Release Notes – Version 5.6.141

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

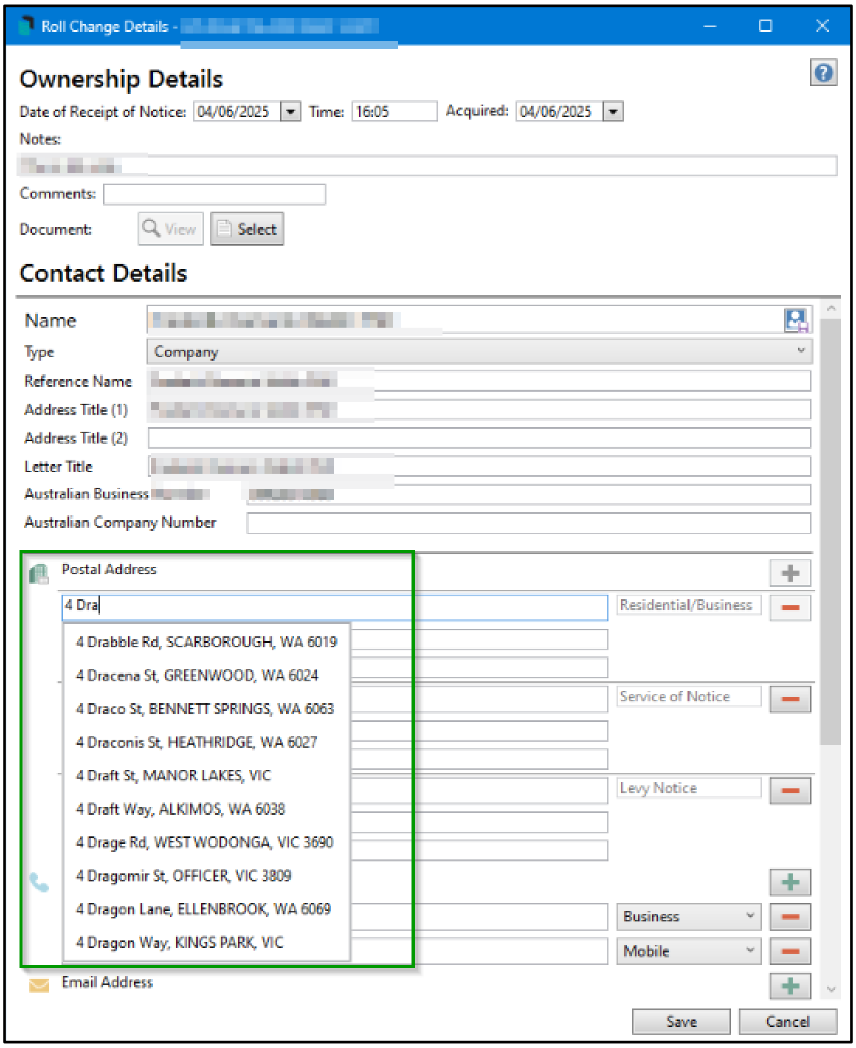
StrataMax StrataCash STRATAPAY

What's New

1. Contacts – Address Lookup

Enhancements have been made to allow users to use the Australian address lookup directly with contact cards. This will allow users to no longer have to manually enter a whole address which allows for faster data entry and accuracy. Enhancements will:

- Quickly search and select addresses without leaving the contact card.
- Access verified Australian postal addresses for reliable accuracy.
- Abbreviations are built in to help fit field lengths.
- Once Selected, the address flows across the three address fields.
- Addresses are presented in uppercase for uniformity.



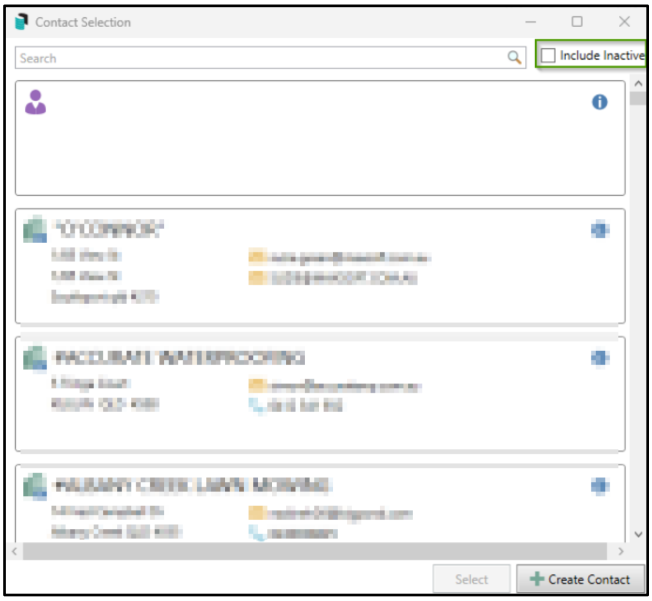
Please Note – The Address Lookup will be on by default for all users using 5.6.141

