Release Notes – Version 5.6.159

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 TRATAPAY

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What's New

1. Account Selection

Account selection will now prevent accounts with system flags other than None, Overdue Interest, Rounding Adjustment, Other Sub Account, Tax Creditor from being selected.

This will impact account selection in the following areas

- Move Fund Balances
- Bank Account Setup (Investment Interest, Investment Fees)
- Bank Rec (and legends)
- Payment Entry
- Report Distribution Data Filter

2. Creditor Invoice (Preview) – Bill to Owner

An enhancement has been added to the Bill to Owner functionality in Creditor Invoice (Preview), providing greater flexibility when on-charging costs to owners.

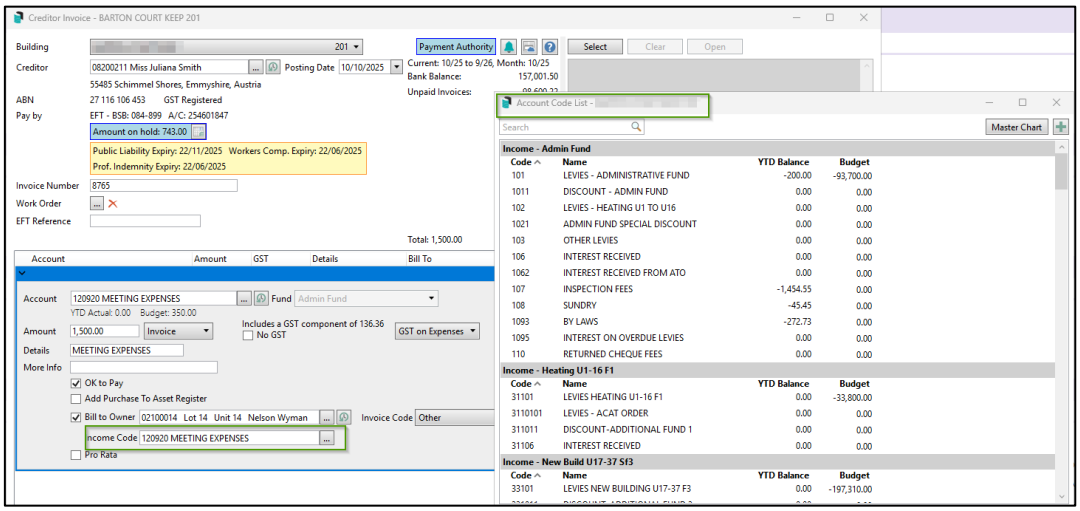
Previously, the Invoice Code available for a Bill to Owner transaction was restricted to the expense code selected on the Creditor Invoice. This limited users who needed the owner recovery to be posted to a different account, such as an income account, to support clearer financial reporting and transparency.

This enhancement introduces a new Income Code field, allowing users to select an alternative account when billing costs to an owner.

To bill an owner and select an Income Code:

1. Navigate to 'Creditor Invoice (Preview)'.
2. Enter all mandatory information in the user interface.
3. Select 'Bill to Owner'.
4. Select the 'Debtor and Invoice Code'.

