



Verve Strata Streamline Your Strata Management

*Because we
believe you are
worth it.*



CONTACT US

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Professional Standards Legislation*



WHAT KEEPS US AHEAD

PERSONALISED CUSTOMER SUPPORT

Backed by the industry experts we extend our services to provide a personalized approach to every building suiting to its requirements with a quick response time, excellent attention to details and high level of professional approach.

PREVENTIVE MAINTENANCE

Preventive maintenance is essential in strata management to ensure the longevity and efficient functioning of common property. We explore the buildings to strategize for effective preventive maintenance.

24 HOURS SUPPORT

We offer a 24 hour support service in case of emergencies. You can speak directly to our qualified Strata Manager who will guide and coordinate tradespeople in cases of emergency.

MANAGEMENT SERVICES

- General Management & Administration
- Accounting, Levy and debt collection
- Compliance
- Repair and maintenance
- Development consultancy
- Insurance
- Legal and by-law
- Defect management
- Strata Records - Online access
- Mobile App application

WHO WE ARE

VISION

At Verve Strata, our vision is to provide property owners with a hassle-free strata management experience. We strive to make property ownership easy and stress-free by taking care of all the details.

APPROACH

We take a proactive approach to strata management and believe in staying ahead of any potential issues and keeping our clients informed every step of the way. Our approach has helped us to build long-term relationships with our clients based on trust and transparency.

SERVICES

We offer a full range of strata services, including Strata Management, Community Title Management and Pre engagement for developers. Our services are designed to help our clients maximize preventive maintenance and minimize their expenses.

WHAT WE OFFER

STRATA MANAGEMENT

We offer flexible management options.

1. Full Management - Designed for full service including preventive, regular, unscheduled maintenance, defect management assistance and the essential strata services.

2. Essential Management - Designed for plans intending to self-manage tradesman and defects. So, the essential strata services include general administration, insurance, compliance matters, accounting, issuing of levy notices and debt collection.

larger estates featuring multiple lots. These lots may not all be residential and sometimes include retail and commercial outlets as well. These are very complex to manage.

STRATA FOR DEVELOPERS

Assisting in fine tuning the strata management, Verve Strata is experienced in uniquely establishing your next property development. Following items ensure efficient assistance in bridging the gap between project completion and handover.

COMMUNITY TITLE MANAGEMENT

A community title scheme refers to a situation where the owner of a lot resides in a community where shared common areas exist with separate strata title within. These common areas could include things like roads, walkways, parklands, driveways, and other facilities. The community operates under a shared management statement. A community title is often used to maintain a high level of local amenities or services for the local residents. The title typically refers to

1. Arrange and attend the inaugural General Meeting
2. Prepare, arrange and facilitate the FAGM.
3. Prepare budgets.
4. Assist in optimum building insurance.
5. Organise cleaning, maintenance, lawn & garden.
6. Implement regulatory requirements (ABN / GST registration)
7. Provide Section 184 Certificates (subject to statutory fee)



WHAT WE OFFER

Verve Strata is committed to providing expert, cost-effective strata management solutions for both residential and commercial complexes. We are here to assist your Owners Corporation with the day-to-day management, administration and maintenance of your property, encompassing:

- Financial reporting, budgeting and general accounting
- Enforcement of rules/by laws
- Invoicing of levies/service charges
- Issuing notices, minutes, letters, orders and certifications
- Coordination of tradespeople
- Advising of compliance issues including by-laws, fire safety, WH&S etc.

Our aim at Verve Strata is to ensure that all owners are informed and educated about their rights and responsibilities as part of the Owners Corporation, and we endeavour to understand the needs of your particular building, your goals and any challenges that arise. The strength of our team is in our diverse staff experience and our tailored approach to suit each individual building.

To that end, we utilise the Stratafy App powered by Verve Strata which provides a central hub for all owners to access information and communication relating to the building and their individual lot. It also provides a portal for residents to log any issues that arise, and allows for a streamlined and transparent process for responding to these issues.

INCLUDED

- Annual General Meeting
- Strata committee Meeting x 01
- Levies - Administration and Materials
- Invoice Payments - Administration and Materials
- Sub-Contract Tenders- Up to 1 hr of administration per tender, which is usually more than enough
- Insurance Tenders - Up to 1 hr of administration per tender which is usually more than enough. Or (Usually managed by Insurance Broker)
- Repairs and Maintenance Coordination - Administration and Materials
- Debt Recovery - Administration and Materials
- Administration and Sinking Funds - Administration and Materials
- Phone Calls - Inbound and Outbound
- Emails - Inbound and Outbound By-Law Enforcement - Administration and Materials
- Holding of Books and Records - Administration and Materials
- Electronic meetings between 9.00am and 5.00pm After-hours Emergency service support available

ADDITIONAL SERVICES

- General Meetings
- SCMs - Strata Committee Meetings
- EGMs - Extraordinary General Meetings
- Registration of By-Laws
- Major works requiring more than one-hour administration per major works item (Remedial & Defect works)
- Major insurance claims requiring more than one-hour administration per claim
- Major Sub-Contract and Insurance Tenders requiring more than one-hour administration per tender
- Legal costs and Court attendance