

So, you want to change Strata Managers.



The task to change Strata Managers can at times be overwhelming for owners who may not know where to start the process.

Before you change -

Before you make the change we believe it's only fair you speak to your current Strata Manager about the problems you're experiencing. Sometimes problems start from a simple misunderstanding of expectations so we think it's good practice to try and resolve the problems first if possible.

We definitely want to change Strata Managers.

Sometimes the best option is absolutely to change Strata Managers though so it's best to ensure you are in a position to change and go from there.

Things you will need to check and be aware of:

1. Your current contract. Under the legislation brought into effect on 1 May 2020 all Strata Company's with a Strata Manager must have a current and compliant contract. Check your end date for this.
2. Your Notice Period. Most contracts will have a Notice Period included. Some contracts have an automatic rollover or Successive Term that applies if you don't provide written Notice before the Notice Period and you may find yourself locked in to another contract.
3. By-Laws. Double check there's nothing in your by-laws about signing a new contract. As a standard the Strata Council usually has the authority to sign a new contract however some schemes have by-laws in place that relate to this e.g., that a contract needs to be presented at a General Meeting. Meetings have a Notice Period that will also play into the Notice Period required to cease your existing contract.

We're good to go – what next?

Next would be to go to market. Make sure you know what reasonable expectations you have of a strata manager so you have an understanding of what you're looking for. Everyone would like a full-time concierge for zero cost, but it's simply not practical to go in with those expectations so it helps to be clear on what are 'must haves' and what are 'nice to haves'.

Price should not be your only factor in determining a suitable Strata Manager. A quality service is going to save you more money than a cheap service in the long-run – but don't over pay!

You should find yourself a reputable Strata Management organisation with qualified staff. A statement will need to be provided to you that confirms all staff have a clear Police Clearance and will or do meet education requirements. Also, make sure you will have your own bank account – do you really want your hard-earned funds pooled in with everyone else's?

Degrees Strata General Manager has completed the Cert IV in Strata Community Management and is a Certified Strata Community Manager by SCA(WA). We also specialise in Strata Management. We don't do this as a side gig – it's our only focus and where we have directed our expertise for decades.

- | | |
|-----------------------------|---|
| ✓ 24/7 Online Portal | ✓ No Successive Terms or Rollover contracts |
| ✓ Preferred Contractors | ✓ Staff who meet education requirements |
| ✓ Value for Money | ✓ Award winning team |
| ✓ Accredited Strata Manager | ✓ Your own ADI bank Account |

If you would like more information on strata, please feel free to contact your **Degrees Strata Manager** at any time. We're more than happy to help you!