GoodStrata

COMMITTEE DECISION PACK

Everything you need to decide, in one meeting.

You don’t have to be on the committee to move your strata to GoodStrata. You need a ten-minute demo, one page to hand around, and one line on the next agenda. This pack has the argument, the honest answers, the switching steps, and the motion wording ready to copy.

Good Strata Pty Ltd · ACN 684 135 760
Free · open source · audit-first
goodstrata.com.au/for-owners

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What's inside

01 · THE PROBLEM, AND THE 30-SECOND PITCH

The problem your neighbours already suspect

You pay your manager around $300 to $600 a lot every year, and most of what they do is admin — issue the levies, chase arrears, book the plumber, send the AGM notice. The reason the fee feels like a black box is a conflict of interest built into the traditional model: the manager earns invisible commissions on the insurance they place and kickbacks from the contractors they appoint. The person choosing your insurer and your tradespeople is quietly paid more for some choices than others — and the owners footing every bill can't see a cent of it.

The 30-second pitch

Say this at the letterboxes, or paste it into the building group chat:

> "We pay our manager around $300 to $600 a lot every year, and most of what they do is admin. GoodStrata does all of it with AI agents, and it's free for the owners corporation. We still approve every budget, every quote over the threshold, every vote — the software can only propose; we decide. The difference is we can read every action it takes on an audit log, and it takes no insurance commissions and no contractor kickbacks. There's a live demo we can click through in ten minutes. Can we put it on the next committee agenda?"

That's the whole pitch: it's free, we stay in control, and nothing is hidden.

How it works: agents execute, you decide, it's all on the record

Traditional strata management hands one company your money, your maintenance, and your meetings, then asks you to trust it. GoodStrata splits that job in three. Agents — software, not staff — do the operational work the moment it needs doing. You and your committee do the one part that was always meant to be yours: you decide. And because every action is written to a log that cannot be edited or deleted, you are never asked to simply trust — you can check.

Agents execute

Levies, payment matching, arrears, repair triage, contractor dispatch and meeting notices run themselves, with a full transcript of every step.

Humans decide

Anything that spends money, commits the building, or bends a rule stops at the decisions inbox, evidence attached, and waits for a person to tap approve.

The money is code

Apportionment, penalty interest, reconciliation and vote weighting are deterministic, tested code. Never the AI.

Everything is audited

Every action is recorded, attributed to who did it (human or agent), and readable, forever.

The money is code, not the AI

The part of strata that has to be right — the money — is the part we never let the AI touch. In our launch run, an agent chased Lot 7's arrears with a figure correct to the cent. The model wrote the covering words; the engine computed the numbers and appended them. Put plainly: if every AI on earth were swapped for a random number generator tomorrow, your levies would still sum to the budget exactly.

> Lot 7, day 47 on the arrears ladder: `$1,153.85` outstanding plus `$14.86` penalty interest. The model wrote the notice; the engine supplied every figure.

03 · THE MONEY MODEL

The money model: we never touch your money

TODAY What GoodStrata costs

- **Nothing from the owners corporation.** No per-lot fee, no subscription, no setup or exit fee.
- **Nothing from your payments.** Levies are paid into the owners corporation's own bank account — they never pass through us.
- **Nothing held on trust.** We are software, not a manager and not a bank. Your funds stay under your treasurer's signature.
- **What's next, in writing.** A paid managed service for those who'd rather not self-host, priced up front and announced before it takes effect.

REFUSE What we never take

- × **No insurance commissions.** At renewal the committee chooses; nothing changes for us.
- × **No contractor kickbacks.** No trade pays to be in the pool or to be picked.
- × **No margin-ranking.** The AI never orders contractors by what we earn, because we earn nothing either way.
- × **No invoice markups.** The contractor's price is your price.

The difference, line by line

	TRADITIONAL STRATA MANAGER	GOODSTRATA
Management fee	~$300–$600 per lot, per year	$0 — free for the owners corporation
Insurance commission	Takes an invisible cut of your premium	None — the committee chooses; revenue unchanged
Contractor kickbacks	Paid to appoint certain trades	None — no trade pays to be picked
How they're paid	Fixed fees plus commissions you never see	Nothing today — and never out of your levies
Who holds your levies	The manager's trust account	Your owners corporation's own bank account. Always.
Where you can see it	A monthly statement you're asked to trust	Every fee on an append-only audit log

04 · OBJECTIONS & HONEST ANSWERS

Objections, and honest answers

“Is our data safe?”

