

2024-2025
SCA (WA)
Annual Report

SCA (WA) Sponsors

Platinum



Gold



Silver



Bronze



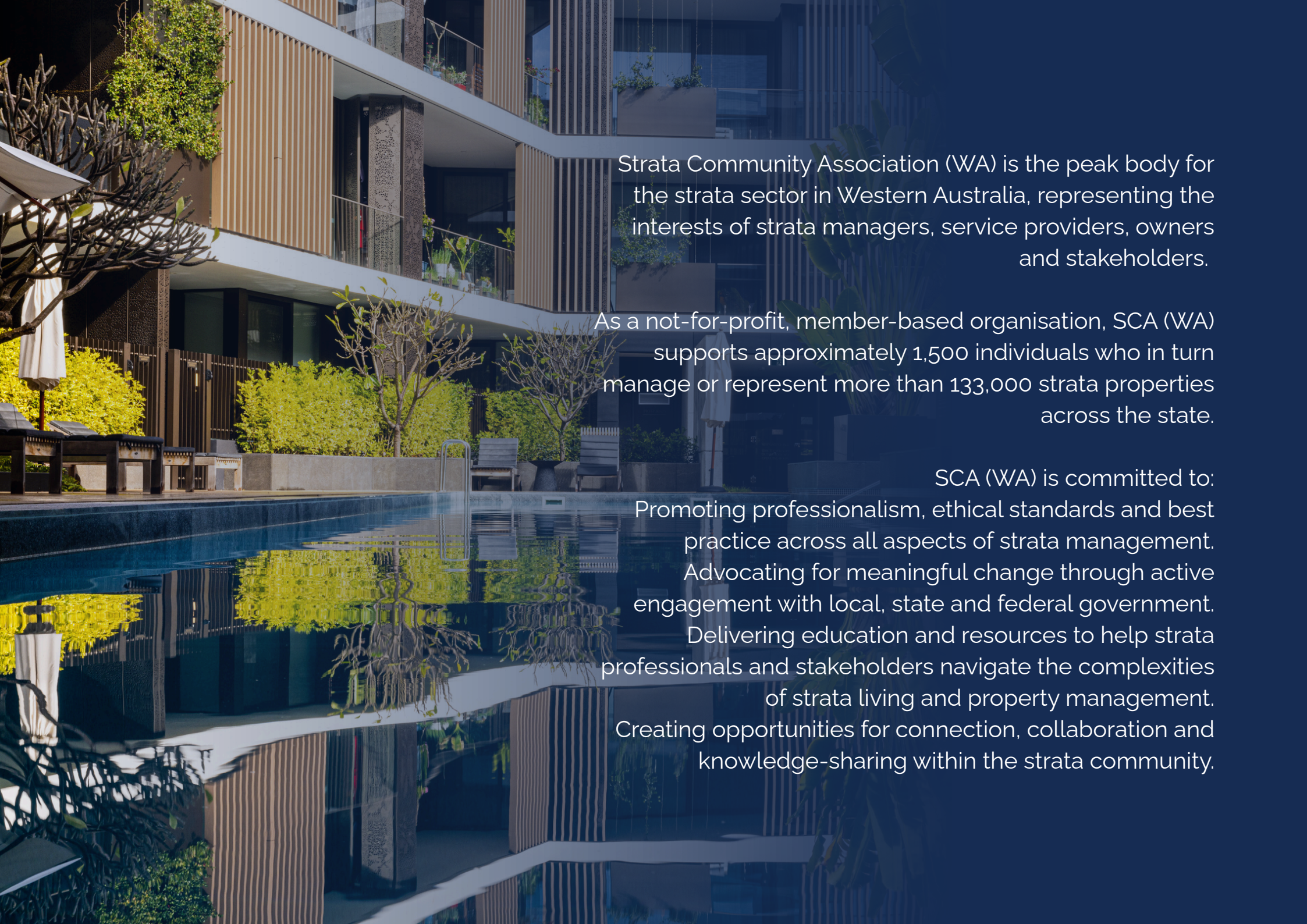
Strata Community Association (WA)

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SCA (WA) acknowledges the Traditional Custodians of the lands on which we work and operate throughout Western Australia. We recognise their long-standing and continuing relationship with the land, waters and community and pay our respects to their Elders, past and present.



Strata Community Association (WA) is the peak body for the strata sector in Western Australia, representing the interests of strata managers, service providers, owners and stakeholders.

As a not-for-profit, member-based organisation, SCA (WA) supports approximately 1,500 individuals who in turn manage or represent more than 133,000 strata properties across the state.

SCA (WA) is committed to:

- Promoting professionalism, ethical standards and best practice across all aspects of strata management.
- Advocating for meaningful change through active engagement with local, state and federal government.
- Delivering education and resources to help strata professionals and stakeholders navigate the complexities of strata living and property management.
- Creating opportunities for connection, collaboration and knowledge-sharing within the strata community.



For over 30 years, SCA (WA) has been at the forefront of strata sector advocacy and education. Representing strata managers, owners, and service providers, the association has worked tirelessly to professionalise the sector. It has implemented a self-regulation model, introduced educational standards, and advocated for greater accountability.

SCA (WA) members are held to the highest standards of education, expertise, and experience, ensuring that strata communities are managed with professionalism and care. This commitment is what sets SCA (WA) members apart in a largely unregulated sector.

What sets SCA strata managers apart is their education, expertise and experience.

Board Members



Andrew Chambers HFSCM
President (Jul - Nov)

13/14 Meetings Attended



Kyra Murphy FSCM
President (Nov- Jun)

13/14 Meetings Attended



Carolyn Meighan
Vice President

5/10 Meetings Attended



Vicki Stylianou
Treasurer

9/11 Meetings Attended



Damien Moran
Secretary

13/14 Meetings Attended



Harry Kaye CSCM
Board Member

2/2 Meetings Attended



Melanie Duryea FSCE
Board Member

12/14 Meetings Attended



Nick Swallow
Board Member

9/10 Meetings Attended



Rebecca Cain
Board Member

5/14 Meetings Attended



Xian Burton FSCM
Board Member

9/10 Meetings Attended



Catherine Lezer
Retiring Board Member

6/6 Meetings Attended



Inge Schaefer
Retiring Board Member

4/4 Meetings Attended



Warren Kiddle FSCM
Retiring Board Member

3/4 Meetings Attended



Taryn Linfoot FSCM
Retiring Board Member

6/6 Meetings Attended

2024 Annual General Meeting

The Strata Community Association (WA) Inc's Annual General Meeting was held on Wednesday 13 November 2024 at Optus Stadium.

Attended by 44 people, 225 members eligible to vote in person or via proxy

24-26 Strategic Plan

In 2024, the SCA (WA) Board convened to assess the association's progress and set the strategic direction and priorities for the coming years. With a steadfast commitment to advancing the strata sector in Western Australia, the Board focused on aligning our initiatives with the evolving needs of our members and the broader community.

The 2024-25 year saw great progress made on each of the six strategic pillars as laid out here.

Governance, Finance, Operations & People

Ensure efficient and enhanced operations and secure the long-term financial security of SCA (WA).

6/9 KPI's achieved
3 remaining in progress

Legislation, Advocacy & Policy

Strengthen the influence and positioning of the strata sector.

2/3 KPI's achieved
1 remaining on track

Education & Professional Development

Enhance the knowledge base within the strata sector.

6/6 KPI's achieved

Marketing & Communications

Boost the reputation & recognition of strata professionals through strategic marketing initiatives and enhanced digital presence.

2/3 KPI's achieved
1 remaining on track

Membership & Stakeholder Engagement

Consistently review membership levels, offerings and professionalism to increase internal and external stakeholder engagement.

2/7 KPI's achieved
5 remaining in progress

Sustainability

Establish a Sustainability Working Group to review and develop sustainability practices within WA and develop a Strata Sustainability Strategy.

1/2 KPI's achieved
1 remaining in progress

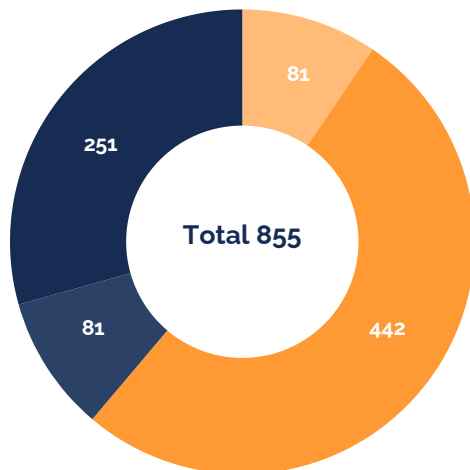


133,806

Lots under management

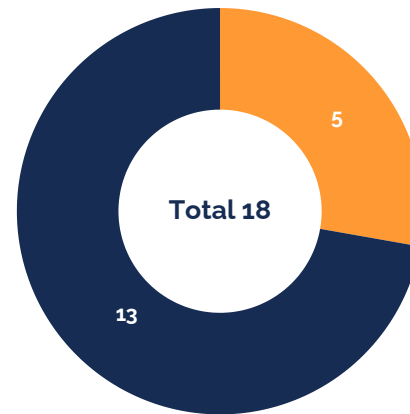
Membership Breakdown

- Corporate Strata Management Members
- Individual Strata Management Members
- Corporate Strata Services Members
- Individual Strata Services Members



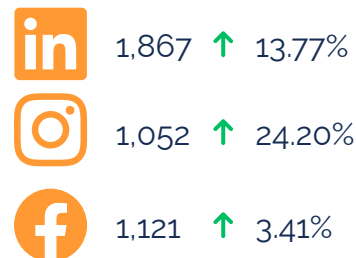
Number of New Members

- Corporate Strata Management
- Corporate Strata Services



Followers

At 30 June 2025



Over 400 owner calls totalling over 46 hours on the phone.



807 Owner
Subscribers

27 Sponsors



80,329

Total
Schemes
↑ 2.35%

358,049

Total Strata Lots
↑ 1.51%

52,655

Building Strata
Schemes
↑ 0.89%

6,778

Strata Lots
Created
↑ 20.56%

1,301

Strata Plans
Lodged
↑ 4.33%

President's Report



The Strata Sector – Growth and Statistics

Western Australia's strata sector continues to grow at a remarkable pace, reflecting the increasing importance of strata living in our state. According to the latest WA Government business activity data:

- 1301 new strata plans lodged (up from 1247 in the previous year)
- 6,778 lots created (up from 5,622)
- 80,329 strata schemes now registered
- 358,049 strata lots across the state

These numbers confirm that strata is one of the fastest-growing forms of housing and community living in WA. SCA (WA) continues to be the professional voice of this sector, ensuring that members, governments, and owners have access to reliable expertise and advocacy. Education and professional development

remain central to this mission. Our membership continues to demonstrate a strong commitment to raising standards, with:

- 447 Corporate Strata Management Individual members
- 16 partially completed Certificate IV in Strata Community Management
- 64 fully completed Certificate IV graduates

SCA (WA) – Our Work and Progress

This year has been one of consolidation, reform, and innovation for SCA (WA), with significant progress made across governance, membership, staffing, and culture.

