



JUNE - AUGUST 2022 VOLUME 23

Liability limited by a scheme approved under Professional Standards Legislation.



“Strata Hub” is an NSW Government initiative created to increase transparency, provide better regulation, and improve engagement for all stakeholders within ‘strata communities’.

“Strata Hub” will operate as an online portal where key information pertaining to all strata schemes will be held. Information uploaded onto the portal will include (amongst other things) key information for each building, such as its;

- i) Strata Plan Number; and
- ii) Strata Plan address; and
- iii) Number of lots; and
- iv) Classification i.e. residential, commercial or mixed use; and
- v) Contact details for the strata committee, strata managing agent and (if applicable) building manager; and
- vi) Date of most recent annual general meeting; and
- vii) Cash balance held within the capital works fund (updated annually); and
- viii) Due date for annual fire certification; and
- ix) Insurance replacement value

Access to “Strata Hub” data is via four “tiers of access”, namely access to;

- 1. The public; and
- 2. Those recorded on the strata roll; and
- 3. Council / NSW Fire Brigade; and
- 4. NSW Police and other emergency services

It is important to note that contact details for lot owners / strata committee members is not

available to the public or NSW Police and other emergency services. Those recorded on the strata roll and local council / NSW Fire Brigade will have access to such details.

What does it mean for Strata Schemes and you?

The “go live” date for Strata Hub is the 30 June 2022 with the due date for all schemes to upload their information being the 30 September 2022.

The NSW Government is imposing a \$3 charge, per lot/per annum.

As an agency, additional time will need to be taken to support your need to comply with the requirements of Strata Hub.

These steps are not covered within our agreed services fee and will therefore be classified as an additional service. Steps we will undertake will include;

- i) Seeking consent to upload necessary data onto “Strata Hub”; and
- ii) Progressing the uploading of data onto “Strata Hub”

In the coming weeks, our team will reach out to you to progress the above listed steps.

Further information pertaining to the Strata Hub can be viewed via the following link:

<https://nsw.strata.community/strata-hub/>

STAFF NEWS





Congratulations!

SIMONE

We are excited that Simone Montgomery has now successfully obtained her license qualification and is now a licensed Strata Manager.

AMANDA

We are excited that Amanda Hay-Hansen has successfully completed her Cert IV in Property Operations.



A big Happy Birthday to Katrina Longmore our Wollongong General Manager.



Good luck!

We sadly farewell Caitlin Hosking (Wollongong) and Lynette Green (Nowra) and wish them the very best for the future.

The Team and Management thank them both for their contribution and hard work during there time at our office.

We will miss you both!!!!



JOIN OUR TEAM

WE ARE
hiring

STRATA MANAGEMENT ASSISTANT

integrity
strata

If you are interested in joining our team please reach our via phone 1300 154 797 or email enquiries@integritystrata.com

NEW PROPERTIES

**WELCOME TO NEW CLIENTS THAT HAVE SIGNED WITH
INTEGRITY STRATA**

We are excited to announce we have signed new managements in Denison Street and Cliff Road, Wollongong. As well as Belinda Street, Gerringong and Birriley Street, Bomaderry.

Denison Street	9 lots
Cliff Road, Wollongong	4 lots
Belinda Street, Gerringong	6 lots
Birriley Street, Bomaderry	3 lots



Our Team

STAFF

Director:	Leo Paternoster - Licensed Strata Manager (Nowra)
Director:	David Paternoster - Licensed Strata Manager (Wollongong)
General Manager:	Katrina Longmore - Licensed Strata Manager (Wollongong)
Branch Manager:	Claire Clarke - Licensed Strata Manager (Nowra)

Donna Morice	Licensed Strata Manager - Wollongong
Ruby Foster	Licensed Strata Manager - Wollongong
Michelle Parker	Licensed Strata Manager - Wollongong
Erin Williams	Licensed Strata Manager - Wollongong
Jennifer Paternoster	Portfolio Manager - Wollongong
Tanya Chapman	Licensed Strata Manager – Nowra
Simone Montgomery	Licensed Strata Manager – Nowra

Personal Assistants

Kiara Williamson	Nowra
Oxana Rozdolvsciaia	Nowra
Margaret Carlotta	Wollongong
Sarah Pogson	Wollongong
Amanda Hay-Hansen	Wollongong
Tori Longmore	Receptionist/Administration

FOLLOW US ON OUR SOCIAL MEDIA



Happy with our Service? Please leave us a friendly Google review!



NOWRA

WOLLONGONG

CONTACT US!

