

Release Notes – Version 5.5.104

StrataMax has been dedicated to meeting the needs of Strata Managers for over 20 years through the continual enhancement of our software suite. We are committed to providing new functionality to support you in servicing your clients and to provide opportunities for you to optimize efficiency within your office environment.

This document describes exciting new features and enhancements available in the above release.

A history of Release Notes can be reviewed on the [StrataMax Online Help](#)



THE COMPLETE STRATA MANAGEMENT SOLUTION



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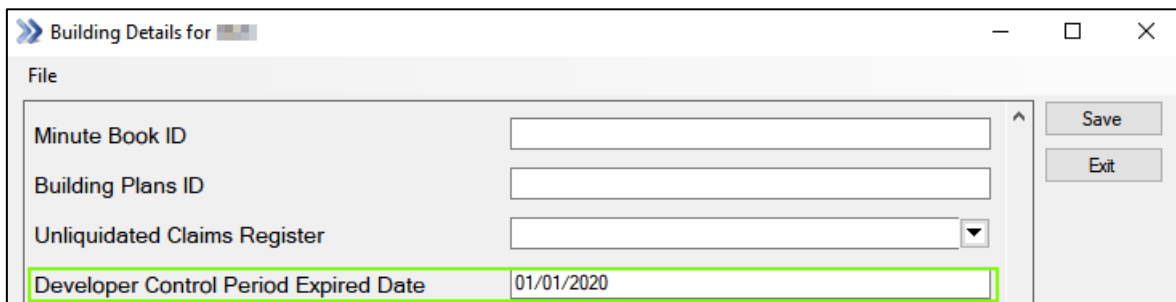
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1. Certificate for Building Type 'UP' – ACT Unit Titles Management

The Certificate for building type 'UP' – ACT Unit Titles Management has been updated to accommodate changes legislated under the Unit Titles Legislation Amendment Act 2020 (The Act) which takes effect 1 November 2020. Changes to the Certificate and editable text fields are outlined below:

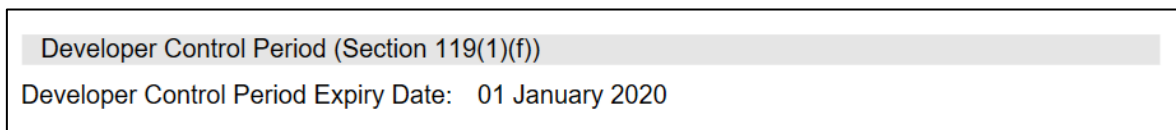
1.1 Date Developer Control Expired field

A new field has been added to Building Maintenance to allow the 'Date Developer Control Expired' information to be included on the Certificate. To add a date to this field, navigate to Building Information, scroll to the 'Date Developer Control Expired' field and add the required date.



The screenshot shows a software window titled "Building Details for" with a "File" menu. The window contains several input fields: "Minute Book ID", "Building Plans ID", "Unliquidated Claims Register", and "Developer Control Period Expired Date". The "Developer Control Period Expired Date" field is highlighted with a green border and contains the text "01/01/2020". To the right of the fields are "Save" and "Exit" buttons.

The date will then be shown on the Certificate when printed.



The screenshot shows a printed section of the Certificate. It features a grey header bar with the text "Developer Control Period (Section 119(1)(f))". Below this, the text "Developer Control Period Expiry Date: 01 January 2020" is displayed.