2. Roll Contacts / Select Contact – 'Include Inactive'

A new feature, 'Include Inactive' has been added to the Select Contacts option within the Contacts or Resubdivision modules.

This enhancement enables users to search for and select prior owners who are no longer active contacts. By allowing re-selection of inactive contacts, this feature helps prevent duplication and ensures historical data remains accessible when needed. This new option is available from the Select Contact option, one example below:

1. Navigate to Roll
2. Select a Lot
3. Click Representative
4. Click Select Contact
5. Contact Selection form will appear.
6. Enable the new 'Include Inactive' setting to view inactive contacts.



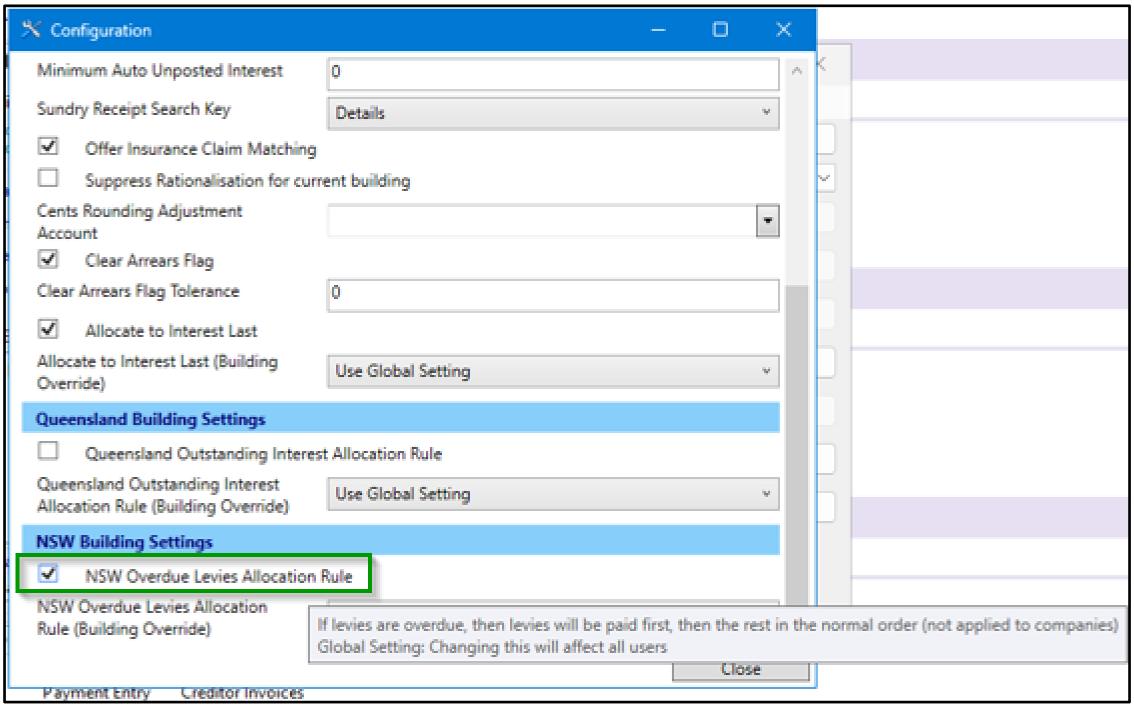
This new option streamlines contact management and will improve data integrity by offering greater flexibility in contact selection.

3. NSW Legislation changes - Receipting to lots in arrears

Effective 27th October 2025, new legislation for all NSW strata schemes will come into force, with additional reforms scheduled for 2026. Under the updated regulations, payments made by owners in arrears must be allocated in the following order:

(a) To contributions, in order of due date
(b) To interest
(c) To expenses of the owner's corporation in recovering contributions ordered to be paid under section 86(6)-8.

To support legislation, we have introduced a new configuration setting 'NSW Overdue Levies Allocation Rule," located under Receipt Entry. This setting will be enabled by default and applies only to NSW buildings with lots in arrears, excluding those set to 'Company' type.



