

Release Notes – Version 5.6.47

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. GLMax Debtor Adjustments

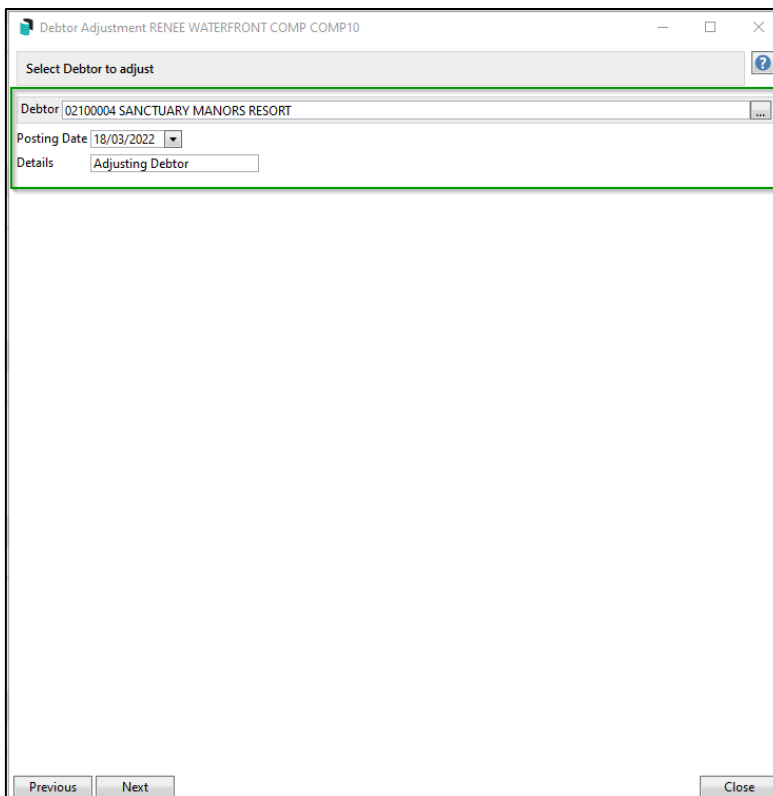
Debtor Adjustments module has been added to GLMax to allow users to easily carry out the following:

- Reallocating funds for a Debtor
- Reallocating funds between Debtors

To access this new function in GLMax navigate to 'Debtor Adjustments' and follow the below steps:

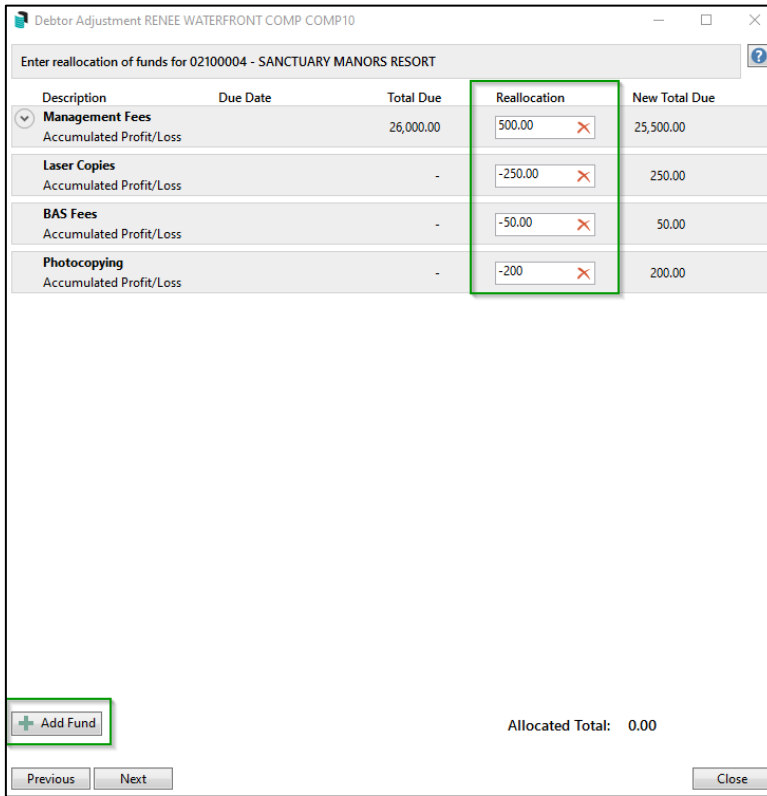
1.1 Reallocate funds for a Debtor

1. Navigate to GLMax Company
2. Select 'Debtor Adjustments'
3. Select 'Reallocate funds for a Debtor'
4. Click 'Next'
5. Select the Debtor to adjust, using the drop down or typing in the Debtor field
6. Populate the 'Posting Date'
7. Populate the 'Details' of the transaction

