

Free strata management that shows its working.

AI agents run the day-to-day — levies, arrears, repairs, meetings — while you and your committee just approve, vote, or step in. The AI never touches the money: levies are summed by plain, tested code, and every action lands on a record no one can edit or delete.

TYPICAL 12-LOT BUILDING • PER YEAR

YOUR STRATA MANAGER CHARGES

~~\$8,400~~ /yr

Base management fee	\$6,600
Disbursements & sundries	\$1,320
Meeting & AGM fees	\$480
Insurance commission	undisclosed

WITH GOODSTRATA

\$0 /yr

Agents execute, you decide — and it's all on the record.



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. Swap every AI for a random number generator and your levies still sum to the budget.

We ran a whole building on one laptop, with a local model.

A seeded 12-lot walk-up, a full month of management: arrears chased to the cent, a roof leak triaged and dispatched under a code-enforced threshold, minutes drafted without inventing a word, and exactly one committee approval.

110

audited events on the append-only log

1

human decision across the month

\$0.00

money computed by an LLM

~21k

local-model tokens, no cloud AI

Free for your strata, and we never touch your money.

TODAY What it costs

- **Nothing.** No per-lot fee, no subscription, no setup or exit fee.
- **Your levies never pass through us** — owners pay the owners corporation's own bank account, exactly as they do today.
- **Later, priced up front:** an optional **paid managed service** for owners corporations who'd rather not self-host.

REFUSE What we never take

- ✗ **No insurance commissions.** At renewal the committee chooses; nothing changes for us.
- ✗ **No contractor kickbacks, no invoice markups.** The contractor's price is your price.



See what your building really pays — free.

Drop in your AGM papers or budget and read the fee in plain dollars. Then click through the live demo — it resets itself, so you can't break it.

goodstrata.com.au/what-am-i-paying