

SCA (ACT) Welcomes Legislative Assembly's Focus on Strata As Opportunity for Growing Sector

Wednesday 22 January 2025: Strata Community Association (ACT) has welcomed the announcement of the Legislative Assembly's Standing Committee this week to explore the *Unit Titles (Management) Act 2011*.

SCA (ACT) has advocated for more attention to be given to resource and improve the strata sector in the ACT, with a focus on outcomes for consumers, professionalism for the industry and better living standards for those who currently live in strata, and who will live in strata in the future.

SCA (ACT) achieved support from political parties in the lead up to the election in its call for a dedicated strata commissioner to be appointed and serve as a central body for strata community oversight, regulation, and dispute resolution, providing the essential support and resources that strata owners, residents, managers and service providers critically require.

SCA (ACT) President Chris Miller said it is encouraging that the strata commissioner has been included in the terms of reference from the committee, as well as other critical issues for the sector.

"The establishment of a dedicated Strata Commissioner's Office that acted as a one-stop shop and streamlined everything related to strata would improve strata living and management significantly.

"Establishing this office will empower strata owners and managers with fundamental tools necessary to resolve issues, leading to the positive outcomes seen in other jurisdictions that have followed this model.

With 70 per cent of the ACT's housing supply expected to be some form of strata-titled property, it is also essential that the legislative framework that currently reinforces the industry adapts to the constantly shifting dynamics of strata living.

"The strata sector needs help to support its growth and professionalism. As a young set of professions and industry compared to more established industries, the strata sector needs education, resources and dedicated attention from government to fulfil its potential," said Mr Miller.

"We have tirelessly advocated for minimum education standards for strata managers, as well as ongoing education, which should include measures to improve owner knowledge of strata.

"We've worked hard as a key member of the Unit Titles Reference Group over the last four years, which has led to some very positive legislative and regulatory changes, and we'll continue to tackle the issues most important to strata.

"The Terms of Reference put forward by the Legislative Assembly give us a real opportunity to put forward some positive and progressive positions on issues that our members have been looking to government to adopt, and we look forward to the opportunity," he said.

ACT Strata Sector by the numbers

- **Between 100,000 and 150,000 people in the ACT live in strata.** That's between 1 in 3 and 1 in 5 people.
- **The strata sector directly creates 385 jobs in the ACT** and creates millions of dollars of additional services to the economy.
- **Strata living is growing extremely quickly in the ACT.** The ACT had Australia's highest strata growth rate over the past two years, with a 19 per cent increase in lots since 2020. There are approximately 10,000 Canberrans each year, and they need to live somewhere.
- **Strata living is one answer to the cost of living crisis.** In January 2024, CoreLogic reports showed that the difference between the median price of a house and a unit is \$381,357. Apartments and townhouses are **an affordable entry point into the housing market**, especially for first-home buyers and low to middle-income earners.
- **Strata property is worth \$32 billion in the ACT.**

For background on SCA (ACT), please read the full election platform [here](#).

The [Legislative Assembly Standing Committee information](#) including the ability to read the Terms of Reference and make a submission is located at the above link.

ENDS

Media enquiries:
Shaun Brockman
SCA National Policy and Advocacy Manager
0468 334 277
media@strata.community.

About SCA (ACT)

SCA (ACT) is the peak professional association for the Australian Capital Territory Body Corporate and Community Title Management industry and provides a forum for improved standards and education in the industry. Membership includes strata community managers, support staff, committee members and suppliers of products and services to the industry. SCA proudly fulfils the dual roles of a professional institute and consumer advocate.

SCA (ACT) is a chapter of the Strata Community Association, which represents practitioners throughout Australasia. As the growth of apartment and strata living has intensified over the last decade, the strata management strata services industry has grown in lock step to serve it. Strata managers navigate through a maze of Commonwealth, State and Territory legislation and regulation ranging from actual strata specific legislation, regulation, workplace, health and safety issues and building codes as well as measures applicable to the management of body corporate funds.