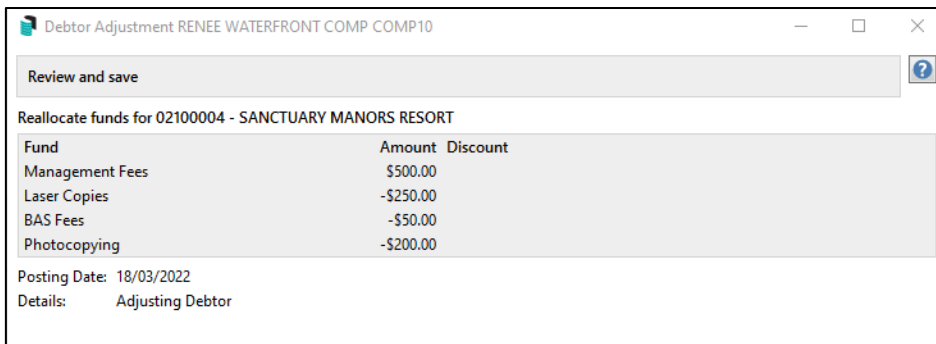


8. Click 'Next'

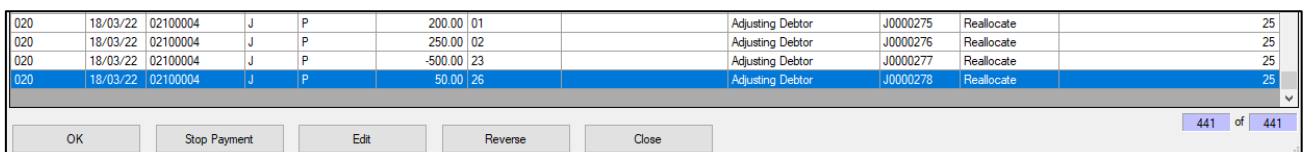
- Enter Reallocation amount to the appropriate invoice code/s or 'Add Fund' to select another invoice code to reallocate



