



External Bin Management Support for Strata & Body Corporate Settings

Supporting consistent presentation, access, and compliance across shared properties

Simon's Property & Community Care provides a structured, non-clinical external bin placement and return service designed to support strata and body corporate operations across residential complexes. The service addresses a common operational challenge, reliable management of shared bin areas, while supporting site presentation, access compliance, and consistent weekly routines.

Purpose of the Service

Bin management within strata and body corporate environments often presents challenges such as shared responsibility across multiple residents, inconsistent bin placement and return, access and obstruction issues in common areas, presentation concerns impacting amenity and safety, and reliance on residents to manage time-critical tasks. This service provides a dependable external solution that reduces administrative burden and improves consistency across the site.

Scope of Service

The service is an external, non-clinical support which may include placing council bins out prior to scheduled collection, returning bins after collection, coordinating correct bin placement across waste streams, managing shared or grouped bin collection areas, supporting tidy, accessible, and compliant presentation of bin zones, and adapting service delivery to site layout and access requirements. All services are delivered within external common areas and do not involve entry into dwellings.

Applicable Property Layouts

The service is suitable for townhouse complexes, apartment buildings with shared waste areas, mixed-use residential developments, complexes with centralised bin stations, and properties with multiple collection zones. Service delivery is adapted to align with site access, traffic flow, and local council collection requirements.

Payment & Pricing Structure

Pricing is structured based on bin management points, rather than the number of individual bins or dwellings. A bin management point typically refers to a grouped set of general waste, recycling, and green waste bins serviced together. Common pricing approaches include pricing per bin management point, pricing per cluster or zone within the property, or site-wide arrangements for consistent weekly service. This model provides clarity, predictability, and scalability for strata managers and committees. All pricing is discussed transparently and confirmed prior to commencement.

Relationship to Residents

Depending on strata arrangements, services may be invoiced directly to the owners corporation or body corporate, included within existing levies or service budgets, or privately engaged by residents where permitted. Simon's Property & Community Care operates strictly within the agreed structure determined by the strata or body corporate.

What the Service Is Not

This service does not include personal care or clinical services, support work inside dwellings, manual handling beyond external standard bin use, replacement of cleaners, caretakers, or facility staff, or waste removal beyond council bin systems. The service is designed to complement existing property management arrangements, not replace them.

Professional Foundation

Simon's Property & Community Care is built on over 25 years of Registered Nurse experience, specialising in aged care, community care, and palliative care. This background informs a strong understanding of risk management, safety, and operational boundaries, supporting reliable service delivery within shared residential environments.

Contact

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Simon's Property & Community Care is not a registered NDIS or aged care provider. Services provided are non-clinical, external household supports only and are delivered independently. All arrangements are subject to strata or body corporate approval and applicable policies.