

网站端口



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1. 如何登录进入本公司网站端口

Netstrata很荣幸能为本公司客户提供高水准的物业及社区产权类房产管理服务。本公司一直致力于尝试并提供能让客户及时获取最新信息，同时成为物业管理行业内技术先锋的新方法。本公司的客户网站端口就是一个能够为客户提供信息的便捷方式，客户可以根据自己的时间安排，一周七天、每天24小时随时查询所需信息。

访问 www.netstrata.com.au 并选择客户登录(Client Login)，网页会跳转至 <https://portal.netstrata.com.au/>



Welcome to Your Online Building Portal

Your Netstrata Owners Portal gives you the option to view, download, print or save a host of information or update your contact details at your convenience whenever you need it, 24Hrs a Day, 7 Days a week. There's no need to wait for office hours or even to pick up the phone, this information is now at your fingertips!

Sign In

Username

Password

Remember me

☐

Login

Need Help?

If you do not know your password, Please click [here](#)

If we know your email address, then we will send you your password, otherwise our office will contact you.

Username and password details are provided to owners and executive committee members. If you have not received yours, please click [here](#).

Sign Up

物业计划经手本公司管理时，每名业主都会收到本公司向其发送的用户名和密码。如果您找不到自己的用户名，请联系您的物业经理。

业主第一次通过本公司业主端口登录时，会收到需更新密码的提示。所有输入的密码都会按照本公司隐私声明的规定得到妥善保管。

如需查阅隐私声明，请参考下列链接：

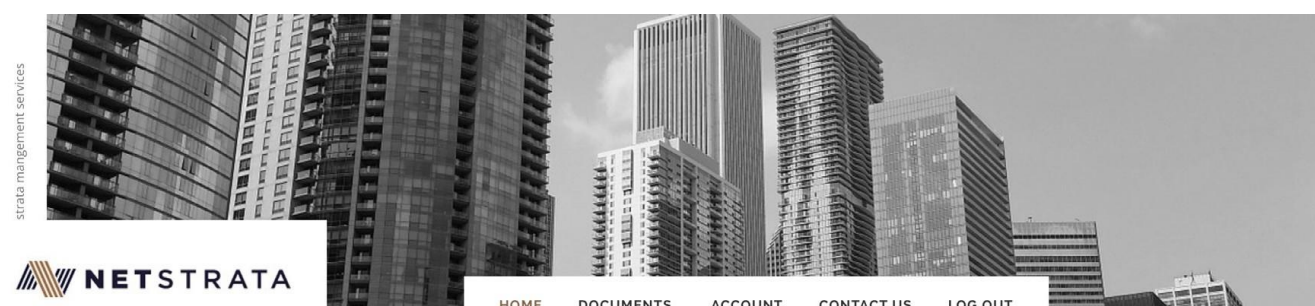
<https://www.netstrata.com.au/privacy-statement/>

2. 我可以看到哪些针对业主的具体信息？

所有业主都可以查阅到各自物业房产的一系列具体信息，包括：

- 房产详细资料
- 所在地块的产权分配单元
- 购买日
- 联系方式
- 服务中介和租户信息
- 征收费率的财务状态(包括最新收到的付款)

这些具体信息可以通过选择网站主页上的相应键，或将鼠标移动到“主页”选项键，随后显示的下拉菜单会标注出上述选项。



Access your important strata information online!

Valuable online access with the ability to review / update/ download all of the important information relating to your property

- Update contact and address details
- Include managing agent and tenant details (If applicable)
- View important property and financial reports
- View scheduled and previous meetings
- Contact Netstrata directly from the portal



FINANCIALS

Preview and download financial reports

[Read more](#)



DOCUMENTS

Access and download documents relating to your scheme

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OWNER DETAILS

Preview and update your current contact information

[Read more](#)



ADDRESS DETAILS

Preview and update address details as well as your preferred delivery for how correspondence is received

[Read more](#)



MANAGING AGENT

Preview and edit existing Managing agent details if your property is leased

[Read more](#)



TENANT

Preview and Update existing Tenant details if your property is leased

[Read more](#)

LOT:

Lot No: 1, Strata Plan No: 90029 at 7-9 GIBBONS STREET REDFERN NSW 2016

选择财务选项键时，业主还可以查阅付款对账单、财务报告和最新征费通知单。

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Owner Details

Last Address Details3,75

Last Managing Agent16/2019

Balanc Tenant0

Inter Financials0

Invoices

Financials

Review your ledger balance or Preview and download financial reports

Reports:

