

STRATUM

“We develop close relationships with all our clients by listening to their needs and delivering effective solutions that provide strong results. We believe in providing the best possible levels of service to the buildings and communities we manage whether they’re residential, commercial, mixed-use or community title developments.

Stratum has this wonderful talent and foundation and the ability to service our built environment and to make what’s complicated seem simple.

This is the best time to be in our industry and the multiple industries that we touch. It becomes almost an addictive thing to come in and solve real, complicated problems that are based on bettering the lives of people who have trusted us with their most valuable asset.

It is interesting to note, you can never have mastery over a target that moves in the area that we are working in today. If you can look to the future and keep building to the future, then you will always be in demand.”

Gary Adamson, Chairman Stratum OAM



ONE SOLUTION
Total Asset Management

Integrated Approach



PEOPLE

Many different skill sets are required to successfully deliver owners association and building management solutions, ranging from qualified association managers, technical engineers and facilities managers, finance and customer relations. Stratum is uniquely placed as a Total Asset Manager, that offers internal expertise, encompassing the full management and maintenance cycle. Concentrating the necessary expertise under one roof streamlines the delivery process and optimises efficiencies for our clients.

MANAGEMENT SYSTEMS

We've implemented best practice management systems and processes across the Stratum business to ensure we perform as efficiently and ethically as possible.

TECHNOLOGY

Stratum implements a strategy for each of our clients that sets clear goals and offers monitoring and support for association board members. We adopt and adapt the very latest technologies to help evolve our business process and adhere to the highest standards of security and data protection.



WE MANAGE
USD 5 Billion Worth of
Real Estate

Our Divisions



OWNERS ASSOCIATION MANAGEMENT

Our association managers work hand in hand with our client schemes Board Committee. It is our responsibility to communicate with and report to the Board members effectively and to offer advice, where appropriate, to ensure that decisions made by the Board, on behalf of the Owners Association, are in compliance with the Jointly owned Properties law and Regulation Directions.

ASSET & FACILITIES MANAGEMENT

Forward thinking and focused, our facility managers are responsible for the procurement and vendor management of outsourced trade partners for the day to day operations and maintenance of the buildings we manage and service. Work extends across a broad range of hard and soft services expertise, specializing in the operational and technical issues associated with the management of complex high rise buildings.

OPERATIONS & ADMINISTRATION

We perform a wide range of financial management and accounting functions that ensure the buildings we service and manage are designed to deliver consistent, responsive, quality results.



WE OPERATE
In Australia and
the Middle East

Owners Association Management Services



Stratum provides Owners Associations with total asset management, including all technical, financial and operational support in compliance with the Dubai Jointly Owned Property Law.

OWNERS ASSOCIATION ESTABLISHMENT & REGISTRATION

- Assist with preparation of Jointly Owned Property Declaration and Disclosure Statements.
- Cost modeling and budget preparation
- Development of long term management strategies for the Jointly Owned Property

FINANCIAL MANAGEMENT

- Preparation of annual service charge budgets.
- Establish and maintain General and Reserve Funds through an Escrow account in the name of the Owners Association.
- Service charge collection and arrears management
- Compile and maintain all accounting records.
- MIS reporting.
- Arranging reviews and audits

ADMINISTRATION & SECRETARIAL SERVICES

- Maintain and store all records, accounts and registers required by Law.
- Prepare agendas and notices of all meetings.
- Convene, hold and attend all meetings as necessary.
- Prepare and dispatch minutes of meetings.
- Dispute management.
- Manage and enforce the Owners Association Community Rules.
- Arrange valuations and statutory insurances.

BUILDING MANAGEMENT & ASSET PLANNING

- Planned preventative maintenance
- Facilities management strategies
- Service procurement and contract award
- Maintenance contract procurement
- Onsite contract supervision
- Health and safety

OUR BENEFITS

OWNERS ASSOCIATION MANAGEMENT

SINGLE POINT OF CONTACT

At Stratum, you will have your own designated and fully qualified association manager with industry-leading skills, resources and expertise to effectively understand and meet all your needs within your Owners Association management plan.

PORTFOLIO UNDER MANAGEMENT

Our association managers deal with a small number of clients each, meaning they have more time to dedicate to the needs of each individual client.

SECURITY

Stratum is protected by professional indemnity insurance cover, meaning you can rest assured that you remain in safe hands and completely covered and protected.