1.2 Additional Fields – Section 119 (i) items (g),(h),(j),(k)

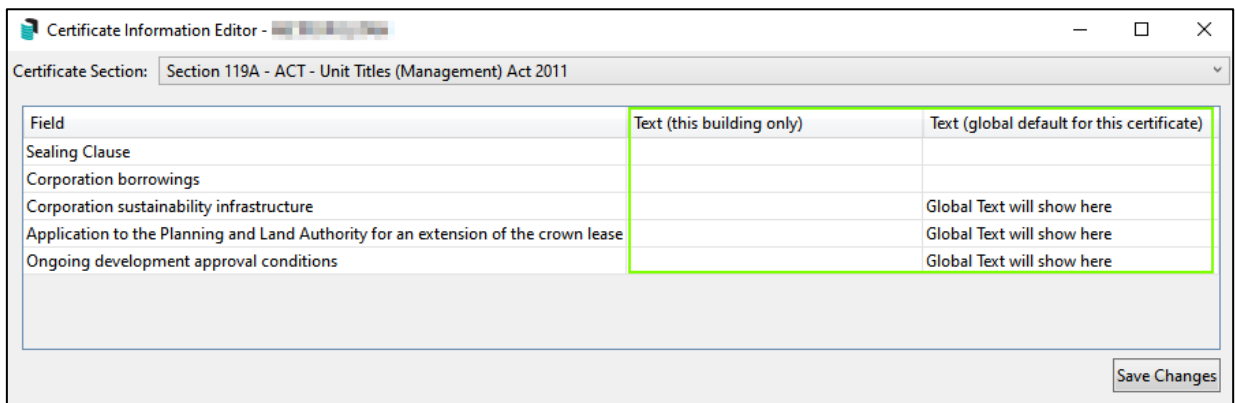
Additional fields have been added to the Certificate to allow scope to provide more information to potential owners as per legislative requirements. These sections are as below:

- Borrowed Money (Section 119(1)(g))
- Sustainability Infrastructure (Section 119(1)(h))
- Crown Lease Extension Application (Section 119(1)(j))
- Ongoing Development Approval (Section 119(1)(k))

To edit the information provided in these sections use the Info Editor in the Certificates module. Please see instructions below:

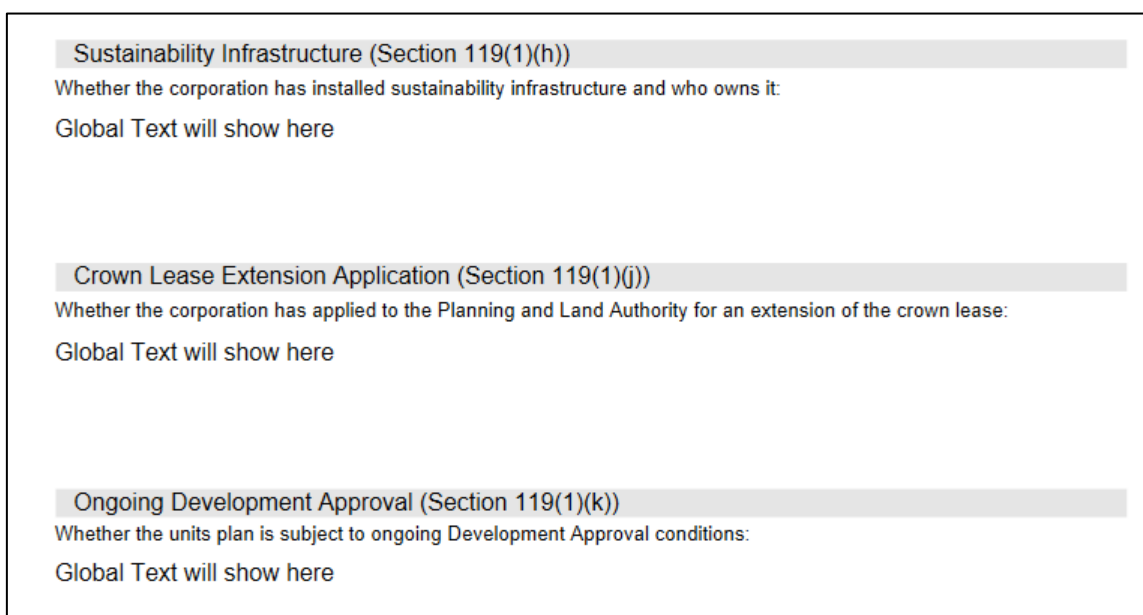
1. Navigate to ‘Certificates’
2. Select ‘Info Editor’
3. Click into the ‘Text’ field for the section you would like to edit.
4. Add the required text

Note: Text can be added for a specific building (this building only) or can be added as a global default for all buildings. Local text will override Global text.



5. Click ‘Save Changes’
6. Click the ‘x’ to close

The update text will then show on the Certificate when printed.



1.3 Insurance Policies

The Insurance Policy information has been incorporated into the Certificate and is no longer included as an Annexure.

