

Release Notes – Version 5.6.133

StrataMax has been dedicated to meeting the needs of Strata Managers for over 30 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



What's New.....	3
1. Search Creditors – New Field added 'Ok to Pay'	3
2. Search – Predefined searches added.....	3
3. New Register Categories – Common Property and Contracts	5
3.1 Common Property Register Categories.....	5
3.2 Contracts Register Categories.....	5
4. Searches – BPAY Biller Code	6
5. Search Creditor Invoice Items – New Field added.....	6
6. Report Distribution – TRMax Recoveries	7
7. New Certificate – ACT Rental Certificate.....	8
What's Better	9

What's New

1. Search Creditors – New Field added 'Ok to Pay'

A new 'Ok to Pay' field has been added to the Search Creditors interface. This field is now available as both filter option and display column, allowing users to easily identify and manage creditor payments.

The screenshot shows the 'Search Creditors' window. The 'Advanced' tab is selected. The filter criteria are as follows:

Restrict To	Field	Condition	Value
Columns	Current Building		
Sort Order	Creditor Code	starts with	
Advanced	OK To Pay	is equal to	Always Ok To Pay

Below the filter criteria, a table displays 2 records:

Creditor Code	Creditor Name	OK To Pay	Telephone	Status	ABN	Balance	On Hold Total
08200003	AUSTRALIAN TAXATION OFFICE	Always Ok To Pay		None		50,200.00	50,000.00
08200014	AMS CREDITOR	Always Ok To Pay		None	42 887 741 055	6.00	6.00

2. Search – Predefined searches added

New pre-defined searches have been created to assist clients on common industry queries to assist when producing regular data exports and dashboards.

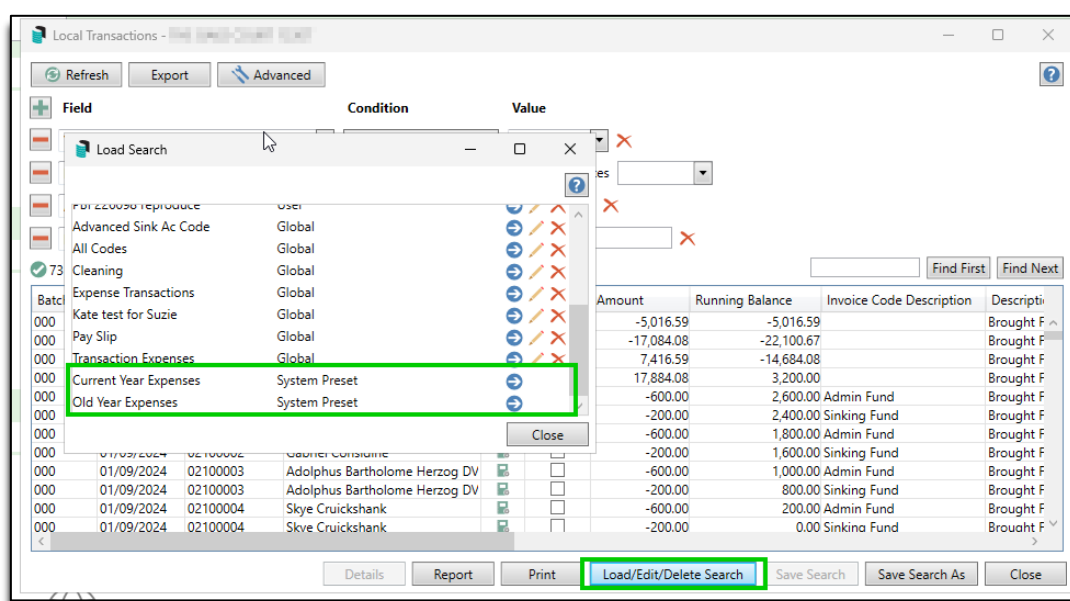
These searches below can be found under the Load/Edit/Delete Search

- **Search Local Accounts** – Actual v Budget
- **Search Buildings** – Building List, Financials Audit
- **Search Creditor Invoice items** – Creditor Invoice
- **Local Transactions** – Current Year Expenses, Old Year Expenses

Please Note - . These pre-defined searches cannot be edited or deleted. When any of the following predefined searches is selected, the search results will display automatically without requiring any additional filtering.