Governance and Policy

- Adopted a new Code of Ethics and an Ethical Decision-Making Framework, strengthening the integrity of our sector.
- Introduced communications and media policies, including a crisis response plan for negative media.
- Delivered Board governance training to ensure all new Board Members understand their responsibilities and our governance framework.

Membership Growth

- Welcomed 17 new service members and 6 new strata management members.
- Four additional members achieved Strata Management Practice Standard (SMPS) Certification, bringing WA's total to 14.

I take this opportunity to remind members that under our Constitution, all companies should have their SMPS certification by July 2026.

Team Updates

In line with the strategic plan, the Board invested heavily in our staffing and communications capability.

- Amy Duplex – Communications and Marketing
- Kerrin Simmonds – General Manager
- Shaan Griffen – Membership Services
- Jack Leighton-Jones – Events Coordinator
- Briana Chambers and Tea Johnston – Education and Events
- Anne Cai – Finance Manager
- Shaun Brockman – Policy and Advocacy Manager.

A comprehensive review of our staff structure and reward/recognition policy is underway, ensuring we reinforce a culture of high performance, support, and organisational excellence.

Education and Professional Development (EPD)

- 44 events delivered during the year
- 2,298 attendees engaged across training, conferences, and CPD sessions
- Average feedback rating of 4.29% (out of 5)
- Average profit margin of 39%

Education remains at the heart of what we do. These strong outcomes are a testament to the hard work of our EPD team and the appetite within our industry for high-quality professional development.

Advocacy, Legislation and Policy (LAP)

SCA (WA) has been active and visible on behalf of members:

- Worked with Landgate to ensure members completed the 2024 Annual Strata Manager Return.
- Engaged in the five-year review of the Strata Titles Act and Phase Two of the General Regulation amendments.

- Developed a State Election Platform leading into the WA election. This tied in with the National strategy for the federal election.
- Contributed to energy policy discussions, including the Embedded Network Code of Practice and the Battery Rebate submission.
- Commenced work on reviewing and updating the Strata Management Agreement Template.
- Released three new Best Practice Guides:
 - Annual General Meetings
 - Meeting Conduct Protocol for Strata Company Meetings
 - Dealing with Disruptive Individuals at Meetings

SCA (WA) has also been a strong voice in the media, with representation in The West Australian, 6PR, Daily News, Real Estate Business, and Look Up Strata. These opportunities ensure the professionalism of our sector is clearly communicated to the public.



Marketing and Communications (MARCOMMS)

- Launched the Professionalism Pathway at the WA Conference in November 2024.
- Created a new "Setting Standards, Building Trust" campaign with digital, print, and shopping centre advertising across Perth.
- Progressed a staged rebrand across the website, emails, and collateral.
- Strengthened our social media presence with new Facebook and LinkedIn campaigns.
- Produced owner-facing flyers to help members engage with clients.

Sustainability

This year marked the establishment of a dedicated Strata Sustainability Strategy Committee, ensuring SCA (WA) is positioned to guide members and owners through the transition to sustainable strata living.

National Updates

- On the national stage, 2025 has been an important year:
- National Awards: Congratulations to all WA finalists who participated at the SCA Australasia Awards. Your success showcases the depth of talent and professionalism in WA - we encourage all members to consider nominating in the coming year.
- Nationalisation (Project Aspire): SCA has advanced its transition toward a unified national association, with governance reforms, revenue models, and risk frameworks under development. Members will be provided with more information in the incoming months.
- National Mentoring Program: WA is proudly represented with 3 mentors and 4 mentees. This program is strengthening pathways for the next generation of leaders in our industry.

Closing Remarks

This past year has been one of growth, reform, and resilience. We have strengthened our governance, advanced professionalism through education and accreditation, and raised the voice of our sector through advocacy and media.

I would like to extend my thanks to our sponsors for their generous support, which enables us to deliver events, education and advocacy for the strata sector. Your partnership is integral to strengthening our community and advancing professionalism in our sector.

Thank you also to the Board, to our dedicated staff, our committees, and most importantly, our members. The continued growth of strata in WA is matched only by the commitment of SCA (WA) to lead with integrity, professionalism, and a clear vision for the future.



Kyra Murphy FSCM
President, SCA (WA)



LookUp Strata

Over the 2024 - 25 financial year SCA (WA) produced 6 articles to be published in LookUp Strata with topics ranging from "Choosing the Right Strata Manager". Bringing Recycling to Strata" to "Understanding Strata Plans".



Best Practice Guides

SCA (WA) developed a range of best practice guides to add to the growing catalogue of resources for our members and strata owners.

New additions to the catalogue include but are not limited to:

- Strata Insurance Disclosure Guide
- Dealing with Disruptive Individuals at Meetings
- Meeting Conduct Protocol for Strata Committee Meetings
- Changing Strata Managers
- Strata Company Handover
- Annual General Meetings



Brochures and Flyers

SCA (WA) has produced a range of brochures and flyers over the 24-25 year including:

- Membership Brochure
- Owners Flyer
- SMPS Brochure
- Careers Flyer



Others

Other publications developed by SCA (WA) include:

- Senior Leaders Retreat 2025 Handbook
- 2025 Strata Community Excellence Awards Nominations Kit
- 25-26 Sponsorship Prospectus
- SCA (WA) Style Guide
- Careers Fair Expo Walls
- Sponsor Pull-up Banners



Professional Pathway Campaign

SCA (WA) launched the “Professional Pathway Campaign” in November 2024 to promote members in the wider market, with a focus on the importance and benefits of owners choosing an SCA (WA) Accredited Strata Community Manager for their strata property.

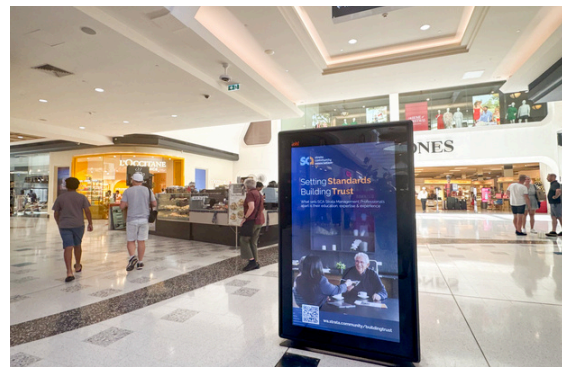
With the message “Setting Standards Building Trust” this campaign supports SCA (WA)'s commitment to uplifting professional standards in the strata sector and building brand presence and recognition as the “pinnacle voice of strata in WA”



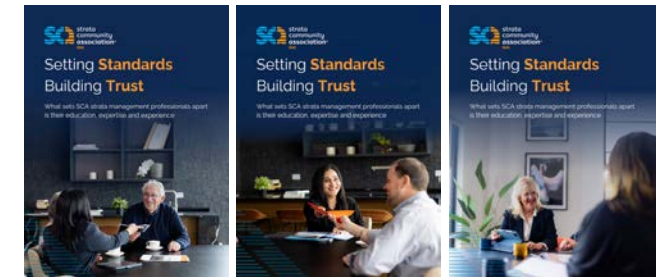
Branding launch, 2024 Conference at Optus Stadium

The campaign was launched at the 2024 CHU SCA (WA) Annual Conference held at Optus Stadium. This launch was followed by the release of the [Building Trust](#) webpage, the landing page of this campaign.

Accompanying the webpage was the deployment of advertising across Karrinyup and Booragoon Shopping Centres between 23 December and 2 January respectfully as seen below.



Social media advertising followed across Facebook, Instagram and LinkedIn between April and June 2025 directing traffic to the Building Trust webpage.



122,896
Impressions



823
Clicks



Largest
demographic 65+

Additional elements of this campaign include a rotating selection of email signature artworks used by the WA team as well as flyers targeted to strata owners.

Regular mentions are also included in Owner Update emails, discussing the benefits of choosing an SCA (WA) member and the higher standards of accountability they are held to.

Branding Re-Design



Coinciding with the professionalism campaign was a branding update for SCA (WA) which has been progressively integrated across all channels and publications.

This rebrand includes a brand defining colour pallet, font and art style.

Over the beginning of 2025 existing webpages, publications and communications have been updated to this branding.



Kerrin Simmonds
General Manager

Overall management of SCA (WA), including Board, Education, Events, Policy and Advocacy Communications, Member Relations and Sponsorship.



Shaun Brockman
Policy and Advocacy



Anne Cai
Finance and Accounts Manager



Shaan Griffen
Member Services

- Member services & queries
- Accreditation
- New Members
- Renewals
- Certification
- Member Directory
- Strata Community Excellence Awards



Jack Leighton-Jones
Event Coordinator

- Education, Social and Senior Events management
- Event logistics
- Sponsor Liaison
- Annual Conference



Amy Duplex
January - June
Communications Officer

- Website Management
- Marketing & Communications
- Publications
- Social Media
- Newsletters



Briana Chambers
July - April



Téa Johnston
May - June

Education and Events Officer

- Industry Understanding Committee
- Speaker Liaison
- PD Development

Engagement and Advocacy



It has been an incredibly busy and positive year in advocacy for SCA (WA), with big wins and several large projects still under way.

SCA (WA) took a strong platform to the state election in March 2025, advocating for the introduction of a strata commissioner as well strata legislation reform that strengthens consumer protection and the strata management industry as a whole. The platform gained significant media attention and attention from MPs.

The Strata Titles Act Five-Year Review process is a core advocacy priority for SCA (WA). We have developed detailed submissions, consulted with stakeholders, and engaged with members and the Board to contribute to this important

review. Our focus has included key issues such as licensing and regulation of strata managers, managing conflicts of interest and disclosures, securing insurance coverage for tall buildings, and a range of other important reforms. Through this work, SCA (WA) continues to advocate for outcomes that best serve both our members and the broader community of strata owners and residents.

In a very positive step forward, minimum education requirements in the regulations, in line with our recommendation, have been put in place by the government. SCA (WA) is a strong advocate for minimum standards of education for strata managers and has formalised its position by submitting to the consultation process on the ST(G)R 2019 amendments to raise standards of professionalism and overall satisfaction with the roles we undertake across the industry.

The WA Policy and Advocacy Committee has updated and produced a series of Best Practice Guides, which have long been identified as a critical member benefit. These guides are designed to be a practical resource for strata managers,

providing clarity, direction and support on key areas of practice. By maintaining and strengthening this suite of resources, the Committee ensures members have access to up-to-date guidance that helps lift professional standards and supports the delivery of high-quality strata management.



