



# Sister Strata

*“bringing similar strata schemes together to share and learn from each other”*

# Contents

1. What is sister strata?
2. How do I register my strata scheme?
3. What should we be prepared to share?
4. What are the benefits?





# What is Sister Strata?

# What is Sister Strata?

Sister strata is a service to setup a **relationship** between two or more similar strata schemes

**Similar strata schemes** can **share knowledge** with each other, saving strata committee members time and saving their strata schemes money

It aims to setup a deeper relationship between strata schemes, than would naturally occur through online blog sites or social networks. For example, there is a **commitment** to sharing sensitive financial information

A sister strata relationship **can survive individual strata committee members** at any point in time and does not have to be between strata schemes which have the same strata manager or facilities manager

**Lack of information**



**Communication**





How do I  
register my  
strata  
scheme?

# Step 1 - Online registration form

The first step is for a strata committee member from the building to get permission from their committee to register for sister strata.

That person then registers some details about their building through an online form.

Sign up [here](https://www.cognitofrms.com/Wattblock2/SisterStrata):



<https://www.cognitofrms.com/Wattblock2/SisterStrata>

### Sister Strata

Sister Strata is a matching service which helps you identify similar strata buildings to the one which you live in. With permission of a contact in the similar strata scheme, you may be able to make contact with someone in that scheme. This can be handy to help understand which strata manager or contractors a building like yours may be using, how much it sets its strata levies at and how it deals with similar issues. While strata committee members in one block often feel they are alone, it often helps to speak with a representative from another building which is facing or has faced exactly the same challenges.

**Strata Plan Number**

*e.g. SP61532, CTS13472, PS122345H*

**Building Name**

Leave blank if there is no building name for your building

**Address of Strata Plan \***

Address Line 1

City  State / Province / Region  Postal / Zip Code

**Region**

**Lots**

*Enter the number of lots in the strata scheme. For a residential strata scheme, this is the number of apartments.*

**Buildings**

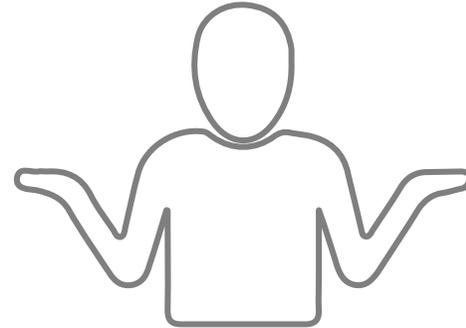
*Enter the number of physical buildings in the single strata scheme. If you are in a community association or a precinct, don't enter the number of buildings for the whole community, just enter the number of buildings in your single strata scheme.*

## Step 2 - Receive 5 candidate Sister Strata buildings via email

Within a couple of days after registering the registrant will receive an email with five potential similar strata schemes.

There is no guarantee that these buildings will also want to form a sister strata relationship with your building at this stage.

The registrant can use the building profile page on Domain.com.au, realestate.com.au and Google streetview and Google Earth to check the five candidates and rank their favourite candidates to match with in order.



## Step 3 - Provide more detailed information

If one or more of the five buildings look to be interesting enough that you would like Wattblock to make an introduction, the next step is to start a “handshake” process.

At this stage, more sensitive information about your building is filled out, but it is NOT sent directly to any of the other candidate sister strata buildings.

Wattblock holds this information and keeps it private. If none of the candidate sister strata schemes agree to form a relationship with your strata scheme, this sensitive information from your building will not be shared with any other strata building.

### Sister Strata Handshake - SP69259

Thank you for registering your interest in joining the Sisterhood! We have now emailed you with up to 5 candidate sister strata schemes, for you to review online and determine if you would like to attempt the next step of making contact. You can search for their building profiles on Domain.com.au or use Google streetview or Google maps to check out your sister strata candidates. Next step is for you to answer the following questions and nominate the sisters in the order of preference with which you would like to make contact. We will then ask a contact from your highest preference sister to see if they are interested to make contact with you. If they are not interested, we will then ask your next highest preference sister and so on. We ask the following questions of both strata schemes, to ensure a level of commitment, before entering into the sisterhood. We will only share your details with the candidate sister, if they first submit their details and agree to share these details with you. This process can take a couple of weeks. We call this making a handshake with the sister.