Preview This Financial Year Ledger

Preview Last Financial Year Ledger

Preview Current Financial Reports

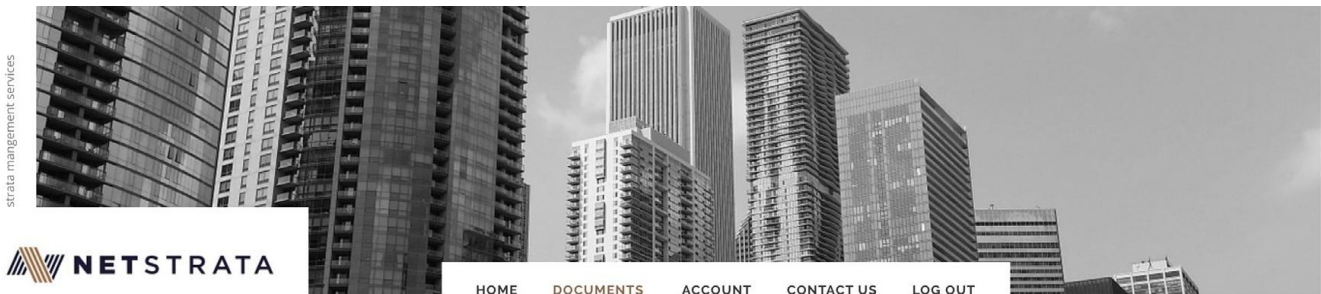
Preview Previous Financial Reports

Preview The Latest Levy Notice

		资产负债表	
		财政期间	
		01/09/2017 - 31/08/2018	
物业计划 12345			
2	行政基金	资本建设基金	总额
资产			
银行现金	10,299.41	12,505.80	22,805.21
应收征费	132.00	0.00	132.00
合共资产	10,431.41	12,505.80	22,937.21
负债			
预付征费	0.45	0.00	0.45
商品服务税(GST) 负债	762.33	372.36	1,134.69
应付账款	1,076.16	0.00	1,076.16
合共负债	1,838.94	372.36	2,211.30
净资产	8,592.47	12,133.44	20,725.91
业主基金			
期初余额	2,215.27	2,133.44	4,348.71
期间盈余/赤字	6,377.20	10,000.00	16,377.20
期末余额	8,592.47	12,133.44	20,725.91
合共业主基金	8,592.47	12,133.44	20,725.91

3. 我可以看到大楼的哪些具体建筑信息？

本公司网站端口允许业主查阅具体的大楼建筑文件。将鼠标悬浮于下图所示图片上，即可查阅下列类别的各类文件：



Documents

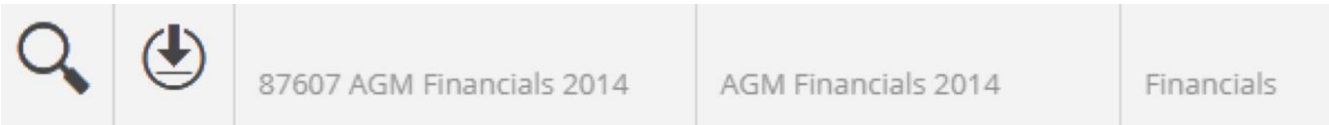
We have an archive of documents for you. Please select one of the categories, or **Search** the document that you are looking for

All / By Category / Search



A) 财务状况

当年和往年的财务报告都可以下载。发票一经公司支付，会在一个工作日内在当年财务报告上得到更新。点击财务键还可以查询财务审计报告、资本建设基金(偿债基金)报告等文件。



B) 章程

本公司管理的所有物业计划都有一套完整的章程文件，由于所有物业计划都会不时通过新增章程，因此，本公司将确保登记新增章程后，网站端口的章程文件及时得到更新。

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HOME

DOCUMENTS

ACCOUNT

CONTACT US

LOG OUT

Documents List

If you are unsure of the category for your document, please search it here.

	FILE NAME	DESCRIPTION	CATEGORY
--	-----------	-------------	----------

Search

File Name

Category

Financial

Search

C) 保险

保单(保险凭证)可查阅或下载。业主购买物业财产保险或进行贷款重组再融资时可能需要用到这些文件。

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Documents List

If you are unsure of the category for your document, please search it here.

		FILE NAME	DESCRIPTION	CATEGORY
		90029 - CHU COC	2014 Insurance Certificate	Insurance
		90029 - Mian Policy COC	2014 Insurance Certificate	Insurance
		90029 2014 Insurance Certificate	2014 Insurance Certificate	Insurance
		2014 Ancillary 90029	2014 Ancillary Policy	Insurance
		PzCOCz387474~714376653.2	2017 EOY Insurance Certificate	Insurance

Search

File Name

Category

Insurance

Search

物业规划图、报价单、报告等特定文件可上传。



Documents List

If you are unsure of the category for your document, please search it here.

