



MLB

S T R A T A

STRATA COMMUNITY  
MANAGEMENT SERVICES

MLBSTRATA.COM.AU

# Commitment, Trust and Communication



WELCOME TO MLB STRATA

# Specialist Strata Management Services

Experience professional strata community management that leads the way with hassle-free maintenance, compliance and regulatory execution.



Committed to excellence

## **RELIABLE & PROMPT COMMUNICATION**

The team at MLB Strata is fully accredited and are committed to ensuring that all the requirements that protect your best interests are met in a timely manner.



Expert advice & guidance

## **IN-DEPTH INDUSTRY EXPERIENCE**

Caring for our client's properties is our priority at MLB Strata, so you can rely on our extensive experience and knowledge of all types of strata property.



Seamless integration

## **ACCOUNTABILITY & TRANSPARENCY**

MLB Strata utilises the latest digital technology to enable simple and secure on-line payment facilities whilst ensuring transparency for owners and committee members.

If you are looking for superior strata management services that are designed to protect and enhance your experience as a member of an owner's corporation, you can be sure that the team at MLB Strata shares your goals.

ABOUT MLB STRATA

# “At MLB the difference is in the detail”



If you've experienced the frustration of dealing with an unreliable Owner's Corporation manager, you'll understand why MLB Strata was first created. Developed by property owners, for property owners, the dedicated team at MLB Strata understands how important reliable communication and genuine attention to detail is.

MLB Strata is a highly accredited and fully qualified service provider specialising in providing the owners of medium density apartments and townhouses across the Melbourne metropolitan area with genuine peace-of-mind.

Established to provide Melbourne's property owners with a new standard of service...the kind of service that we ourselves would expect from a superior quality Strata Community Manager.

## WHY WORK WITH US?

Tired of unanswered emails, unreturned phone calls or simply a lack of care? The team at MLB Strata are proud to be setting the benchmark for Melbourne's strata property owners, combining extensive knowledge of the Melbourne property scene with a genuine commitment to excellent customer service and communication.

A well-run Strata Community can ensure that your building is a well-maintained, harmonious and enjoyable place to live.

It means that things work the way they are supposed to, and that any issues are rectified quickly. It also means that residents are proud of the place they live, and that communal pride has a positive impact on property values throughout the building.



MLB STRATA SERVICES

# Complete Strata Community Management Solutions

MLB Strata delivers professional, personal and prompt building management services for property owners.



## THE MLB STRATA EXPERIENCE

Unlike many other Strata Managers, MLB Strata was created by property owners, specifically for property owners, with a focus on providing their clients with superior service and communication, along with the peace of mind of knowing that your property is being well managed in a cost-effective manner.



### FINANCIAL MANAGEMENT & REPORTING

Transparent and detailed financial statements and budgeting including seamless payment gateways.



### PROTECTING YOUR PROPERTY

We have partnered with industry-leading insurance providers to ensure our communities enjoy superior service and coverage at competitive premiums, along with reliable and prompt, high-quality repairs and on-going maintenance.



### MEETING MANAGEMENT & LEGISLATIVE COMPLIANCE

Management and governance of regulatory requirements to ensure complete legislative compliance, including pre and post meeting procedural preparation and documentation.

Individual owners and committee members have come to rely on MLB Strata for :

- Reliable and timely communication
- Cutting edge cloud-based solutions
- Industry knowledge you can rely on
- Attention to detail in all areas
- Online payments systems
- Meeting management and committee consultation
- Full maintenance and repair solutions
- Insurance sourcing and oversight
- Transition assistance for existing buildings
- Establishment assistance for new buildings
- Prompt professional service at all times

If you have questions about the difference that MLB Strata can make to your experience as a property owner, why not give us a call today or visit [mlbstrata.com.au](http://mlbstrata.com.au) to find out more.

If you are looking for superior strata management services that are designed to protect and enhance your experience as a member of an owner's corporation, you can be sure that the team at MLB Strata shares your goals.

The background of the page is a photograph of a modern building's interior. It features a curved concrete staircase with a white handrail, set against a light-colored, textured wall. The ceiling is made of a grid of glass panels, allowing natural light to filter through. The overall aesthetic is clean, minimalist, and architectural.

SPECIALIST STRATA MANAGEMENT

# For Developers

The team at MLB Strata are specialists in working hand-in-hand with Melbourne's property developers to ensure the seamless transition from a building site to a thriving residential community.

Every development is different, just as every developer has different needs and objectives. That's why MLB Strata takes pride in providing individually tailored strata management solutions for each project. No matter what size or type of property you are developing, MLB can help improve your bottom line and your blood pressure.





Future proofing

## DESIGN REVIEWS

Our extensive experience in the planning and delivery of apartments and townhouses around Melbourne has given us many valuable insights into reducing inefficiencies and potential risks at the design stage, before they become expensive issues for the developer and builder.



Planning ahead

## BUDGET ESTIMATES & FEE PLANNING

MLB can work with you to structure a realistic proposed budget that will reassure your future residents that their investment will be well cared for, without suggesting fees that could be a disincentive to purchase.



Smooth transitioning

## ESTABLISHING BUILDING MANAGEMENT

As you get closer to building completion and hand-over, MLB can co-ordinate with you to ensure that management services are in place in a timely fashion, including the appointment of all relevant service contractors, ensuring a seamless hand-over without unnecessary settlement delays.

At MLB we can help you build positive reviews of your business, not only through a seamless hand-over, but by ensuring that residents enjoy building specific online access to all the information and assistance they may require.

A close-up photograph of a person's hand typing on a laptop keyboard. The person is wearing a silver watch with a light-colored face. The background is blurred, showing a person in a blue shirt. A white text box is overlaid on the left side of the image.

EVERYTHING AT YOUR FINGERTIPS

# Cloud Based Platform for Owners and Residents

Unprecedented access to all your financial and community information including strata community payments, maintenance requests, and documentation.



Financial Transparency

## **PAYMENTS, INVOICES & STATEMENTS**

Owners can view levy statements on-line and access invoices and receipts. Committee members get higher levels of access to financial information relating to the community such as Annual Budget and much more.



News, Events & More

## **DEDICATED BUILDING PORTALS**

Web-based app and building portal for each property providing powerful communication tools for use by committee members, owners and residents alike.

This unique gateway provides document sharing, news and maintenance requests and tracking for registered users.



Seamless Communication

## **ON-LINE MEETING, VOTING & DOCUMENTATION**

Secure on-line platform for strata meetings that ensures everyone gets their say.

Clearly communicated agendas, motions and outcomes delivered via an easy to use platform, saving time and money while maintaining legislative documentation and requirements.



gate  
Southgate

# MLB

S T R A T A



+61 416 112 343



[info@mlbstrata.com.au](mailto:info@mlbstrata.com.au)



[mlbstrata.com.au](http://mlbstrata.com.au)



Suite 4, 261-265 Blackburn Rd  
Doncaster East VIC 3109  
PO Box 475, Doncaster VIC 3108