SCA (WA) maintains an ongoing relationship with the regulator, Landgate, through regular stakeholder meetings to discuss and progress key issues facing the strata sector. These discussions provide an important channel to raise member concerns, contribute practical insights, and influence decisions that shape the regulatory environment. Alongside this, the Industry Advancement Committee of the Board meets on a regular basis, this ensures that SCA (WA)'s advocacy and guidance remain closely aligned with the priorities and outcomes members are seeking, while supporting continuous improvement across the sector.

Through proactive meetings and stakeholder consultations, we have also additionally met with representatives of the Department of Local Government, Industry Regulation and Safety and Minister Carey's office, as well making a submission to Energy Policy WA to represent the strata sector and conducting stakeholder engagement sessions with REIWA, the Property Council of WA and other industry groups. We are constantly seeking opportunities

to promote the strata management industry, our members and the SCA brand through media opportunities, and we gained some great attention over the last year. In addition to the coverage gained from our election platform launch, we featured in The West Australian, 6PR Perth, Insurance News, ABC Radio Online, and other industry publications on topics as varied as strata insurance, batteries and renewables, what to look out for when renovating strata and the future of strata legislation.

12 • SATURDAY, JUNE 7, 2025

Don't be caught without ticks of approval for strata renos

HANA HUMBERT

From hammering hobs in walls for artwork to painting a room in whatever shade takes your fancy – there are just a few of the simple joys which make a home feel like your own.

However, according to Strata Community Association (WA) General Manager Kerrie Simmonds, many owners of strata lots are surprised to learn they need approval for changes which might seem routine.

So, just how far can you go without a tick of approval before you need one?

"Owners of strata lots are advised to obtain the same local government approval for changes to their strata lot as they would for a house," she said.

"However, the Strata Community Association (WA) General Manager Kerrie Simmonds said it was a legal requirement for strata properties to have insurance for all of the assets in common property.

"There's a lot of additional levels of complexity when it comes to this, which don't exist with the home owner," she said.

"There is common property that would need to be taken into account and given as well as the activities of other owners too."

"So, it can be a bit more challenging in that respect and the rules do change depending on the type of buildings they are."

When insuring a strata unit, common property is included in the replacement value as well as the building's structure.

"To cover all assets, including fixtures and improvements," Ms Simmonds said.

"In all of the buildings which comprise common law in the scheme such as paint, wallpaper, carpet and floor coverings on the common property which are permanent, and then also the building itself and even those that aren't down on the plan."

"They also need to look at making sure they're compliant with all the different legislation and regulations, so this could be public liability, work health and safety, as well as fire safety."

"It does not cover contents insurance, which is probably an important thing for owners to understand and know."

With a range of property types close to houses falling under a strata scheme, Ms Simmonds advised homeowners to make sure their property fits into the right strata scheme to guarantee it was adequately insured.

"There's a survey strata, which is more like your apartment or villa," she said.

"Then, there are single-tenure strata schemes, which means it's a strata scheme but there's no one above or below you. It includes villa and townhouse too."

"For a villa and townhouse, you still require the replacement value on the common property and they must also insure for public liability regarding the common property."

"To avoid any problems when insuring your home, Ms Simmonds said to make sure the strata title building had the appropriate insurance. She recommended to consider all legislation and regulations, cover requirements plus attend to commercial and residential requirements, which could affect the insurance policy."

Underinsurance can also be a big concern, particularly in a strong market like the current one.

"The law says you need to insure for replacement value, so try and make sure it is not an issue," Ms Simmonds said.

"With the way things are at the moment, the replacement value can escalate quite quickly, so it's something people need to be aware of."

Ms Simmonds said to do your due diligence by consulting an insurance expert.

"It would be very much recommended having someone who is a strata manager with the knowledge, expertise and experience on all the issues surrounding strata insurance and can guide you through the process," she said.

"Strata insurance specialists also specialise in that, and they can take into account the complexity of strata but then also, because they purchase these policies so often, they can get a better rate for owners and research the different information."

WEST REAL ESTATE THE WEST AUSTRALIAN

WEST REAL ESTATE THE WEST AUSTRALIAN

Understanding strata insurance complexities for apartments

NEUSCHUL

When protecting your strata from damage and theft, having the right insurance is vital to ensuring it is adequately covered, however there are key differences between insuring an apartment and a house.

As many apartments are under a strata ownership model, Strata Community Association Western Australia General Manager Kerrie Simmonds said it was a legal requirement for strata properties to have insurance for all of the assets in common property.

"There's a lot of additional levels of complexity when it comes to this, which don't exist with the home owner," she said.

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IT'S A LEGAL REQUIREMENT FOR STRATA PROPERTIES TO HAVE INSURANCE FOR ALL OF THE ASSETS ON COMMON PROPERTY.



Committees

Legislation, Advocacy and Policy

To strengthen the influence and positioning of the strata sector through the development of policies to advance the industry relating to matters of public interest arising from the strata sector; respond to proposed legislation, government policy or decisions affecting the strata sector and plan and progress law reform relevant to strata titles.

Convenor: Carolyn Meighan

Members: Abbi Beckwith
Carmen Nelson FSCM
Harry Kaye CSCM
Kyra Murphy FSCM President
Mark Atkinson
Mikayla Wallace ASCM
Rachael Ferrante CSCM

Education and Professional Development Committee

Enhance the knowledge base within the strata sector by acting as an advisory committee to in the identification, development and delivery of relevant, engaging and educational events for the strata sector in WA and in accordance with the SCA (WA) Strategic Plan and to a level sufficient to allow members to achieve their CPD point requirements.

Convenor: Xian Burton FSCM

Members: Abbi Beckwith
April Wade FSCM
Jackie Croxon ASCM
Jessica Wilkes CSCM
Kyra Murphy FSCM President
Lelia Dethridge FSCM
Melissa Repacholi CSCM
Natasha Russell CSCM

Governance Finance and Operations Committee

Ensure efficient and enhanced operations and secure the long-term financial security of SCA (WA), providing an overview of existing practices and approaches, identify good practices that can stimulate and guide improvements in relation to financial management, risk management, statutory accountability, and audit and financial statement matters.

Convenor: Vicki Stylianou

Members: Andrew Chambers HFSCM
Carolyn Meighan
Damien Moran
Kyra Murphy FSCM President

Strata Sustainability Strategy Committee

The Sustainability Working Group is a new initiative born from the 2024-26 SCA (WA) Strategic Plan, to be developed and set up to evaluate and enhance sustainability practices in strata in Western Australia and develop a Strata Sustainability Strategy

Convenor: Damien Moran

Members: Harry Kaye CSCM
Jessica Wilkes CSCM
Kyra Murphy FSCM President
Seanne Heslop ASCM
Vicki Stylianou

Volunteers

Our work throughout 2024–25 has been strengthened by the dedication of volunteers who contribute their time, knowledge and expertise to SCA (WA). These individuals play an essential role in shaping initiatives, supporting events, serving on committees and representing the strata sector across Western Australia.

We acknowledge and thank each volunteer for their commitment to building a stronger, more connected strata community. Their contribution ensures SCA (WA) continues to deliver meaningful outcomes for members and the broader sector.

Abbi Beckwith
Alissa Hammond
Alistair Gibney
Amy Rowlands
Andrew Chambers HFSCM
Ange Swinbourne FSCM
Annie Greenaway CSCE
April Taylor FSCM
Bianca Pinzone FSCM
Carmen Nelson FSCM
Carolyn Meighan
Catherine Lezer
Chayla Mutch CSCM
Courtney Butters-Kerr FSCE
Courtney Smith CSCM
Dakota Panetta
Damien Moran

Daniel Borin
Dyani Cobbold FSCM
Giuliana Rapp CSCM
Gyan Bennett CSCM
Harry Kaye CSCM
Hayley Luff CSCM
Inge Schaefer
Jacqueline Croxon ASCM
Jake Kneebone HFSCM
Jason O'Meara
Jessica Wilkes CSCM
Joanna Colman
John Park
Jordan Dinga FSCM
Joshua Gentili CSCM
Karen Richardson HFSCM
Karla Roche FSCM

Kristy Ward FSCM
Kyra Murphy FSCM
Leigh Oliver CSCM
Leila Dethridge FSCM
Maizie Churstain
Marietta Metzger FSCM
Mark Atkinson
Matt Bird FSCM
Melanie Duryea FSCE
Melissa Repacholi CSCM
Mikayla Wallace ASCM
Nadene Pilsworth CSCM
Natalie O'Sullivan ASSP
Natasha Nel
Natasha Russell CSCM
Nicholas Swallow
Nisha McGeough FSCM

Peter Berney
Pino Monaco
Rachael Ferrante CSCM
Rebecca Cain
Renee Reiri
Ryan Murphy CSCM
Scott Bellerby FSCM
Scott Craven
Seanne Heslop ASCM
Shane White
Stacey Marks CSCM
Stephen De Gruchy
Vicki Stylianou
Wal Dobrow
Warren Kiddle FSCM
Xian Burton FSCM

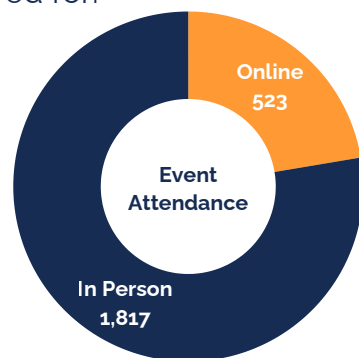


Education and Events Overview

SCA (WA) has a strong education and events program that is predominantly facilitated by the Education and Professional Development (EPD) Committee. The IUC provide advice, guidance and recommendations to assist SCA (WA) to develop a relevant, engaging and educational program of events which aim to enhance the knowledge base of the strata sector in Western Australia.

In January 2025, the EPD held its second annual Education Retreat, sponsored by CHU Underwriting Agencies, where members were invited to join the committee to discuss the education events and program and help to develop the calendar for the coming year.

SCA (WA) runs a range of events to ensure that the educational and professional development of all members, at all levels, are catered for.



Considering this, events are now one of the below categories.

- New Strata Professional (NSP)
- Strata Support
- Strata Core
- Legislation & Ethics
- Senior Leader
- SCA (WA) Conference and Associated Events
- Social Events
- Owners

New Strata Professionals (NSP)

NSP events are those that are relevant to new entrants to the strata sector, with 0–3 years' experience, and include the NSP roundtable events and our foundation course, A100 – The Essentials of Strata Community Management.

Throughout the year SCA (WA) held seven events specific for new strata professionals, including four NSP Round Tables and three series of the A100 course.

A100 – The Essentials of Strata Community Management

We had 42 members go through the four A100 Essentials of Strata Community

Management in Australia workshops held throughout the year. These three-day courses provide a comprehensive overview of strata management. The topics are delivered by SCA (WA) members and the successful completion of the course is the first step towards members achieving Level 1 – Accredited Strata Community Manager (ASCM) professional accreditation.