Search

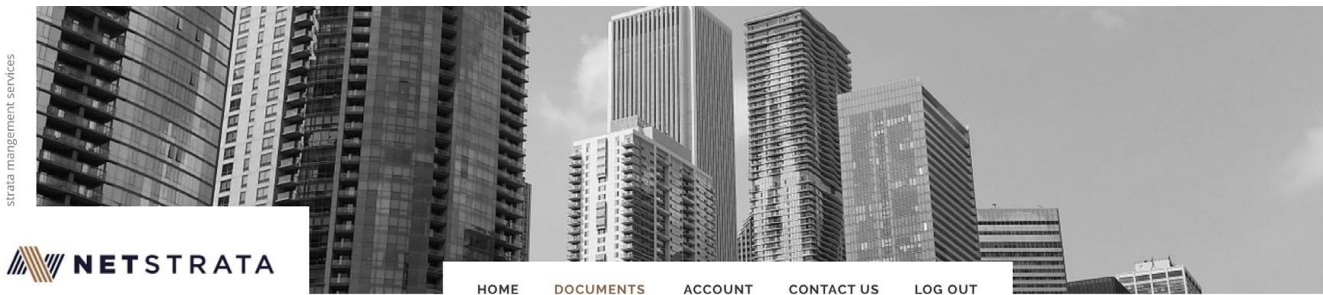
File Name

Category

Search

E) RP 数据 (房地产市场分析数据)

本公司按照居民所在地提供地区销售报告，业主可借此了解所在地区的近期销售记录。
业主可通过下拉点击按字母顺序排列的清单，或仅使用搜索功能即可找到希望浏览的地区销售文件。



Documents List

If you are unsure of the category for your document, please search it here.

		FILE NAME	DESCRIPTION	CATEGORY
		RPD Albion Park Sales	RPData Sales Report June 2019	RP Data
		RPD Alexandria Sales	RPData Sales Report June 2019	RP Data
		RPD Allawah Sales	RPData Sales Report June 2019	RP Data
		RPD Annandale Sales	RPData Sales Report June 2019	RP Data
		RPD Arncliffe Sales	RPData Sales Report June 2019	RP Data

Search

File Name

Category

Search

Sold Properties



42 Alexander Street Alexandria NSW 2015

Sale Price: \$826,000

Sale Date: 30 Jan 2019

Area: 95m2

Attributes: 1 Beds, 1 Baths



39 Anderson Street Alexandria NSW 2015

Sale Price: \$1,305,000

Sale Date: 7 May 2019

Area: 504m2

Attributes: 3 Beds, 2 Baths, 2 Car Spaces, 2 Lock Up Garages



16A Beaconsfield Street Alexandria NSW 2015

Sale Price: Not Disclosed

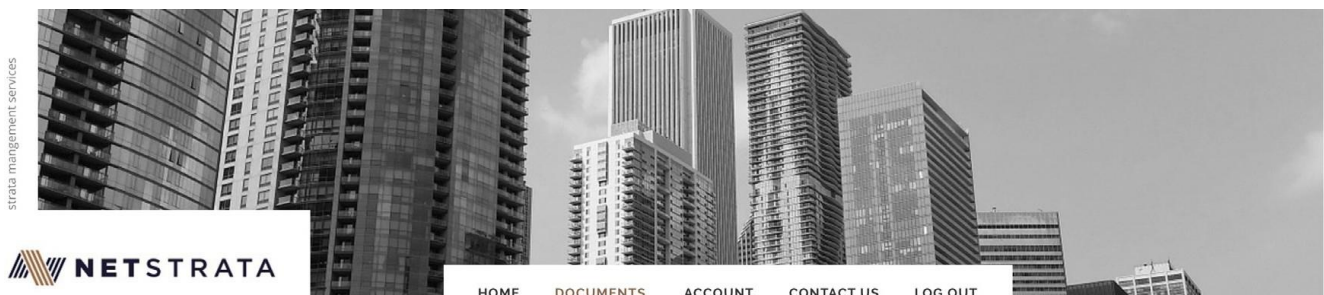
Sale Date: 6 May 2019

Area: 138m2

Attributes: 4 Beds, 2 Baths

F) 会议纪要

所有会议通知和会议纪要都会自动上传到各物业计划的网站端口。



NETSTRATA

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Documents List

If you are unsure of the category for your document, please search it here.