#### What number of bedrooms are there in apartments at your building?

1 Bedroom  2 Bedroom  3 Bedroom

*Check all that apply.*

#### What is the current balance in the capital works fund?

*or sinking fund or maintenance fund or reserve fund*

#### Do you have a building manager, facilities manager or caretaker?

Yes  No

#### Does your building use any of the following systems?

- |  |  |
|--|--|
| <input type="checkbox"/> Building Manager    | <input type="checkbox"/> Mybos                       |
| <input type="checkbox"/> Buildinglink        | <input type="checkbox"/> Stratabox                   |
| <input type="checkbox"/> Connected Buildings | <input type="checkbox"/> Simble                      |
| <input type="checkbox"/> VRT Systems         | <input type="checkbox"/> Energy Systems and Services |
| <input type="checkbox"/> Carbon Blue         | <input type="checkbox"/> Provecta                    |
| <input type="checkbox"/> Wattwatchers        | <input type="checkbox"/> PowerPal                    |
| <input type="checkbox"/> Vantage Interactive | <input type="checkbox"/> Zoom                        |

# Step 4 - Candidate “Sister” is invited to share their details

Wattblock then notifies your highest preference “sister strata” to see if they are also prepared to share the same, more sensitive information with your strata building and form a sister strata relationship.

Only after the sister strata candidate fills out the same sensitive information, will the handshake be complete. At this point Wattblock will introduce the contacts from each building and share their initial information with each other.

This “handshake” process helps filter out time wasters, who aren’t interested in forming a trusting relationship.

## Sister Strata Handshake - SP73074

Wattblock is offering its existing customers the opportunity to be introduced to similar strata schemes and there is no charge for this service. We call this creating a “Sister Strata” relationship between the two strata schemes. The committee for the strata scheme listed below has indicated that they would like to make contact specifically with your strata committee due to the similarities between your strata schemes. They have already completed the set of questions below in the context of their strata scheme and have authorised us to send their answers to these questions to you, on condition that you first fill out the questions below and provide authorisation for us to provide your answers to them. This process of asking the same questions of both strata schemes ensures a level of commitment, before entering into a sister relationship. We call this making a handshake with the sister strata scheme.

**Sister Strata Candidate:** Mondrian Apartments

**Address:** 2-4 Powell St Waterloo

**Number of Lots:** 137

**Floors:** 5

**Number of Buildings:** 4

**Heated Swimming Pool:** 1

If you would like to take the next step of making contact with your Sister Strata scheme, please fill out the details below.