Insurance Policies (Section 119(1)(c))					
Type/Name of Insurer	Policy Number/Broker	Sum Insured	Due Date	Date when last premium paid	Amount of last premium
APPEAL EXPENSES CHUBB INSURANCE AUSTRALIA	[REDACTED]	50,000.00	31/01/19	31/01/18	
BUILDING CHUBB INSURANCE AUSTRALIA	[REDACTED]	184,800,000.00	31/01/19	31/01/18	99,993.03
BUILDING CATASTROPHE CHUBB INSURANCE AUSTRALIA	[REDACTED]	27,720,000.00	31/01/19	31/01/18	
COMMON AREA CONTENTS CHUBB INSURANCE AUSTRALIA	[REDACTED]	1,848,000.00	31/01/19	31/01/18	
FIDELITY GUARANTEE CHUBB INSURANCE AUSTRALIA	[REDACTED]	100,000.00	31/01/19	31/01/18	
GOVT AUDIT COSTS CHUBB INSURANCE AUSTRALIA	[REDACTED]	30,000.00	31/01/19	31/01/18	
JOINT LIABILITY CHUBB INSURANCE AUSTRALIA	[REDACTED]	30,000.00	31/01/19	31/01/18	
LEGAL DEFENSE CHUBB INSURANCE AUSTRALIA	[REDACTED]	150,000.00	31/01/19	31/01/18	
LOSS OF RENT CHUBB INSURANCE AUSTRALIA	[REDACTED]	27,720,000.00	31/01/19	31/01/18	
LOT OWNERS FIXTURES CHUBB INSURANCE AUSTRALIA	[REDACTED]	300,000.00	31/01/19	31/01/18	
MACHINERY BREAKDOWN CHUBB INSURANCE AUSTRALIA	[REDACTED]	1,000,000.00	31/01/19	31/01/18	
OFFICE BEARERS CHUBB INSURANCE AUSTRALIA	[REDACTED]	10,000,000.00	31/01/19	31/01/18	
OTHER CHUBB INSURANCE AUSTRALIA	[REDACTED]	5,000,000.00	31/01/19	31/01/18	
PUBLIC LIABILITY CHUBB INSURANCE AUSTRALIA	[REDACTED]	as per ACT	31/01/19	31/01/18	
VOLUNTARY WORKERS CHUBB INSURANCE AUSTRALIA	[REDACTED]	200,000.00	31/01/19	31/01/18	
WORKERS COMPENSATION CHUBB INSURANCE AUSTRALIA	[REDACTED]	as per ACT	31/01/19	31/01/18	

2. WA Certificate – Strata Titles Act 1985 – Levy Data

The WA Certificate layout has been enhanced to incorporate levy data in the Certificate and is no longer included as an Annexure. This only affects the display of the data. Calculations are unchanged.

SECTION 110 (2) (a)

Details of the amount and due date of contributions determined for the lot:

- at the most recent annual general meeting of the strata company and
- at any time subsequent to that meeting and
- in the previous 12 months.

(i) Administration Fund Levy Contributions
Administration Fund - Date Paid To: 30/06/19

Description	Amount	Due Date	Date Paid
15/07/18 to 30/09/18	334.93	15/07/18	20/07/18
01/10/18 to 31/12/18	334.93	01/10/18	08/10/18
01/01/19 to 31/03/19	334.93	01/01/19	10/12/18
01/04/19 to 30/06/19	334.93	01/04/19	25/03/19
01/07/19****30/09/19	334.93	01/07/19	

Additional Contributions

Description	Amount	Due Date	Date Paid
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(ii) Reserve Fund Levy Contributions
Reserve Fund - Date Paid To: 30/06/19

Description	Amount	Due Date	Date Paid
15/07/18 to 30/09/18	60.43	15/07/18	20/07/18
01/10/18 to 31/12/18	60.43	01/10/18	08/10/18
01/01/19 to 31/03/19	60.43	01/01/19	10/12/18
01/04/19 to 30/06/19	60.43	01/04/19	25/03/19
01/07/19****30/09/19	60.43	01/07/19	

Additional Contributions

Description	Amount	Due Date	Date Paid
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3. Banking – Special Legend

Three new options have been added to the Special Legend in the Bank Rec screen. These new additions are HUNTER PREM LOAN, APEXENERGY and IQUMULATE FUNDIN. To review the added entries, navigate to the Bank Rec module and select ‘Legend’ / ‘Special Legend’