This setting will change the receipting allocation order to align with the legislation. The following modules will use this new allocation rule:

- Receipt Entry
- Bank Reconciliation
- Debtor Adjustments
- Rationalise Sub-Balances

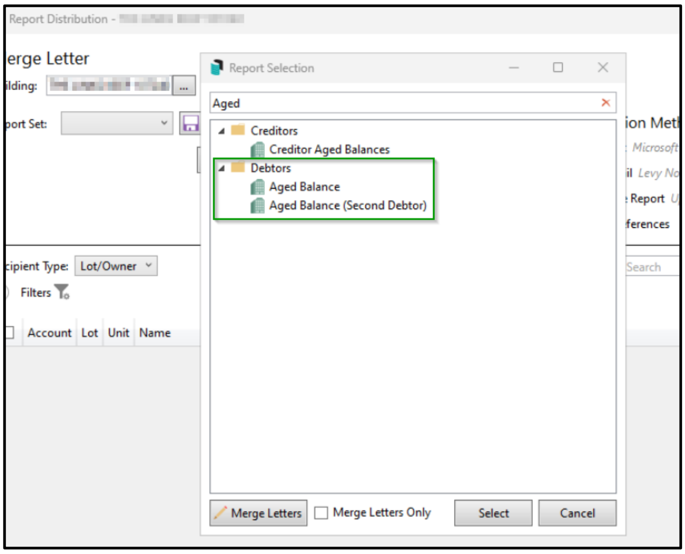
Example:

If a lot has any outstanding levies that are due on or before today (computer date) as determined by the Due Date that shows in Receipt Entry, levies including those not yet due for any NSW building with the configuration enabled, will be paid before any interest or recovery costs.

4. Report Distribution – Aged Balance Reports

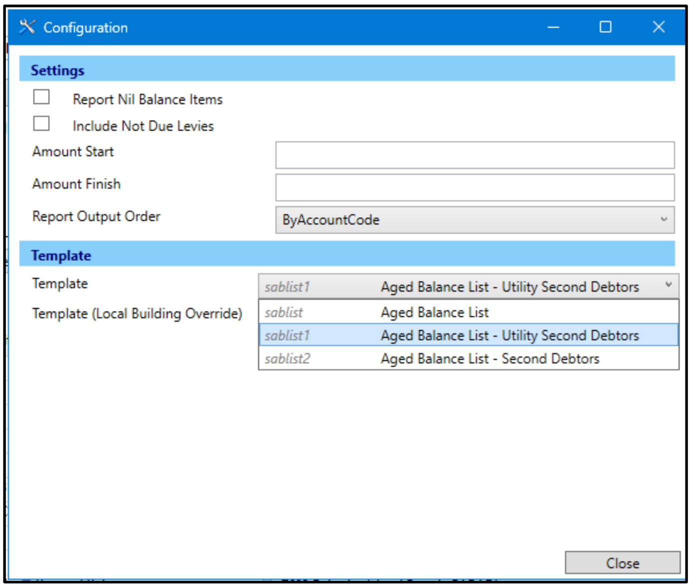
We have introduced enhancements to the Report Distribution module to support the availability of Debtors Aged Reports as separate report to choose:

- Aged Balance
- Aged Balance (Second Debtors)



These reports match the existing reports accessible via the main menu under Aged Balance and Aged Balance (Second Debtor).

Please Note – Both reports are also available for selection within Report Distribution for Sub-Group buildings, but to ensure that the template reports with (Second Debtor wording) the user will need to select the appropriate template:



What's Better

- Tax Codes - GST and GST Clearing should only be reportable and not available for users to select and change the Tax Code
- Levy Management - Levy Generation Schedule will no longer report Reversed / Cancelled levies.
- Management Fees Report - Will now report the correct Manager Invoice Code Description to match that set up in GLMax Company
- Building restriction - subgroups from restricted buildings no longer report in Global Search.
- Task Management – Minor issue when adding and deleting multiple checklists. This has now been resolved.
- DocMax Work Queue – when deleting the last document left in the system was crashing. This has now been resolved, currently the loading indicator will remain. This is a known minor issue.
- Levy Management - Manual Levy calculation of Due Date has been modified to: Due Date = Period Start + Last Levy (Due Date - Period Start) Days. Period dates will also automatically populate based on previous levies that are entered.