New Strata Professional (NSP) Roundtable

The New Strata Professional (NSP) roundtable events continued for 2024 – 2025, with four events attracting 85 attendees, these events are round table sessions which valuable opportunities for newcomers to strata to receive bitesize information and share insights and connections with peers at a similar level of experience to allow them to grow their professional network and deepen their understanding of strata.

Topics covered across the year included:

- Customer Service in Strata Management
- Managing Workload
- Your Strata Questions Answered
- Mastering Hard Conversations



Strata Support Events

Our Strata Support events are developed to be relevant to all individual who work in strata, be they strata managers, service providers, assistants or those working in operations. These events are more general in nature and cover a range of topics and levels of content.

Throughout the year, we held six Strata Support events, including content on Embedded Network Code of Practice, the Annual Outlook Seminar, Mental Health

First Aid, Strata Technology and Productivity and two events for assisting members in obtaining their Strata Practice Management Standard (SMPS) Certification. In total we had 248 individuals attend these events.

Annual Outlook Seminar

The Annual Outlook Seminar remains a standout event in the SCA (WA) calendar, setting the scene for 2026 and beyond.

More than 90 attendees gained valuable insights into the economic and insurance trends shaping the strata sector, before hearing from keynote speaker Tanya Steinbeck, CEO of the Urban Development Institute of Australia (WA), who explored the future of density and growth within Western Australia's apartment market.



Mental Health First Aid

One of our most highly rated events for the year. This event saw members attain their Mental Health First Aid Certificate.



Embedded Network Code of Practice

SCA (WA) was pleased to host Energy Policy WA, for an in-depth session on the upcoming Embedded Network Code of Practice. Joined by EnergyTec and Bugden Allen Group Lawyers, attendees explored the new regulatory framework, its implementation timeframes, and the implications for strata companies. The session also highlighted SCA (WA)'s ongoing advocacy to ensure member

interests are represented as these reforms take effect.

Strata Core

Focusing on the core elements of strata management, our strata core events provide targeted sessions for both early and advanced content for strata managers.

We held six strata core events throughout the year, on AGM Principles, a Mock AGM, SAT Mediation, Strata Hypotheticals, Strata Plans, and a Building Defects rounds table. In total we had 318 attendees to these events.

Strata Hypotheticals

The EPD took the feedback received from the 2024 Member Survey in developing the content for many of the events for this year, with members wanting more conversation and discussion on topics with the ability to knowledge share.

The idea of the Strata Hypotheticals came about, extremely well scored, this innovative event had the expertise of senior strata managers and lawyers to review and consider specific strata issues.



Building Defects Roundtable

The Building Defects Roundtable offered strata managers an interactive forum to deepen their understanding of building defects and responsibilities, collaboration with developers, and applications to the Building Commission. Attendees worked through real-world scenarios in small groups, with a panel of experts providing practical guidance and advice on best-practice approaches and resolution pathways.

Legislation and Ethics

Addressing the topics of education focusing on legislation and ethics, that are allocated compulsory CPD points within the SCA Accreditation and are of significant relevance to the strata community. Our Lunch n Learn Webinar series, Law week and SAT case update events.

Law Week

Law Week is always one of the SCA (WA)'s biggest events, developed to ensure that members and attendees are informed of emerging issues and applications of laws affecting strata communities.

This year the 131 attendees were able to engage in sessions with local legal experts on:

- Recent SAT case decisions
- Proposed amendments to the Strata Titles Act
- Updates to the SCA (WA) Strata Management Agreement Template
- End of Financial Year by-laws
- Managing high risk tenants
- Latent defects
- Australian Privacy Law
- Mock SAT Case



SAT Mediation and Strata Case Update

A deep dive into the State Administrative Tribunal (SAT) processes and recent strata case outcomes.

The event included discussions on the evidence and documentation considered by SAT and explored the growing role of AI in strata disputes, insights into negotiation and litigation and practical perspectives on mediation.

The session concluded with a review of recent SAT and court decisions, delivering valuable lessons for strata managers across WA.

Owners Education

SCA (WA) continues to strengthen relationships with those who own and live in strata through dedicated education events.



Owner Insurance Forum

The Owners Insurance Forum provided valuable insights into strata insurance fundamentals, including coverage requirements, broker roles, policy variations, disclosure obligations, and workers compensation considerations, helping owners make more informed decisions about their schemes.

CHU SCA (WA) 2024 Owners Conference

Held alongside the Annual Conference in November 2024 and hosted by MC Catherine Lezer, the CHU SCA (WA) 2024 Owner Conference brought together strata owners and residents for a day of learning and connection.

The program explored national trends and initiatives shaping the sector, with attendees gaining practical insights into short-term accommodation and tenancy reforms, the impact of local policies on strata living, and how technology such as portals, apps and AI tools like ChatGPT is transforming the strata experience. The day concluded with the Strata Hot Topics Q&A session, where a panel of SCA (WA) members answered owner questions in an engaging and informative discussion.



Senior Leaders

Senior Leader events are designed to not only provide education topics relevant to senior members of the profession, but also to allow for networking, collaboration and thought leadership from those who are leading the strata sector in Western Australia.

There were three senior leader events held throughout the year with a range of information and topics.

Senior Leaders Luncheon - Choose your own Adventure

Senior Leaders in attendance were walked through a scenario and worked together to determine the actions to take. This unique learning opportunity demonstrated to the leaders how they make decisions, the impacts of influence and the power of working together.



Senior Leaders Night Off - The Laws Have Changed. Have You?

Commercial Lawyer, Tom Meagher, from Balfour Meagher joined the Senior Leaders for an afternoon of discussing the changes to Employment, Work Health and Safety, Privacy and Right to Disconnect Laws, and how these will have real life impacts for Strata Management Businesses here in Western Australia.

Facilitated by Rob Ashley from Inflow Consulting, the program blended site visits to local green villages, leadership development with immersive cultural experiences and presentations from local charities explaining the benefits and impacts of philanthropy.

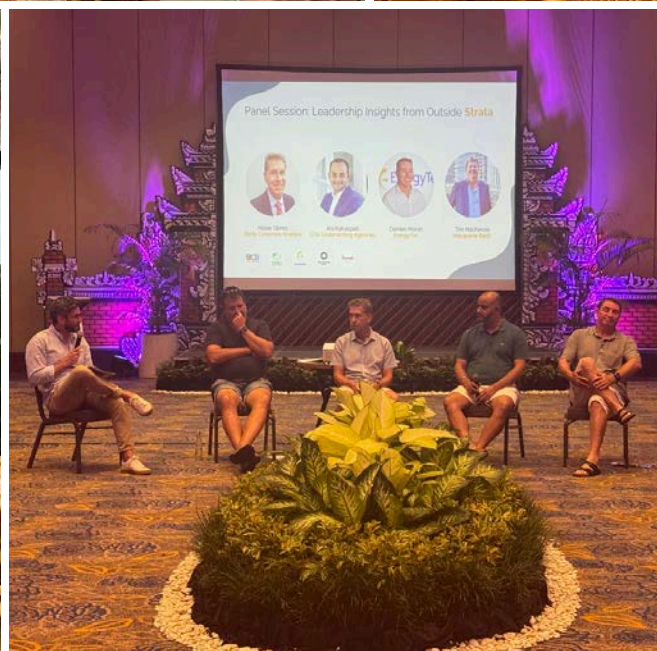
Sessions explored strategies for driving staff engagement, inspiring younger team



Senior Leaders Retreat - Bali

The 2024 Senior Leaders Retreat brought together senior leaders from Western Australia's strata management businesses, with several guests joining from South Australia. Held in Bali, the retreat provided an opportunity for participants to step outside their usual environment, gain new perspectives, and strengthen professional connections.

members, navigating change, and fostering innovation within strata businesses. Attendees also examined the future direction of SCA, discussed leadership insights from beyond the strata sector, and collaborated on solutions to key challenges facing the profession.



CHU SCA (WA) 2024 Annual Conference

In November 2024, the CHU SCA (WA) Annual Conference brought strata professionals together at Optus Stadium for a spectacular two-day event focused on learning, networking, and recognition. With the theme Elevating Excellence in Strata and Michaela Carr as the dynamic MC, the conference delivered valuable insights and practical tools to help attendees elevate their skills, teams, businesses and the wider strata sector across Western Australia.

Developed by the SCA (WA) Industry Understanding Committee, the conference featured a packed program of insightful, expert-led presentations and practical tools to help attendees reach new heights in the strata sector.

The conference opened with an address from Hon. John Carey MLA Minister for Planning, Lands, Housing and Homelessness, providing members the chance to engage directly with the Minister on key developments in the five-year review of the Strata Titles Act and its implications for the sector.

This was followed by Greg McGuire from Landgate, who shared early insights from the consultation process and an update on the proposed strata manager education model.

Following this, Joshua Baldwin, President of Strata Community Association Australasia, shared forward-thinking insights on how AI is transforming strata management by streamlining workflows and enhancing client services.

Our first keynote of the day was delivered by Dr Grant Lester M.B.B.S, M.Med, F.R.A.N.Z.C.P (ret), a Consultant Forensic Psychiatrist, who provided valuable insights into managing unreasonable complaint behaviour.

Drawing on his extensive research and experience, Dr Lester explored the psychology behind challenging behaviours and shared practical techniques to help attendees defuse and manage difficult interactions.

The keynote session, "You're Worth It! Owning your Value as a Strata Manager"

empowered strata managers to recognise their unique value, set clear boundaries, and confidently step into their role as trusted advisors.

With sessions covering topics such as SCA in Focus: Reflecting on the Past, Shaping the Future and The Importance of Data, the CHU SCA (WA) 2024 Annual Conference offered an exciting look into the future of strata, equipping sector professionals with the knowledge and tools to embrace change and continue delivering excellence to their clients.



