

Release Notes – Version 5.6.37

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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What's New

1. Legislative Changes to take effect in NSW on 1st December, 2021

The Community Land Management Act 1989 will be replaced by 'Community Land Management Act 2021' on 1st December, 2021.

On that date, all references to the old act need to be replaced by references to the new act.

<https://legislation.nsw.gov.au/view/pdf/asmade/act-2021-7>

1.1 Automatic inclusion of New Act Name

This will happen automatically in the following areas of the system:

- NSW Levy Templates for building types C.A.D.P, N.A.D.P or P.A.D.P
- NSW Arrears Templates for building types C.A.D.P, N.A.D.P or P.A.D.P
- Certificate 26 Replacement with Certificate under Section 171 and 174

1.2 Manual Changes to Apply New Act Name

If you have quoted the name of the old 'Community Land Management Act 1989' anywhere in customisable text added to the system manually, these entries will need to be updated manually wherever they exist.

Whilst the following list is not comprehensive, some areas to consider checking would include:

- Merge Letters
- Arrears Letters,
- Meeting Hub Motions
- StrataMax Portal
- TaskMax special instructions
- Certificate cover letters
- Certificate common seal clause

1.3 New Land Management Act 2021 Certificate Under Section 171 and 174

A new certificate has been created for use in New South Wales to meet the requirements of Section 171 and 174 of the Community Land Management Act 2021. The new certificate name is 'Section 171 and 174' certificate. This certificate will be the defaulted certificate to NSW building types C.A.D.P, N.A.D.P or P.A.D.P, from 1st December, 2021.

2. Victorian Legislation – Building Tiers

From 1st December new legislation comes into effect where buildings will be classed under specific tiers based on the Active Lot count. This excludes lots marked as a Car Park or Storage. Tier lot counts are listed below.

Act Name

The Owners Corporations and Other Acts Amendment Act 2021 is an act used to amend Owners Corporations Act 2006 therefore references to the act have not changed. These are displayed on Fee Notices & Certificates.

From the Act:

For the purposes of this Act, an owners corporation falls within one of 5 tiers as specified in this section.

- (1) A tier one owners corporation is an owners corporation that consists of more than 100 occupiable lots and is not a services only owners corporation.
- (2) A tier two owners corporation is an owners corporation that consists of 51 to 100 occupiable lots and is not a services only owners corporation.
- (3) A tier three owners corporation is an owners corporation that consists of 10 to 50 occupiable lots and is not a services only owners corporation.
- (4) A tier four owners corporation is an owners corporation that consists of 3 to 9 occupiable lots and is not a services only owners corporation.
- (5) A tier five owners corporation is— (a) an owners corporation for a 2-lot subdivision; or (b) a services only owners corporation

Relevant Definitions:

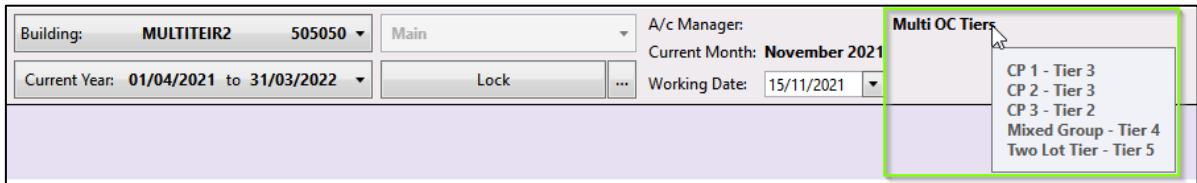
Occupiable Lot means – a lot that is ordinarily used for residential or business purposes

[Authorised Version – Owners Corporations and Other Acts Amendment Act 2021 – No. 4 of 2021](#)

The tiers will be displayed on the Desktop Header for BCMax buildings only. Please see examples below:

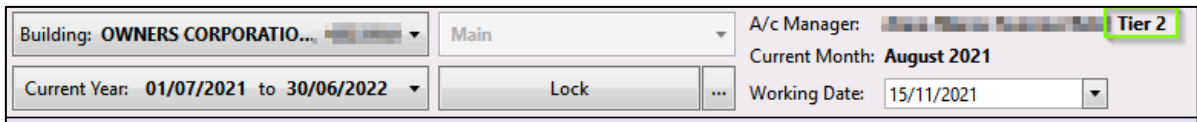
Multi-Tiered Account Group Victorian buildings

For buildings with accounts groups that have a number of account groups, the text 'Multi OC Tiers' will be displayed. Hover over the text to see the specific tier name and number.



Non-Account Group Victorian buildings

For Victorian buildings that do not have any Account Groups setup, only the tier number based on the number of active lots in the building will be displayed.

