

Beautiful web sites and interactive portals for real estate communities

Introduction to MyCommunity

MyCommunity is a platform of Strata community websites used by MBCS, its committee members, property owners and tenants. It is where owners and tenants go to pay bills; view their statements; raise maintenance requests; view important documents; communicate with their neighbours; read important notices from MBCS and so much more. Committee members get higher levels of access and can view financial data and reports, and even approve payments online, all available in real time.

“MyCommunity is like an online banking system for properties!”

An owner of multiple properties can access all their properties with one single log-in.



Features

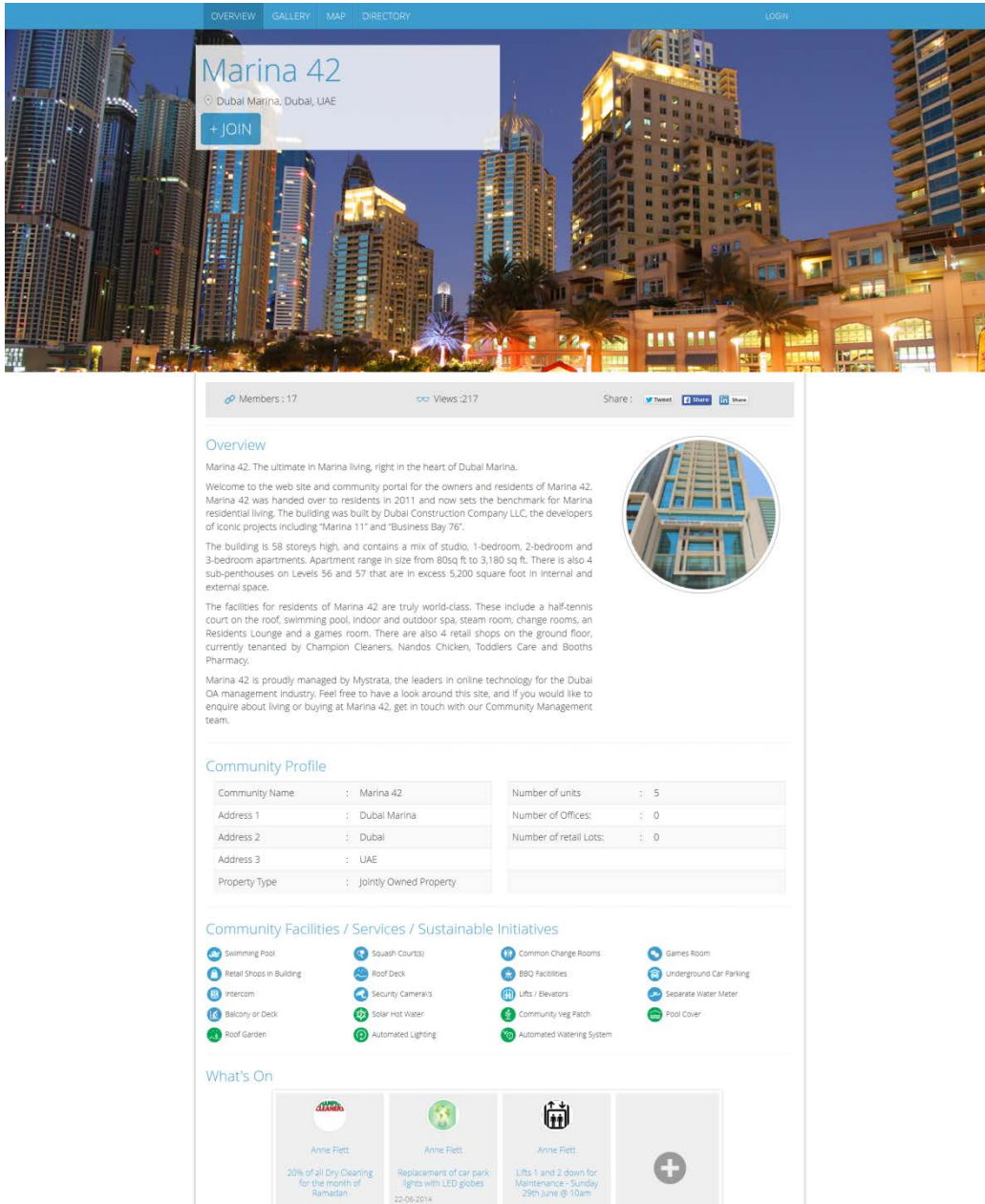
There's lots to see in MyCommunity, but here is a list of high level features so you know what to expect.