5. Use the new 'Income Code' drop-down field to select the required income account or other account from the list.

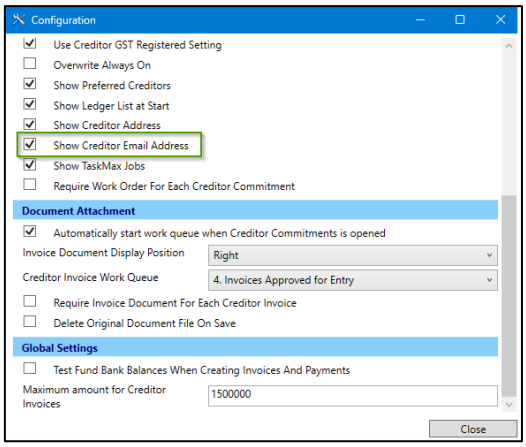


3. Creditor Invoice (Preview) – Creditor Email Addresses

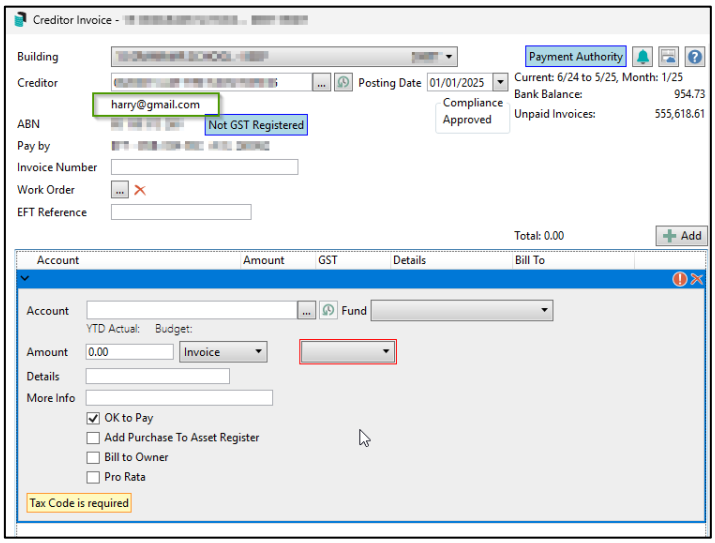
Creditor email addresses have been added to Creditor Invoice (Preview) and Scheduled Creditor Invoices, making it easier for users to confirm the email addresses available for remittance advices.

When the new configuration setting, 'Show Creditor Email Address,' is enabled, the applicable creditor email address will be displayed in the user interface.

Please note – The 'Show Creditor Email Address' configuration setting is turned off by default. Users can choose to display the creditor address, email address, or both, depending on their preference.

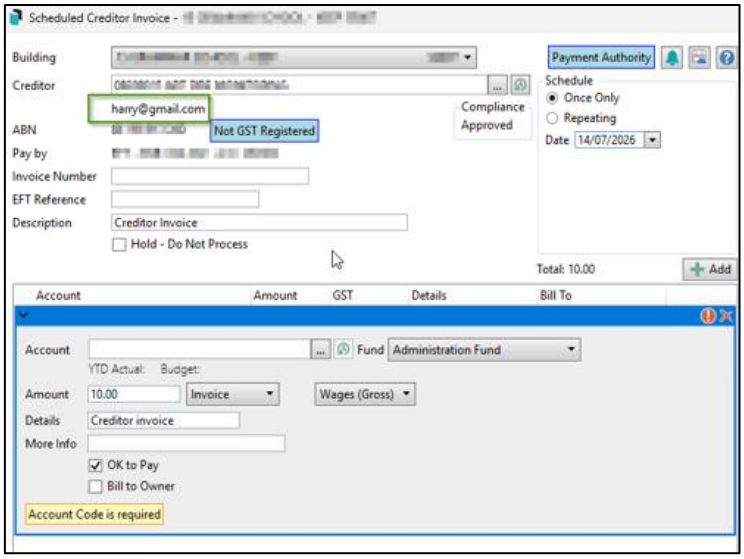


1. Navigate to 'Creditor Invoice (Preview).'
2. Select the required creditor.



3. Navigate to 'Scheduled Creditor Invoices.'
4. Select the required creditor.
5. Select 'Add.'

The creditor email address will display in the user interface when the configuration setting is enabled.



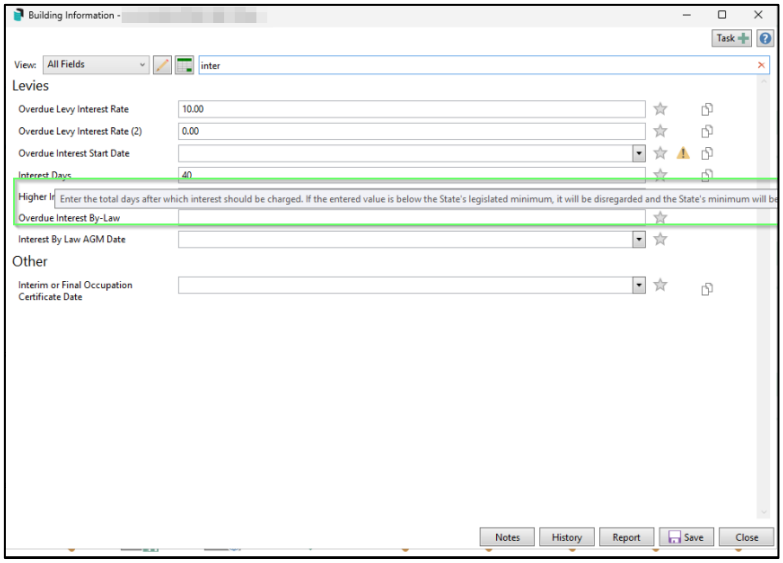
4. Building Information – Interest Days Tooltip

To improve user understanding of the Interest Days setting within Building Information, a new tooltip has been added to the field.