To locate and run pre-defined search:

1. Navigate to search function (e.g. Local Transactions)
2. Click Load/Edit/Delete Search



3. Select Current Year Expenses
4. Results for pre-defined search are returned.

Field	Condition	Value
Year	is equal to	Current Year
Date	is on	Specific Dates
Account Type	is equal to	Expense
Account Code	is any of	
Fund Name	is any of	
Hidden	is equal to	Yes No

91 records displayed

Batch No	Date	Account Code	Account Description	Type	Hidden	Amount	Running Balance	Description	Extra Details	Posting Period	Related Description	Related Account Code	Related Account Description
002	01/09/2024	12401	ADMINISTRATION AGREEMENT			113.74	113.74	08200002 - Committed	M0174333	19	Management Fees	08200002	Fixed Recoveries
002	01/09/2024	12405	SOFTWARE LICENCES			18.34	132.08	08200002 - Committed	M0174334	19	Software License	08200002	Fixed Recoveries
002	01/09/2024	12406	ARCHIVE FEES			11.00	143.08	08200002 - Committed	M0174335	19	Archive Mthly Fees	08200002	Fixed Recoveries
002	01/09/2024	12403	DISBURSEMENTS			22.92	166.00	08200002 - Committed	M0174336	19	Fixed Recoveries	08200002	Fixed Recoveries
006	13/09/2024	13701	INSURANCE COMBINED POLICY			10,125.00	10,291.00	08200258 - Committed	M0174337	19	14/09/24 - 14/09/25	08200258	Fixed Recoveries
008	01/10/2024	12401	ADMINISTRATION AGREEMENT			113.74	10,404.74	08200002 - Committed	M0176432	20	Management Fees	08200002	Fixed Recoveries
008	01/10/2024	12405	SOFTWARE LICENCES			18.34	10,423.08	08200002 - Committed	M0176433	20	Software License	08200002	Fixed Recoveries
008	01/10/2024	12406	ARCHIVE FEES			11.00	10,434.08	08200002 - Committed	M0176434	20	Archive Mthly Fees	08200002	Fixed Recoveries
008	01/10/2024	12403	DISBURSEMENTS			22.92	10,457.00	08200002 - Committed	M0176435	20	Fixed Recoveries	08200002	Fixed Recoveries
009	26/09/2024	16004	FIXED RECOVERIES			110.00	10,567.00	08203186 - Committed	M0176436	20	Grounds Fee	08203186	Fixed Recoveries

3. New Register Categories – Common Property and Contracts

3.1 Common Property Register Categories

'Lot Owner – CP Improvement' and 'Lot Owner – Exclusive Use' have been added to the Common Property Register category pick lists to provide better data differentiation options.

Navigate to Common Property Register, click New and click the drop down selector for categories to see the new options.

The screenshot shows a form for the Common Property Register. The 'Category' field (row 4) is highlighted with a green box. A dropdown menu is open, showing the following items: 'Lot Owner', 'Letting Agent', 'Resident Manager', 'Lot Owner-CP Improvement' (highlighted with a green box), and 'Lot Owner-Exclusive Use' (highlighted with a blue box). The form also includes fields for 'Date of Resolution', 'Type of Resolution', 'Authority Given to', 'Address (1)', 'Address (2)', 'Address (3)', 'Description of Area authorised for', 'Conditions', and 'Adjudicator Order to Consent'. At the bottom right are 'Ok', 'Clear', and 'Cancel' buttons.

3.2 Contracts Register Categories

'Embedded Network' and 'Caretaker/Letting' have been added to the Contracts Register category pick lists to provide better data differentiation options.

Navigate to Contract Register, click New and click the drop down selector for categories to see the new options.

The screenshot shows a form for the Contracts Register. The 'Category' field (row 4) is highlighted with a green box. A dropdown menu is open, showing the following items: 'Maintenance', 'Administration', 'Building/Letting', 'Caretaker', 'Caretaker/Letting' (highlighted with a green box), 'Embedded Network' (highlighted with a green box), 'Building Manager', and 'Bulk Electricity'. The form also includes fields for 'Contractor Name', 'Contractor Address (1)', 'Contractor Address (2)', 'Contractor Address (3)', 'Details of Duties', 'Delegated Powers', 'Estimated Cost of Contract', 'Estimated Cost of Remuneration', 'Estimated Cost of Outlays', 'Basis of Remuneration', and 'Commencement Date'. At the bottom right are 'Ok', 'Clear', and 'Cancel' buttons.

