



**JE WHITES**  
Strata & Community  
Management

55 Woodville Road, Woodville  
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ABN 41 050 206 525  
RLA 195966

## Your rights – explanatory pamphlet

### **Access to Records:**

As a Corporation Member, you have the right to inspect the Corporation's records. These records belong to the Corporation and must be made available to you within 10 days of your request, as per the legislation.

### **Manager's Authority:**

The Corporation has given certain responsibilities to the Manager. However, this authority can be revoked according to the legislation and your service agreement.

### **Proxies for Meetings:**

If you can't attend a meeting, you have the right to appoint a proxy to vote on your behalf. Your proxy has the same voting rights as you. You may choose JE Whites as your proxy for a specific meeting. You can cancel a proxy appointment at any time or by attending the meeting in person.

### **Commissions & Payments:**

JE Whites must disclose any commissions or payments received for placing your business. JE Whites may receive up to 20% commission on the base premium of your Corporation's insurance if placed with an authorised licensee as defined in the Service Agreement. JE Whites does not receive brokerage fees or receive any other commissions or payments from contractors or other parties in the strata industry.

### **Ending the Contract:**

The service agreement between JE Whites and the Corporation lasts for the agreed contract period. Either party can end the agreement with 28 days' written notice if they believe the other party has breached their duties under the contract or the legislation. If Members are unhappy with the Manager's services, they can vote to end or not renew the contract at a properly held Corporation meeting.

### **Resolving Disputes:**

If JE Whites cannot resolve your concerns, you have the right to take the matter to the Magistrates Court. The Court can make orders if a Corporation Member believes they have been wronged by the Corporation's delegate or if they think a Manager's decision is unfair.