- Click 'Next'
- Review and Save screen can be reviewed

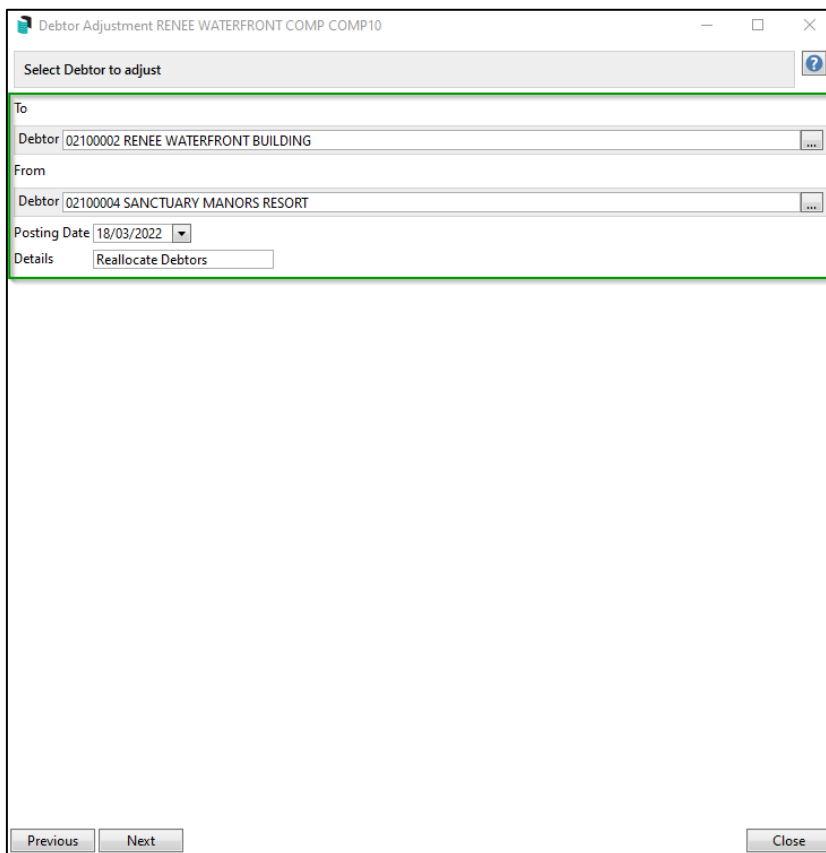


- Click 'Save'
- Transactions will be saved and posted successfully



1.2 Reallocate funds between Debtors

1. Navigate to GLMax Company
2. Select 'Debtor Adjustments'
3. Select 'Reallocate funds between Debtors'
4. Click 'Next'
5. Select the 'To Debtor' and 'From Debtor' by selecting the dropdowns to reallocate between debtors
6. Populate the 'Posting Date'
7. Populate the 'Details' of the transaction



The screenshot shows a window titled "Debtor Adjustment RENE WATERFRONT COMP COMP10". The window contains a form with the following fields:

- Select Debtor to adjust:** A dropdown menu with a question mark icon.
- To:** A dropdown menu with the selected value "Debtor 02100002 RENE WATERFRONT BUILDING".
- From:** A dropdown menu with the selected value "Debtor 02100004 SANCTUARY MANORS RESORT".
- Posting Date:** A dropdown menu with the selected value "18/03/2022".
- Details:** A text input field containing the value "Reallocate Debtors".

At the bottom of the window, there are three buttons: "Previous", "Next", and "Close".

8. Click 'Next'
9. Enter reallocation amounts to invoice code/s to add to Debtor or select 'Add Fund' to add a new invoice code

Description	Due Date	Total Due	Reallocation	New Total Due
Management Fees Accumulated Profit/Loss		38,519.00	1000	37,519.00
Man Fee Additional Accumulated Profit/Loss		9,673.00		9,673.00
Archive Fees Accumulated Profit/Loss		780.00		780.00

+ Add Fund Allocated Total: 1,000.00

Previous Next Close

10. Click 'Next'

11. Enter funds to appropriate invoice codes to remove from Debtor

Description	Due Date	Total Due	Reallocation	New Total Due
Photocopying Accumulated Profit/Loss		200.00		200.00
Laser Copies Accumulated Profit/Loss		250.00		250.00
Management Fees Accumulated Profit/Loss		25,500.00	-1000	26,500.00
BAS Fees Accumulated Profit/Loss		50.00		50.00

+ Add Fund Allocated Total: -1,000.00

Previous Next Close

12. Click 'Next'
13. Review and Save screen can be reviewed

Debtor Adjustment RENE WATERFRONT COMP COMP10

Review and save

From 02100004 - SANCTUARY MANORS RESORT

Fund	Amount	Discount
Management Fees	-	\$1,000.00

Reallocate to 02100002 - RENE WATERFRONT BUILDING

Fund	Amount	Discount
Management Fees	\$1,000.00	

Posting Date: 18/03/2022
 Details: Reallocate Debtors

Previous Save New Close

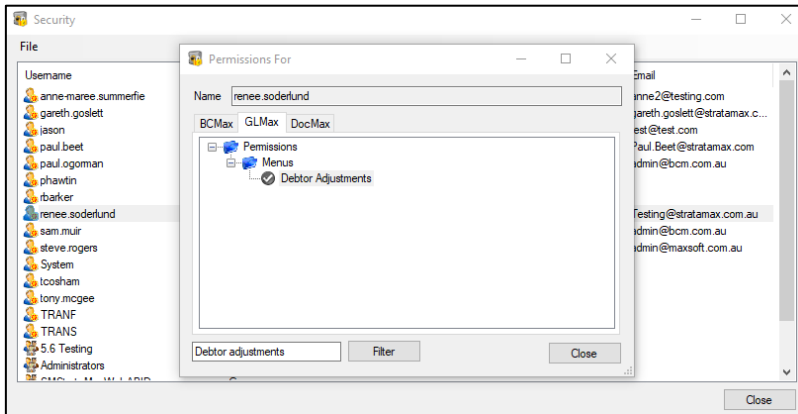
14. Click 'Save'
15. Transactions will be saved and posted successfully

