

Entryway Enchantment

How Tiny Tweaks Transform Towering Transactions!

In an increasingly tight housing market, you'd be surprised at the difference small changes can make to the impression your building leaves and how happy you feel living there.

'Kerb appeal' is not just applicable to standalone homes, it applies to strata common property as well.

An often-overlooked aspect of strata buildings is the lobby. As a resident in a building, you walk through your lobby every day, but do you really see it? Or does human nature habitually acclimatise you to its appearance and features? Ask yourself, what does a



Example of the difference a lobby facelift can make.

potential buyer or renter see? Better yet, ask an agent.

The lobby is more than just a place to enter the building, it is the face of the community, and the first impression potential buyers or renters will notice when they step inside.

We have been told by real estate agents people commonly drive up to a strata building to go to a home showing, who have then

By Strata Community Association (WA)

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subsequently turned around around and hopped back in the car without going in when the entry wasn't appealing.

The lobby is the heart of the building, and no matter how beautiful your apartment is inside, in a world where first impressions matter, so too does the impression your lobby creates.

By making a few small changes, you may create a welcoming and secure lobby that could be the key to selling or renting your home, or simply maintaining its value.

As more and more new apartment buildings are developed and built across WA, your building is competing with these new buildings and their nice new lobbies and facilities. If you can, we urge you to go and have a look at the latest building erected in your area; you might be shocked at how different the lobby looks from your own building.

The good news is, through a few small tweaks to your lobby, it can look just as good as any new building.

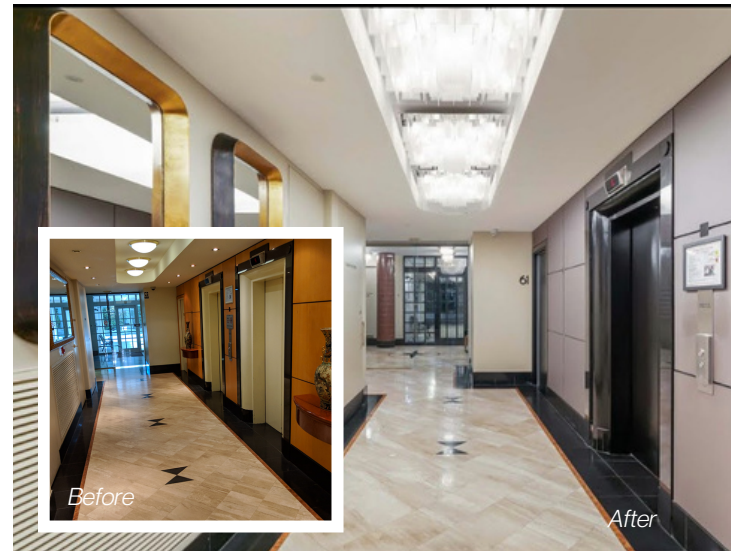
And before you discount this idea because it might be too expensive, remember one of the many benefits of living in strata is the financial responsibility for common property improvements can be spread (fairly) across all owners.

By working together with the community in your building, you can work to implement cost-effective improvements for a small personal spend.

It's important to view lobby improvements as an investment not an expense. Not only will it allow for aesthetic improvements, and likely also contribute to the improved security and energy efficiency of the common area, but it will significantly contribute to the Return on Investment (ROI) for your property. An attractive lobby is a mechanism to dramatically increase the attractiveness, saleability or rentability of your apartment.

Don't forget, in a strata community you own the common property along with your fellow owners, (not just your apartment). It's not someone else's responsibility, but all of yours. It all starts with a discussion at your next strata company meeting.

In an era plagued by a growing cost-of-living crisis, finding ways to make apartments more sellable or rentable without breaking the bank is essential. And having a more attractive journey through your complex is great for you and your guests.



SCA (WA) Upcoming Events



Owner Forum Strata Plans & By-Laws

Date: 19 October 2023

Time: 6pm - 8pm

Cost: \$35

SCA (WA) Useful Links

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