



Quiz

Huang v Owners of Strata Plan No 7632 [2020] NSWCA 488 – Strata Scheme Legislation

1. Ms Huang commenced proceedings in the local court, seeking damages for:
 - a. The cost of undertaking her own rectification work of the defective membrane
 - b. The cost of additional renovations she wished to undertake
 - c. The cost of fixing the pipe which the contractor had damaged
 - d. Both a) and c)
2. In the Local Court, Magistrate Richardson decided that:
 - a. The owners corporation had been negligent
 - b. The plaintiff could bring an action for damages for negligence
 - c. The owners corporation should pay the plaintiff's costs
 - d. The plaintiff's claim under section 65(5) of the *Strata Schemes Management Act 1996* (NSW) was valid
3. In the Supreme Court, Walton J decided that:
 - a. The magistrate's cost decision should be re-evaluated
 - b. The time taken in bringing an application for leave to appeal is irrelevant in the context of this matter
 - c. Ms Huang's application was unclear regarding what order by the magistrate she was seeking to overturn
 - d. All of the above

4. A principal difference between the *Strata Schemes Management Act 1996* (NSW) and the *Strata Schemes Management Act 2015* (NSW) is that the latter:
 - a. Provides a direct right to a lot owner to claim damages
 - b. Provides immunity to owners corporations if they took reasonable steps to remedy conflicts
 - c. Allows owners corporations to take full ownership of property if a lot owner causes substantial damage
 - d. Allows lot owners to send a letter in writing detailing their complaints to the owner corporation within three days of facing an issue

5. An owners corporation:
 - a. Is the agent of the lot owners as a whole
 - b. Can only act with funding provided by lot owners
 - c. Must balance the interests of those lot owners against the single lot owner whose lot is affected by the defective common property
 - d. All of the above

Answers:

1. d 2. b 3. c 4. a 5. d