Transaction History - RENE WATERFRONT COMP COMP10

Transaction List

Batch No	Date	Account Code	Type	Presented	Amount	Invoice Code	Reserved (Levy Number)	Description	Reference	Extra Details	Posting Period
019	01/03/22	061000	J	P	1.82			GST 10145	J0000270	DA000023	25
019	01/03/22	08200001	C	P	-21.00	18		Test Case 3	D0000024	5789	25
019	01/03/22	10125	C	P	21.00	18		08200001 - Committed	DA000024	5789	25
019	01/03/22	10125	J	P	-1.91			GST	J0000271	DA000024	25
019	01/03/22	061000	J	P	-1.91			GST 10125	J0000272	DA000024	25
019	01/03/22	301	J	P	-210.09			Tf Surplus/Deficit	J0000273	To Cap. A/c	25
019	01/03/22	006	J	P	210.09			Tf Surplus/Deficit	J0000274	From PL A/c	25
020	18/03/22	02100004	J	P	200.00	01		Adjusting Debtor	J0000275	Reallocate	25
020	18/03/22	02100004	J	P	250.00	02		Adjusting Debtor	J0000276	Reallocate	25
020	18/03/22	02100004	J	P	-500.00	23		Adjusting Debtor	J0000277	Reallocate	25
020	18/03/22	02100004	J	P	50.00	25		Adjusting Debtor	J0000278	Reallocate	25
021	18/03/22	02100004	J	P	1000.00	23		Reallocate Debtors	J0000279	Reallocate	25
021	18/03/22	012	J	P	-1000.00			Balancing entry	J0000280		25
022	18/03/22	02100002	J	P	-1000.00	23		Reallocate Debtors	J0000281	Reallocate	25
022	18/03/22	012	J	P	1000.00			Balancing entry	J0000282		25

Please Note – security permissions will need to be granted on upgrade to allow access, off by default.

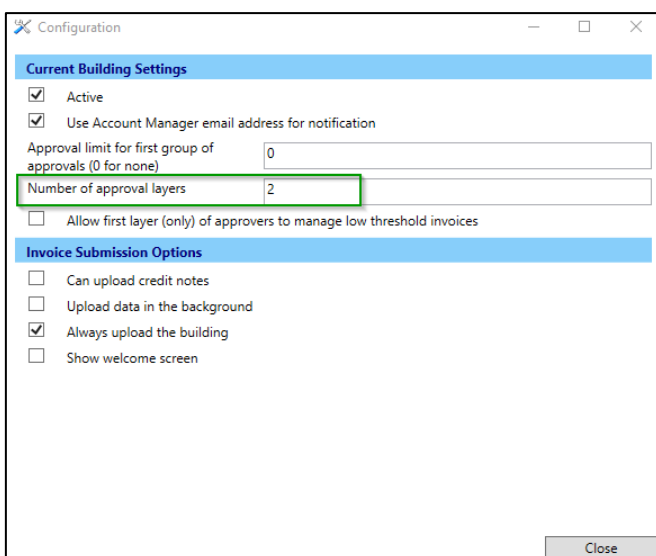


2. Invoice Hub – Creditor Override allow single layer

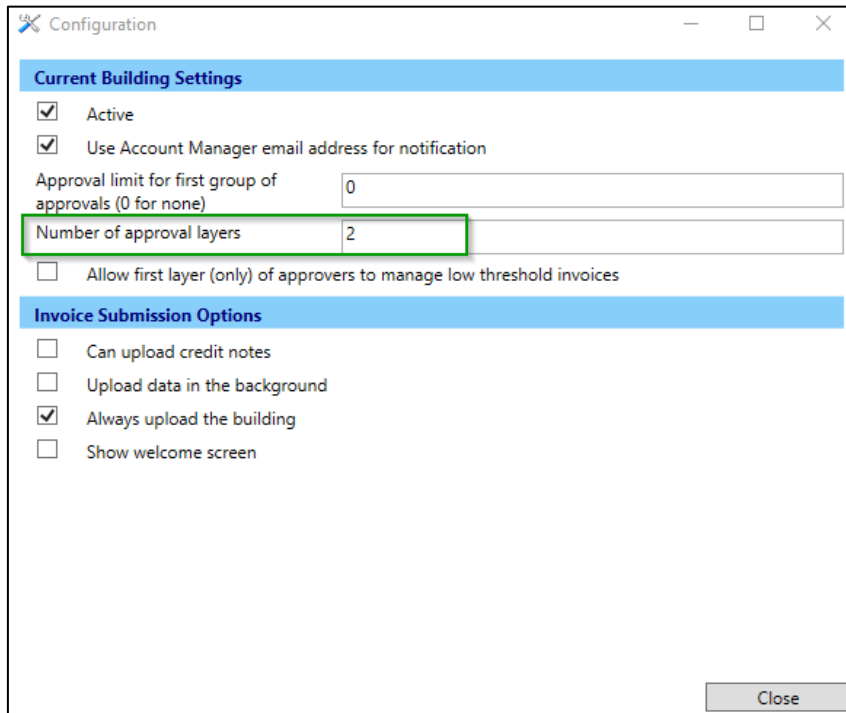
Enhancements have been made to allow Creditor Override for a single layer approval. When a building is setup as two layers in the default setup the interface now allows a single layer to be saved for the creditor override and invoice uploaded to the Hub.

