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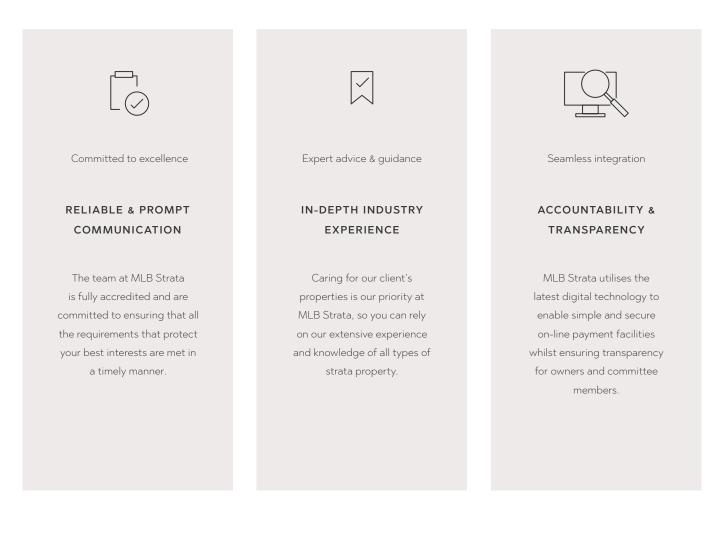
STRATA COMMUNITY MANAGEMENT SERVICES



Commitment, Trust and Communication

Specialist Strata Management Services

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



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, highquality 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** to find out more.

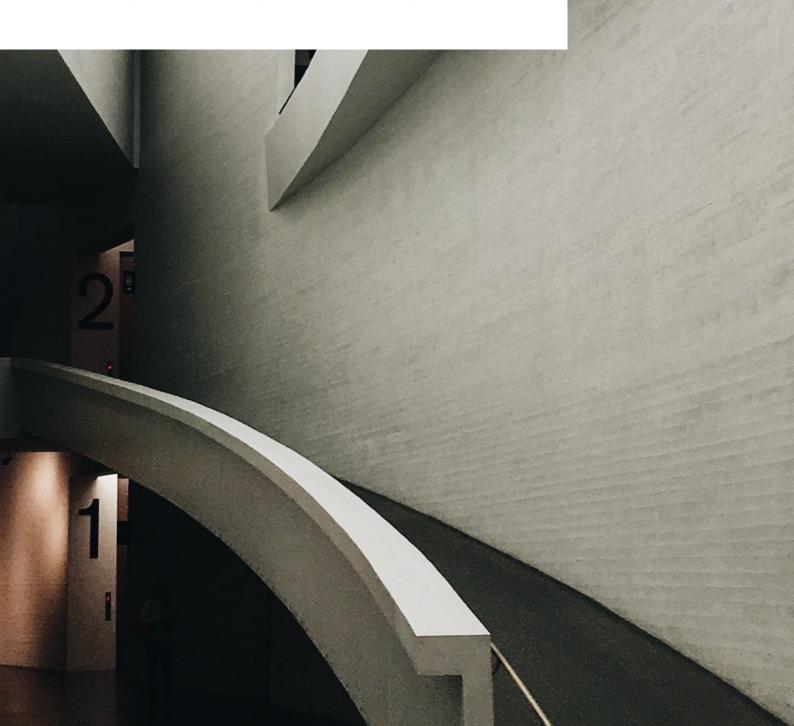
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SPECIALIST STRATA MANAGEMENT

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 as 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.

EVERYTHING AT YOUR FINGERTIPS

Cloud Based Platform for Owners and Residents

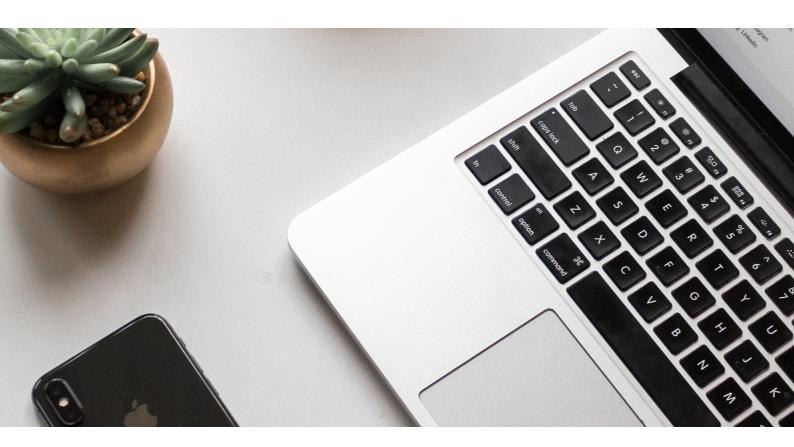
Unprecedented access to all your financial and community information including strata community payments, maintenance requests, and documentation.



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.



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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.