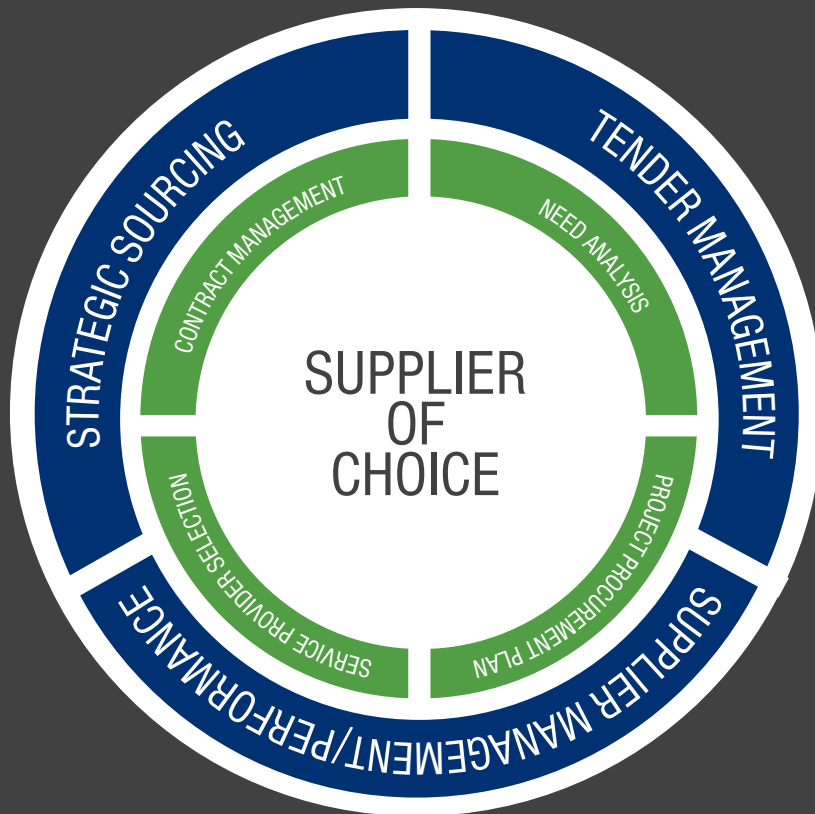
TEAM APPROACH

At Stratum, we believe in empowering you when it comes to your own jointly owned property scheme and management plan with us. We like to work alongside you and we practice this by offering education sessions for all Association Board members to learn more about association management and the latest industry and legislative updates.

SPECIALISTS

Owners Association Management

Supplier of Choice



We are managers first, operating independently from the supply chain to ensure best value and alignment with our clients' long term objectives.

Working with the right service providers is critical in obtaining the required performance level, that's why we are committed to working with those companies that are best positioned to deliver lasting value to properties we service and manage.

At Stratum all trade contractors and suppliers are approved via our Supplier of Choice guidelines for use on any projects.



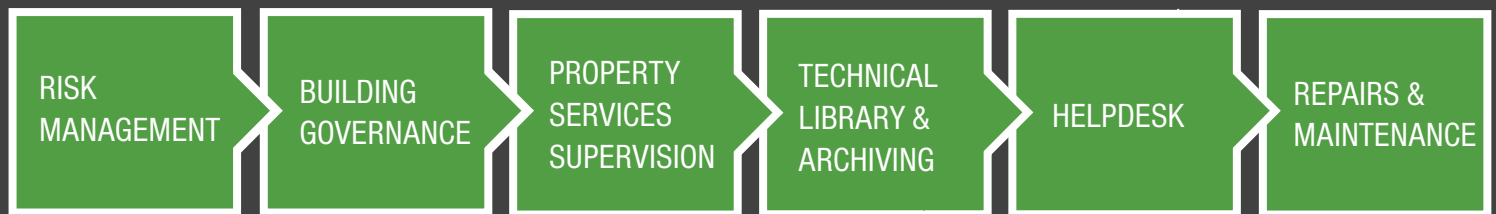
WE ENGAGE
5000 Subcontractor
Employees

Asset & Facilities Management Services



We can show you how to operate facilities with maximum efficiency, safety and comfort and dramatically reduce costs in the process. Our facility management services typically show clients a 20 percent or more drop in their overall facility operating expenses.

Our team will apply their hands-on experience to drive maximum value and efficiency to your property.



OUR BENEFITS

ASSET & FACILITIES MANAGEMENT

INDEPENDENT

Stratum provides a management solution independent from the supply chain. Our experience has shown that a totally independent approach allows a concentrated and sustained focus on management which produces far more effective service outcomes as well as eliminating any potential conflict of interest.

FOCUSED

Effective management is at the heart of what we do. Stratum is exclusively focused around managing complex high rise buildings and our expertise has been accumulated over 35 years through our extensive involvement in building management.

INTEGRATED

Stratum provides total asset management with competencies to create an integrated approach to building management and customer service. For the most efficient management solution, we provide you with a single point of contact, while directing a mix of resources attune to your needs.

PEOPLE FOCUSED

Building management is not just about the property, it's about people's investment, homes and security. For this reason, a crucial core of any association management company should always be the people that we deal with on a day-to-day basis, with a focus on their individual needs, circumstances and peace of mind.

SPECIALISTS
Facilities Management