

Experience from professionals - how unethical owners by-pass laws and avoid paying strata levies in NSW



Car tart

Well-Known Member

Joined:

16th Sep, 2018

Posts:

832

Location:

Sydney-Melbourne

There is a way of dishonest owners to never pay their levies.

They build up the levies and court costs to the ridiculous, then they sell their unit. The day before settlement they draw a bank cheque for all the arrears etc. After settlement the next day they go to their bank and say they lost the bank cheque, without presenting it. The body corporate is not only out of the money owed on levies but the many thousands in legal costs

And unfortunately the remaining unit owners pick up the bill.

Police and the courts will not help you.

I am aware of hundreds of thousands of dollars stolen in this way.

Car tart, 5th May, 2019

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1, Stoffo, The Y-man and 1 other person like this.



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thatbum said: ↑

This isn't true in any state. Maybe you need to get some legal advice or something, or do better in reporting alleged fraud to police.

LOL. Have you ever reported a bounced cheque in a contract to police? Or are you talking about case law which we all know is not how the police see matters.

1 we have had barristers try and give advice to police on fraud in banking. To no avail.

2. In all cases we went to court and won. But then how do you find the vendor who sold. Especially when it is a company that liquidates as soon as settlement occurs

3. Our company employs 34 full time staff including one full time lawyer and one full time CPA.

4. Our company spends in excess of \$200k a year on legal advice.

5. The writer has lectured at various Australian and overseas conferences on Strata Law.

Unfortunately, the word of law is not the same as fact when it comes to legal matters with Police. But you are 100% wrong on contract law vs criminal law. Police aren't interested if someone does not hold their end of a contract by bouncing a cheque.

If you practise law in NSW perhaps we can call on you to act on our companies and clients behalf.

Car tart, 5th May, 2019

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