CHU SCA (WA) 2024 Annual Conference

Thank you to the Sponsors and Exhibitors of the
CHU SCA (WA) 2025 Annual and Owners Conference

Naming Rights Sponsor

- CHU Underwriting Agencies

Exhibitors

- Body Corporate Brokers (BCB)
- CHU Underwriting Agencies
- EnergyTec
- LookUpStrata
- Perrott Painting
- Pool Assist
- QIA Group
- Response Electricians
- Shenton Pumps
- Solutions in Engineering
- StrataLoans
- StrataMax
- Tunnel Vision (WA)

Annual Conference Session Sponsors

- BIV Reports
- Body Corporate Brokers (BCB)

Owner Conference Session Sponsors

- Lync Insurance Sponsors
- Resvu

Coffee Cart

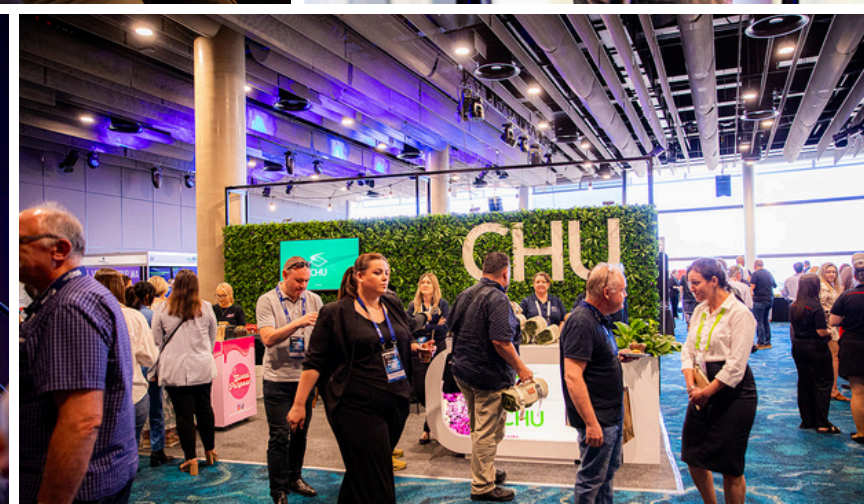
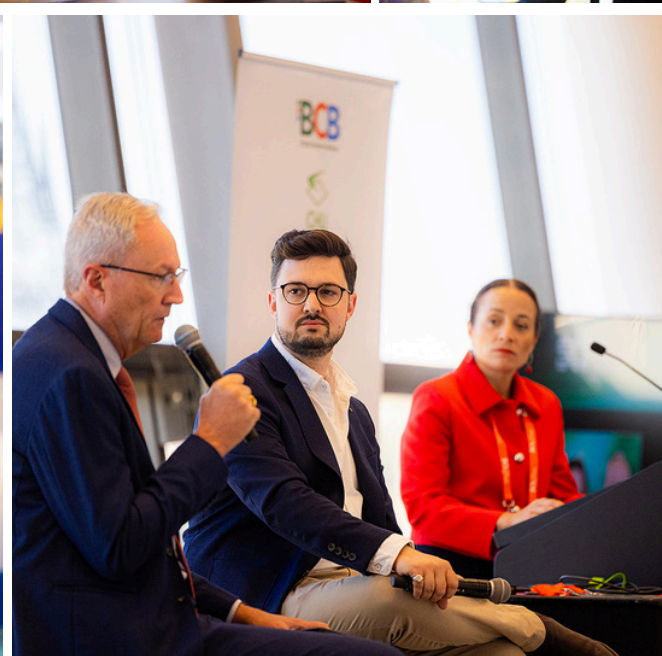
- Lannock Strata Finance

Program Advertising

- Strata Mediation Services

Conference Attendance







Strata Community Excellence Awards

The CHU SCA (WA) Strata Community Excellence Awards recognise and celebrate the individuals and businesses making significant contributions to the strata sector and community.

Participation in the Awards gives finalists and winners the opportunity to highlight their achievements, showcase innovative initiatives and promote their commitment to excellence.

Every organisation and individual within the strata community is unique, yet all work towards a shared goal – excellence. This is an ongoing journey, not a destination.

The annual CHU SCA (WA) Strata Community Excellence Awards provide a platform to recognise this journey and benchmark success within Western Australia's strata sector.

Congratulations to all 2024 finalists, runner-ups and winners.

Essay Award

Recognises an individual who displays a sound understanding of the topic and its relevance to the strata community sector.

Runner Up:

- Koebie Forward CSCM

Finalists:

- Aidan Gorjy CSCM
- Rosemarie McCormick CSCM

Sponsored by:



2024 Winner, Jessica Wilkes CSCM



Support Team Member Award

Recognises a person behind the scenes in a management or supplier business who has made an outstanding contribution to the success of their team

Runner Up:

- Natalie Edgeloe

Finalists:

- Elizabeth Brook
- Yuana Dinulescu

Sponsored by:



2024 Winner, Chelsea Scott



Strata Community Manager Rising Star Award

Recognises a new entrant to the sector who has shown outstanding progress early in their career.

Runner Up:

- Tahlia Menaglio

Finalists:

- Hafiz Aslam
- Lisa Bird
- Russell Vagues

Sponsored by:



2024 Winner, Jackie Croxon ASCM



Strata Community Manager Award

Recognises a strata community manager who has demonstrated excellence in customer service, a commitment to professional development, business acumen and innovative ideas.

Runner Up:

- Courtney Smith ASCM

Finalists:

- Janine Ashworth CSCM
- Leigh Oliver CSCM

2024 Winner, Jessica Wilkes CSCM



Senior Strata Community Manager Award

Recognising senior strata community managers who have demonstrated deep industry knowledge and specialist expertise, excellence in customer service, a commitment to professional development, business acumen and innovative ideas.

Runner Up:

- Taryn Linfoot FSCM

Sponsored by:



Finalists:

- Carmen Nelson FSCM
- Elizna Pelser FSCM

2024 Winner, Xian Burton FSCM



Strata Community Management Leadership Award

Celebrating leadership in strata community management businesses who have achieved excellent business results through the development and leadership of their people and innovative ideas.

Runner Up:

- Taryn Linfoot FSCM

Finalists:

- Xian Burton FSCM
- Mikayla Wallace ASCM

2024 Winner, April Taylor FSCM



Environmental, Social & Community Impact Award

Celebrating groundbreaking innovation and social responsibility within the sector, shining a light on individuals or businesses that have spearheaded initiatives, whether through cutting-edge products, distinct services or forward thinking.

Runner Up:

- Strata Links

Finalists:

- Richardson Strata Management Services

Sponsored by:



2024 Winner, Realmark Strata



Strata Services Business Award

Recognises a strata service business that has devised and implemented strategies for service excellence, concentrating on staff training, professional conduct and innovation

Runner Up:

- BCI WA (Building Consultancy & Inspections)

Finalists:

- Property Care

2024 Winner, Perrott Painting



Strata Community Management Small Business Award

Recognises a small-scale strata community management business (fewer than 1,500 lots under management) that has devised and implemented strategies for service excellence, focusing on staff training, professional conduct and innovation.

Runner Up:

- A Class Strata Service

Sponsored by:



2024 Winner, Degrees Strata



Strata Community Management Medium Business Award

Recognises a medium-scale strata community management business (1,500 - 6,500 lots under management) that has devised and implemented strategies for service excellence, focusing on staff training, professional conduct and innovation.

Sponsored by:



2024 Winner, Abode Strata



Strata Community Management Large Business Award

Acknowledging large-scale strata community management business (more than 6,500 lots under management) that have achieved distinction through the development and implementation of strategies for service in excellence with a focus on staff training, professional conduct and innovation.

Runner Up:

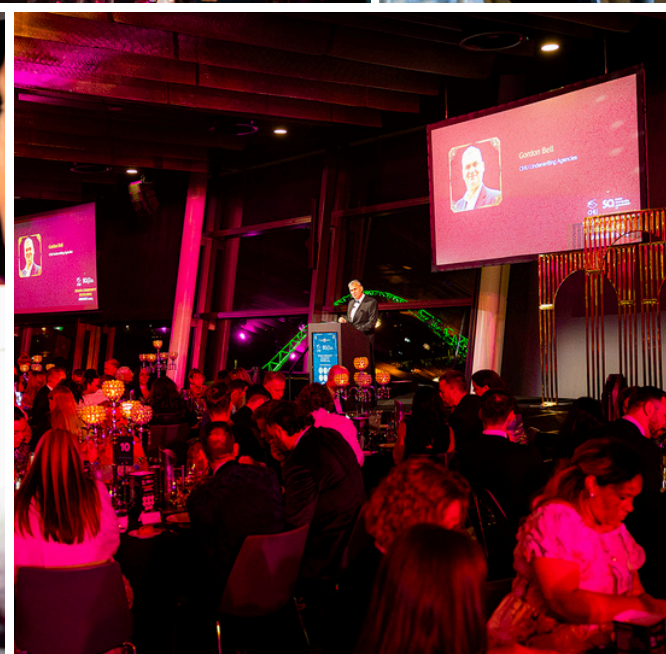
- Oakfield Strata

Sponsored by:



2024 Winner, Richardson Strata
Management Services







SCA (WA) Accredited and Life Members

SCA (WA) Life Members

John Angus
Mark Atkinson
Andrew Chambers HFSCM
Sheryal Griggs
Beverley Grigo
Jake Kneebone HFSCM
Ian Laird
Michael Powell
Karen Richardson HFSCM
Ida Smithwick

Honorary Fellow Strata Community Manager (HFSCM)

Andrew Chambers HFSCM
Beverley Grigo HFSCM
Jake Kneebone HFSCM
Karen Richardson HFSCM

Fellow Strata Community Manager (FSCM)

Ange Swinbourne FSCM
April Taylor FSCM
Bianca Pinzone FSCM
Carmen Nelson FSCM
Cherith Pettitt-Jones FSCM
Dyani Cobbold FSCM
Jordan Dinga FSCM

Karla Roche FSCM
Kristy Ward FSCM
Kyra Murphy FSCM
Leila Dethridge FSCM
Liz Florence FSCM
Marietta Metzger FSCM
Mark McCasker FSCM
Matt Bird FSCM
Michael Mitchell FSCM
Nisha McGeough FSCM
Scott Bellerby FSCM
Warren Kiddle FSCM
Xian Burton FSCM

Fellow Strata Community Executive (FSCE)

Courtney Butters-Kerr FSCE
Melanie Duryea FSCE

Certified Strata Community Manager (CSCM)

Adrian D'Alesio CSCM
Aidan Gorjy CSCM
Alex Glass CSCM
Amy McCaffrey CSCM
Annabel Charlton CSCM
Ashleigh Pryer CSCM
Cait Dethridge CSCM

Carol Boxhall CSCM
Chayla Mutch CSCM
Courtney Smith CSCM
Danielle Hubbard CSCM
David Nurse CSCM
Debbie Morley CSCM
Elizna Pelser CSCM
Ellen Toczyłowski CSCM
Gail Deary CSCM
Gary McGeough CSCM
Gemma Richardson CSCM
Giuliana Rapp CSCM
Gyan Bennett CSCM
Harry Kaye CSCM
Hayley Luff CSCM
James Donnelly CSCM
Jamie Daniel CSCM
Jan Christie CSCM
Janelle Gilmour CSCM
Janine Ashworth CSCM
Jason Todd CSCM
Jessica Wilkes CSCM
Joshua Gentili CSCM
Kandice Fitzgerald CSCM
Kathy Sierociak CSCM
Kim Bunting CSCM
Kim Dawes CSCM
Koebie Forward CSCM
Laura O'Sullivan CSCM
Leigh Oliver CSCM

