



Strata Data News

Issue 7 | Summer 2009

Established 1977

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

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www.stratadata.com.au

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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



Contact Details

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Glen Osmond SA 5064

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647 Portrush Road
Glen Osmond SA 5064

Seasons Greetings



At this time of year, as we get ready for the holiday season, it is always good to reflect on the year that has just gone and as we all know 2009 has certainly had its fair share of ups and downs. It is a credit to our clients, staff and service providers that we can look back at 2009 and say that it was a memorable year not just for business growth but for other good reasons such as:

- > Strata Data maintained its 100%co2 offset program and has made dramatic changes in the way we do business to greatly reduce our impact on the planet
- > Our Adelaide office continues to achieve results above our expectations both in customer service levels and growth however we are constantly looking to improve
- > Good news! We have just been appointed to manage the largest single development in South Australia. Congratulations to our Business Development Team

- > Our Melbourne office, under the expert guidance of our Senior Owners Corporation Manger Geoff Brown, has gone from strength to strength and is a key player in the Melbourne market
- > Most recently we were appointed to manage a large mixed use building in the Melbourne CBD. In addition there are two further stages to be completed with work commencing in the New Year
- > Our staff of nearly 60 industry professionals has worked together as a team through 2009 assisting and helping each other achieve deadlines.

It is with a great deal of pleasure that I look back at 2009 and can take away a lot of positives over what has been an interesting 12 months. So on behalf of the Strata Data team I would sincerely like to wish our clients, business partners and friends a safe and happy Christmas and a healthy and prosperous New Year.

Terry Smith
Managing Director

The Body Corporate Specialists

Award Winning Website

Strata Data Website wins the Owners Corporation Victoria Best Website for 2009



Paul Smith receiving the award from Peter Corcoran from Roscon

Strata Data is the proud recipient of this award which was presented in October at the annual awards ceremony.

Some of the key criteria that the website was judged on were visual appeal, useability, client interface, information and navigation.

Strata Data's website scored well in all categories and beat other nominees from leading national Body Corporate management firms.

The Strata Data Group General Manager, Mr Paul Smith said "this award is a great recognition of the work that all our staff have put in to the design and ongoing improvement of our website. We are currently working on making the site even better by making our clients online experience easier and more enjoyable with access to more relevant information."

We would also like to thank all the clients for their feedback, both positive and negative, who have helped us to continually develop and improve our award winning site.

Congratulations Brett

It is with great pride that the Strata Data group congratulate our Manager Brett Earle on completing a Certificate IV Property Services (Operations)



in October. This qualification is a dedicated body corporate industry award and was released at the beginning of the year.

This nationally recognised qualification is run through NSW TAFE and **Brett is the first person to achieve this award in Australia.** Whilst completing the course Brett assisted TAFE pick up some discrepancies in the course material and is currently assisting 6 of our other managers to complete this course by the end of the year.

It is the aim of Strata Data to have all our body corporate managers complete this course and attain the qualification by the end of 2010. By having the best trained staff in the industry we will ensure we maintain the high level of knowledge and customer service that Strata Data offer to our clients.

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 \$155. For further information please contact our Insurance Division:

Phone 8372 2777 or Fax 8379 0703

Christmas Closure

This year we shall close at 12.00pm on **Wednesday 23rd December**, re-opening on **Monday 4th January** at 9am.

December 2009

Wednesday	23/12/09	9.00 am – 12.00 pm
Thursday	24/12/09	Closed
Friday	25/12/09	Closed
Monday	28/12/09	Closed
Tuesday	29/12/09	Closed
Wednesday	30/12/09	Closed
Thursday	31/12/09	Closed

January 2010

Friday	01/01/10	Closed
Monday	04/01/10	Open

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 tradesperson 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

Hartley Glass	8347 2211	SA Water	8207 1300
Greg Martin Plumbing	0418 843 943	Origin Energy	1800 808 526
BMS Electrical	1300 130 229	AGL	131 245
Construct Services (All Trades)	1300 266 787	Police (non emergency)	131 444
State Emergency Services	8202 2999		

Get Ready for Summer – Don't be caught out be proactive!

It's that time of year when the mercury begins to rise. In fact this November we have already seen record breaking temperatures.

That's why it's so important we begin preparation for the inevitable heat waves that will strike during these long hot summer months. A little extra time and care now will help minimise the effects on you and your property.

Strata Data encourage you to:

- > Clean your air conditioner and have any necessary services and checks completed
- > Ensure that you have plenty of spare fuses close at hand
- > Have a torch with new batteries and candles ready for that inevitable black out

- > Test, clean and repair if necessary all ceiling and floor mount fans

"Prevention is the best medicine".

Inexpensive maintenance can save you time, stress and money in the long run; remembering that the worst time for things to happen is when they generally do.

Access your personal information at www.stratadata.com.au



Looking for **Stress Free** Property Management?

Over 80% of properties managed by Strata Data Realty are units, ensuring a thorough understanding of “Community Style Living”.

Our experience and knowledge of all facets of body corporate living guarantees we work professionally and efficiently.

Need more persuasion as to why Strata Data Realty provide the best unique Property Management Service in South Australia?

- > Superior tenant selection
- > 3 monthly property inspections
- > Access to our 24/7 maintenance service
- > Personal customer service (you're not just a number at SDR)
- > Experienced and qualified staff (we pride ourselves on setting industry standards)
- > Regular rent reviews and lease renewals

Contact Kate on 0412 381 206 to receive first class care for your investment and the first two months free*.

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

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 expires 31 March 2010.

Disclaimer:

This is a publication of Strata Data, Strata Data Realty Pty. Ltd. ACN 008 127 518 and Terandi Pty. Ltd. ACN 080 960 112, 647 Portrush Road, Glen Osmond and is offered as information only for the clients and friends of “Strata Data” and is not to be considered as a substitute for professional advice. © Strata Data.