- Home page for each property with ability to upload your own images and text
- Directly connected to the MBCS Management system, Strataware, providing a live data feed (no uploading/download of information required)
- Levy ledgers including access to levy notices and receipts
- Financial reporting with graphs for committees, including:
 - Bank balances over the last 12 months (or previous financial year)
 - Admin/Sinking fund balances
 - Investment fund balances
 - Arrears balances
 - Accounts payable details
 - Levy collection information
 - Debtor information
 - Budget details and breakdown
 - Cash flow month on month
 - Income and expenditure for the year
- Ticking system for maintenance and service requests
- Searchable document storage
- Easy access to meeting documentation
- Secure "Community Wall" communication platform for owners
- Secure "Committee Wall" communication platform for committee members
- Full security access control – you determine who can do and see each part of the system
- And more!

Property Website

Every scheme on the MyCommunity platform has its own website. This website has all the typical community information available to the public along with a number of features that can be managed by MBCS or the Committee.

- Photo galleries
- Facilities & services widget
- Google map integration showing local schools, transport, hospitals, shops & restaurants
- Floor plans & developer details (When available)
- Live Community Events and the Community Wall, to give the site some life



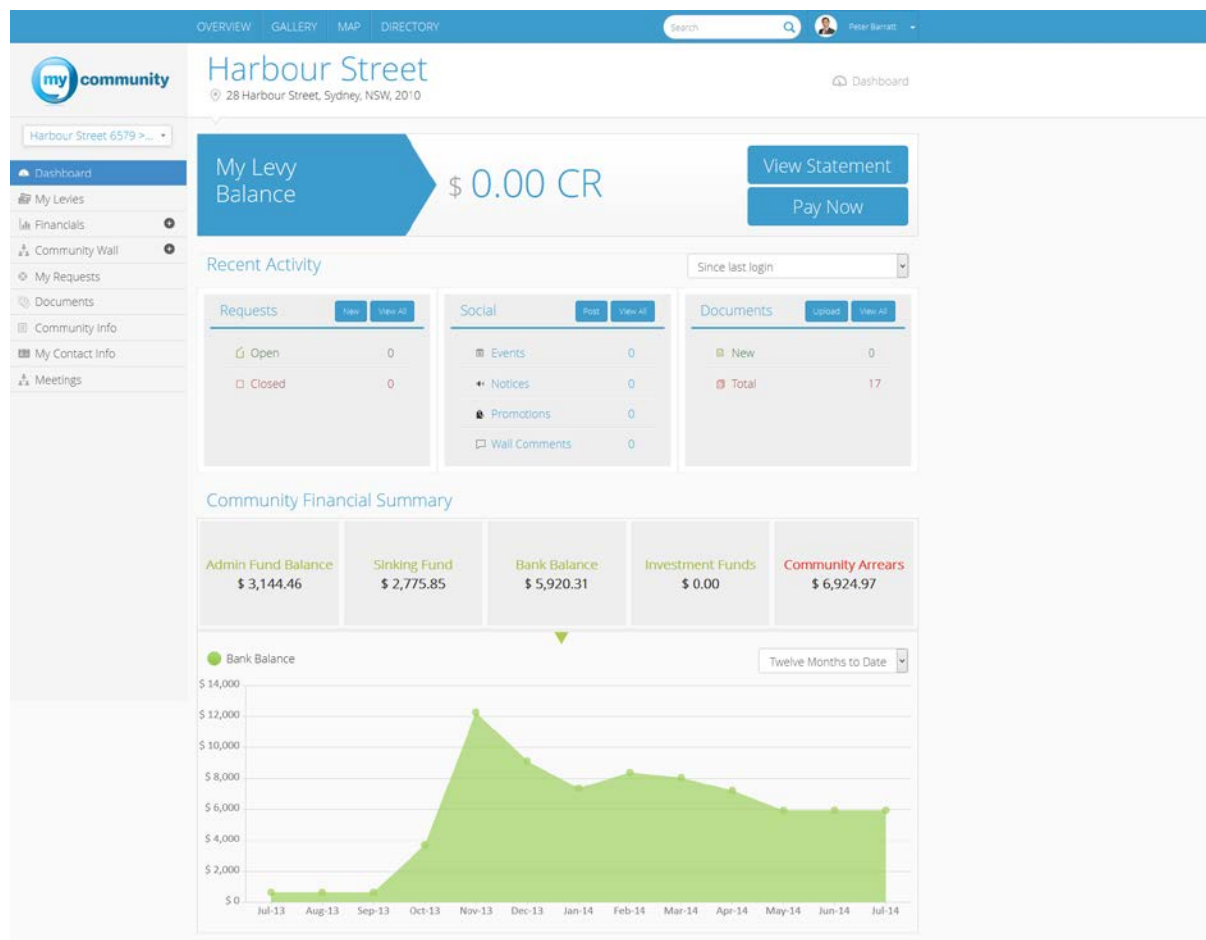
The screenshot displays the Marina 42 property website. The header features navigation links: OVERVIEW, GALLERY, MAP, DIRECTORY, and LOGIN. The main banner shows a night view of the Marina 42 building with the title 'Marina 42' and location 'Dubai Marina, Dubai, UAE'. A '+ JOIN' button is visible. Below the banner, it shows 'Members: 17' and 'Views: 217'. The 'Overview' section describes the building as 'The ultimate in Marina living, right in the heart of Dubai Marina.' and provides details about its 58 storeys, mix of studio, 1-bedroom, 2-bedroom, and 3-bedroom apartments, and various facilities like a half-tennis court, swimming pool, and indoor/outdoor spa. The 'Community Profile' section lists details such as Community Name (Marina 42), Address (Dubai Marina), and Property Type (Jointly Owned Property). The 'Community Facilities / Services / Sustainable Initiatives' section lists amenities like Swimming Pool, Squash Courts, Common Change Rooms, Games Room, and more. The 'What's On' section shows upcoming events like '20% of all Dry Cleaning for the month of Ramadan' and 'Replacement of car park lights with LED globes'.

