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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

## Merry Christmas

To all our clients, we sincerely thank you for your business in 2006 and look forward to serving you equally as well in 2007. We trust you all enjoy the love and companionship of family and friends throughout the festive season and the year ahead.

From everyone in the Strata Data team, we wish all our clients, business partners and friends a happy Christmas and a healthy and prosperous New Year.

Terry Smith  
Managing Director

## Christmas & New Year Closure

This year we shall close at midday on Friday 22nd December, re-opening on Tuesday 2nd January at 9am.

### December 2006

Friday 22nd	Midday Close
Monday 25th	Closed (Christmas Day)
Tuesday 26th	Closed (Proclamation Day)
Wednesday 27th	Closed
Thursday 28th	Closed
Friday 29th	Closed

### January 2007

Monday 1st Closed (New Years Day)  
From Tuesday 2nd Open as usual

Please note that Strata Data's  
normal opening times are:  
Monday to Friday 9am to 5pm

## Contacting Us Over Christmas

Because we understand that emergencies don't necessarily keep office hours, neither does our emergency service. We are always happy to handle emergency calls for you so that you do not have to worry about the details. If you have a genuine emergency which requires the attendance of a tradesman during our Christmas closure you can dial our normal phone number (8372 2777) and receive contact information for the staff member on emergency duty (available 24 hours a day, seven days a week).

We would ask that you call us only for genuine emergencies over this period.

## Emergency Contacts

Glazerite Glass	0421 591 628	State Emergency Services	8202 2999
Greg Martin Plumbing	0418 843 943	SA Water	8207 1300
Gordon Fallon Electrical	0411 510 603	Origin Energy	1800 808 526
Construct Services (All Trades)	8268 7500	AGL	131 245
		Police	131 444

# Water Restrictions – How They Apply

South Australians are being asked to be diligent in their water use with enhanced level two water restrictions already in place and level three restrictions to apply soon..

## Water Restrictions In Place Now!

South Australians are being asked to remember 'Mondays for the Murray' as enhanced level two water restrictions are already in place.

Acting Minister for Administrative Services and Government Enterprises John Hill says, "As the River Murray continues to be affected by the worst drought in recorded history, we're asking all South Australians – including industry, business and householders – to help save water."

"The aim of the Level 2 restrictions is to save about 10 per cent of the water consumption. However, with the community's full support, this could be up to 15 per cent".

### THE INITIATIVES, WHICH REPLACE PERMANENT WATER CONSERVATION MEASURES, FURTHER RESTRICT:

- The watering of gardens and lawns with sprinklers to three days a week – but not between 8am and

8pm (even number homes on Tues, Thurs & Sat /odd numbers Wed, Fri & Sun);

- The use of sprinklers on sports grounds and recreational areas to two days a week;
- No emptying and refilling of existing pools and spas, while top ups can only be done by hand held hose or bucket;
- New pools or spas will need a cover to minimise evaporation before they can be granted a special permit for filling;
- Cars can only be washed using a commercial car wash or bucket filled directly from a tap. Rinsing with a hand held hose requires a trigger nozzle;
- Further restrictions also apply to fountains and ponds, garden centres and caravan parks.

### SPECIFIC INFORMATION FOR GARDENS AND LAWNS

Even numbered properties can use sprinklers only from midnight to 8am and 8pm to midnight on Tuesday, Thursday and Saturday.

- Odd numbered properties can use sprinklers only from midnight to 8am and 8pm to midnight on Wednesday, Friday and Sunday.
- No watering of gardens and lawns with sprinklers at any time on Mondays.
- Hand-held hoses fitted with a trigger nozzle, watering cans, buckets and drip-watering systems may be used at any time.
- No sprinklers to be used between 8am and 8pm on any day.

These restrictions do not prevent watering with hand held hoses with a trigger nozzle at any time.

## 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 \$135.

For further information please contact our Insurance Division:

Phone 8372 2777 or Fax 8379 0703

# New Tougher Water Restrictions

## Level 3 Water Restrictions Begin January 1st 2007

### DOMESTIC GARDENS AND LAWNS

- Hand-held hoses fitted with a trigger nozzle or drip-watering systems may be used on any day, but only before 8am or after 8pm.
- Watering cans and buckets can be used at any time.
- Sprinkler systems can be used on one day a week for three hours in the morning or for three hours in the evening in accordance with the following:
  - Even numbered properties on Saturday between 5am - 8am and 8pm - 11pm
  - Odd numbered properties on Sunday between 5am - 8am and 8pm - 11pm
- Sprinklers cannot be used to water verges.
- If you are installing a new lawn, you need to apply for a permit to water outside the water restrictions. Lawn permit forms will be available to download from mid December 2006.