Maddison Doyle CSCM
 Maduka Ukandu CSCM
 Marianne Williamson CSCM
 Melissa Repacholi CSCM
 Michelle Beazer CSCM
 Mitchell Zile CSCM
 Nadene Pilsworth CSCM
 Natalie Bryce CSCM
 Natasha Lancaster CSCM
 Natasha Russell CSCM
 Pat Cowen CSCM
 Paul Keet CSCM
 Rachael Ferrante CSCM
 Ravindran Karuppan CSCM
 Rebecca Fabjanski CSCM
 Rebecca O Mahony CSCM
 Ronnie-Anne Paterson CSCM
 Rosemarie McCormick CSCM
 Ryan Murphy CSCM
 Savannah Meade CSCM
 Shannon Hodgkinson CSCM
 Shannon McGeough CSCM
 Shelley Fitzgerald CSCM
 Silvana Kreyen CSCM
 Stacey Marks CSCM
 Tanya Peck CSCM
 Tennille Mitchell CSCM
 Tracey Hough CSCM

Tyson Major CSCM
 Vinka De Vries CSCM
 Zara Pangler CSCM
 Zoe Dascalu CSCM

Certified Strata Community Executive (CSCE)

Annie Greenaway CSCE

Accredited Strata Service Provider (ASSP)

Mark Numan ASSP
 Michael Castrilli ASSP
 Natalie O'Sullivan ASSP

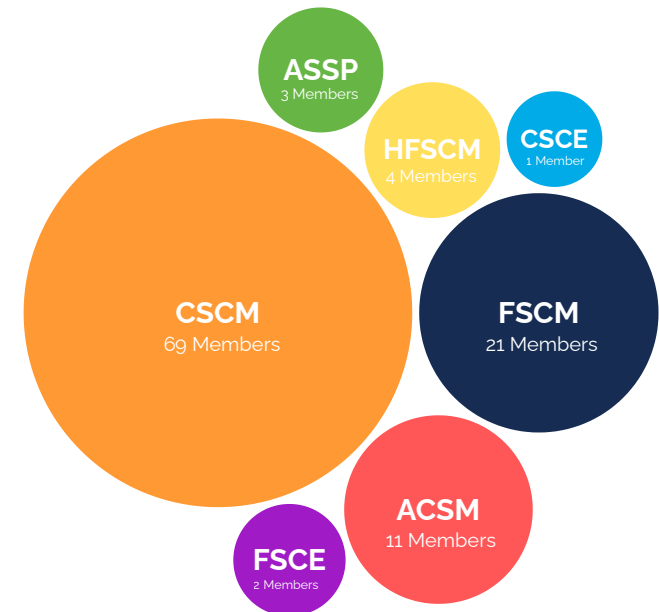
Accredited Strata Community Manager (ASCM)

Clare Warburton ASCM
 Harrison Jones ASCM
 Jacqueline Croxon ASCM
 Jessica Tait ASCM
 Lisa Van Der Westhuizen ASCM
 Mary Jade Ignacio ASCM
 Mikayla Wallace ASCM
 Nicola Davies ASCM
 Seanne Heslop ASCM
 Tiffany Pierce ASCM

Accredited Strata Community Associate (ASCA)

Gemma Reynolds ASCA

Accreditation Breakdown



Treasurer's Report



Vicki Stylianou
Treasurer

Strata Community Association (WA) Inc 2024-2025 Treasurer's Report Summary

Revenue	\$968,611
Expenses	\$1,150,426
Profit	(\$181,815)
Cash and Equivalents as of 1 July 2024	\$320,622
Cash and Equivalents as of 30 June 2025	\$325,002

As part of the SCA (WA) Strategic planning conducted in March 2024 to develop the strategic plan for 2024-2026, the SCA (WA) Board determined to invest into the resourcing of the association, to ensure the retention of existing employees, and enhancement of operations and promotion of the Association. The approved budget for 2024-2025

anticipated a deficit for the year of \$113,729.74.

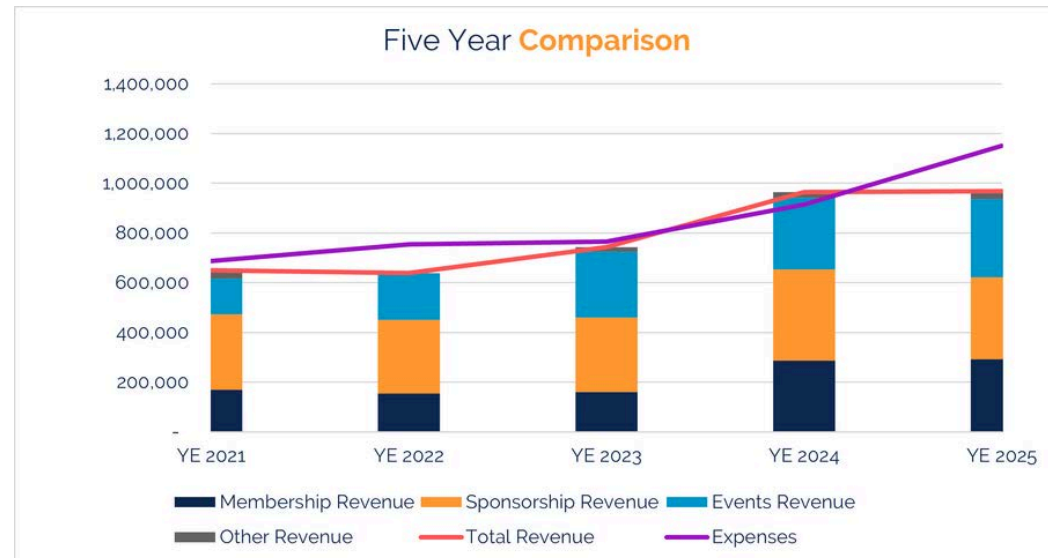
Whilst the final figures show a greater deficit than this at \$181,815, and a substantial reduction in equity, much of this is due to accounting treatments and as such are not as concerning as they first may appear.

Overall, the Association generated \$968,611 in revenue from Membership, sponsorship, events and other sources. This is a marginal increase on the previous year, however lower than the budgeted amount of \$1,130,196.75. The reduction in comparison to the budget was

predominantly due to lower than budgeted event attendance at events and not meeting the sponsorship budget. The reduction in event attendance also then impacts the expenditure at an event, so this loss was offset through these savings.

Of particular note is the additional staff member recruited to fulfill the role of Communications Officer, which has increased the Employee Expenses line item.

Additionally the funds that are still to be spent from the revenue earned through the Professional Pathway Fees generated in 2022-2023 and 2023-2024 have been



provisioned in the Balance Sheet. This will allow these funds to be quarantined only for Professionalism promotional purposes and will not impact future Profit and Loss Statements.

Likewise, in 2023-2024 SCA (WA) were provided an invoice from SCA Australasia of \$32,691.10 for additional services provided throughout the 2022-2023 year whilst there was no local managerial support. This amount was agreed to be paid over a three-year period. With the first two payments made, there is a remaining balance of \$12,000 required to be paid in the 2025-2026 Financial Year. This also has been provisioned in the Balance Sheet,

There is an additional amount of \$1,777 provisioned for one day of employee expenses due to the change of Financial Years. In total there was an accrual provision of \$83,871 which has impacted the final result; however these will ensure that future reports are an accurate reflection of the current state of play. Without these amounts removed from the profit and loss the association would have made a deficit of \$97,944, which would

have been \$15,786 favourable to the budget.

The financials have been audited by Integrated Accounting Group with the auditor's independent declaration provided by Alan Pecotic CA.

2024-2025 Performance

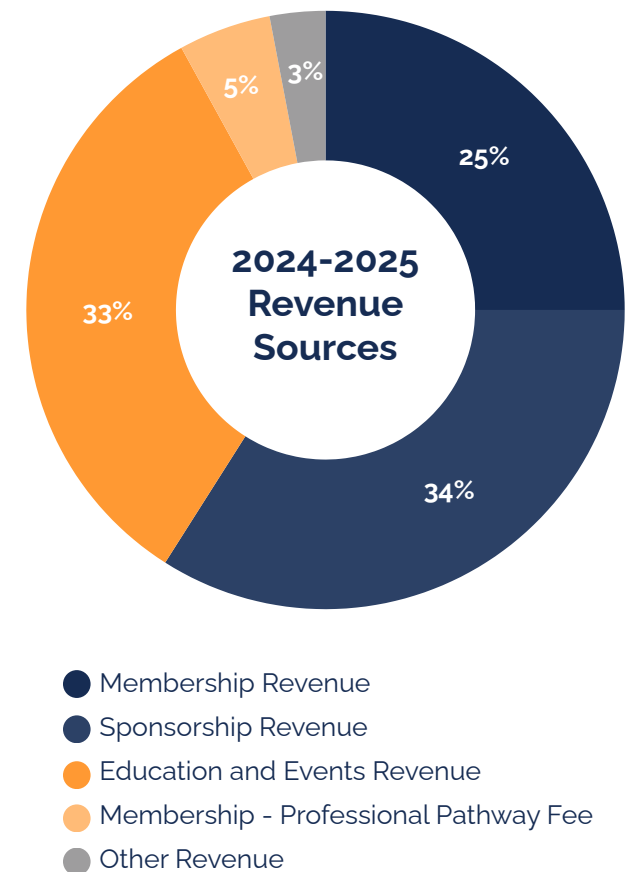
Revenue

Throughout the 2024-2025 Financial Year, SCA (WA) generated a total revenue of \$968,611. Predominantly this was earned through the three main pillars of Membership Fees, Education and Event Registrations and Sponsorship. Additional revenue was generated through other sources, including the reimbursement from other SCA bodies for the use of Professional Pathway marketing materials, interest on term deposits and referral income.

A total of \$48,847 was generated through the Professional Pathway Fee, and this will be allocated to ongoing promotion of the Strata Sector.

The association had budgeted to earn \$1,130,196 in revenue for the year, and this

was not achieved due to not meeting the budgeted attendance numbers at events or number of sponsors. Overall, the association finished \$161,585 or 14% short of the revenue budget.



Expenditure

Education and Events

Due to the lower than budgeted attendance at events, this also directly impacted the event expenditure, with less being spent on AV, Catering, Design and Printing, Venue Hire expenses. However, due to additional costs of the set up for the Conference trade show floor, the sponsorship outgoings were over budget for the year. Overall, these Cost of Goods expenses came in at \$67,675 favourable to the budget.

	Budget	Actual	Variance
Education & Event Revenue	\$ 403,909.00	\$ 315,211.00	-\$88,698.00
Sponsorship Revenue	\$ 402,959.00	\$ 329,790.00	-\$ 73,169.00
Membership Revenue	\$ 259,178.00	\$ 242,867.00	-\$ 16,311.00
Professional Pathway	\$ 53,050.00	\$ 48,847.00	-\$ 4,203.00
Other Revenue	\$ 11,100.00	\$ 31,896.00	\$ 20,796.00
Total	\$ 1,130,196.00	\$ 968,611.00	-\$ 161,585.00

Employee Expenses

As mentioned previously, the decision was made to invest in the Human Resources of the association, and to use the retained earnings to cover the initial costs of adding an additional staff member to the SCA (WA) Team in the role of a Communications Officer. This additional resource has increased the employee expenses for the year, to \$435,330, which was on par with the expected amount and what was budgeted.