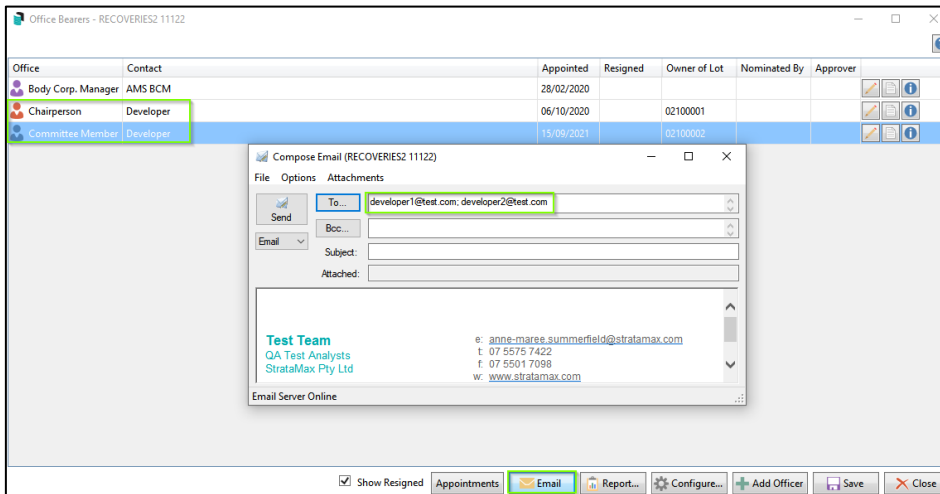


Please Note: Non-Victorian buildings will not display this information.

3. Office Bearer – Enhancements


3.1 Email Office Bearers option

We have added the option to email all Committee Members from the Office Bearer screen. In Office Bearers, click 'Email' to open the Communications compose screen prepopulated with Committee Member email addresses. The Body Corporate Manager address will not be included. Resigned officers will not be included.

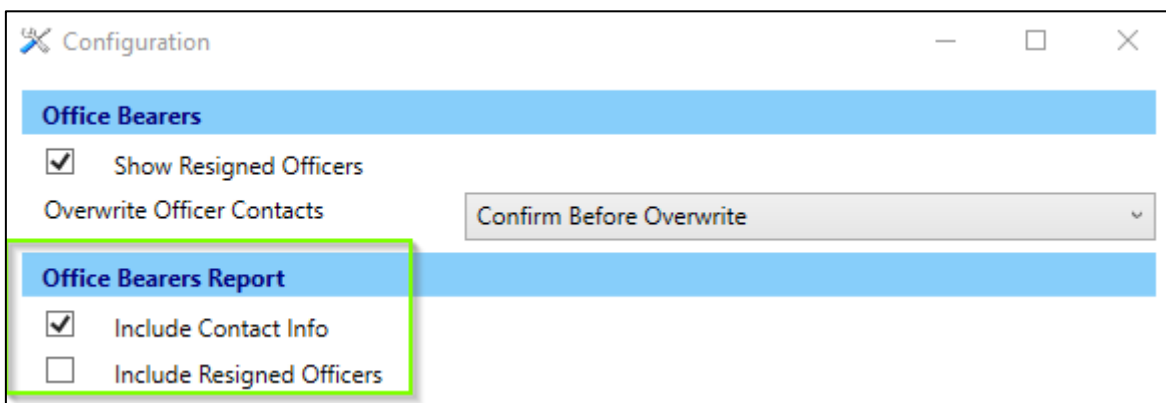


Add the subject, body and any attachments if required and click 'Send'. You will be prompted to move addresses to BCC..

3.2 New Office Bearer Configuration access icon

The Configuration options icon has been changed and moved to the top right of the Office Bearers screen. Click the  icon to open the configuration screen. The configuration screen now includes the global Office Bearer report configurations settings.

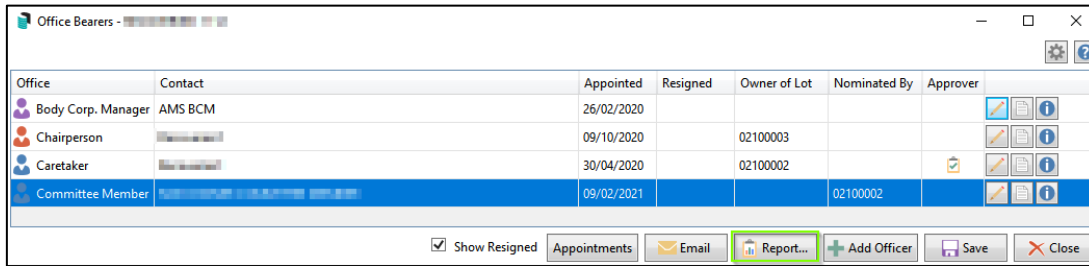
These settings will be used in global reporting utilities including Report sets. These are user settings only and will only apply per username.