### HARD SURFACES

- Water must not be used to wash paved or concreted areas,

decking, walls or roofs of a building at any time unless it is necessary to do so to protect public health, ensure safety of people using the area, ensure the health and welfare of animals using the area or in case of accident, fire or other emergency.

- Windows may be cleaned from a bucket filled directly from a tap

### SWIMMING POOLS AND SPAS

- Existing pools and spas must not be refilled from empty.
- New pools or spas may be filled only under the authority of a permit from SA Water. A permit will not be granted unless there is proof a cover has been purchased to prevent water loss through evaporation.
- The level of water in a swimming pool or spa that has been previously filled with water may be topped up or maintained only with water from a hand held hose or bucket.
- Children's wading pools must not be filled with more than 250 litres of water.

### WASHING CARS AND BOATS

- Water must not be used to wash a vehicle except by means of a commercial car wash or a bucket filled directly from a tap.
- Hoses are not to be used.
- Boat owners are permitted to flush out motors and rinse off metal parts to prevent corrosion.

Exemptions may be available from SA Water in some circumstances.

Penalties – People who fail to comply with restrictions will be issued with a notice reminding them of their responsibilities. If non-compliance continues, a \$315 expiation notice will be issued. Serious and ongoing breaches could result in court action and fines of up to \$5000 for individuals or \$10,000 for businesses.

Further information about water restrictions and reducing consumption is available at [www.sawater.com.au](http://www.sawater.com.au) or call the Water Restrictions Hotline on 1800 130 952.

## Victor Harbor

We are very excited to announce the opening of our Victor Harbor office. We have always managed a number of corporations in Victor Harbor from our Adelaide location, however we have now established a permanent presence there.

This office will also service clients right across the Fleurieu Peninsula. This growing

area has until now been overlooked by Body Corporate Management companies and we are the first professional firm to open in the area.

One of our experienced Body Corporate Managers, James Dawes will manage all properties in the area. James is able to meet with existing and potentially new clients either locally on the peninsula or in Adelaide.

Initially James will be splitting his time between the Adelaide and the Victor Harbor office. Over time we anticipate that we will have a full time presence at Victor Harbor. In the interim we will individually advise all clients in the local area when James will be at the Victor office.

Clients do not need to change anything – they can still call our normal office number (08 8372 2777) to contact James.

## 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](mailto:feedback@stratadata.com.au)

## Strata Data Realty Rewards Program

Strata Data Realty has created a Rewards Program to thank our clients for their business and add value to any future transactions!

This offer is only available to clients that have their rental property managed by Strata Data Realty

### How does it work?

As a Landlord, you can earn points as follows:-

- 25 points for each year you remain a client of Strata Data Realty.
- 50 points (one off) for each additional property of yours that you engage Strata Data Realty to manage.
- 50 points for each client you refer to Strata Data Realty that results in a new listing.
- 10 points for each Customer Service Survey you complete throughout the year.

### Referrals:

In addition to the 50 points you receive for referring a client, you will also receive a bottle of Champagne and go into a draw to win Corporate Box seats to AAMI at either a Port Power or Adelaide Crows game.

### When does it commence?

The Rewards Program will commence on 1 January 2007.

### What are the Rewards?

300 points	Overnight accommodation voucher for two to the value of \$200 at an exclusive Adelaide hotel
200 points	Dinner voucher to the value of \$150 at a quality Adelaide restaurant
100 points	Bonus gift hamper and Coles Myer gift voucher
50 points	Movie Tickets for two

If you have any queries in regard to our Rewards Program, please contact either Kate or Anthony on 8372 2777.



## Communication Critical - \$200 Cash Back 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.

Please note: the \$200 Cash Back is in addition to any reward received under the Strata Data Realty Rewards Program.

\*\$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](mailto:sdr@stratadata.com.au)

[www.stratadata.com.au](http://www.stratadata.com.au)

### Disclaimer:

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