IT Expenses

The IT Expenses for the year were an increase from the expected due to a run of IT issues experienced in the office. This was primarily due to IT issues experienced, causing significant IT support required and the need to purchase new laptops outside of the planned and budgeted cycle.

SCA National Levy

In 2024-2025 SCA (WA) paid a total of \$134,088 to SCA Australasia. This amount is a combination of fees, including:

- SCA Australasian membership levy and services
- Resource Support through provision of a Finance Manager
- Part repayment of the outstanding amount from 2022-23 Services
- Special Project Levy
- Resource Support for Policy and Advocacy

This amount was offset by work also performed by the WA Events Coordinator in assisting with the SCA Australasian Conference.

Also included in the total amount was a provision for payment of \$12,000 which is the remaining amount due for the outstanding services from 2022-2023. This amount is due to be paid in the 2025-2026 Financial Year, however has been provisioned as a liability to not adversely impact future years' Profit and Loss statements.

Professional Pathway Fee

The Professional Pathway campaign was launched at the CHU SCA (WA) 2024 Annual and Owner Conference.

Throughout the 2024-2025 the campaign was designed and the assets developed through photographic assets, designs and creation of various collateral.

The Campaign has seen the development of

- Development of marketing collateral, including photographic assets, designs
- SMPS workshops for members
- Digital advertising in shopping centres
- Development of resources and information collateral for members and owners
- Online promotion and social media campaigns direct to owners

- Digital assets being developed for SMPS certified members to promote their certification.

It had been hoped for further marketing activities to have occurred by now, however due to resource constraints this has not been possible. Considering this, the so far unspent amount of the revenue collected for the Professional Pathway campaign has been provisioned in the accounts and will sit as a liability on the Balance Sheet.

This will ensure that these funds are quarantined for the specific purpose for which they were raised and will ensure that utilising for this purpose will not impact future Profit and Loss statements for the association.

The Professional Pathway Fee was levied twice on Corporate Strata Management members between December 2022 and July 2025.

Professional Pathway Revenue and Expenditure December 2022 – July 2025

Revenue	\$101,423
Expenditure	\$31,329
Provisioned in Balance Sheet	\$70,094

Liabilities

The Financial Reports show an increase in liabilities from previous years, which have impacted the final balance sheet result, These liabilities include:

\$53,303

Provisions

The provision increased compared to the prior year due to higher accrued employee entitlements at year end, reflecting additional leave carried forward.

\$62,841

Lease Liabilities (Current and Full combined)

The provision increased as the association renewed its office lease for a further three years, compared to the prior year when the lease was nearing expiry.

\$59,001

Contract Liabilities

Pre-payments for sponsorship, events and membership for the 2025-2026 Financial Year, paid prior to end of the current Financial Year.

\$83,871

Accrued Expenses

The combined amount of the accrual provisions from the year end, including

- \$12,000 payment of additional services to National from 2022-2023
- \$70,094 unspent Professional Pathway Funds
- \$1,777, SCA (WA) Employee payroll expenses for transition to new financial year.

The 2025-2026 Proposed SCA (WA) Budget

The proposed 2025–2026 budget has been prepared with a clear focus on positioning Strata Community Association (WA) for the next phase of growth and influence. Developed by the General Manager in consultation with the Governance, Finance, Operations and People Committee, the budget reflects our current financial strength, while directing resources to strategic priorities that will lift professional standards, enhance member value, and strengthen our voice in the strata sector.

Financial Position

Following several years of careful management, SCA (WA) has moved from deficit to breakeven, with a modest profit forecast for 2025–2026. This is a deliberate strategy: stabilising the organisation's finances while investing in resources that will support greater growth and future surpluses.

Strategic Priorities

The budget supports a strong program of work for the year ahead, with a focus on:

- Ensuring members achieve SMPS Certification and strengthening professional standards across the sector.
- Responding to and influencing anticipated legislative changes, including phase two of the five-year review of the Strata Titles Act, the ST(G)R amendments, and the Embedded Network Code of Practice.
- Developing SCA (WA)'s Strata Sustainability Strategy.
- Expanding owner engagement initiatives and promoting the value of choosing a Strata Management Professional.

- Continuing active media and political advocacy to represent the interests of our members and the broader sector.

Membership

Membership remains a central priority. While natural attrition and ongoing consolidation in the sector are expected, the number of lots under management shows strong confidence in the association. Our focus is on increasing the perceived value of membership, ensuring retention, and creating new opportunities for growth through outreach, direct engagement with members, and building stronger connections across the community.

Events and Education

We have taken a deliberate approach to scheduling fewer events to allow for greater attendance, higher quality, and more efficient use of resources. The popular Lunch 'n' Learn webinars will continue, and the CHU SCA (WA) 2025 Annual and Owner Conference will again be held concurrently with a shared trade show, following the successful model trialled last year. This approach ensures members have access to professional

development that is relevant, efficient, and impactful.

Investment in People

The association's team has been strengthened to deliver on the Board's 2024–2026 Strategy. The recruitment of a Communications Officer and adjustments to the Professional Development Administrator role mean 2025–2026 will be the first full year where the new structure is reflected in the financials. This investment positions SCA (WA) to provide greater value to members and to ensure we have the skills and capacity to meet the growing demands of the sector.

Outlook

The year ahead will be one of strategic investment and purposeful growth. The proposed budget reflects a balance between financial prudence and forward-looking ambition. It ensures SCA (WA) remains well-resourced to meet its goals, advance professional standards, support members, and continue to strengthen the reputation of the strata sector in Western Australia.



Vicki Stylianou
Treasurer

Strata Community Association WA Incorporated
ABN 88 839 360 415

Financial Statements – 30 June 2025

1 September 2025

The Members
Strata Community Association WA Incorporated
Suite 8, 57 Labouchere Rd
SOUTH PERTH WA 6151

DIRECTORS

Alan Pecotic C.A.
Marinko Pecotic J.P.
Dip Acctg, FIPA

Dear Members

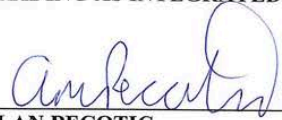
RE: AUDIT MANAGEMENT LETTER

I wish to advise that the audit of **Strata Community Association WA (Inc)** for the year ended 30 Jun 2025 has recently been completed.

I advise that I have not encountered any matters during the course of the audit/review that I believe should be brought to your attention.

Should you wish to discuss the above, please do not hesitate to contact the undersigned.

Yours sincerely
PECOTIC ADVISORY GROUP PTY LTD
TRADING AS INTEGRATED ACCOUNTING GROUP



ALAN PECOTIC
DIRECTOR

CHARTERED ACCOUNTANTS & BUSINESS ADVISORS

Telephone: (08) 6363 7888 Facsimile: (08) 6363 7801
All Correspondence: PO Box 318, LEEDERVILLE WA 6903 Office: Suite 7 / 643 Newcastle Street, LEEDERVILLE WA 6007
Email: intacc@intacc.com.au Website: www.intacc.com.au

STRATA COMMUNITY ASSOCIATION WA INCORPORATED

Notes to the financial statements

For the year ended 30 June 2025

Revenue	2025 \$	2024 \$
Education and Events Revenue	315,211	288,668
Membership Revenue	242,867	232,361
Professional Pathway Fee	48,847	53,701
Other Revenue	31,896	22,414
Sponsorship Revenue	329,790	368,167
Total Revenue	968,611	965,312

Expenses	2025 \$	2024 \$
Amortisation of lease asset	25,919	24,798
AV Hire & Facilities	45,504	54,266
Bank Charges	1,854	1,184
Board - Honorarium for President	2,207	2,850
Catering & Entertainment	121,647	160,789
Design, Production & Printing	12,746	9,453
Education Expenses - A100 Licence Fees	1,950	3,225
Employee Expenses	434,918	338,191
General Expenses	14,205	11,010
Interest Expenses (office lease)	2,321	556
IT - Telephones and Internet	5,438	5,179
IT - Website Expenses	122	0
Office - Depreciation	5,739	4,365
Office - Recruitment and Training	5,965	1,765
Office - Rent and Variable expenses	7,250	7,528
Office Costs	26,008	12,346
Operations - Accounting & Audit Fees	5,600	9,750
Operations - Advocacy & Marketing	463	242
Operations - External Engagement and Networking	586	1,545
Operations - Insurance	9,666	10,526
Operations - Legal Fees	1,647	3,554
Operations - Travel & Accommodation	20,559	18,292
Professional Pathway Activities	99,498	1,441
SCA Subscriptions	134,088	122,362
Speakers & Contractors	41,703	40,418
Sponsorship Outgoings	74,889	48,735
Venue Hire	47,934	20,472
Total Expenses	1,150,426	914,841

Net Profit	(181,815)	50,471
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STRATA COMMUNITY ASSOCIATION WA INCORPORATED

Notes to the financial statements

For the year ended 30 June 2025

Assets	Note	2025 \$	2024 \$
Current Assets			
Cash and cash equivalent assets	3	325,002	320,622
Trade and other receivables	4	2,300	2,962
Other Assets	6	42,590	64,621
Total Current Assets		369,892	388,206

Non-current Assets			
Property, plant and equipment	7	12,106	14,761
Full right of use asset	5	61,354	7,933
Rental Bonds Paid	6	4,167	4,167
Total Non-current Assets		77,627	26,860

Total Assets		447,519	415,066
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Liabilities	Note	2025 \$	2024 \$
Current Liabilities			
Provisions	11	53,303	30,313
Trade and other payables	8	21,801	4,337
Lease liability (Current)	10	25,722	8,442
Contract Liabilities	9	59,001	23,456
Total Current Liabilities		159,827	66,548

Non-current Liabilities			
Full lease liability (Non-current Liability)	10	37,119	
Accrual	12	83,871	
Total Non-current Liabilities		120,989	-

Total Liabilities		280,816	66,548
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Net Assets		166,702	348,518
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Equity			
Current Year Earnings	-	181,816	50,472
Retained Profits-Beg of Year		348,518	298,046

Total Equity		166,702	348,518
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STRATA COMMUNITY ASSOCIATION WA INCORPORATED

Notes to the financial statements

For the year ended 30 June 2025

STRATA COMMUNITY ASSOCIATION WA INCORPORATED

Notes to the financial statements

For the year ended 30 June 2025

	Note	2025 \$	2024 \$
Operating Activities			
Receipts from customers		1,055,783	1,046,509
Payments to suppliers and employees		(1,180,199)	(942,682)
Cash receipts from other operating activities		(13,464)	(21,649)
Cash payments from other operating activities		(26,473)	(25,164)
Net Cash Flows from Operating Activities		(164,352)	57,014
Investing Activities			
Other cash items from investing activities		(28,073)	(23,574)
Net Cash Flows from Investing Activities		(28,073)	(23,574)
Financing Activities			
Other cash items from financing activities	13	196,804	(85,645)
Net Cash Flows from Financing Activities		196,804	(85,645)
Net Cash Flows		4,379	(52,204)
Cash and Cash Equivalents			
Cash and cash equivalents at beginning of period		320,622	372,827
Net change in cash for period		4,379	(52,204)
Cash and cash equivalents at end of period	3	325,002	320,622

Note 1: Basis of preparation

In the boards' opinion, the association is not a reporting entity because there are no users dependent on general purpose financial statements.