Members Only

The private 'members only' section is what sets MyCommunity apart. This section is reserved for committee members, owners and tenants.

Because MyCommunity is connected to MBCS Strata Management System, a huge amount of information is automatically available on the portal once logged in – including contact details of owners, tenants, committee members and suppliers; bank account balance; arrears balance; financial reports; building reports; levy payment history and much more.

What people can and can't do will depend on their user permissions and much of these can be customised by MBCS on a building-by-building basis. Whenever an owner, committee member or tenant is added in MBCS Strata Management System, their access to the portal is automatically generated via e-mail. This includes cancelling access for people who may have sold or moved out.



Access to Financial Data

MyCommunity allows MBCS to collaborate financial information with committee members and owners. Financial reports such as the Annual Budget, Income and Expenditure Statement, Balance Sheet and the General Ledger can be viewed online by committee members. Lot owners can also view financial information (such as Levy statements) pertaining to their lot.

These reports and the transactions in the GL are in real time, so as soon as an entry is made in the back-end accounting software by MBCS, it is reflected immediately in MyCommunity.

OVERVIEW | GALLERY | MAP | DIRECTORY

Search
Peter Barnett

my community

Harbour Street
28 Harbour Street, Sydney, NSW, 2010

Annual Budget

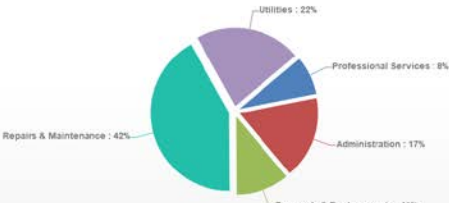
Harbour Street 6579 >...

Dashboard
My Levis
Financials
Financial Snapshot
Levy Collections
Annual Budget
Income vs. Expenditure
Balance Sheet
General Ledger
Accounts Payable
Community Wall
My Requests
Documents
Community Info
My Contact Info
Meetings

Annual Budget

Administrative Fund: \$ 35,000
Sinking Fund: \$ 15,600
Total: \$ 50,600

Annual Budget by Expenses - Concise



Annual Budget by Expenses - Details

Professional Services

Category	Amount	Percent
Accountant - BAS/iAS fees	220.00	0.5%
Body Corporate Manager - disbursements	700.00	1.61%
Body Corporate Manager - management fees	2,400.00	5.5%
Body Corporate Manager - schedule B fees	350.00	0.8%
Total	3,670.00	8.41%

Administration

Category	Amount	Percent
Administrative Fees & Charges	90.00	0.21%
Bank Fees & Charges	25.00	0.06%
Insurance Premiums - building	7,400.00	16.97%
Total	7,515.00	17.24%