4. Searches – BPAY Biller Code

The BPAY Biller Code field for the below searches has been changed to report the correct formatting:

- Search Creditors
- Search Creditor Management
- Search BAS

End Date	BPAY Biller Code	GST Start Date	PAYG Instalment Start Date	PAYG Withholding Start Date	Account Group	Building Number	Building Name
31/03/2025	75556	01/01/2025	01/01/2025			01	Residential - RPT
30/09/2024	75556	01/07/2024	01/07/2024			01	Residential - RPT
30/09/2024	75556	01/07/2024	01/07/2024			106404	Residential - RPT
30/06/2024	75556	01/04/2024	01/04/2024			01	Residential - RPT
30/06/2024	75556	01/04/2024				1688	Residential - RPT
30/06/2024	75556	01/04/2024				28335	Residential - RPT
30/06/2024	75556	01/04/2024				30246	Residential - RPT
30/06/2024	75556	01/04/2024	01/04/2024			106404	Residential - RPT

5. Search Creditor Invoice Items – New Field added

A new 'Payment References' field has been added to the Search Creditor Invoice Items interface. This field is now available as both filter option and display column, allowing users to easily identify and manage creditor payments based on the Payment Reference. This new field will assist the users to validate the invoices included in a payment.

Reference	Invoice Date	Invoice Amount	Invoice Number	Creditor Code	Payment References	Creditor Name	Expense Code	Expense Name	Details
D0011104	15/04/2025	867.44		08200002	F0004857	Sec Fee for Serv	1210	ADMINISTRATION - F F S	Sec Fee for Serv
D0011105	15/04/2025	11.00		08200002	F0004857	Administration FF	1210	ADMINISTRATION - F F S	Administration FF
D0011106	15/04/2025	11.00		08200002	F0004857	Disbursements-FI	139	COMMUNICATION/DISB MENTS	Disbursements-FI
D0011107	15/04/2025	2,318.80		08200002	F0004857	Communication-I	139	COMMUNICATION/DISB MENTS	Communication-I
D0011108	15/04/2025	41.07		08200002	F0004857	Insurance Other-	1210	ADMINISTRATION - F F S	Insurance Other-
D0011109	15/04/2025	15.02		08200002	F0004857	Postage FFS - CM	139	COMMUNICATION/DISB MENTS	Postage FFS - CM
D0011102	15/04/2025	330.00		08200002	F0004857	Tax - BAS Lodgen	1241	PROCESS B A S S M'ENT	Tax - BAS Lodgen
D0011096	08/04/2025	146.19	00631	08211063	F0004856	Pool Leaf Rake 7/	1503	R & M POOL	Pool Leaf Rake 7/
D0011097	08/04/2025	384.94	00634	08211063	F0004856	Paint 7/4	1501	R & M BUILDING	Paint 7/4
D0011090	08/04/2025	298.00	50-051048	08206338	F0004855	Call Out 4/4	1501	R & M BUILDING	Call Out 4/4
D0011098	09/04/2025	220.00	17829	08205498	F0004854	Rpr Carpet U260;	1501	R & M BUILDING	Rpr Carpet U260;
D0011091	08/04/2025	464.00	IV1503	08201133	F0004853	Knob Set 4/4	1501	R & M BUILDING	Knob Set 4/4
D0011092	08/04/2025	270.00	IV1500	08201133	F0004853	Door Closer 4/4	1501	R & M BUILDING	Door Closer 4/4

