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Strata Data Group
Established 1977

- Community Corporation Management
- Strata Title Management
- Property Sales & Rentals
- Maintenance
- Insurance

P 08 8372 2777
F 08 8379 0703

Our Postal Address
PO Box 219
Glen Osmond SA 5064

Office of Strata Data
647 Portrush Road
Glen Osmond SA 5064

www.stratadata.com.au is live



Strata Data's website is now on-line. The site is filled with relevant information about body corporate living, our company and the services that we offer.

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The most important feature of the website for our clients is the 'Client Area'. Accessed via a personal and secure log-in and password this section provides the user with vital information about their body corporate, the ability to update their personal details and access to view and pay their corporation maintenance contributions. See how to access the client area on page 3...

From the website you can also access past and current editions of our newsletter, 'Strata Data News', read about our company history and see profiles of key staff members.

There is a large FAQ section that contains the answers to many common questions and this area is growing all the time as we respond to feedback from our clients. You can also now view our privacy policy on-line.

There's a special section for developers that outlines how we are able to assist them from the planning to completion stages. See the article 'Business Development Department' on page two for more information.

Information on how our insurance division can assist with claims and new policies is provided in the services area and quotes for insurance can be requested via an on-line form.

Details about our maintenance division, Strata Data Maintenance and the type of work they are able to undertake has been outlined. Emergency contact information is also available for those times when after hours attendance by tradesmen or other assistance is required.

Strata Data Realty provides a professional property management service to hundreds of clients and information about this service is also available on the site. Properties for rent are also shown under the 'Find a Rental Property' section. Owners interested in Strata Data Realty acting as their property manager should look at the information on the back page of this newsletter – existing clients of the Strata Data Group receive a substantially discounted preferential rate and right now, \$200 cash back!

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Visit us today at: www.stratadata.com.au

Business Development Department

Interest rate hikes and higher housing prices have failed to take the wind out of the sails of the construction industry in South Australia.

With many councils posting increased applications for building approvals and newly released land parcels being sold in record times and at higher than forecast prices it is little wonder that the South Australian Government is taking the issue of land release seriously.

In a recent speech to the Land Council the Premier Mike Rann stated that his government was introducing a Bill which aims to improve strategic planning and streamline the updating of councils' development plans. Mr Rann went on further to state that: "In light of South Australia's aim to increase its population to two million

people by 2050, we have to take seriously the challenge of urban consolidation. We have to look at the various options for where additional numbers of South Australians can dwell."

As we have seen in recent years, the size and complexity of Bodies Corporate have increased. It is the important role of the developer and Body Corporate Manager to ensure that all the mechanisms are in place to ensure that these new complexes, once established, are maintained and managed so that their integrity and value can increase for the benefit of residents and investors alike.

At Strata Data we understand the individual needs of our clients and developers and are working together with all key stakeholders to make sure these new developments become the premium residential communities that will be the benchmark for all future complexes.

If you would like more information on our Business Development Department or you have any queries in regards to your development, please check out our website at www.stratadata.com.au or contact me directly on (08) 8372 2777 or by e-mail at bearle@stratadata.com.au

Brett Earle
Business Development Manager

\$200 Cash Back offer for Property management clients

see page 4

Did you know?

If you don't have contents insurance for your unit, you're probably not covered for liability within it ...

A Landlord's liability for personal injury or material damage due to negligence is **NOT covered** by the main Strata or Community Title Building Insurance Policy. Strata Data's Insurance Agency offers policies covering Contents and Legal Liability Insurance to Landlords and Resident owners from as little as \$100.

For further information please contact our Insurance Division:

Phone 8372 2777 or Fax 8379 0703

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Client's Area

The client's area of the site has been designed to enable owners to access information about their property anytime.

Importantly, access to the site is secure with owners requiring a personal log-in and password to view their information. Your personal log-in name and password are printed on the left hand side of your account (enclosed), next to the Total Payable box.