Renewals & Replacements

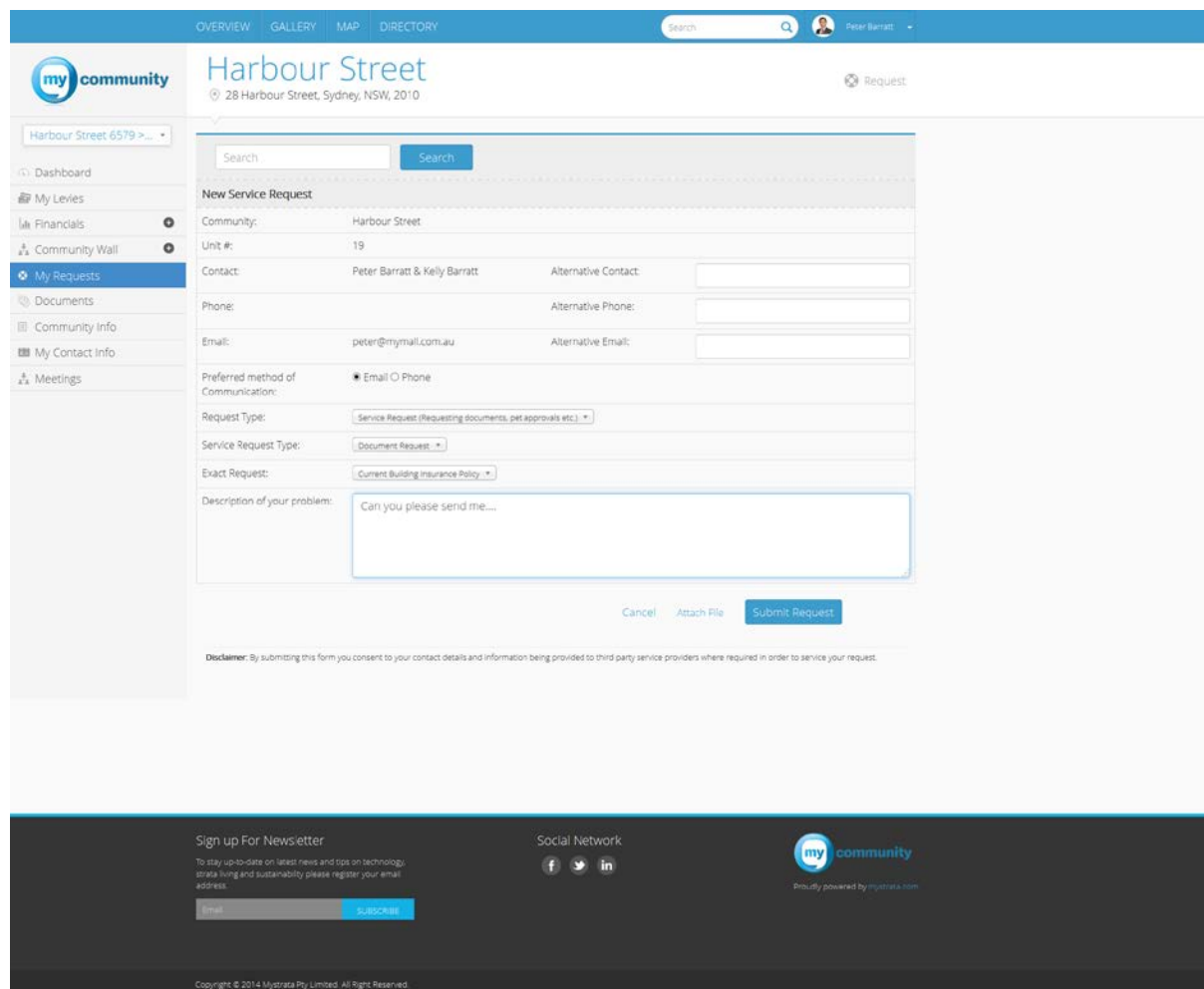
Category	Amount	Percent
Balustrades	3,000.00	6.88%
Exterior Finishes	500.00	1.15%
Fences & Gates	500.00	1.15%
Windows	600.00	1.38%
Total	4,600.00	10.56%

Repairs & Maintenance

Maintenance & Service Requests

In addition to MBCS eServices, owners and tenants can also lodge maintenance requests or service requests with MBCS.

Every request is given a unique ticket number, a copy of the request is sent to the client and the manager (or any other e-mail address that has been configured) while the status of the requests can be opened and closed.