		FILE NAME	DESCRIPTION	CATEGORY
		2016 XGM Not	2016 XGM Notice 27/7/16	Minutes Book
		2014 1 AGM Notice	1AGM Notice	Minutes Book
		2014 XGM Notice	2014 XGM Notice	Minutes Book
		1 AGM Mins	1AGM + XGM Minutes	Minutes Book

Search

File Name

Category

Meeting Minutes

4. 会前网上电子投票

根据《物业管理法规2016》第14条法规的规定，任何物业计划都可在业主法团正式召开的全体业主大会上通过动议，允许举行会前投票。

基本而言，会前投票允许业主在召开会议前即可投票，而不是实际出席会议或其指定代理人员出席上述会议时再投票。

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DOCUMENTS

Access and download documents relating to your scheme

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业主使用本公司的会前电子投票功能键(显示为“投票!”键)，就可在即将到来的会议召开前选择每项动议并记录自己的投票意愿。业主一旦在网上提交投票，则无需再进行投票，因为物业经理将收到业主的电子投票。以下为例示范：

Motion 1 of 20: Confirmation of Previous Minutes

Title: That the minutes of the last general meeting to be confirmed.

Explanation: The minutes of your last general meeting will need to be confirmed. A copy of the previous minutes were forwarded to you shortly after the last general meeting, if you have not received a copy of these minutes please contact our office or you may view a copy via your owner portal at www.netstrata.com.au. If you have forgotten your user name and password please email admin@netstrata.com.au

- ☐ In favour
- ☐ Against
- ☐ Abstain

[Previous](#)[Next](#)

My Votes Summary

Apply vote for all motions ▼

1. Confirmation of Previous Minutes	Not Voted	Quick vote
2. The Financial Statements	Not Voted	Quick vote
3. Appointment of an Auditor	Not Voted	Quick vote
4. Strata Managers Report	Not Voted	Quick vote
5. Management Agreement	Not Voted	Quick vote
6. Annual Fire Safety Statement	Not Voted	Quick vote
7. Building Defects and Rectification	Not Voted	Quick vote
8. The Strata Insurances	Not Voted	Quick vote
9. 10 Year Capital Works Plan	Not Voted	Quick vote
10. The Proposed Budget & Strata Levies	Not Voted	Quick vote
11. Major Building Work (Major Renovations) By-Law	Not Voted	Quick vote
12. Overdue Levies	Not Voted	Quick vote
13. Call for Nominations to Strata Committee and Election	Not Voted	Quick vote
14. Restricted Matters	Not Voted	Quick vote
15. Recovery of Administrative Costs By-Law	Not Voted	Quick vote
16. Recovery of Stationery Expenses By-Law	Not Voted	Quick vote
17. Aluminium Cladding Inspection	Not Voted	Quick vote
18. Workplace Health & Safety Act	Not Voted	Quick vote
19. Amend Strata Management Statement - Insurance Contribution	Not Voted	Quick vote
20. Motion for Owners Corporation to Execute Form 11R Request	Not Voted	Quick vote

5. 更新联系方式

业主通过使用本公司网站端口，选择下列图标，即可清晰浏览并更新个人资料：



Owner DETAILS

A preview of your Owner contact
details which we currently have on
file

[READ MORE](#)

本公司文件上备录在案的信息都会在网站端口上显示，但仅对登录进入端口的业主可见。如需更新资料，可选择“编辑业主资料”图标即可进行更新，操作示范如下：

Owner Details

A preview of your Owner contact details which we currently have on file. Please click **here** to edit your contact information.

 [Edit Owner Details](#)

可更新的信息包括业主资料、管理中介信息(租赁地块位置)、租户信息，及送达通知的有效地址：

› Owner Details

› ManagingAgent

› Tenant

› Addresses

6. 在端口上联系本公司

登录进入端口时，业主可就维护问题联系物业经理，提出自己的咨询或具体要求。您只需在端口上选择“联系我们”功能键，并输入咨询信息，这些信息将会直接提交给您的管理经理人。

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Contact Us

Get in contact with us today and we'll be in touch to answer any strata enquiries you may have

OUR HEAD OFFICE

Telephone contact can be made with our main office line or managers direct-dial lines 24 hours every day. Let's get in touch!

298 Railway Pde, Carlton NSW 2218 Australia

Phone: 1300 638 787
Fax: 1300 644 402
Email: admin@netstrata.com.au

SEND YOUR STRATA MANAGER A MESSAGE

Subject

Message

很荣幸能借此机会与大家分享本公司的客户网站端口，并向大家介绍端口的各项功能。如您有任何问题，请随时联系专程为您服务的物业经理人。