3.3 New Office Bearer Report access option

A 'Report' option has been added to the Office Bearer screen so Office Bearer reports can be produced directly from the Office Bearers module.

Open 'Office Bearers' to see the new button.



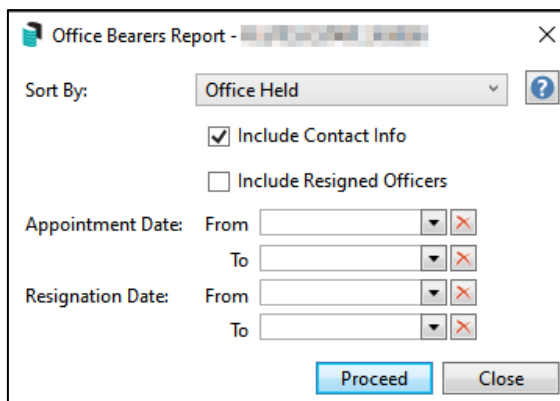
3.4 New Office Bearer Report

The legacy Office Bearer Report has been replaced with a new style module with new user interface and templates. Click the 'Report' button in the Office Bearers screen or search for 'Office Bearers Report' to open the new module.

Configuration Options

The new Office Bearer Reports provide the ability to set the following options

- Sort By - Click the drop-down arrow to select to sort by Office Held or Contact Title
- Include Contact Info - Tick 'include Contact Info' to include the contact details column in the report
- Include Resigned Officers - Tick 'Include Resigned Officers' to show these in the report
- Set Appointment and / or Resignation dates to filter by these dates.



New Style Templates

It is recommended that you review the Office Bearer Report template as these have been replaced. Please see below for the equivalent new style template replacements.

- OFFICER_DEFAULT - replacement for the OFFICER template - the default template, contains comment/registration details but omits the "Nominated By" field. **This template will be set as default on update to this version**
- OFFICER_NC1 - replacement for the OFFICER2 template - omits the comment/registration details fields
- OFFICER_NOM1 - replacement for the OFFICER3 template and OFFICER_STL3 template -, contains comment/registration details and includes the "Nominated By" field - Arial Professional
- OFFICER_NOM2 - replacement for the OFFICER4 template and OFFICER_STL4 template - omits the comment/registration details fields, but includes the "Nominated By" field - Arial Professional

Report Setup Screen

To review the selected template, open the Office Bearer Report screen and click proceed. You will be presented with the Report Setup screen:

Report Setup - OFFICER_NOM1 Office Bearers + Nominated By FLUTES ESTATE 30305B 15 Novemb...


Screen Printer Excel

Template: OFFICER_NOM1 Office Bearers + Nominated By ...

Printer: StrataMax ...

Paper Source: Automatically Select

Preview OK Cancel

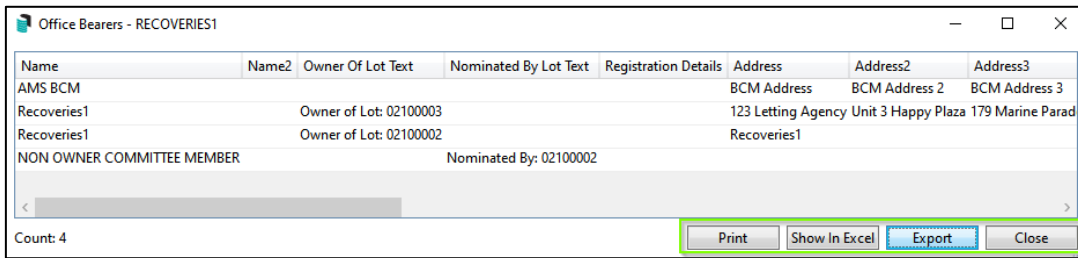
Click the  icon to open the template selection screen and select the appropriate template as Global or Local.

Use this screen also to setup printer and paper options or tag to print to screen or Excel.

Preview Screen

Click 'Preview' to see a preview of the report prior to printing. The following options can be accessed from the preview screen:

- Print – Prints directly to the selected printer
- Show in Excel – Exports the report to Excel as a spreadsheet
- Export – Exports the report as a text file which can be saved to the selected location
- Close – Closes the Preview screen



What's Better

- Minor issues have been addressed in EFT Manager around the EFT manager log error that was appearing incorrectly
- Electricity Arrears Templates (.Let) are now available to select in the subgroup
- Meeting Hub – When exporting a standard meeting that contains a 'Group of Same-Motions' standard motion was failing, this has now been resolved
- Old Financial Statements have now been removed from Financial Reports