To set up a single layer approval, follow the below steps:

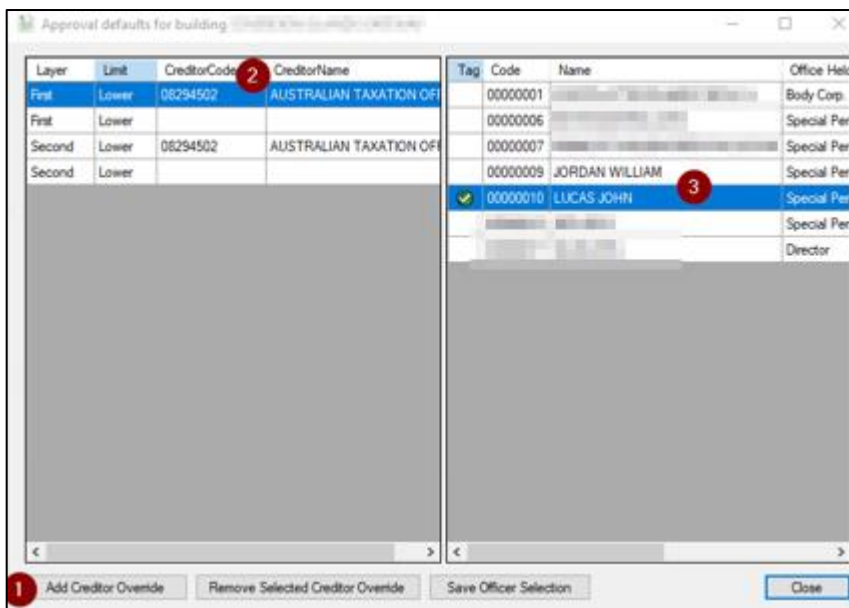
1. Navigate to 'Invoice Hub'
2. Select 'Options/Configuration'
3. Set the number of Approvals (2 for this example)



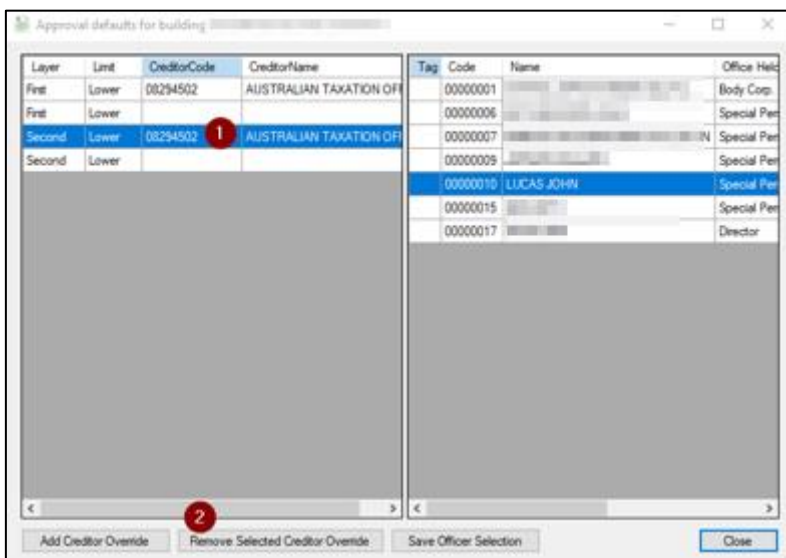
4. Click on 'Close'
5. Reselect 'Options/ Approval Defaults'