Yes — and you don’t have to take our word for it. GoodStrata is open source under Apache-2.0, so anyone can read what the code does with your building’s information. You can self-host on your own PostgreSQL database, where nothing ever leaves your machine — the AI can even run locally. The hosted service keeps data in Australia under the Australian Privacy Principles, with each owners corporation’s records segregated. Either way, every read and write lands on an append-only log.

“Who’s liable when an agent acts?”

The owners corporation and its committee remain the decision-makers, exactly as today. The agents can only propose; a human approval executes anything with legal weight. The numbers that matter are computed by deterministic, tested code, not the AI. If a decision is ever questioned, you have a complete, timestamped record of who approved what and on what evidence. Keep your office-bearers cover and the OC’s insurance as you do now. This isn’t legal advice — but on liability you are never worse off than with a human manager, and your records are better.

“What does it actually cost?”

Nothing. Not freemium — free. You self-host, or use the hosted free tier, and the owners corporation pays no subscription and no per-lot fee. Nor do your levies pass through us: they are paid into the owners corporation’s own bank account, so there is no processing margin either. The planned revenue is a paid managed-hosting service for buildings that don’t want to run it themselves, priced up front. That’s it.

“What if the AI gets it wrong?”

Two things protect you, and neither is “trust the AI”. First, the work that has to be exact is never done by the AI at all — it’s deterministic, tested code. Second, the AI’s judgement calls can only propose; anything with consequences stops at a decision gate and waits for a human. Because every model tool-call is on the log, when the AI does get something wrong you see it and correct it before it matters. The model narrates; the ledger is the truth.

05 · HOW TO SWITCH IN VICTORIA

Changing managers in Victoria, step by step

The general shape of it under the Owners Corporations Act 2006 (Vic) — not legal advice, but enough to know it’s doable and to plan the timeline.

1 Read the management contract first

Find the term and the termination or notice clause — commonly one to three years, often with one to three months’ written notice. This clause, not the software, sets your timeline.

2 Line up a majority before the meeting

Appointing or removing a manager is an ordinary resolution — more than half of the entitlement value that votes. Talk to enough owners first so the vote is a formality.

3 Get it on an agenda

Put a motion to the committee or a general meeting. If the committee won’t act, owners holding 25% or more of total lot entitlements can requisition a special general meeting.

4 Vote — at a meeting or by ballot

Victoria lets the owners corporation decide matters by ballot outside a meeting, so you needn’t wait for the AGM.

5

Give notice and set a changeover date

Send the manager written notice as the contract requires, and agree a date to hand over records, funds and account access.

6

Migrate the building

Import lots, owners, levy history and documents, and upload the current certificate of currency. Levy notices carry the owners corporation's existing bank details, so nothing about where owners send money changes. The onboarding wizard does this with the committee in an afternoon.

Motion wording, ready to copy

> **That the owners corporation resolves to:** (a) end, or decline to renew, its engagement of the current strata manager in accordance with the notice provisions of the management contract; and (b) adopt GoodStrata for the management of the owners corporation, whether self-hosted or via the hosted service, and authorise the committee to give the notices and take the steps required to give effect to this resolution.

What to do this week

- **Open the live demo** and click anything — it resets itself, so you can't break it.
- **Ask your chair** to add one item to the next committee agenda: "Review GoodStrata."
- **Share the one-pager** in your building's group chat or on the noticeboard.
- **Bring this pack** to that meeting, so the answers are already in the room.

The facts you're handing around — all checkable.

`Free`
for owners corporations — no subscription, no per-lot fee

`$0.00`
of money is ever computed by an LLM

`0 / 0`
insurance commissions and contractor kickbacks

`110 events`
audited across a full month — one human decision

`Apache-2.0`
— "read the code yourself" is a checkable fact

`1 MacBook`
ran a full 12-lot building simulation on a local model

Put one line on your next agenda: "Review GoodStrata."

Open the demo, hand around the one-pager, and let the answers do the rest.

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