This enhancement explains how the system applies legislative minimum charging periods and clarifies how users should enter values when configuring arrears interest.

Hover over the Interest Days field on the building information screen to see the new tool tip.

> "Enter the total days after which interest should be charged. If the entered value is below the State's legislated minimum, it will be disregarded and the State's minimum will be applied."



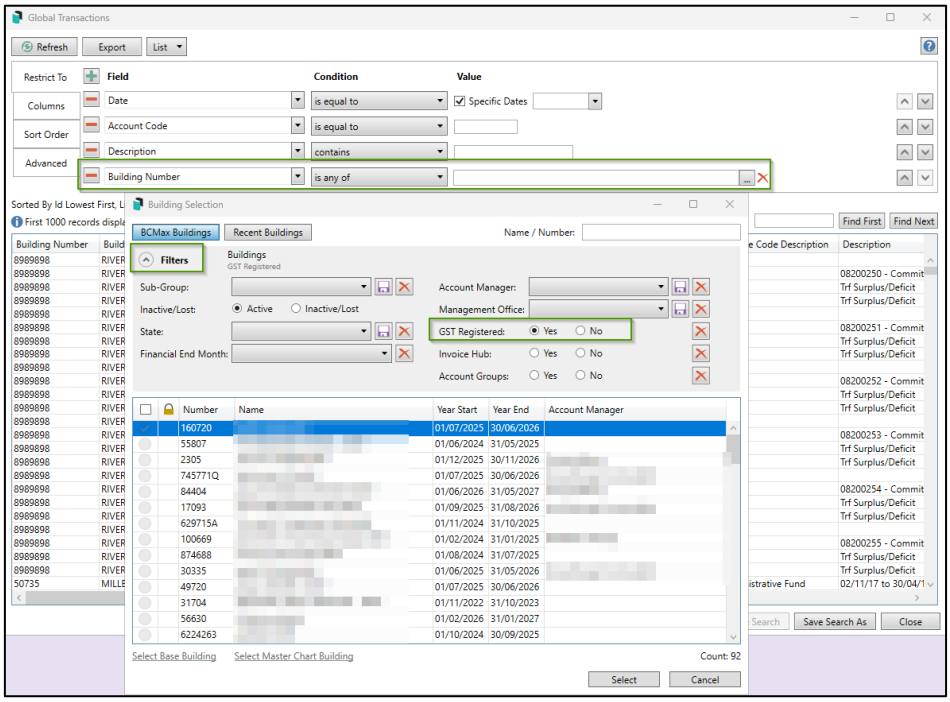
Please Note – There have been no changes to how arrears interest is calculated. This release only introduces additional guidance within the user interface to help users correctly configure the Interest Days setting and better understand how legislative minimum periods are applied to the system.

5. Global Transaction Searches – Building Number

The Building Number filter in Global Transaction Searches has been enhanced to provide greater flexibility when selecting buildings based on GST registration status and other available building search criteria.

The filter option is now available from the Select Building Number selector if 'Any Of or Not Any Of' is selected for Building Number field.

The Filter option will appear when clicking on the Building selector and can be used with GST Registered and other available building search criteria to refine the building list.



This enhancement allows users to identify and select buildings based on GST registration status more efficiently, reducing the need to manually review building records.

6. Creditor Maintenance – Creditor Compare Improvements

The Creditor Compare functionality has been enhanced to prevent errors that could occur when attempting to delete a creditor account linked to a GLMax Company.

Previously, users were able to select the 'Delete' option for creditors that were referenced with the Building Manager link table, as these creditor accounts were associated with an active manager/building relationship, any attempt to delete them resulted in a system error.

