

Association Committee – Hunterford Estate

10th January 2025

A note from your Association Committee re the Hunterford Estate Community Association AGM to be held in the Clubhouse at 7pm on Monday 20th January 2025

Dear Association Member

The agenda for the upcoming Hunterford AGM contains a Motion submitted by one owner to dismiss Premier Strata Management as our Strata Managing Agent.

It is the majority recommendation of your Association Committee that Motions 12, 13 and 14 be disapproved and that Motion 10 be approved to allow Premier Strata Management to continue as our long term (20 years plus) agent.

This is strongly supported by both the Association Committee Secretary and Treasurer who have by far the largest amount of interaction with the team at Premier Strata Management.

Whilst Premier is not perfect, they are a large team of over 25 personnel (including specialist roles such as Compliance, By-law Management / Section 184 Updates, Arrears Collection, and Insurance) who have ably supported Hunterford Estate with the day-to-day management and through situations such as the prior failed complaints to both Fair Trading and NCAT from their thorough knowledge of the Hunterford Community.

They have also made themselves available outside normal working hours (including weekends) in support of your Association Committee. Whilst their Management Fees are to an industry standard, they also perform extra services at no additional cost as part of their agency agreement.

If we were to explore the option to appoint a new Strata Managing Agent it would be expected that we would follow a process of a Request to Tender from a number of professionally qualified agents, a due diligence appraisal with reference checks of received proposals, with a final selection presented to the Community Association, with recommendations by the Association Committee well prior to a Special General Meeting to allow the most suitable agency to be reviewed and then approved.

Having not undertaken a formal tender, it is not appropriate for only one Strata Managing Agent to be presented without any of the necessary checks being undertaken. Cost is always a consideration, but it is only part of an overall package that needs to be met for the efficient and reliable support of Hunterford Estate.

Change of a Strata Management Agent is a step not to be considered lightly as there is a huge amount of work involved in any transfer and then understanding of the myriad needs of our association.

Yours Sincerely

Association Committee – Hunterford Estate

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