Management Agreement.

Voted on yearly via the Annual General Meeting.

When a building is first established, Mosaic acts as the Body Corporate temporarily until the first Committee can be elected, usually a few months post settlement.

Contracted via 25-year Caretaking and Letting Agreement.

Strata Management Company

Administrative Entity for the Body Corporate

- Assists the Body Corporate committee.
- Carries out duties as per the written agreement.
- Manages the Admin and Sinking Funds to ensure compliance.
- Coordinates meetings.
- Responds to reports of breaches to the By-Laws – coordinates with the committee and Mosaic as needed.
- The Body Corporate Manager is a non-voting committee member.
- Are bound by a code of conduct.

Body Corporate Committee

A Group of owners elected to represent the building community with the responsibility of day-to-day decision making of the Body Corporate

- Makes decisions on behalf of the Body Corporate.
- Administration and day to day running of the Body Corporate.
- Putting lawful decisions of the Body Corporate into place.
- Enforces the body corporate by-laws.
- Bound by a code of conduct.

Caretaking & Residential Concierge

Facilitates the onsite Concierge and ongoing maintenance of common areas under the terms of the Caretaking and Letting agreement

- Supplies services that benefit common property as per the caretaking and letting agreement.
- Within agreement is a schedule of the specified duties for both Caretaking and Concierge.
- Sources quotes and arranges contracts on behalf of the Body Corporate.
- The caretaker representative (Lisa Lange at Mosaic Property Group) is a non-voting committee member.
- Bound by a code of conduct.
- All concierge and caretaking enquiries to be directed to the Residential Concierge who will facilitate the request / query.
- Caretaker is employed to service common areas only (does not attend to any issues within apartments).

mosaic bespoke living