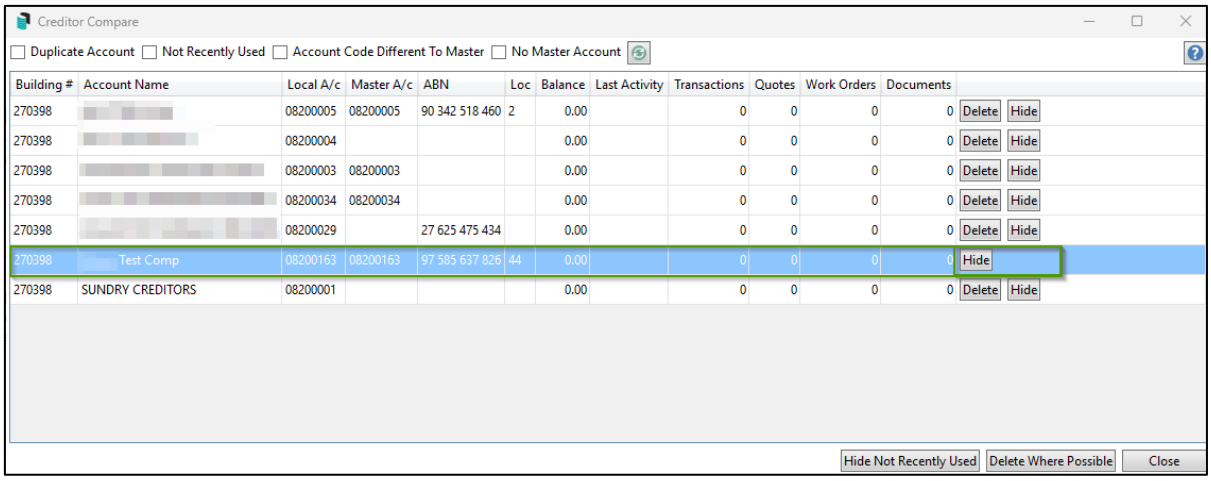
To improve system stability and maintain data integrity, the application now validates whether a creditor is linked to a building manager before allowing a deletion to take place.

Key Changes

- The system checks active manager/building relationships before displaying the 'Delete' option.
- If a creditor is referenced in a manager/building link, the 'Delete' option is no longer displayed on the User Interface.
- Creditors not linked to a building GLMax company and have no associated transactions can continue to be deleted as normal.

This enhancement prevents system errors caused by invalid deletion attempts and provides clearer and more intuitive user experience by only presenting actions that are valid for the selected creditor.

The example below shows the user interface when a creditor is linked to a GLMax Company. In this scenario, the 'Delete' option is not displayed.



7. Ledger Card new Configuration – Address Display

A new configuration option has been introduced to provide greater control over the address information displayed on Ledger Cards distributed through Report Distribution, including scenarios where Certificates or Arrears reports are issued with an attached Ledger Card.

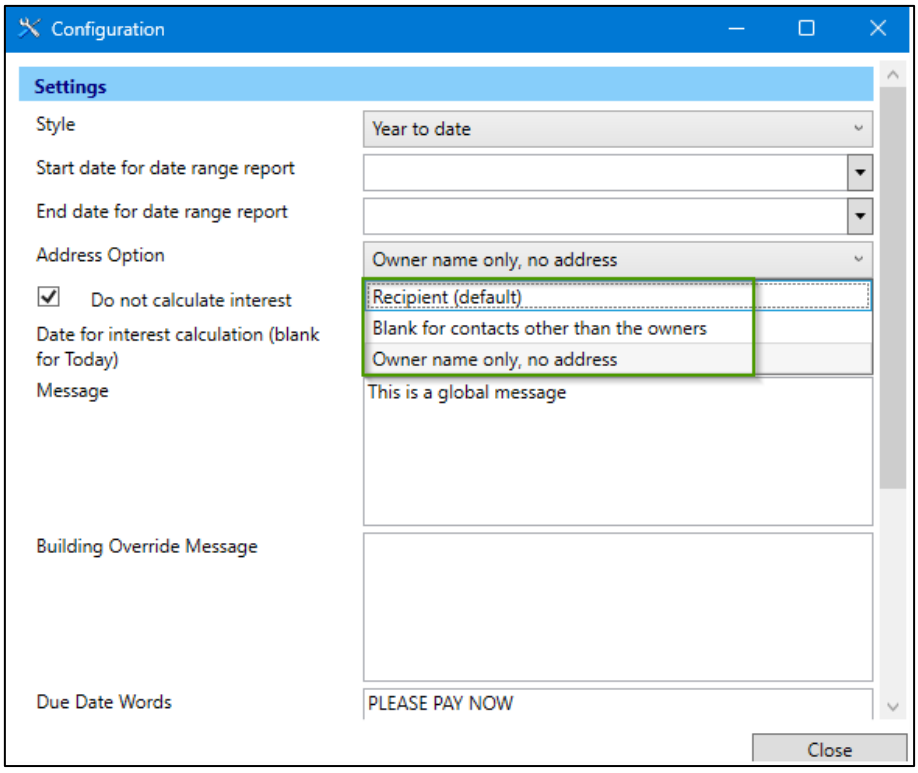
Previously, when a Ledger Card was generated and distributed, the address displayed on the Ledger Card was the recipient's address, typically the applicant's address. While this behaviour supported postal delivery requirements, it could result in address information being displayed where the recipient was not the property owner.