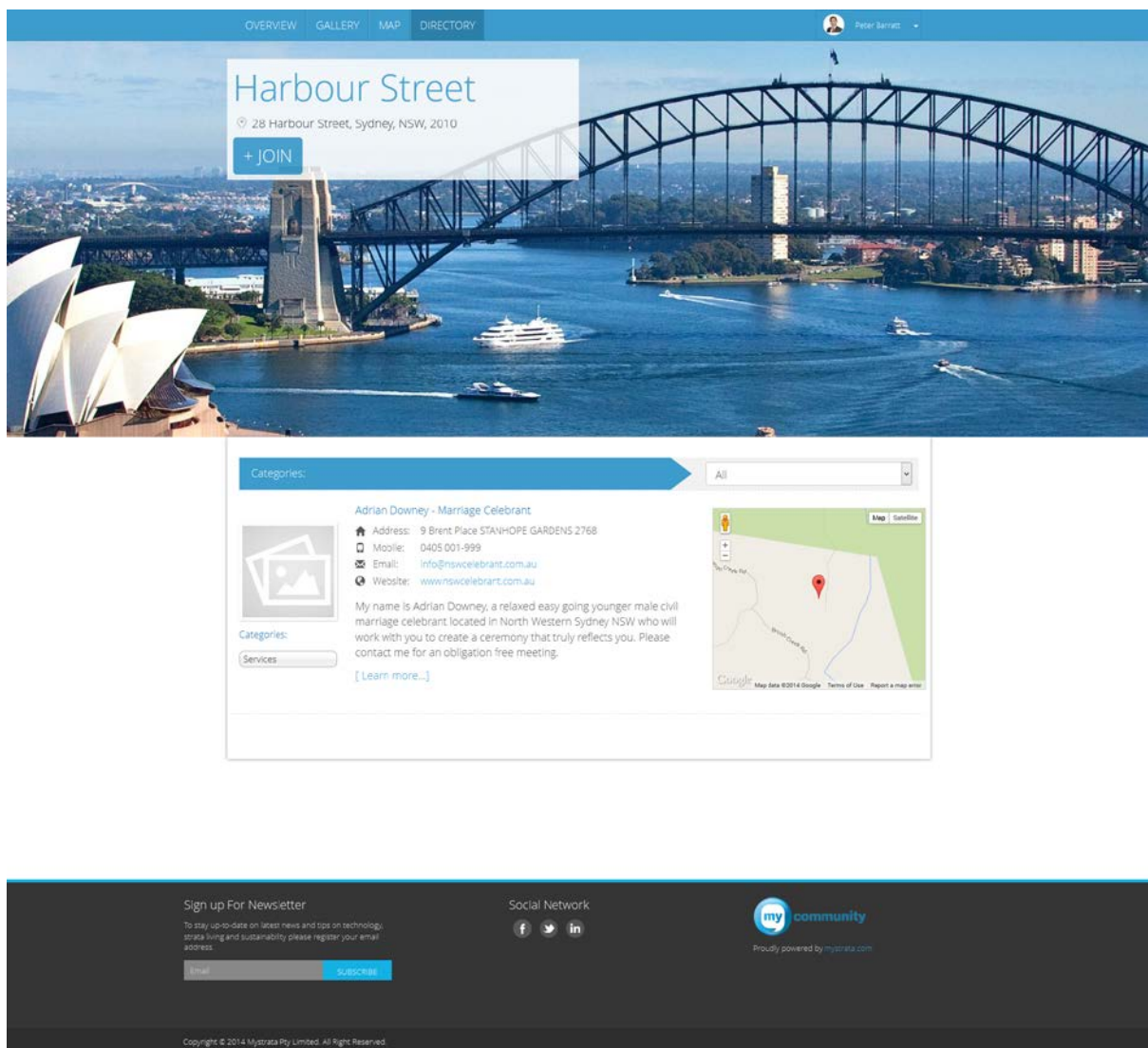


The screenshot displays the 'my community' web interface. The top navigation bar includes links for OVERVIEW, GALLERY, MAP, and DIRECTORY, along with a search bar and a user profile for Peter Barratt. The main header identifies the location as 'Harbour Street' at '28 Harbour Street, Sydney, NSW, 2010'. A left sidebar lists various community features like Dashboard, My Levis, Financials, Community Wall, My Requests (highlighted), Documents, Community Info, My Contact Info, and Meetings. The central area is titled 'New Service Request' and contains a form with the following fields: Community (Harbour Street), Unit # (19), Contact (Peter Barratt & Kelly Barratt), Alternative Contact, Phone, Alternative Phone, Email (peter@mymail.com.au), Alternative Email, Preferred method of Communication (Email selected), Request Type (Service Request), Service Request Type (Document Request), Exact Request (Current Building Insurance Policy), and a Description of your problem (Can you please send me...). The form includes 'Cancel', 'Attach File', and 'Submit Request' buttons. A disclaimer at the bottom states: 'Disclaimer: By submitting this form you consent to your contact details and information being provided to third party service providers where required in order to service your request.' The footer contains a newsletter sign-up section, social media links for Facebook, Twitter, and LinkedIn, the 'my community' logo, and a copyright notice for Mystrata Pty Limited, 2014.