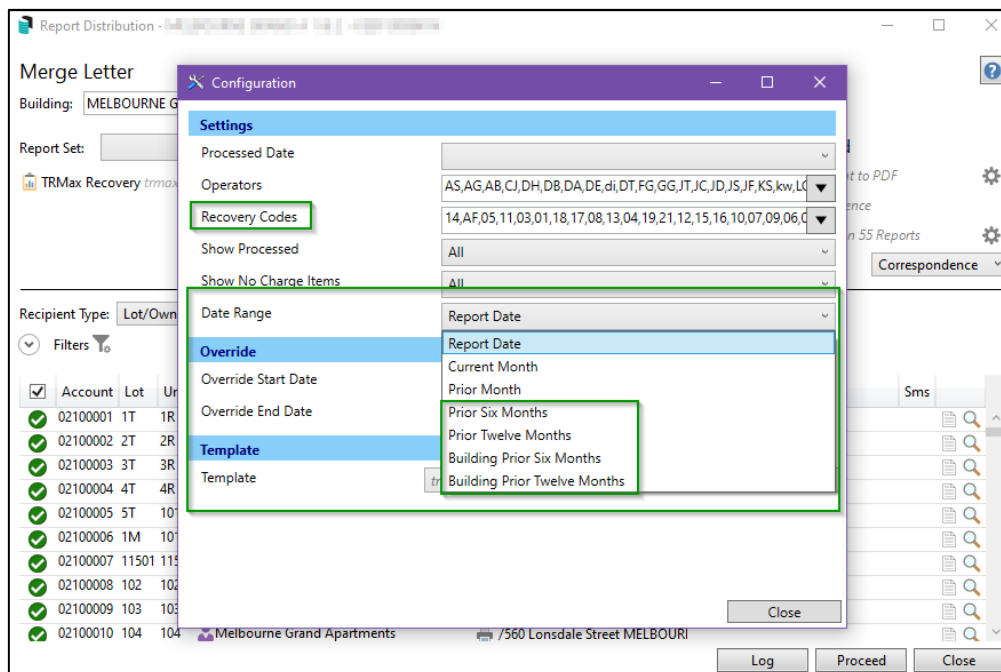
Reference	Description	More Information	Expense Account	Tax Code	Amount	Paid Amount
D0011103	Insp&Test1/4-30/6/25		1252 FIRE CONTROL EXPENSES	GST on Expenses	1,963.47	1,963.47

6. Report Distribution – TRMax Recoveries

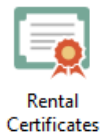
Enhancements have been made to TRMax Recovery and TRMax Consultancy reports when running them via Report Distribution. New Report Date Ranges are now available along with a multi selector for the Invoice Recovery Codes to report on (leaving blank will include all).

The following reporting settings have been added to the Date Range options:

- Date Range – Prior Six Month
- Date Range – Prior Twelve months
- Date Range – Building Prior Six Month
- Date Range – Building Prior Twelve months



7. New Certificate – ACT Rental Certificate



New Rental Certificate option is available for all ACT clients. The Unit Titles Management Act 2011 requires all landlords to provide a rental certificate to tenants before a new or renewed lease for a unit or townhouse within a unit title complex in ACT. Information specific to the lot is merged from the Lot editor section of the roll which can include the insulation status and R-Value if applicable. Building specific information is added via info Editor and Document Inclusion which is within the configuration of the new Rental Certificate option.

See <https://smhelp.stratamax.com/help/act-rental-certificate> for 15 minute demonstration video for more information for setup.

What's Better

- BAS – In the BAS User Interface was not refreshing when changes were made to the Tax Setup unless the module was closed and re-opened. This has now been resolved
- Communications/Copy and Paste – text can now be copy and pasted into the body of an email
- Key Register – Load the Key Register Manger Contact list with Select from BCMax unchecked was crashing due to a mobile phone number field not been available on the contact table. This has now been resolved
- An issue that caused an error when StrataMax was closed while the Building Selection or Change Building windows were open from Merge Letters or Invoice Hub, respectively has been resolved.
- Searches – All Online Help links have been updated to direct to the correct Help in StrataMax
- DocMax – An issue causing the 'Create PDF Report' function to fail when used from Searches and Saved Searches has been resolved.
- DocMax Searches – Is Not Equal To and Is Not Any Of will now work as expected across all values
- Searches – Sort by column was not sorting as expected. This has been resolved.
- DocMax – Add Documents window can close unexpectedly with a collection threading error. This has been resolved
- Payment Entry – UI was not restricting the Amount to Pay to two decimal places which is causing issues with BPay Batch payment instructions. This is now corrected.