

FACILITIES MANAGEMENT BENEFITS FOR STRATA COMPLEXES

STRATA MANAGERS
COUNCIL OF OWNERS
OWNERS
DEVELOPERS



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With the increasing trend toward the development of higher density residential buildings, a holistic approach to Facilities Management can have a significant impact in ensuring the complex is well managed and maintained, owner's needs are met and the property's value is maintained. Strata multi-level residential facilities with people living in close proximity to one another involves multiple individual users and stakeholders and can also include other mixed use activities such as retail and office components.

Newer facilities also often include significant common areas for owner use such as barbeques, pools, theatre rooms, dining areas, lounges etc. all of which need to be maintained. Traditionally strata complexes have been maintained through the use of individual specialist contractors undertaking reactive and planned maintenance. Whilst this will often meet most needs it can be time consuming in terms of maintaining a list of qualified trades persons, managing multiple suppliers and contracts etc. The concept of a "one stop shop" holistic facility management approach, used over a long time extensively in commercial and industrial facilities, being taken in terms of residential apartment buildings is growing. Services that can be efficiently packaged up into a comprehensive facility management contract can include the following:

- General building maintenance
- Electrical services
- Air Conditioning services
- Plumbing & Gas
- Painting
- Roofing/Roof Plumbing
- Handyman/Labourer
- Cleaning
- Window Cleaning
- Grounds Maintenance
- Pool maintenance
- Lift maintenance
- Fire services
- Concierge/building manager
- Inspections/Audits



A structured and holistic approach to facilities management for strata complexes can have significant benefit to all stakeholders, including:

Strata Managers

- Buildings and common areas maintained and managed to required standards and regulations
- Works undertaken by qualified tradespersons with appropriate insurances, clearances etc.
- Timely, comprehensive and accurate reporting
- Synergetic working relationship to deliver a high outcome for stakeholders

Council of Owners

- Efficient, cost-effective and comprehensive facilities management

Owners and Residents

- Building quality and value is maintained
- Facilities and services operating to meet the needs of owners and residents
- Services for common areas can also be extended to include individual owner's works as well.

Minc provides strata facilities management services that Councils of Owners and Strata Managers can have confidence in. Our experienced facility management team provides comprehensive services, which are tailored for each unique building, range from planned and corrective maintenance, building inspections, costed and prioritised defects maintenance plans and sinking fund estimates, project management, essential services, mechanical and electrical, test and inspection services and, as well as concierge, security, grounds and pool maintenance.

Our cloud based works management system, as well as a 24-hour call centre, enables required works to be requested and monitored easily and efficiently not only by the strata manager and Council of Owners, but also, if required, by individual strata owners who may have requested works

**Contact Geoff Parnell on 0400 032 530 or David English on 0456144405 or
wa@minc.com.au to arrange an obligation-free discussion on how we can assist you
to reduce costs and efficiently and effectively maintain your strata complex. .**

www.minc.com.au

General Enquiries: 1300646292