In particular clients can now access:

- and change their postal and contact information
- information on past and future meetings including
- minutes of the past two meetings of the corporation
- financial statements for the corporation for the past two years
- the Agenda for past and future meetings
- the details of any outstanding amounts owed against their property
- and pay those outstanding amounts on-line
- and view paid accounts for the past two years

- information about and links to your Body Corporate Manager

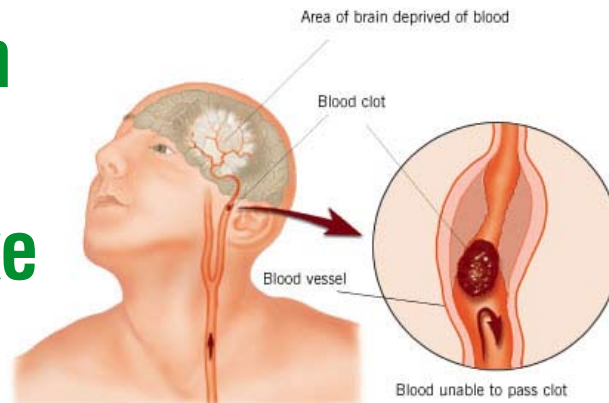
Clients with more than one property managed by Strata Data are well catered for with all of their properties being listed under the one log-on – that means you won't need to log-in twice to get the details for each of your properties.

We believe that the provision of on-line services can enhance our client's experience when dealing with us however as always we'd love to know what you think or how we can improve our service. Please email us your thoughts to feedback@stratadata.com.au.

Helpful hints on recognising signs of a stroke

Remember The 1st Three Letters... S.T.R.

The impact of a stroke can be severe or even fatal and unfortunately strokes are fairly common. Neurologists say that if one can get to a stroke victim within 3 hours they can totally reverse the effects of a stroke. What is critical is recognizing that a stroke has occurred and then getting the patient medically cared for within 3 hours. Should you be able to identify when someone is having a stroke, a Doctor can administer a drug which will save the patient from fully developing the after effects of a stroke (commonly the paralysis of one side of their body).



Fortunately there are a few simple steps one can take to identify if someone is having or has had a stroke.

Recognizing a Stroke

Doctors say a bystander can recognize a stroke by asking three simple questions:

- S Ask the individual to SMILE.**
- T Ask the person to SPEAK A SIMPLE SENTENCE (Coherently) (i.e. . It is sunny out today)**

R Ask him or her to RAISE BOTH ARMS.

Another 'sign' of a stroke is: Ask the person to 'stick' out their tongue. If their tongue is 'crooked', (i.e. if it goes to one side or the other) that can also be an indication of a stroke.

If they are unable to do any of these it is likely that they have suffered a stroke. If you find yourself with a person exhibiting any of these symptoms, call 000 immediately and describe the symptoms to the dispatcher.

Remember the "3" steps, S.T.R.

Feedback:

We want to know what you think about our service...

Please e-mail us any time with your thoughts at:

feedback@stratadata.com.au

Approvals Must Be On Meeting Agenda's

One of the most common issues associated with Body Corporate living is the process that an owner must follow to seek approval for prescribed works.

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Prescribed works are anything that is added to the external part of the unit or unit subsidiary yard that effects the external appearance of the building and can include things such as:

- The installation of an air conditioner in the wall or roof

- The addition of a pergola
- The addition of a garden shed
- The installation of a Foxtel satellite dish

Items of this nature must be included on the Agenda for a meeting of the corporation so that all owners are aware of the proposal and have the opportunity to attend and discuss the matter or to instruct a proxy to vote on the matter as per their instructions.

When making a request for an item to be on the Agenda it is necessary to advise the specific details of the proposal. For example, if it is the installation of a split system air conditioner you would need to provide the size, colour, proposed location and possibly the noise output of the unit. A picture,

sketch or brochure may be helpful. In other words all the information that would be necessary to enable an owner to make an informed decision and to vote accordingly.

The Agenda for any meeting goes out approx 3 - 4 weeks before that meeting. Therefore you need to advise your Body Corporate Manager of your request prior to this time – in fact we would recommend at least 6 weeks in advance in case there are any additional details required.

If you would like to place something on the agenda for your corporation's next Annual General Meeting please contact your Body Corporate Manager.



Communication Critical - \$200 Cash Back A Bonus

At Strata Data Realty we pride ourselves on maintaining excellent communication with each of our owners and generally providing a property management service that is second to none.

Currently we are offering clients \$200 cash back (per property) when they appoint us to handle the property management for their investment*.

You'll have the peace of mind of using an experienced professional, as well as \$200 in your account to go towards paying:

- your management fees
- your letting fee
- any other costs incurred managing your property

And that's \$200 per property – if you bring over 5 properties we'll give you \$1000 cash back!

Simply mention this advert when talking with any of our helpful staff.

*\$200 Cash back is credited into the clients account upon signing a 12 month management agreement. Should you have an existing agreement with an Agent, kindly disregard this notice.

Please call Kate for more info:

Mobile: 0421 381 206

Direct: 08 8372 2770

Email: sdr@stratadata.com.au

www.stratadata.com.au