6. Click 'Add Creditor Override'
7. Select Office Bearer from list from list
8. Highlight the First Creditor layer
9. Tag the required approver



10. Click 'Save Officer Selection'
11. Select the second Creditor Override
12. Click 'Remove Selected Creditor Override'



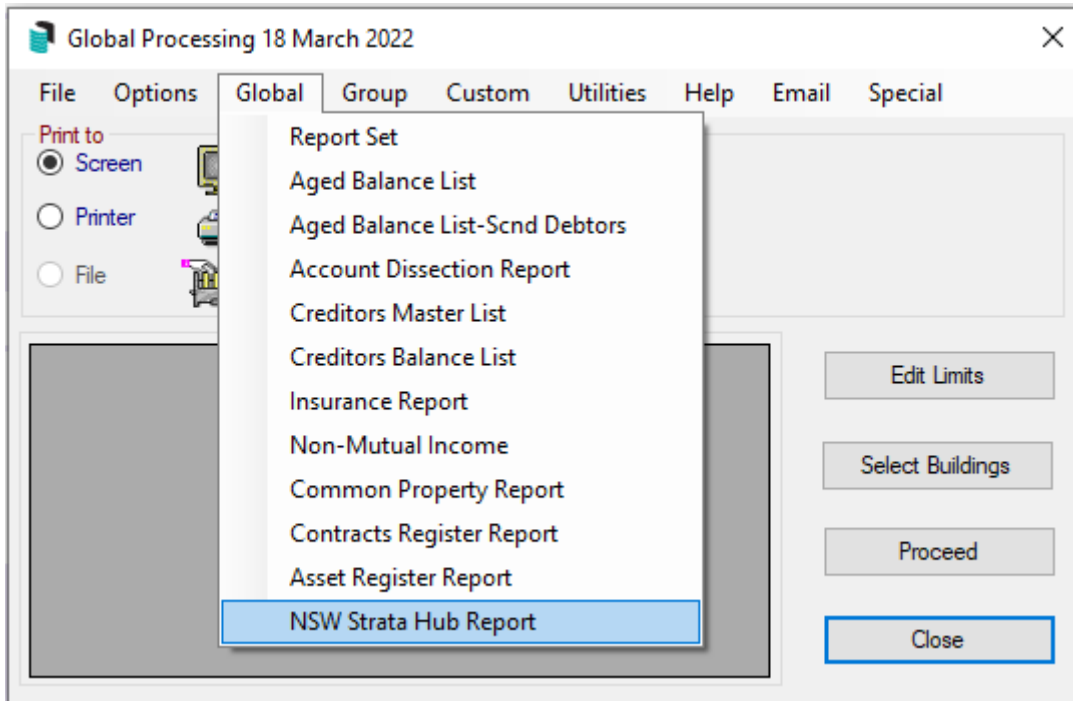
13. Select the First creditor layer again
14. Select 'Save Officer Selection'
15. Click 'Close'
16. The Creditor will be set with a single approver only

3. NSW StrataMax Hub Report

On the 30th June 2022, NSW legislation commences where managers will be required to input data into the Strata Hub (an online government platform). Schemes will be required to lodge an annual return within 3 months of the AGM. A link to the regulations is below. To assist with the collection of data required; a global report is now available that reports information from Info Update, Insurance, Office Bearers, Inspections Register and Account Balances. This report is called 'NSW Strata Hub Report.'

<https://legislation.nsw.gov.au/view/pdf/asmade/sl-2021-773>

To access the new report please navigate to Reports / Utilities – Global and click 'Global' and select 'NSW Strata Hub Report'.



The report will output data for buildings where the state is set as NSW only and will produce the report in an Excel spreadsheet. The table below shows what fields will be used to report from StrataMax. Some information required is not available in fields from StrataMax; these are marked below with (Not Available)*. We are working on a project to re-write Info Update/Building Information that is planned for release later this year, this will enable new fields to be created and when done these will be added to the Strata Hub report.