To address potential privacy concerns, a new Ledger Card configuration setting has been added. This setting allows users to determine whether address information is displayed when the Ledger Card recipient is not the lot owner.

7.1 New Configuration Setting

A new 'Address Options' setting has been added to the Ledger Card configuration within Report Distribution. This global configuration allows users to select one of the following options:

- **Recipient (Default)** – Retains the existing functionality. The recipient's name and address are displayed on the Ledger Card.
- **Blank for contacts other than the owner** – When the recipient is not the owner, no address information is displayed on the Ledger Card.
- **Owner's name only, no address** – Only the owner's name is displayed. No address information is shown.



Please note – This is a global setting. 'Recipient (Default)' will be selected by default.

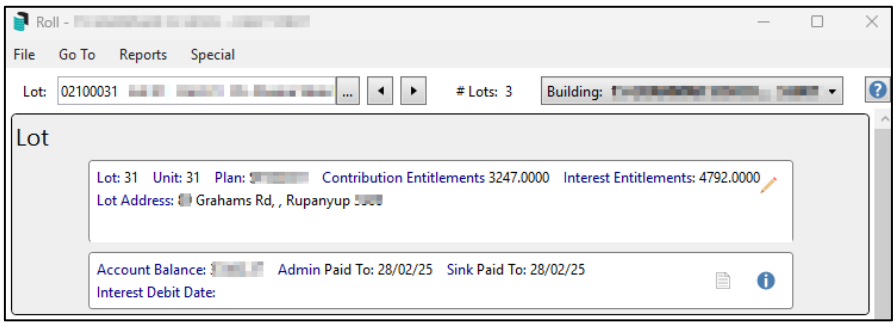
When the recipient is the owner, the existing functionality remains unchanged and the owner information continues to display according to the selected option, except where 'Owner's name only, no address' is selected.

8. Roll – New Tenant

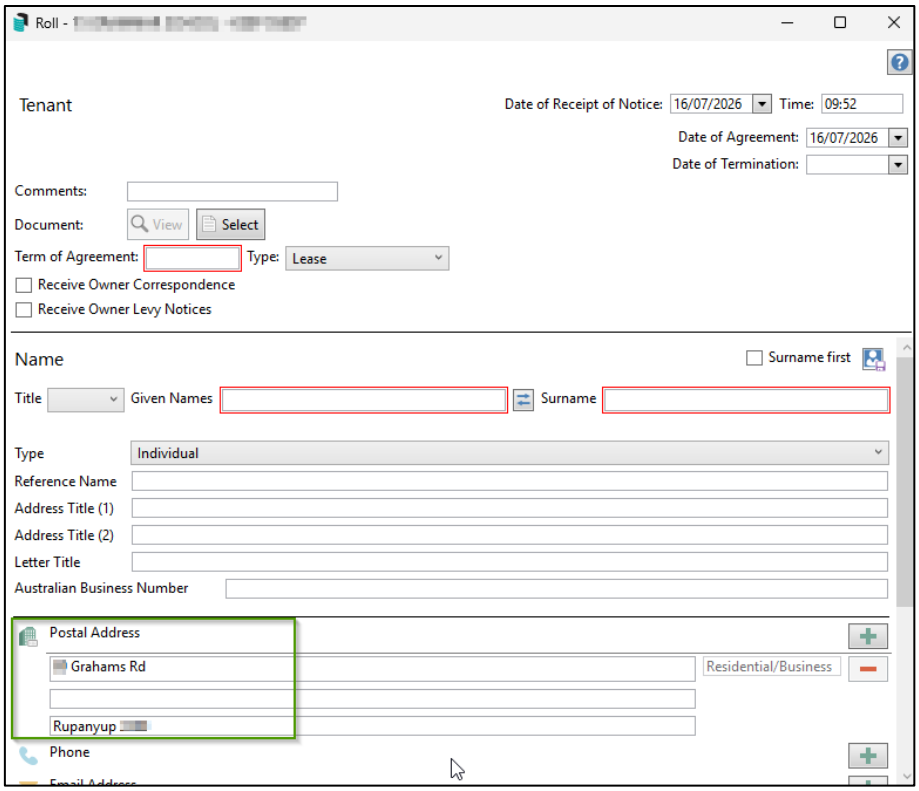
When adding a new Tenant, the Postal Address field will prefill with the Lot address.

