



# Strata Data News

## Established 1977

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

Visit us today at:

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

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Check page 3  
for Christmas  
closure dates.

## 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)



## Contact Details

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

## Strata Data now 100% CO<sub>2</sub> offset

*We never know the worth of water till the well is dry.*

~ Thomas Fuller, Gnomologia, 1732

*We do not inherit the earth from our ancestors, we borrow it from our children.*

~ Native American Proverb

*When we heal the earth, we heal ourselves.* ~ David Orr

Strata Data is 100% CO<sub>2</sub> (carbon dioxide) Offset! We are promoting environmental awareness and reducing our impact on the environment.

Inspired by Al Gore's, 'An Inconvenient Truth', seven of our staff formed a Canopy Committee. The responsibilities of the committee include promoting staff awareness, auditing carbon emissions and erasing Strata Data's carbon footprint. The committee borrows its name from our consultant Canopy; a not for profit organisation specialising in management of CO<sub>2</sub> emissions. Canopy works in collaboration with Greening Australia to offset CO<sub>2</sub> emissions using their resources to assist with the planting and ongoing care of trees.

An audit of our CO<sub>2</sub> emissions revealed Strata Data's largest contributor is journeys to work, contributing 90 tonnes of CO<sub>2</sub> annually followed closely by 75 tonnes of electricity. Strata Data has planted one hectare of trees this year to offset our CO<sub>2</sub> emissions. After introducing strategies to reduce our CO<sub>2</sub> emissions our goal is to plant less trees next year; the number of trees planted is comparative to the level of CO<sub>2</sub> released.

Staff involvement is imperative to the success of this project i.e. reducing our journey to work emissions. We have introduced Green Days and a Green Employee programme as incentives to staff. On Green Days, staff are encouraged to catch public transport or carpool. The Green Employee programme offers an incentive to the greenest staff member and is decided by the committee based on contributions.



...cont. ➔

The Body Corporate Specialists

Strata Data now 100% CO<sub>2</sub> offset  
(cont...)

We have introduced a recycling programme whereby minimal waste contributes to landfill. Cans and bottles are recycled and the money is donated to the social club (assisting with sponsorship of a world vision child). All paper is recycled including shredding and packaging.

Converting left over kitchen scraps into fertiliser from worm farming is another project we are considering.

Did you know that you can save up to \$600.00 a year on your bills by turning off household appliances at the power point? In an age where the cost of living continues to increase, we could all do with the extra cash - that alone makes turning your appliances off at the power point worth while.

Where possible introduce the five R's:

- > Reduce
- > Reuse
- > Recycle
- > Revegetate and,
- > Renewables

To keep updated with the movements of our Canopy Committee please visit our website [www.stratadata.com.au](http://www.stratadata.com.au) or for more information on Canopy and how you can make a difference visit [www.canopy.org.au](http://www.canopy.org.au).

## Helping reduce your liability – engaging tradespeople and contractors

The problem of bodies corporate engaging and using tradespeople and contractors to perform maintenance works and the liability issues and risks that can arise if those contractors do not have the required insurances, ABN, licences and registrations can be very costly.



Well over a thousand letters have gone out to the tradespeople and contractors used

by our clients seeking details of their relevant insurances, licences, company details and other accreditations. The collected data is tracked by Trades Monitor to ensure compliance by each contractor. Currently, a majority of the trades engaged have responded correctly and follow ups are in progress on the remainder.

It is an unreasonable expectation to expect any committee or resident building manager/caretaker to perform these accreditation checks. It is also not a service that is part of a body corporate manager's functions, for they are not qualified to do so.

The monitoring of all of these registered contractors is then ongoing by Trades Monitor - their licences and insurances are checked for the required renewals each year ensuring peace of mind for everyone. It is a great service for only a very nominal cost to the body corporate - one more brick in the wall to help reduce liability risk to a body corporate and its members.

In order to help alleviate this litigation risk, we have engaged the services of specialist accreditation monitoring company, Trades Monitor, to act on behalf of every body corporate client of ours.

**Who is Trades Monitor?**

Trades Monitor is a specialist risk management company providing a unique service and expertise not available elsewhere. They have a long standing understanding of the body corporate profession and have been engaged in trades monitoring services since 2002.

# 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 from as little as \$135. For further information please contact our Insurance Division:

Phone 8372 2777 or Fax 8379 0703

## Merry Christmas



To all our clients, we sincerely thank you for your business over the last year and look forward to serving you in a friendly and professional manner in 2008. We trust you will 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 Closure

This year we shall close at 5.00pm on **Tuesday 23rd December**, re-opening on **Monday 5th January** at 9am.

### December 2008

Friday 19th Midday Close

Monday 22nd Open 9.00am – 5.00pm

Tuesday 23rd Open 9.00am – 5.00pm

Wednesday 24th Closed (Christmas Eve)

Thursday 25th Closed (Christmas Day)

Friday 26th Closed (Proclamation Day)

Monday 29th – Wednesday 31st Closed (New Years Eve)

### January 2009

Thursday 1st Closed (New Years Day)

Friday 2nd Closed

From Monday 5th 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.**

## Key Emergency Contacts

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

Access your personal information at [www.stratadata.com.au](http://www.stratadata.com.au)

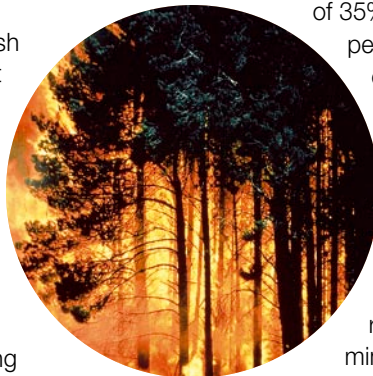
## Catastrophe – when you least expect it

Unfortunately, that is the nature of natural disasters, whether it be earthquake, bush fire, tsunami. After we survive the event it will be time to shoulder the responsibility and rebuild.

No-one can predict when they will occur or the extent of the damage they will wreak, it's only belatedly that it can become evident that the insurance isn't going to cover the full extent of the damage.

Although all prudent steps are taken in reaching a building value, eg employing a professional valuer or anticipating inflationary increases, no provision has been made for the post-disaster inflation of costs or the prolongation of rebuilding schedules.

As an example, in the Newcastle earthquake of 1989 the costs to rebuild "as before" because of the huge demand for debris clearing, building materials and labour, were an additional 35%. These factors have now been accounted for in professional valuations where the minimum allowance



of 35% is recommended. It is an indicative percentage based on similar events which have occurred in Australia and could vary widely depending upon the scale of the event and its location.

### What's the Solution?

Catastrophe cover can be arranged within the CHU policy and is calculated at a lower rate than the primary building cover. For a minimum cover of \$250,000 the premium would be approximately \$70.00 per annum.

Of course as this catastrophe cover is supplementary to the building sum insured it is still critical for the sum insured to be for full replacement value, as per the Strata Titles Act. This cover is not intended to be a cheaper alternative to supplement the sum insured.

If further clarification is required please contact our Insurance Division.



## Property management – **2 Months Free Management**

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

Currently we are offering new clients two months Free Management (per property) when Strata Data Realty is appointed to handle the property management of your investment\*.

You'll receive peace of mind appointing an experienced professional, as well as two months free of management fees.

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

\*Two months free management is available to clients with Commercial & Residential properties upon signing a 12 month management agreement. Should you have an existing agreement with an Agent, kindly disregard this notice.

**Offer ends 28/02/2009. (New properties only)**

### 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)

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