

# Setting up a strata title development?

## Why not let us take the guess work out of getting things right?



The best way to maximise the profits of a development is to keep it simple, stick to what you know and maintain a level of quality that reinforces your good reputation – especially in a small market. Strata titling can offer a multiplier effect that can't be ignored; why build one house on a block when you can build several?

There's been significant growth in the demand for strata living in Tasmania and that growth is set to continue given our ageing population, our increasing awareness of the health and well-being that can come from community living and the national trend of capitalising on the established infrastructure within the urban sprawl.

Progressive developers have started to look past the immediate economic benefits of strata title developments and capitalise on the notions of liveability, sustainability and community well-being. They've recognised that they're effectively building small communities, with shared facilities which can give people access to BBQ areas, gazebos, gardens, gyms, tennis courts, or swimming pools that they otherwise couldn't afford or maintain.

Setting up a strata scheme comes with responsibility - which ultimately falls on the shoulders of you, the developer. The market is demanding that it be done properly. Purchasers from mainland states are well versed in strata legislation and body corporate management, so we've developed a simple, cost-effective package to transition your project from bricks and mortar into someone's home.

We can arrange building and strata insurance, we get the body corporate up and running, we call the first meeting, we liaise with your real estate agent and prospective purchasers, their lawyers and your lawyers – and better yet, we filter all the questions, concerns or issues of the owners and only get in touch with you when it's necessary.

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For more information on any aspect of strata scheme development, amendment or management call Sally Bevis (0400 976 658) at Terrace Strata Management Pty Ltd on 6265 2999 or email [sally@terracestrata.com.au](mailto:sally@terracestrata.com.au)



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