



Strata application for interim orders

CONSUMER AND COMMERCIAL DIVISION | STRATA LIST

Complete this form to apply to NCAT's Consumer and Commercial Division for interim orders under the *Strata Schemes Management Act 2015*.

IMPORTANT INFORMATION:

- A request for interim orders can only be made **in addition to** a Strata Application for orders by the Tribunal.
- Mediation is not a necessary requirement before lodging an interim order application, but it is necessary for the Strata Application.

File Number

Office use only

1. DISPUTE DETAILS

A. ADDRESS OF STRATA SCHEME

Address:

B. STRATA PLAN (SP) NUMBER

C. ADDRESS OF MANAGING AGENT

Provide the address of the managing agent or secretary of owners corporation / association.

Address:

D. RELATED FILE NUMBERS

List any previous NCAT file numbers relating to the parties and the current dispute:

2. APPLICANT

A. APPLICANT TYPE

Tick the box that best describes the person or corporation making the application.

- | | | | |
|--------------------------------------------------------|-------------------------------------------|--------------------------------------------------|------------------------------------------------|
| <input type="checkbox"/> Lot owner | <input type="checkbox"/> Building manager | <input type="checkbox"/> Interested person | <input type="checkbox"/> Strata Managing Agent |
| <input type="checkbox"/> Owners corporation | <input type="checkbox"/> Connected person | <input type="checkbox"/> Lessor | <input type="checkbox"/> Tenant |
| <input type="checkbox"/> Approved insurer | <input type="checkbox"/> Developer | <input type="checkbox"/> Occupier | <input type="checkbox"/> Mortgagee |
| <input type="checkbox"/> Building management committee | <input type="checkbox"/> Strata Committee | <input type="checkbox"/> Lessor of Strata Scheme | |

B. APPLICANT'S DETAILS

Provide details of person or corporation making the application. For multiple applicants attach details on a separate sheet.

Full name:

Postal address:

Contact details: Daytime telephone

Mobile

Email

- Do you want NCAT notices and correspondence emailed to you?

By ticking this box you agree to receive the notice of hearing and other future correspondence by email. Please ensure the email address provided above is accurate and the email account is checked regularly.

3. RESPONDENT

A. RESPONDENT TYPE

Tick the box that best describes the person or corporation you are making the applicant against.

- | | | | |
|--------------------------------------------------------|-------------------------------------------|--------------------------------------------|------------------------------------------------|
| <input type="checkbox"/> Lot Owner | <input type="checkbox"/> Building manager | <input type="checkbox"/> Interested person | <input type="checkbox"/> Strata Managing Agent |
| <input type="checkbox"/> Owners Corporation | <input type="checkbox"/> Connected person | <input type="checkbox"/> Lessor | <input type="checkbox"/> Tenant |
| <input type="checkbox"/> Approved Insurer | <input type="checkbox"/> Developer | <input type="checkbox"/> Occupier | <input type="checkbox"/> Mortgagee |
| <input type="checkbox"/> Building Management Committee | <input type="checkbox"/> Strata Committee | <input type="checkbox"/> Occupier | |

B. RESPONDENT'S DETAILS

Provide the respondent's name and their postal address. For multiple respondents attach details on separate sheet. If the respondent is a company or business, please attach a current business name extract or company extract from ASIC.

Full name:

Postal address:

Contact details: Daytime telephone Mobile

Email

4. ORDER DETAILS

A. SPECIFY THE TERMS OF INTERIM ORDER REQUESTED?

B. REASONS FOR ASKING FOR INTERIM ORDERS?

Describe the urgent considerations that justify the making of these orders. Give details of when and what is happening or going to happen if interim orders are not made. Attach supporting information such as minutes of meetings, expert reports, correspondence, etc.

5. APPLICATION CHECKLIST

- I have attached all other documents relevant to this application**
Include all relevant information with your application. Attach details of multiple applicants or respondents, or further information about the orders you are seeking. Note: A copy of this application and any attachments will be sent to the respondent.
- I have attached a recent ASIC company or business name extract**
If the respondent is a company or business, attach a current business name extract or company extract from ASIC which shows the organisation's registered name and address. Extracts can be purchased online from the [ASIC website](#).
- I have made a copy of this application for my own records**
Before lodging your application with NCAT you must make a copy of your application for your own records.

6. SIGNATURE

Applicant's signature or signature of representative.

Name	Position title <i>(if company)</i>
Signature	Date

Lodge your Application at your nearest NCAT Registry

For NCAT Consumer and Commercial Division Registry locations visit the [NCAT website](#). For all NCAT enquires telephone 1300 006 228 or visit www.ncat.nsw.gov.au.

INTERIM ORDERS under the *Strata Schemes Management Act 2015*

The orders below are a guide only. There may be other orders that are appropriate or necessary in any particular case. You should refer to the relevant sections of the *Strata Schemes Management Act 2015* for more detailed information.

INTERIM ORDERS

Section	Orders	Who can apply?	Information required
231	To request the making of an interim order	Any applicant who is eligible to apply for orders by the Tribunal	<ul style="list-style-type: none">The request for an interim order must be made in addition to a Strata Application.

GENERAL INFORMATION ABOUT INTERIM ORDERS

ABOUT NCAT

The NSW Civil and Administrative Tribunal is an independent, specialised and accessible service for the fair and timely resolution of disputes according to law.

The Tribunal can make orders under the *Strata Schemes Management Act 2015* about disputes or complaints which have not been resolved by mediation.

REQUESTING AN INTERIM ORDER

If you require an urgent hearing you can apply to NCAT for an interim order in addition to your Strata Application.

An interim order can be requested by any applicant who is eligible to apply for orders by the Tribunal. The request can only be made **in addition to** a Strata Application.

You can request the following interim orders:

- Any order that could otherwise be made by the Tribunal.
- Renewal of an interim order previously made by the Tribunal (time limits apply).

TRIBUNAL DECISION

A request for an interim order is generally determined within 7 days. The Tribunal must be satisfied on reasonable grounds that urgent considerations justify the making of the interim order.

When the Tribunal has made its decision, a copy of the interim orders are sent by post or email to all parties.

An interim order continues in force for 3 months from the making of the orders or any earlier date specified in the order. If renewed, the interim order continues in force for 6 months from the making of the order or any earlier date specified in the order. An interim order, or renewal of an order, may also be revoked by the Tribunal.

WHAT HAPPENS TO THE STRATA APPLICATION?

Once the request for an interim order is determined, the strata application will be listed for hearing.

PRIVACY OF PERSONAL INFORMATION

The privacy of personal information is important to NCAT. Personal information is collected to register applications and to make decisions about disputes. All information contained in an application is provided to all parties, including home/business addresses, phone and email details. The Tribunal may give personal information to another person or agency (e.g. NSW Fair Trading) as required or authorised by law. A person has a right to access their personal information and may request that the Tribunal correct any inaccuracies.

INFORMATION AND ASSISTANCE

NSW FAIR TRADING

Phone: 13 32 20

Website: www.fairtrading.nsw.gov.au

Contact NSW Fair Trading for information and assistance **before** lodging the application.

NCAT

Phone: 1300 006 228

Website: www.ncat.nsw.gov.au

Contact NCAT's Consumer and Commercial Division for information and assistance **after** lodging the application.