Please note – selecting an existing contact will populate the Postal Address field with the contact's address.

1. Navigate to Roll.



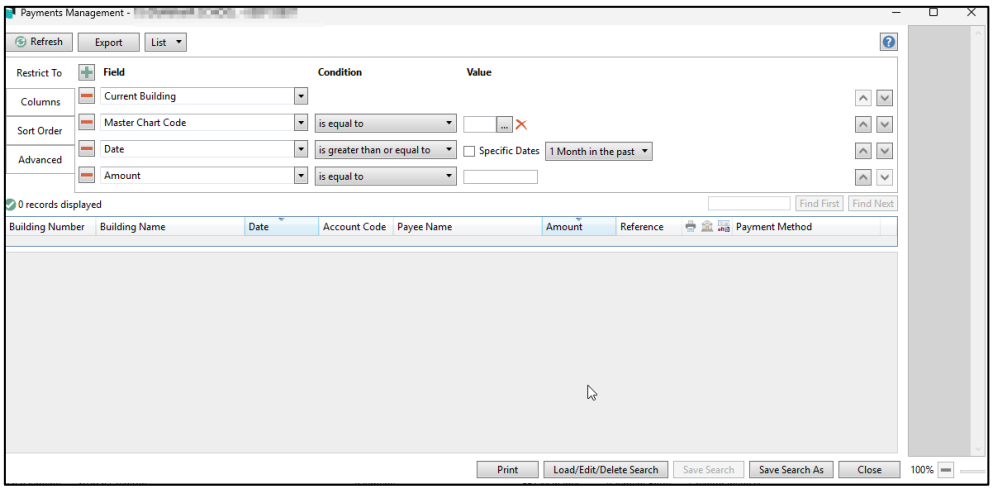
2. Select Add.
3. Select Tenant.
4. Tenant Contact card, select Create Contact.



9. Payments Management

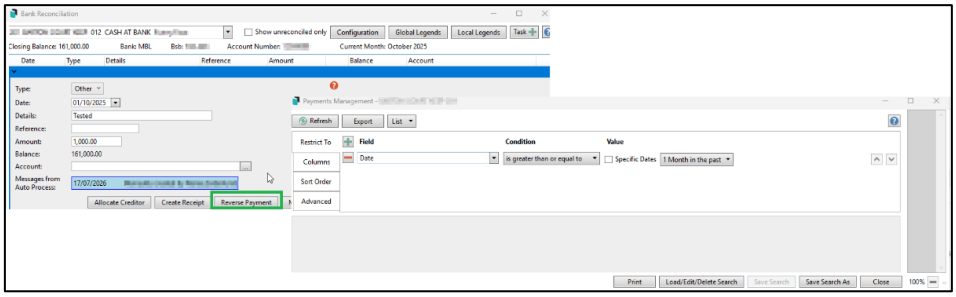
Payments Management is now the only menu option available from the StrataMax menu, replacing the previous Payments Management option.

The screen layout remains the same with the addition of the Amount restriction as part of the default search.



When reversing a payment via Bank Reconciliation the reverse payment option will direct clients to the new Payments Management screen

1. Navigate 'Bank Reconciliation'.
2. Select payment to reverse.
3. Select 'Reverse Payment'.



10. StrataPay Credit Card Acceptance

10.1 Overview of Change

This release introduces a new building level field, 'StrataPay Cards Accepted,' enabling strata managers to determine whether credit card payments are accepted for each individual building. This enhancement supports upcoming regulatory changes effective 1 October 2026, which will prohibit bodies corporate from passing card transaction fees and service fees onto lot owners or committee members.

This release also introduces a manager level control to ensure card acceptance can only be configured where card payment facilities have been established and approved.

Please note – The "StrataPay Cards Accepted" field is shown automatically for managers who already issue levy notices with a StrataPay payment slip. Its availability reflects your existing StrataPay arrangement and cannot be switched on manually; where the field is not shown, no action is required.

