

"8 reasons to **choose** Progressive Strata Services"

We believe we go further than any other strata management company in terms of developing and implementing new and unique services, as well providing an exceptionally high degree of transparency in the way we manage all our schemes. Here are 8 reasons why we believe that your Owners Corporation will benefit from being managed by us:

- 1. The importance of knowing the strata legislation:** our managers are very experienced and well versed in the Strata Scheme's Management Act. We believe this helps in the making of good decisions and therefore will generally assist in reducing the chances that the scheme will be sued.
- 2. All your financials are transparent:** at your AGM we provide a report detailing every invoice the Owners Corporation has paid. This allows all owners to review where the strata scheme's money was spent. Our philosophy is "It is everyone's money and so all owners should be given this valuable information".
- 3. Professional advice on which to make informed decisions:** at the appropriate times we recommend to our clients that they engage specific advice from an expert to ensure that large items of expenditure are well managed, such as a structural or geo-technical engineer, architect etc. These professionals are independent of our office and advise the strata scheme during a particular one-off project, such as roof replacement, or water-penetration rectification etc. They are able to specify suitable tradesmen to ensure the defective aspect is rectified properly and in the most cost efficient manner.
- 4. Easy to access on-line information:** each owner can view their lot statement – and print it out if they need to at tax time. They can also view the Owners Corporation's current financial statement at any time with a password issued by Progressive Strata.
- 5. The Executive are kept informed of payments made on behalf of the scheme and work orders we have issued:** we forward via email, a monthly report as to income, expenses paid, and the balances in the admin and sinking fund. Further, work orders are uploaded daily to a secure website where the Executive Committee can view them.
- 6. We encourage and work with scheme's regarding water conservation and clean energy:** We are always looking to save our schemes money. A strata scheme we manage in Auburn now saves 40% on their water bills after installing water saving devices and fixing some leaks. The outlay will be returned in savings within 3.4 months.

Also they will implement a solar system in 2015 that includes the storing of solar energy in a 100% environmental way (ie not batteries – which is very expensive and uses a lot of common area space). It is expected that they will not require any power from the grid once this is installed.

7. Newsletters: We generate newsletters on a regular basis which cover aspects of strata living that are pertinent to Owners Corporations and their committees. We use these to convey decisions made by various courts in NSW which may affect our schemes and updates on when legislation is due to come in that may affect the management of the scheme, eg the pool fencing regulations, the new strata laws etc. Newsletters are sent quarterly to all owners with their levy notice. Previous editions are stored on our website as a resource.

8. Proactive AGM agendas. Each year the AGM agenda is reviewed to allow our clients to take time to consider various aspects of their management. In the past this has included a review of the scheme's sinking fund assessment and what projects are due to be undertaken. Additionally how they can reduce the risk that may result from poor workmanship or an injury caused by a contractor – by ensuring they are licensed and insured. By raising these points in this forum gives our clients the advantage of allowing them time to make well considered and informed decisions whilst considering the long term effects.

[Click here to enquire as to our fee to manage your strata scheme](#)