Data Required	StrataMax Field / Area
a) the strata plan number of the strata scheme	(Plan Number) Info Update
(b) the date of registration of the strata plan for the strata scheme	(Date of Registration of Plan) Info Update
(c) if the strata scheme is part of a community scheme—the date of registration and the number of the community plan, within the meaning of the Community Land Management Act 2021,	(Community/Precinct/BMC) Info Update will give the number, then look up that number and if a building is setup for it in StrataMax include (Date of Registration of Plan) Info Update

<p>(d) if the strata scheme is part of a precinct scheme—the date of registration and the number of the precinct plan, within the meaning of the Community Land Management Act 2021</p>	<p>(Community/Precinct/BMC) Info Update will give the number, then look up that number and if a building is setup for it in StrataMax include (Date of Registration of Plan) Info Update</p>
<p>(e) the address of the parcel of the strata scheme</p>	<p>(Location 1, 2 and 3) Info Update</p>
<p>(f) the total number of lots in the strata scheme</p>	<p>(Number of Lots and Number of Active Lots) Info Update</p>
<p>(g) the number of lots in the strata scheme used for the following purposes— (i) residential purposes, (ii) the purposes of a retirement village, (iii) commercial purposes, (iv) other purposes</p>	<p>(No of Residential Units & No of Commercial Units) Info Update</p>
<p>(h) if a building of the strata scheme has a NABERS rating—the rating</p>	<p>(NOT AVAILABLE)*</p>
<p>(i) if an interim or final occupation certificate has been issued under the Environmental Planning and Assessment Act 1979 for a building of the strata scheme—the date the certificate was issued</p>	<p>(NOT AVAILABLE)*</p>
<p>(j) if an annual fire safety statement is required under the Environmental Planning and Assessment Act 1979 for a building of the strata scheme—the date the most recent statement was issued</p>	<p>(Last Done Date) Inspections Register. <i>Category/Description must be 'Annual Fire Safety Statement'</i></p>
<p>(k) for a class 2 building, within the meaning of the Building Code of Australia, of the strata scheme—the number of storeys above ground level in the building</p>	<p>(No of Storeys) Info Update</p>

<p>(l) the replacement value of each building, or part of a building, of the strata scheme, as— (i) specified in the damage policy for the building, or (ii) determined by the Tribunal under the Act, section 162(3)</p>	<p>(Insurance code 901) Sum Insured</p>
<p>(m) the following details of the secretary of the owners corporation— (i) full name, (ii) telephone number, (iii) email address</p>	<p>(Office Bearer Details) – Secretary position or combined positions that include Secretary</p>
<p>(n) the following details of the chairperson of the owners corporation - (i) full name, (ii) telephone number, (iii) email address</p>	<p>(Office Bearer Details) – Chairperson position or combined positions that include Chairperson</p>
<p>(o) if there is a strata managing agent for the strata scheme—the following details of the agent— (i) full name, (ii) telephone number, (iii) email address, (iv) the number of the agent’s licence under the Property and Stock Agents Act 2002</p>	<p>(Office Bearer Details) – Body Corp Manager record * note the licence number is not available to report</p>
<p>(p) if there is a building manager for the strata scheme—the following details of the manager— (i) full name, (ii) telephone number, (iii) email address</p>	<p>(Office Bearer Details) – Building Manager record</p>
<p>(q) the following details of the emergency contact person for the strata scheme— (i) full name, (ii) telephone number, (iii) email address, (iv) the person’s connection to the strata scheme</p>	<p>Not Available* <i>Many clients have indicated they have a specific phone number / contact or in some instances it may be a building manager</i></p>
<p>(r) the date of the most recent annual general meeting of the owners corporation</p>	<p>(Last Annual General Meeting) Info Update</p>

<p>(s) if the owners corporation is required to establish a capital works fund under the Act, section 75—the balance of the fund, as specified in the most recent financial statements</p>	<p>Account Balance of 005 Capital Works Fund as at the time when the Strata Hub report is run</p>
<p>(t) whether a strata renewal committee has been established under the Strata Schemes Development Act 2015 in relation to the strata scheme</p>	<p>NOT AVAILABLE*</p>

What's Better

- Minor issues have been resolved where Electricity Arrears were adding GST when the Building was not GST Registered.
- Changes have been made around levies that are subject to no Interest. The system will now query Levy Invoice Codes flagged as 'No Interest' rather than Building Details field 'NoInterestChangeBalanceFields' This change will prevent interest charges on invoice codes that are set to 'no interest'
- Issues have been resolved when transferring in a GLMax Company or Restoring a Company. This process will no longer crash
- 'Month End Process - Save Financial Report' - Pro Rata Budget was not activated. This report can now be set to store during the Month End Process