Directories & Listings

For small and large communities alike, there are many tradespeople and local businesses that service your owners and residents – plumbers, electricians, cleaners, supermarkets, local shops and restaurants.

MyCommunity comes with a standard business directory listing. This also includes a CMS to enable committee Members to add and edit the listings themselves.



The screenshot displays the MyCommunity website interface. At the top, there's a navigation bar with links: OVERVIEW, GALLERY, MAP, and DIRECTORY. A user profile for Peter Barnett is visible in the top right corner. The main header features a large image of the Sydney Harbour Bridge and Opera House, with a search bar containing "Harbour Street" and a "+ JOIN" button. Below this, a "Categories:" dropdown menu is set to "All".

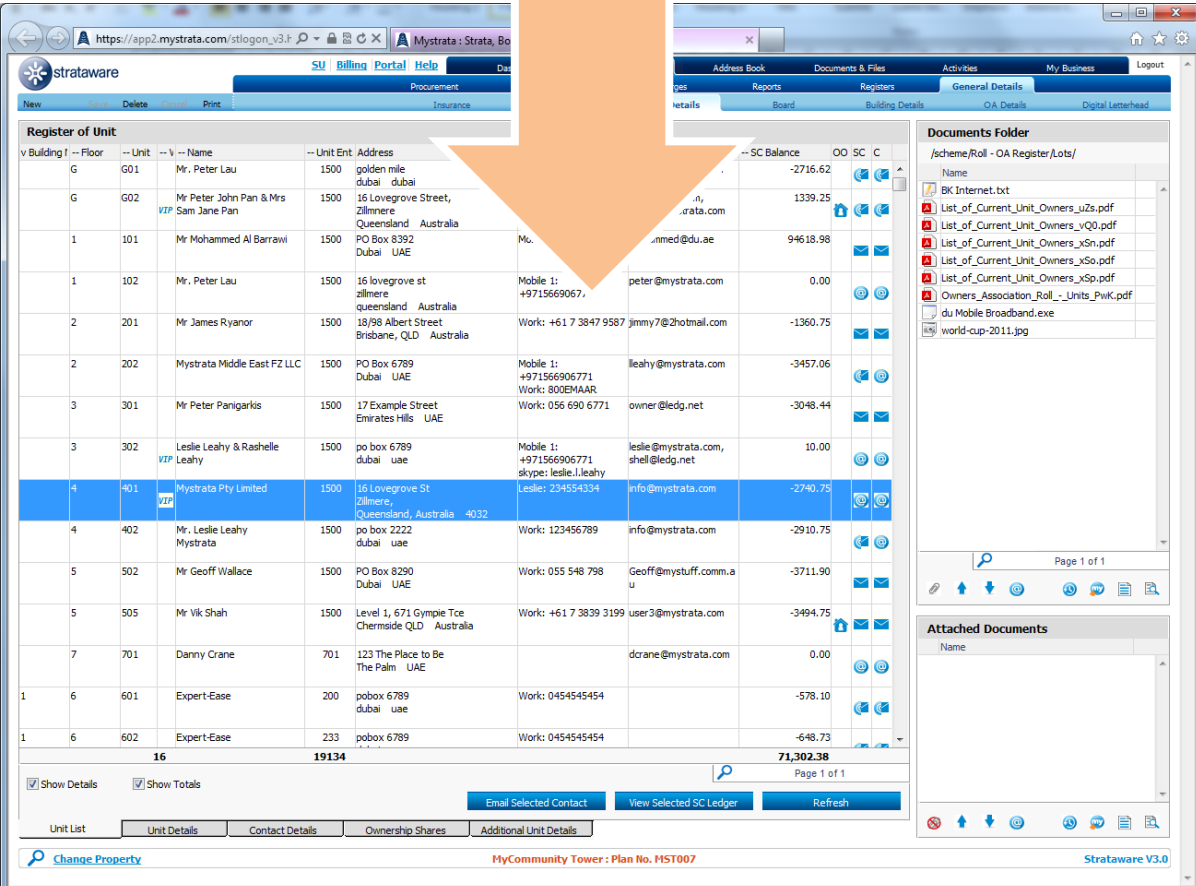
The main content area shows a detailed listing for "Adrian Downey - Marriage Celebrant". It includes a placeholder for a profile picture, contact information (Address: 9 Brent Place STANHOPE GARDENS 2768, Mobile: 0405 001-999, Email: info@nswcelebrant.com.au, Website: www.nswcelebrant.com.au), and a brief bio. A "Categories:" dropdown is set to "Services". A "Learn more..." link is also present. To the right of the text is a map showing the location.