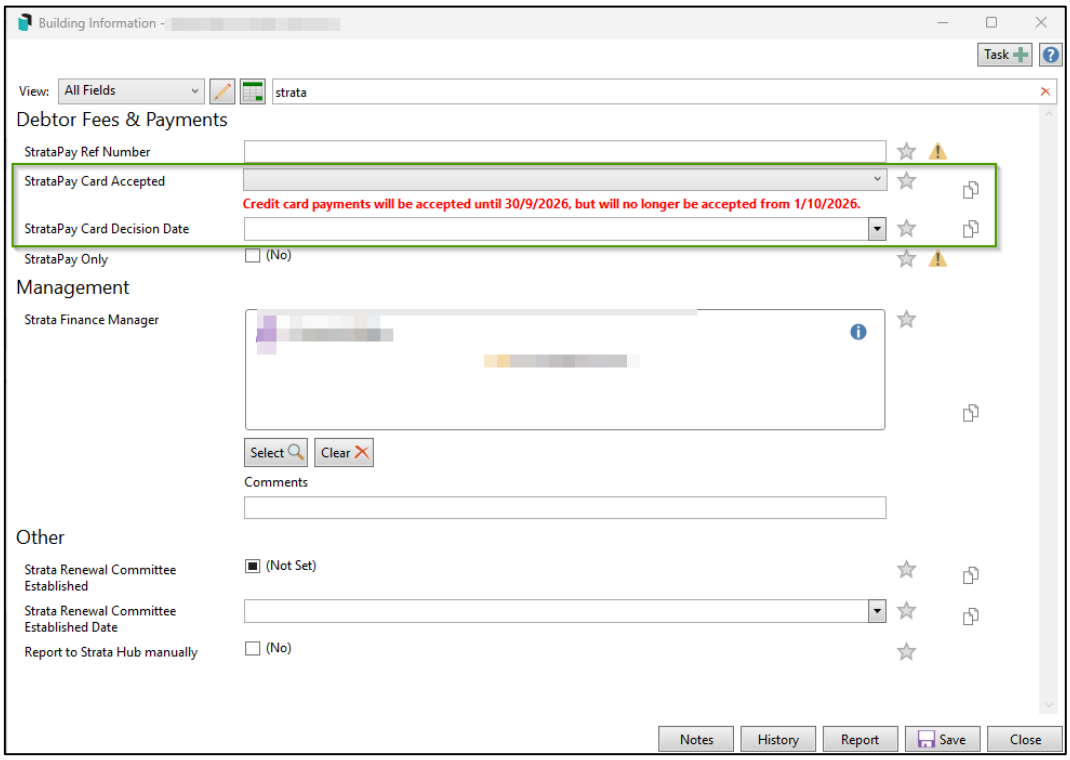
From 1 October 2026, bodies corporate will no longer be permitted to recover card transaction fees or service fees from payers. As a result, each building must either:

- Absorb the cost of card payments; or
- Cease accepting card payments.

10.2 Key Changes

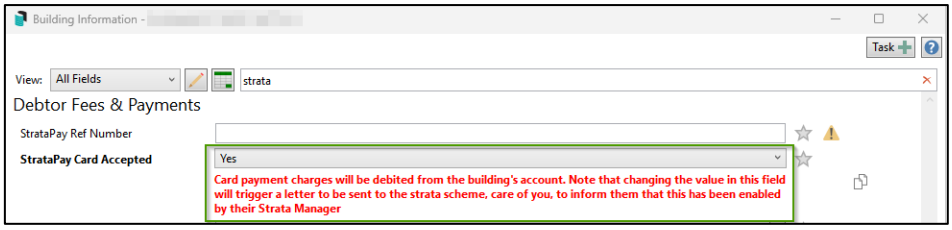
10.2.1 New Building Information Field – StrataPay Cards Accepted and Decision Date

A new 'StrataPay Cards Accepted' field has been added to the Building Information module. This field determines whether credit card payments are accepted for the building. Where the field is set to either Yes or No, users may also enter a 'StrataPay Card Decision Date' directly below it. The decision date is optional and is not required to save the building record.

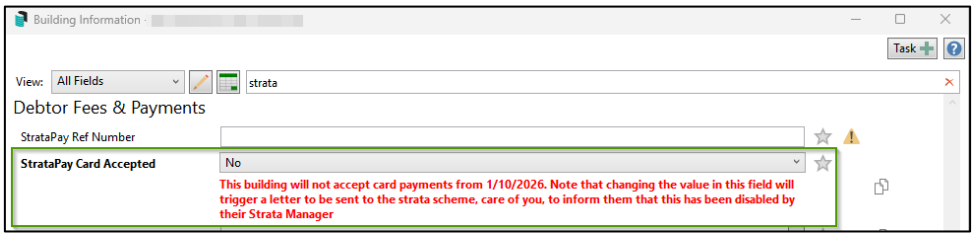


If this field is being populated with Yes, No or Blank (tooltips are available on the screen to alert the user on their actions).