Phone number: 1300 154 797

Email: enquiries@integritystrata.com

Website: www.integritystrata.com

All correspondence: P O Box W81 West Wollongong NSW 2500

TRADES & SERVICES DIRECTORY



ABN 34 107 690 228
Licence # 227021C

**PLEASE CALL
4295 3222**

At CityWide Group (NSW) we provide the following services:

1. *Plumbing*
2. *Excavations*
3. *Fire Services*
4. *Pumps*
5. *Waterproofing.*

In addition, we also provide 24 hour on-site emergency repairs.

As valued clients of Integrity Strata, we offer a 10% discount on private works.
Please quote your Strata number when calling.

Homestead

Concreting & Property Maintenance Pty Ltd

Trading as: Homestead Property Maintenance Pty Ltd
ACN: 099 723 654 ABN 35 174 173 224



We specialise in:
Building /Carpentry works, Maintenance repairs,
Bathroom Renovations and waterproofing,
Termite repairs, Concreting, Plastering & Painting

Ph: (02) 4285 3986

Geoff & Vicki Meehan (Directors)
(BL No. R93683)
8 Francis Street, Corrimal NSW 2518
Ph: (02) 4285 3986 Mobile: 0414 453 986 Fax: (02) 4283 6411

HOMESTEAD

Homestead Concrete and Property Maintenance is a family run business and has been providing a range of strata services to the Illawarra residents for over 20 years.

The majority of our qualified tradesman has been with us for over 10 years allowing us to provide our clients with the highest quality service.

For more information contact the following:

Paul - 0499 988 394
Craig - 0414 505 365
Geoff - 0414 453 986
Office - 02 4283 5797

Welcome to All Trade Services Illawarra

All Trades Services Illawarra provides a maintenance management service for strata management and real estate agents from Helensburgh in the north to Ulladulla down south. All Trades Services Illawarra work with you and your clients to provide the best service, tradesmen and quality of work assuring you and your clients have a hassle-free experience while we maintain your properties.



All Trades Services Illawarra will work with your tradesmen you have on file or we also have our own tradesmen we use if needed. The benefit in using All Trades Services Illawarra is you and your staff only need to contact one tradesmen for all maintenance issues, quotes and reports while we deal with all trades to ensure the job is completed to the highest of standards. All Trades Services Illawarra is on call 24/7 for all emergencies and after hour services needed.

ALL TRADES ILLAWARRA

For more information:
Contact: 0431 147 746
Website: www.alltradesillawarra.com.au



2f&d

2 FIND and DESIGN

Property Styling | Colour Consultation | Interior Decorating

2findanddesign.com

Selling your home? Time to build or renovate?

Located in the Illawarra, NSW, 2 find and design endeavour to assist the homeowner to make the most of what they have to achieve the most favourable outcome. You can save time, money and stress with a little help!

We specialize in Interior Decorating, Colour Consultancy and Styling. Our services also include Pre Sale Property Preparation advice, Partial Property Styling and Full Property Styling.

Let us create a home or office that reflects who you are.

Contact our stylist at 0408 421 642



STRATA INSURANCE

CRM Brokers' Strata division engages specialist strata brokers whose main function is to deal solely with all things strata. Our in-house Claims team ensures we provide accurate assessments when discussing claims and potential issues with insurers.

We are mindful of the fact that the Owners Corporations' premium is one of the major expenses for strata, however, this should not be isolated as a sole factor when considering the placement of cover with an insurer. The importance of having claims paid when most needed; i.e. the speed at which a claim is assessed and approved; the policy wording to accompany a claim, are additional factors that must be taken into account during the broking process.



Loz Electrical is licenced and insured to carry out Electrical, Security & Air Conditioning work, servicing areas from South Sydney to Huskisson. Our diversity in the industry allows us to be your one-stop-shop.

Contact Peter - Loz Electrical
Phone: 0414794753
Email: peter@lozelectrical.com.au

LOZ 
ELECTRICAL

LOZ ELECTRICAL

Loz Electrical holds a current Master Licence in Security which permits us to carry out all aspects of security installations.

Our licenced staff are trained in all areas of the services we provide, including current WH&S practices and Customer Service. Loz Electrical is a 24hr / 7days Emergency Service.

Loz Electrical provides the following services at the highest standard:
All Electrical work:

- All Domestic & Commercial ranging from a single house to a multi-development construction
- Patient areas
- Strata maintenance
- Real Estate maintenance
- Emergency Lighting installation and testing
- Smoke Alarm installation and testing
- Electrical installation – Periodic Verifications

- Test & Tagging
- Data
- TV
- Air Conditioning
- Security Alarms
- CCTV
- Intercom Systems (House and Apartments)

Contact Peter - Loz Electrical

Phone: 0414 794 753

Email: peter@lozelectrical.com.au

WOLLONGONG AND NOWRA 1300 154 797 | WEBSITE: WWW.INTEGRITYSTRATA.COM

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