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PEM WAN STRATA TAETEL PROPETI

STRATAWORLD PACIFIC

Wan divisen blong SFAI Barrett & Partners

WEA NAO **PROPETI** MANEJMENT HEMI

Wan Spesol Buk blong talem mo helpem yiu long wanem nao yiu mas save
Bifo yiu pem wan Strata Taetel propeti long Vanuatu.





Tebol blong Kontents :

Pem wan Strata Taetel Propeti

Hamas nao long Bodi Koporet Levis?

Insurens blo Biding – Hu Nao Mbae Pem?

Wanem Level hemi Sinking Fund?

Hu nao oli stap long Komiti blong Bodi Koporet?

Wanem nao ol Ruls blong Bodi Koporet/Bae Los?

Litigeson (Kot Hearing)?.....

Wanem bakeken nao mi mas save?.....

Nidim sam moa help?



PEM WAN STRATA TAETEL PROPETI?

Hemia hemi wan Strataworld Pacific Infomeson Buklet abaot hao blong pem wan strata taetel lishold propeti long Vanuatu. Hemi wan list blong ol propa kwesten we yiu yiu nidim blong stap askem long ol real estate agent, o long man we hemi stap salem propeti, bifo yiu agri blong mekem eni dil.



Yumi stat wetem most impoten samting, we hemi blong lukluk long ol rekods blo Bodi Koporet. Yu mas luk save blong yiu karem ful ansa long ol kwesten mo infomeson ia: -

Hamas nao ol Bodi Koporet Levis (kosts/jajes)?

Bodi Koporet mbae hemi save jajem ol kost rikavari long propeti blong yiu. Nem blong hem hemi “LEVI”. Levi ia hemi kavarem ol samting olsem mentanens blong propeti, laet mo wota long komon aria (ples we hemi fri blong everi lot ona oli save usum), manejment fees, kolekson blong rabis mo lan rent. Hemia oli kalem olsem Administresen Levi.

Antap long hemia, mbae i save kat wan nara levi we mbambae oli jajem long yiu we mani





ia mbae hemi ko insaed long wan Sinking Fund blong lukluk long ol long-term mentanens blong bilding, olsem ruf ripea, or penting blong insaed mo aotside wol blong bilding, be no insaed blong wan wan rum or apatmen, we mbae hemi hapem evri fiu yias.

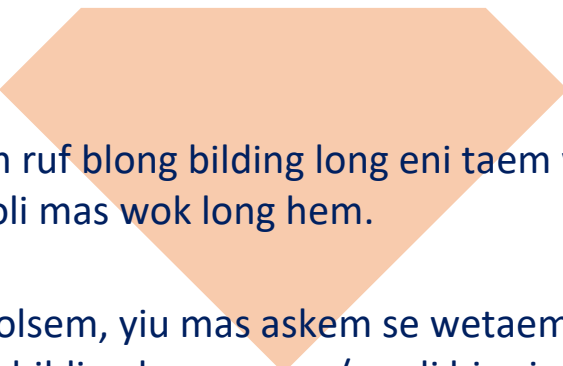
Yiu nid blong save wanem nao stret shea blong yiu long fee ia blong ol ongoing kosts.

Insurens blo Bilding – Hu Nao Mbae Pem?

Insurens blong bilding hemi stap finis long nomol Bodi Koporet Administresen Fund levis. Be sapos strata taetel blong yiu hemi kat wan nara separet bilding hem wan, insurens blong hem mbae hemi kam olsem wan separet fee blong yiu.

Wanem nao hemi level blong Sinking Fund?

Hemia hemi wan impotent kwesten. Mifala save long samfala propeti we oli no stap putum eni sinking fund. Sapos hemia hemi aplain long strata propeti blong yiu, yiu mas save se mbae ikat wan spesol levi we mbae oli jajem yiu blong lukluk long bilding mentanens mo



blong fiksime ruf blong bilding long eni taem we mbambae oli mas wok long hem.

Long taem olsem, yiu mas askem se wetaem nao oli bin pentem bilding las wan mo/or oli bin riparem ruf las wan. Mifala tingting se long Vanuatu, penting blong aotside blong wan bilding mo/or aotside blong wan rum/apartment hemi mas kat bajet blong everi 5 yia. Ripea or mentanens blong ruf blong bilding hemi mas everi 10 yia (or mo kwik taem sapos propeti hemi stap kolosap long solwota).



Hu Nao Stap long Komiti blong Bodi Koperet?

Faenem aot se hu nao stap ranem Bodi Koperet, mo hu nao stap kontrolem Komiti. Yiu sud askem blong lukluk everi minits blo miting blo Bodi Koperet Komiti blong las 2-3 yia blong save se wanem nao oli bin stap tokbaot, mo lukluk sapos ikat eni ongoing problems or issues we mbambae hemi save afektem yiu long fiuja.

Wanem nao ol ruls blo Bodi Koperet/Bae Los?

Mek sua se yiu save gud wanem nao ol ruls blong Bodi Koporet hemi talem. From se oli





save limitem wanem nomo yiu save mekem insaed mo aotsaed long propeti blong yiu. Eksampol, ol ruls ia oli meibi save stopem yiu blong hangem ol kaliko blong yiu long veranda, or talem se wanem nao ol kala blong evri kaliko blong windo blong yiu.

Yiu mas also jekem speis blong storej eria. Ples we yiu save putum baesikol, ol tul blong klin up long yad blong haos. Hemia hemi from se fulap taem ol man blong bildim haos mo ol divelopa, oli lukluk nomo blong mekem bigfala mani, be oli foget blong mekem inaf storej speis insaed long propeti.

Litigeson (Kot Hearing)?

Bodi Koporet hemi stap long wan Kot Hearing, weta hemi from ol narafala man we oli agensem Bodi Koperet, or Bodi Koporet hemi agensem ol narafala man? Litigeson ia hemi ekspensiv mo hemi save kat sam moa jajes we mbambae yiu mas pem blong save helpem keis ia long Kot.



Wanem bakeken nao yiu mas save?

- (a) Mifala rekomendem se yiu karem wan eksperiens bilda mo wan enginia blong jekem propeti blong eni bilding problems.
- (b) Mifala also tingting se I gud blong yiu kat wan loya blong hemi lukluk ol pepa we yiu karem, BIFO yiu saenem eni agriment blong pem propeti ia.

Nidim Sam Moa Help?

Tim blong mifala ikat ol eksperiens profesenols we oli stap blong helpem yiu mekem ol stret disisens.

Sapos yiu wantem, mifala i save karem evri infomesen we yiu nidim we mbae ikam lo man we hemi stap salem propeti. Mo helpem yiu wetem propeti we yiu interest long hemi ikam tru.

Plis lukluk ol kontakt ditels blong mifala bihaen long buklet ia.





Mifala :

Strataworld Pacific hemi wan divisen blong SFAI Barrett & Partners, wan long ol liding Chartered Accountants mo Business Advisory kampani long Vanuatu, we hemi bin

Kontaktem Mifala:

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