

# ELEVATION



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## The importance of a good Annual General Meeting

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### The importance of a good Annual General Meeting

**The annual general meeting of an owners corporation is the most important event for your strata community each year. For most strata property owners, the annual general meeting is the one occasion they will actually participate in the process of managing the affairs of the owners corporation. It is then important that it be a success.**

A well-run annual general meeting will create a positive sense of community and encourage strata property owners to participate in the functioning of the owners corporation. People will be more likely to volunteer for service as executive committee members or to undertake specific tasks if the annual general meeting is run well.

At the very least, owners who attend a well-run annual general meeting will be more likely to follow the rules, pay their levies on time and be civil to others in their community if they leave the annual general meeting with respect for the process and respect for the elected leaders of their strata community.

Conversely a 'bun-fight' will do nothing for community spirit. The last thing sensible people want is a hostile living or investment environment because the annual general meeting provided a forum for the disaffected few to poison their community with negative attitudes and unacceptable behaviour.

Experienced strata and community title managers will have seen their share of good and bad strata community meetings. The difference between the good and the bad comes down to three things — attention to detail in the preparation of the meeting, understanding the formal requirements of the legislation concerning the process, and good leadership and communication skills of the executive and the strata manager advising them.

VBCS has released a 15 page practical guide to help executive committees get the most from the formal process of holding an annual general meeting and to succeed in building a sense of community. For a full copy, please contact [news@vbcs.com.au](mailto:news@vbcs.com.au).

