

STP-05 Strata Company

Version 2 – 01/05/2020

The information provided in this guide is not intended to amount to legal advice. Professional assistance may be required to determine the most appropriate action to protect your legal rights. Please read our [Terms of Use](#) on the Strata Titles Policy and Procedure Guides web page. Landgate accepts no responsibility where parties print this guide and seek to rely on information that is out of date.

1 Strata Company

On registration of a strata titles scheme, a strata company is established. The name of the strata company is “The Owners of (the name of the scheme and the strata/survey-strata scheme number).

The name of the strata titles scheme is the name stated in the scheme notice. The address for service of the strata company is the address for service stated in the scheme notice.

A strata company:

- is a body corporate; and
- has perpetual succession; and
- is capable of suing and being sued in its own name; and
- has, subject to the STA, all the powers of a natural person that are capable of being exercised by a body corporate.
- is governed by the council of the strata company
- may have a common seal, but it does not have to do so.
- is comprised of the owners for the time being of the lots in the strata titles scheme.