

## A message from Kent O'Brien - CEO

“Strata Global Group has always prided itself for being a leading management company and positioning itself as the preferred appointee for Owners Associations across the MENA region.



We have introduced value-added services through our consulting arm and remain committed to the delivery of the total quality management principles for owners associations.

Strata Global has extensive experience in the region (established in Dubai since 2005, Oman in 2007, and recently in India) with a wealth of knowledge in the Australian market of over 20 years.

We focus on the unique needs of each jointly-owned property by providing the services you require and always seek to add value. We also offer the flexibility to adjust the services we provide as the needs of the community change.”

**STRATA GLOBAL**

[www.strata-global.com](http://www.strata-global.com)  
[info@strata-global.com](mailto:info@strata-global.com)

## Make Informed Decisions

Are you looking for jointly-owned property advice that focuses on your interests?

Strata Global is an independently owned and operated company with a focus on jointly-owned property planning and management advisory services.

We provide tailored advice based on sound market analysis and a comprehensive understanding of your objectives supported by unparalleled customer service.

Our team consists of qualified professionals with extensive experience in countries such as Australia, New Zealand, South Africa and India.

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Owner's Guide



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# Introduction

Strata Global Group is at the forefront of Owners Association (OA) Management services in Dubai, Oman and India, with a reputation for the highest standards.

Our international team of professionals provides a skilled approach with expertise in all areas of jointly owned property management, building management, accounting and property management.



# Community Management

## Our Services

### Association Manager Responsibilities

Perform Association Manager responsibilities as set out in Part 6 of the Directions for Association Constitution issued by the Dubai Land Department

### Total Quality Management

Adhere to the principles of Total Quality Management in relation to Owners Association Management

### Supervision

Supervise service providers and supply agreements

### Negotiation

Negotiate, supervise and recommend the entry into contracts for the maintenance of common areas

### Innovation

Introduce a globally accredited Community Management Information System

### Owner's Information System

Provide an Internet-based Owners Information System and voting facility

### Budgeting

Prepare budgets

### Notification

Issue notices for and collect service charges

### Billing and Collection

Bill and collect utility charges

### Planning and Implementation

Implement the management plan set by the Board

### Operations

Attend to day-to-day operational matters of the Owners Association

### Co-ordination

Coordinate and attend meetings of the Owners Association and its appointed Board

### Record-keeping

Keep books and records as required by the law

# Consulting

Strata Global also provides consulting services in the areas of:

- Subdivision Planning
- Reserve Fund Forecasting
- Insurance Replacement Valuations
- Budget Forecasting