**What number of bedrooms are there in apartments at your building?**

1 Bedroom  2 Bedroom  3 Bedroom

*Check all that apply.*

**What is the current balance in the capital works fund?**

*or sinking fund or maintenance fund or reserve fund*

**Do you have a building manager, facilities manager or caretaker?**

Yes  No

**Does your building use any of the following systems?**

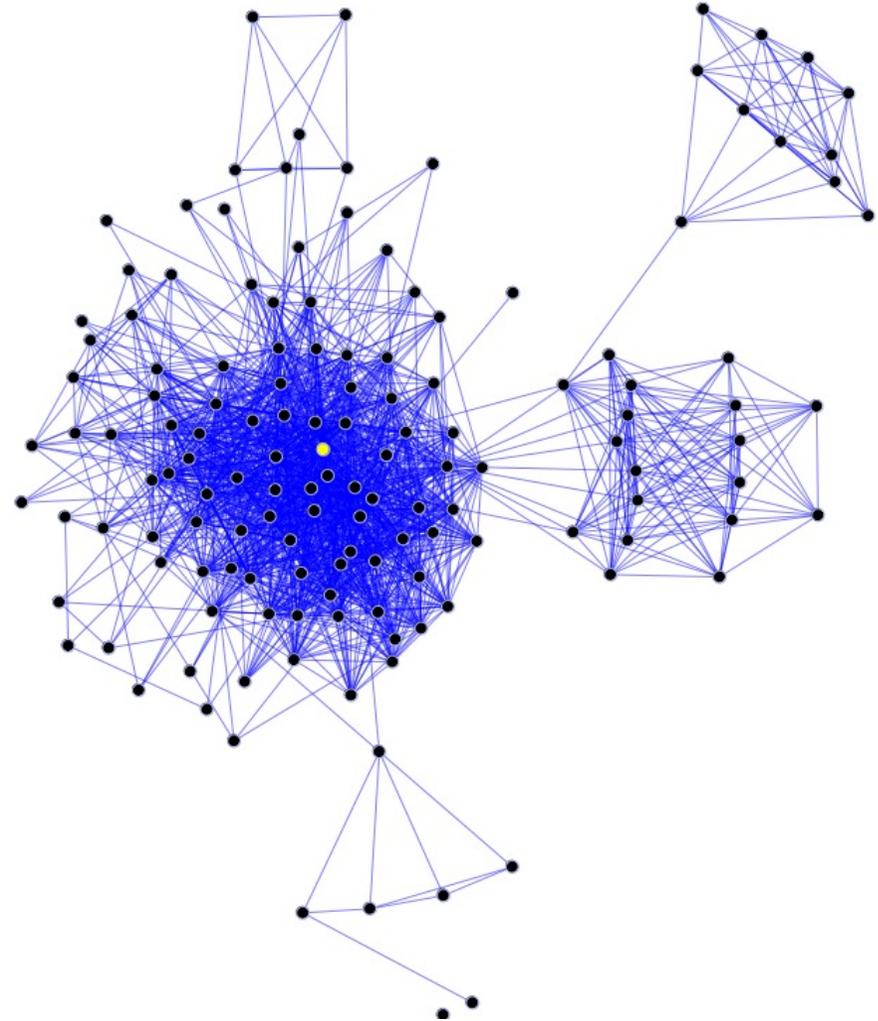
Building Manager

Mybos

Is it possible for one strata scheme to have multiple “Sisters”?

Yes. A strata scheme can form “Sister strata” relationships with more than one other strata scheme.

It is also possible for say three strata schemes to all agree to share information with each other.



# Feedback from a Sister Strata registrant



*“Thinking about what as a resident of one building I would want to know about another in the “Sisterhood” I would be focussing on the chances of finding shared pain points....and would be asking*

- *Age of building / date of construction*
- *Quarterly levies*
- *Balance in Capital Works Fund*
- *Building manager - part time / full time / none*
- *Building record keeping - Buildinglink / Mybos etc*
- *Defects - current / claim lodged / settlement*
- *Incidence of Short Term Letting*
- *Name of strata management company*
- *How many on Strata Committee and how often they meet.”*

John Hutchison,  
Committee Member, Mondrian Apartments



What should  
we be  
prepared to  
share?

# What should we be prepared to share?

Key financial details which each building needs to commit to sharing are:

- Strata levies set for different sets of apartments
- Balance in the capital works fund
- Strata manager we use
- Details of any building defects processes
- Systems which the building uses such as building management, monitoring systems, videocall etc

## Capital works fund



## Strata levies





What are  
the  
benefits?

# What are the benefits

The key benefits which strata strata schemes find are:

- A second level of support, which is independent of the strata manager or facilities manager
- Cutting through 'red tape' and saving time
- Comparisons with the most similar buildings help with financial management e.g. budget allocations
- Higher levels of trust with references (e.g. contractors) provided by other strata committees
- Preparing and responding to COVID-19, sharing templates and processes



## Further information



**Brent Clark**

CEO, Wattblock

Ph: (02) 9977 1801

[brent.clark@wattblock.com.au](mailto:brent.clark@wattblock.com.au)

Sign up [here](https://www.cognitoforms.com/Wattblock2/SisterStrata):



<https://www.cognitoforms.com/Wattblock2/SisterStrata>