The footer contains a "Sign up For Newsletter" section with an email input field and a "Subscribe" button. It also features a "Social Network" section with icons for Facebook, Twitter, and LinkedIn. The MyCommunity logo and "Proudly powered by mystrata.com" are displayed on the right. The copyright notice "Copyright © 2014 Mystrata Pty Limited. All Right Reserved." is at the bottom.

Connected to Strataware

MyCommunity seamlessly and effortlessly integrates with the MBCS to the building's management accounting system.

For committee members, owners and tenants – this means you can rest assured you are getting an accurate and transparent picture of your building's management and up-to-date documentation.

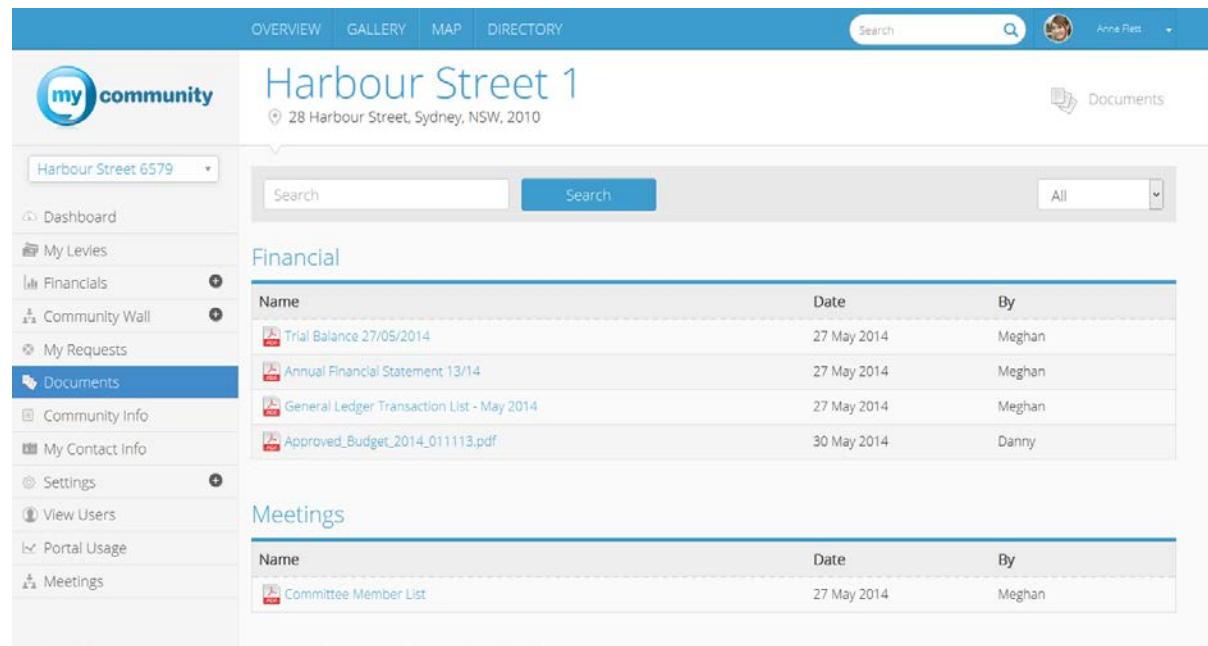
The screenshot displays the Strataware web application interface. The main section is the 'Register of Unit' table, which lists units with columns for Building, Floor, Unit, Name, Unit Ent, Address, Mobile, Work, and SC Balance. A large orange arrow points from the MyCommunity logo down to this table. To the right of the table is a 'Documents Folder' section showing a list of files, including 'BK Internet.txt', 'List_of_Current_Unit_Owners_uZs.pdf', 'List_of_Current_Unit_Owners_xQ0.pdf', 'List_of_Current_Unit_Owners_xSn.pdf', 'List_of_Current_Unit_Owners_xSo.pdf', 'List_of_Current_Unit_Owners_xSp.pdf', 'Owners_Association_Roll_-_Units_PwK.pdf', 'du Mobile Broadband.exe', and 'world-cup-2011.jpg'. Below the documents folder is an 'Attached Documents' section. The interface also includes a navigation bar at the top with links like 'SU', 'Billing', 'Portal', and 'Help'. At the bottom, there are buttons for 'Email Selected Contact', 'View Selected SC Ledger', and 'Refresh'. The footer of the application shows 'MyCommunity Tower : Plan No. MST007' and 'Strataware V3.0'.

v Building	Floor	Unit	Name	Unit Ent	Address	Mobile	Work	SC Balance	OO	SC	C
G	G01	Mr. Peter Lau	1500	golden mile dubai dubai				-2716.62			
G	G02	Mr Peter John Pan & Mrs Sam Jane Pan	1500	16 Lovegrove Street, Zillmere Queensland Australia				1339.25			
1	101	Mr Mohammed Al Barrawi	1500	PO Box 8392 Dubai UAE				94618.98			
1	102	Mr. Peter Lau	1500	16 lovegrove st zillmere queensland Australia	Mobile 1: +971566906771	peter@mystrata.com		0.00			
2	201	Mr James Ryanor	1500	18/98 Albert Street Brisbane, QLD Australia	Work: +61 7 3847 9587	jimmy7@hotmail.com		-1360.75			
2	202	Mystrata Middle East FZ LLC	1500	PO Box 6789 Dubai UAE	Mobile 1: +971566906771	leahy@mystrata.com		-3457.06			
3	301	Mr Peter Panigaris	1500	17 Example Street Emirate Hills UAE	Work: 056 690 6771	owner@ledg.net		-3048.44			
3	302	Leslie Leahy & Rashelle Leahy	1500	po box 6789 dubai uae	Mobile 1: +971566906771	leslie@mystrata.com, shell@ledg.net		10.00			
4	401	Mystrata Pty Limited	1500	16 Lovegrove St Zillmere, Queensland, Australia -4032	Leslie: 234554334	info@mystrata.com		-2740.75			
4	402	Mr. Leslie Leahy Mystrata	1500	po box 2222 dubai uae	Work: 123456789	info@mystrata.com		-2910.75			
5	502	Mr Geoff Wallace	1500	PO Box 8290 Dubai UAE	Work: 055 548 798	Geoff@mystuff.comm.a u		-3711.90			
5	505	Mr Vik Shah	1500	Level 1, 671 Gympie Tce Chermiside QLD Australia	Work: +61 7 3839 3199	user3@mystrata.com		-3494.75			
7	701	Danny Crane	701	123 The Place to Be The Palm UAE		dcrane@mystrata.com		0.00			
1	6	Expert-Ease	200	pobox 6789 dubai uae	Work: 0454545454			-578.10			
1	6	Expert-Ease	233	pobox 6789 dubai uae	Work: 0454545454			-648.73			
								71,302.38			

Important Documents





Documents can be easily published to the MyCommunity portal.

Both property managers and board members can set viewing permissions against each document uploaded.




The screenshot displays the MyCommunity portal for Harbour Street 1. The top navigation bar includes links for OVERVIEW, GALLERY, MAP, and DIRECTORY, along with a search bar and a user profile for Anna Platt. The sidebar on the left lists various navigation options, with 'Documents' currently selected. The main content area features a search bar and two sections: 'Financial' and 'Meetings'.

Financial

Name	Date	By
 Trial Balance 27/05/2014	27 May 2014	Meghan
 Annual Financial Statement 13/14	27 May 2014	Meghan
 General Ledger Transaction List - May 2014	27 May 2014	Meghan
 Approved_Budget_2014_011113.pdf	30 May 2014	Danny

Meetings

Name	Date	By
 Committee Member List	27 May 2014	Meghan