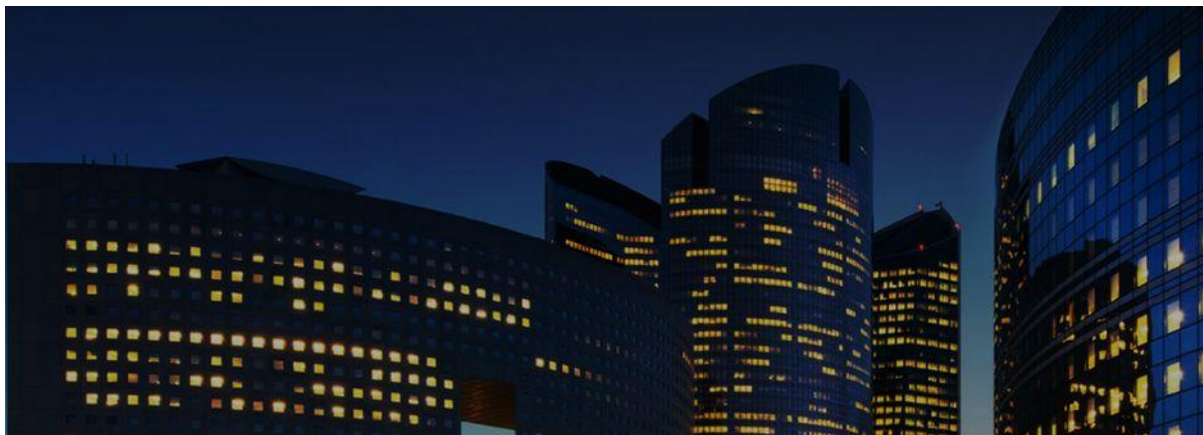




STRATA SENSE

Strata Manager – Strata Management

Strata Sense Pty Limited

Surry Hills, Sydney NSW

Competitive Salary Package

Be More Than a manager – Lead with Foresight, Serve with Impact

At Strata Sense, we don't just manage buildings—we shape communities, elevate standards, and redefine what exceptional strata service looks like. We're not here to do the minimum. We're here to set the benchmark.

We're seeking a **Strata Manager** who brings more than experience—you bring vision, accountability, and a deep commitment to service that leaves a lasting impression. You anticipate risks before they arise, think beyond individual schemes, and lead others by example. If you're ready to be a trusted advisor, a calm presence in complex situations, and a role model for excellence—this is your opportunity.

What You'll Do

- **Run with Confidence:** Independently manage a portfolio of residential and mixed-use schemes with clarity, compliance, and professionalism.
- **Plan with Purpose:** Develop long-range strategies for high-value buildings, addressing lifecycle maintenance, risk, and governance.
- **Facilitate Decision-Making:** Present options clearly and guide committees through informed, compliant choices.
- **Resolve with Empathy:** Handle owner queries and disputes—both routine and complex—with maturity, clarity, and care.
- **Lead by Example:** Set the tone for professionalism, client rapport, and accountability. Support peers through tricky situations with calm leadership.
- **Coach and Elevate:** Share your knowledge generously. Offer feedback and informal coaching to help others grow.

- **Mitigate Risk:** Proactively identify and address risks across your portfolio. Protect client relationships and uphold Strata Sense's reputation.
- **Ensure Excellence:** Guarantee adherence to compliance, budgets, service timelines, and internal KPIs.
- **Liaise and Connect:** Maintain strong, proactive relationships with committees, owners, suppliers, and building managers.

Who You Are

- A Strata professional with 4 years minimum of hands-on industry experience
- Holds a Class 2 Licence in strata management (NSW)
- Proven ability to manage schemes of all sizes, from boutique buildings to large, complex developments
- Experienced in handling:
 - Disputes and conflict resolution with professionalism and empathy
 - By-law breaches with a firm but fair approach
 - Remedial works and capital upgrades, including stakeholder coordination
 - Defect claims and navigating post-construction challenges
 - Community Associations (CAs) and/or Building Management Committees (BMCs)
- Comfortable leading mixed-use developments with layered governance structures
- A confident communicator who builds trust through clarity, consistency, and care
- Organised, proactive, and calm under pressure—able to juggle competing priorities without compromising service

What We Offer

- Competitive salary package
- Flexible hybrid work arrangements
- Monthly RDOs
- Engaging social committee events
- Employee Assistance Program (EAP)
- A values-driven workplace where your leadership makes a difference

This is more than a job—it's a chance to shape communities, grow your career, and be part of a team that's raising the bar in strata management.

Expressions of Interest

For a confidential discussion, contact:

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