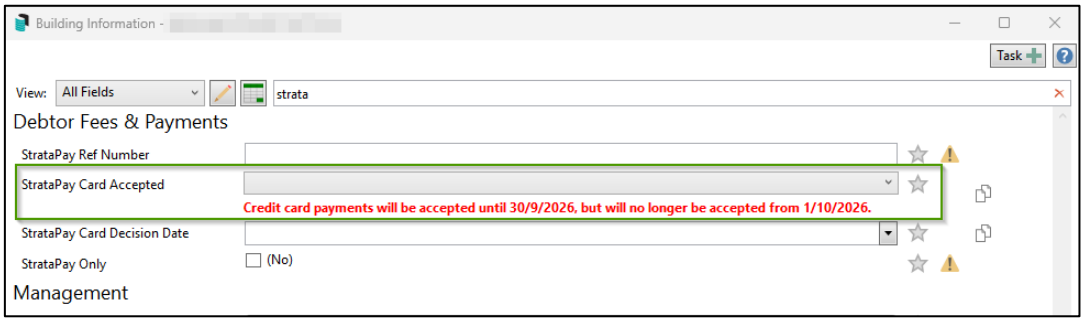
- Yes – Card Payment charges will be debited from the buildings account. Note that changing the value in this field will trigger a letter to be sent to the strata scheme, care of the body corporate to inform them that this has been enabled by their Strata Manager.



- No – The building will not accept card payments from 01/10/2026. Note that changing the value in this field will trigger a letter to be sent to the strata scheme, care of the body corporate manager, to inform them that this has been disabled by their strata Manager.

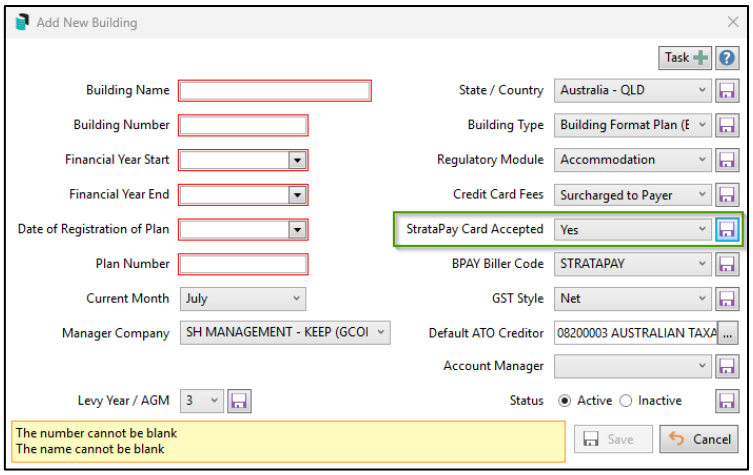


- **Blank** – Credit Card payments will be accepted until 30/09/26 but will no longer be accepted from 01/10/2026.



10.3 StrataPay Card Accepted - New Building

The new building configuration process has been updated to include a default setting for new buildings for the new StrataPay Card Accepted field.



What's Better

- Creditor Invoice Work Queue - Document display when Auto Processed is pressed will now show in the order set in the Work Queue.
- Edit Creditor Invoice (new) Changing tax code in a different month - the system was not reversing and recreating the transactions when edited. This is now resolved and the system will no longer crash as a total reverse is now being processed.
- Creditor Invoices (new) - Compliance Provider Message, Compliance Comments and Compliance Licence details have been added to the new UI.
- Activity Report / Annual Summary report – The Total Bank Balance is now displayed, when the report is generated using dates from the previous financial year.
- Section 184 Certificate - Linked Precinct Associations Levies will now output in sections 20 and 21 of a Strata Plans section 184 certificate.
- Payments Management - Details of Sundry EFT payments are now displaying in the bottom section of the Payments Management screen.
- Communication - When viewing email logs, and HTML is off, plain text formatting is now displaying correctly.
- Dashboard Searches - search was timing out and crashing, shutting the whole system down. This has now been resolved.
- Levy Arrears -. LET Arrears Templates - The <General-10> field for levy arrears merge letters was showing current month balance and will now reference amount due.