These are special purpose financial statements that have been prepared for the purposes of complying with the Associations Incorporation Act 2015 requirements to prepare and distribute financial statements to the members of Strata Community Association WA Incorporated. The board members have determined that the accounting policies adopted are appropriate to meet the needs of the members of Strata Community Association WA Incorporated.

These financial statements have been prepared in accordance with the recognition and measurement requirements specified by the Australian Accounting Standards and Interpretations issued by the Australian Accounting Standards Board ('AASB') and the disclosure requirements of AASB 101 'Presentation of Financial Statements', AASB 107 'Statement of Cash Flows', AASB 108 'Accounting Policies, Changes in Accounting Estimates and Errors', AASB 1048 'Interpretation of Standards' and AASB 1054 'Australian Additional Disclosures', as appropriate for not-for profit oriented entities.

Note 2: Significant accounting policies

The principal accounting policies adopted in the preparation of the financial statements are set out below. These policies have been consistently applied to all the years presented, unless otherwise stated.

New or amended Accounting Standards and Interpretations adopted

The association has adopted all of the new or amended Accounting Standards and Interpretations issued by the Australian Accounting Standards Board ('AASB') that are mandatory for the current reporting period. Any new or amended Accounting Standards or Interpretations that are not yet mandatory have not been early adopted.

Historical cost convention

The financial statements have been prepared under the historical cost convention.

Revenue recognition

The association recognises revenue as follows:

Revenue from contracts with customers

Revenue is recognised at an amount that reflects the consideration to which the association is expected to be entitled in exchange for transferring goods or services to a customer. For each contract with a customer, the association: identifies the contract with a customer; identifies the performance obligations in the contract; determines the transaction price which takes into account estimates of variable consideration and the time value of money; allocates the transaction price to the separate performance obligations on the basis of the relative stand-alone selling price of each distinct good or service to be delivered; and recognises revenue when or as each performance obligation is satisfied in a manner that depicts the transfer to the customer of the goods or services promised.

Variable consideration within the transaction price, if any, reflects concessions provided to the customer such as discounts, rebates and refunds, any potential bonuses receivable from the customer and any other contingent events. Such estimates are determined using either the 'expected value' or 'most likely amount' method. The measurement of variable consideration is subject to a constraining principle whereby revenue will only be recognised to the extent that it is highly probable that a significant reversal in the amount of cumulative revenue recognised will not occur. The measurement constraint continues until the uncertainty associated with the variable

STRATA COMMUNITY ASSOCIATION WA INCORPORATED
Notes to the financial statements
For the year ended 30 June 2025

consideration is subsequently resolved. Amounts received that are subject to the constraining principle are recognised as a refund liability.

Sale of goods

Revenue from the sale of goods is recognised at the point in time when the customer obtains control of the goods, which is generally at the time of delivery.

Rendering of services

Revenue from a contract to provide services is recognised over time as the services are rendered based on either a fixed price or an hourly rate.

Interest

Interest revenue is recognised as interest accrues using the effective interest method. This is a method of calculating the amortised cost of a financial asset and allocating the interest income over the relevant period using the effective interest rate, which is the rate that exactly discounts estimated future cash receipts through the expected life of the financial asset to the net carrying amount of the financial asset.

Other revenue

Other revenue is recognised when it is received or when the right to receive payment is established.

Current and non-current classification

Assets and liabilities are presented in the statement of financial position based on current and non-current classification.

An asset is classified as current when: it is either expected to be realised or intended to be sold or consumed in the association's normal operating cycle; it is held primarily for the purpose of trading; it is expected to be realised within 12 months after the reporting period; or the asset is cash or cash equivalent unless restricted from being exchanged or used to settle a liability for at least 12 months after the reporting period. All other assets are classified as non-current.

A liability is classified as current when: it is either expected to be settled in the association's normal operating cycle; it is held primarily for the purpose of trading; it is due to be settled within 12 months after the reporting period; or there is no unconditional right to defer the settlement of the liability for at least 12 months after the reporting period. All other liabilities are classified as non-current.

Cash and cash equivalents

Cash and cash equivalents includes cash on hand, deposits held at call with financial institutions, other short-term, highly liquid investments with original maturities of three months or less that are readily convertible to known amounts of cash and which are subject to an insignificant risk of changes in value.

Trade and other receivables

Trade receivables are initially recognised at fair value and subsequently measured at amortised cost using the effective interest method, less any allowance for expected credit losses. Trade receivables are generally due for settlement within 30 days.

The association has applied the simplified approach to measuring expected credit losses, which uses a lifetime expected loss allowance. To measure the expected credit losses, trade receivables have been grouped based on days overdue."

STRATA COMMUNITY ASSOCIATION WA INCORPORATED
Notes to the financial statements
For the year ended 30 June 2025

Property, plant and equipment

Plant and equipment is stated at historical cost less accumulated depreciation and impairment. Historical cost includes expenditure that is directly attributable to the acquisition of the items.

Depreciation is calculated on a straight-line basis to write off the net cost of each item of property, plant and equipment (excluding land) over their expected useful lives as follows:"

Office equipment 3-5 years

Furniture and fittings 3-5 years

The residual values, useful lives and depreciation methods are reviewed, and adjusted if appropriate, at each reporting date.

Leasehold improvements are depreciated over the unexpired period of the lease or the estimated useful life of the assets, whichever is shorter.

An item of property, plant and equipment is derecognised upon disposal or when there is no future economic benefit to the association. Gains and losses between the carrying amount and the disposal proceeds are taken to profit or loss."

Right-of-use assets

A right-of-use asset is recognised at the commencement date of a lease. The right-of-use asset is measured at cost, which comprises the initial amount of the lease liability, adjusted for, as applicable, any lease payments made at or before the commencement date net of any lease incentives received, any initial direct costs incurred, and, except where included in the cost of inventories, an estimate of costs expected to be incurred for dismantling and removing the underlying asset, and restoring the site or asset.

Right-of-use assets are depreciated on a straight-line basis over the unexpired period of the lease or the estimated useful life of the asset, whichever is the shorter. Where the association expects to obtain ownership of the leased asset at the end of the lease term, the depreciation is over its estimated useful life. Right-of use assets are subject to impairment or adjusted for any remeasurement of lease liabilities.

The association has elected not to recognise a right-of-use asset and corresponding lease liability for short-term leases with terms of 12 months or less and leases of low-value assets. Lease payments on these assets are expensed to profit or loss as incurred.

Note 3. Cash and cash equivalents

	2025	2024
	\$	\$
<i>Current Assets</i>		
Cash at bank	35,369	44,140
Term deposits	289,632	276,482
	<u>325,002</u>	<u>320,622</u>

Note 4. Trade and other receivables

	2025	2024
	\$	\$
<i>Current Assets</i>		
Trade receivables	2,300	2,962
	<u>2,300</u>	<u>2,962</u>

STRATA COMMUNITY ASSOCIATION WA INCORPORATED
Notes to the financial statements
For the year ended 30 June 2025

Note 5. Right-of-use assets

	2025	2024
	\$	\$
<i>Non-current Assets</i>		
Leased building - right of use	79,340	74,394
Less: Accumulated depreciation	-17,987	-66,461
	<u>61,353</u>	<u>7,933</u>

Right-of-use assets is in relation to lease of office building for a period of 3 years.

Note 6. Other assets

	2025	2024
	\$	\$
<i>Current Assets</i>		
Prepayments	42,590	64,621
Rental Bonds Paid	4,167	4,167
	<u>46,757</u>	<u>73,497</u>

Note 7. Property, plant and equipment

	2025	2024
	\$	\$
<i>Non-current Assets</i>		
Plant & Equipment	14,117	11,499
Less: Accumulated depreciation	-9,400	-5,793
General Small Business Pool	19,250	19,250
Less: Accumulated depreciation	-19,250	-19,250
Low Value Pool	13,694	13,694
Less: Accumulated depreciation	-13,694	-13,694
Office Furniture and Fittings	13,856	13,391
Less: Accumulated depreciation	-6,468	-4,337
	<u>12,105</u>	<u>14,761</u>

Note 8. Trade and other payables

	2025	2024
	\$	\$
<i>Current Liabilities</i>		
Trade and other payables	21,801	4,337
	<u>21,801</u>	<u>4,337</u>

STRATA COMMUNITY ASSOCIATION WA INCORPORATED
Notes to the financial statements
For the year ended 30 June 2025

Note 9. Contract liabilities

	2025	2024
	\$	\$
<i>Current Liabilities</i>		
Prepaid Events Income	509	7,114
Prepaid Membership and Sponsorship Income	58,492	13,842
Prepaid Professional Pathway income	0	2,500
	<u>59,001</u>	<u>23,456</u>

Note 10. Lease liabilities

	2025	2024
	\$	\$
<i>Current Liabilities</i>		
Lease liabilities	25,722	8,442
<i>Non-current Liabilities</i>		
Lease liabilities	37,119	8,442

Note 11. Provisions

	2025	2024
	\$	\$
<i>Current Liabilities</i>		
Annual Leave	33,437	17,206
PAYG WH Payable	7,420	5,852
Superannuation Payable	12,446	7,255
	<u>53,303</u>	<u>24,467</u>

Note 12. Accruals

	2025	2024
	\$	\$
<i>Non-current Liabilities</i>		
22-23 SCA Additional Services Levy –Backpay	12,000	
Professional Pathway unspent funds	70,094	
SCA (WA) staff wages – one day 25-26 FY	1,776	
	<u>83,871</u>	<u>0</u>

Note 13. Other cash items from financing activities

"Other cash items from financing activities" represent movements of funds that are recorded to recognise accruals within financing activities. These amounts do not relate to specific financing transactions (such as borrowings or repayments) but instead capture timing adjustments made to align cash movements with accrual-based accounting entries in the financial statements.

STRATA COMMUNITY ASSOCIATION WA INCORPORATED
Notes to the financial statements
For the year ended 30 June 2025

Note 14. Contingent liabilities

The association did not have any contingent liabilities at 30 June 2025 (2024: Nil).

Note 15. Commitments

There were no commitments for capital expenditure as at 30 June 2025 (2024: Nil).

Note 16. