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CONSCIENTIOUS & PROFESSIONAL
OC MANAGEMENT

SECURE STRATA

About Us

Secure Strata OC Management is a premium Owners Corporation Management service for strata-titled residential developments and mixed-use developments.

Secure Strata was formed from a corporate restructuring, which divided our parent company into two companies, Secure Strata and Property Professionals. Secure Strata began with a focus on medium and small developments. However, larger developments have come on board due to our reputation for quality customer service.

Director, Dov Shmerling provides a blend of superior customer service, together with punctilious care for the administrative, financial and legal aspects of OC management. Dov instils these values in his staff. Having been an owner occupier as well as an investor himself, Dov is passionate about adding value to owners' property investments.

This attitude has formed the hallmark of our company. With rigorous financial planning and building needs-analysis, our team will proactively strive to better manage each building.

Initiatives such as electricity cost minimisation and long-term maintenance planning benefit our clients, as does our prompt response rate to facilitating resolution of issues as they arise.

Our team are experienced and competent at handling the many tasks involved in ensuring the smooth operation and peak performance of each building under our care. The strata, stratum and company share residential and commercial properties which we manage are consistently happy with the service which they receive; leading to a 100% retention rate.

We have a low ratio of properties per staff member, with approximately 30 properties, with a total of under 300 units, per manager.

We focus on our green values and adopt a collaborative management style.

Our company is a member of Strata Community Australia (SCA VIC), registered with the Building Licensing Authority (BLA) and carries Professional Indemnity insurance.

Scope of Services

- Building Development Planning Services
- Settlement and OC Management Establishment Services
- Ongoing Management and Secretarial Services
- Administrative & Compliance Services

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- Project Management Services
- Financial Management & Reporting Services

Developer Services

We pride ourselves for not only managing properties but also for our ability to assist with the establishment of Owners Corporation Management in new developments. By choosing Secure Strata, you will be assigned a dedicated portfolio manager who will oversee the establishment process from start to finish, in a comprehensive and simple step-by-step process.

You can count on us for assistance with budgeting and valuable advice during the pre-planning stage, and for support all the way through to the sales and occupancy phase of your development.

Transfer Service:

Dissatisfied with your current Owner's Corporation Management Providers?

We are experts at facilitating smooth and efficient handovers. Once your Owner's Corporation agrees to transfer the building management over to Secure Strata, our team help take care of the process for you. Once we step in, your building will be in the safe hands

What we deliver:

Secure Strata provides an end-to-end Owner's Corporation Management service to give our clients complete peace of mind. We offer:

FIXED MANAGEMENT FEES – Clear fee structure supports transparent financial planning and reduces the likelihood of unexpected charges.

EASY CONTACT- All owners are given their dedicated manager's direct mobile number and email address to allow for easy communication.

PROMPT RESPONSE TIME- Your building needs handled rapidly and professionally.

RIGOROUS ASSESSMENT & MONITORING OF OPERATING COSTS – Knowing the numbers allows us to provide useful advice to your Owner's Corporation, to benefit the building today and into the future, with the aim of adding value to owners' assets.

EFFICIENT & EXPERT SERVICE – From risk mitigation and dispute resolution to co-ordination of urgent repairs and building upgrades, our team approaches each task with the aim of achieving cost effective, timely solutions.

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TRANSPARENT COMMUNICATION – Our online customer portal which includes resident-to-resident communication functionality reflects our client-centric approach to OC management.

PROFESSIONAL, COURTEOUS & CARING – Experienced staff who are dedicated to your building's welfare and upkeep. We put ourselves in your shoes in our attitude to approaching all OC management aspects.

INTEREST BEARING BANK ACCOUNT – Where suitable, we set up interest bearing account to help grow your property's maintenance (sinking) fund faster.

Why choose Secure Strata:

Once a building becomes part of the Secure Strata portfolio, it is treated with first class care.

At Secure Strata we work with Owners and Committee's to uphold our work ethic, values and reputation and add value to our clients. Our large pool of skilled, reliable contractors (-of course, we are happy to use your preferred contractors too-) and our thorough knowledge of OC law, will ensure that your strata property is secure.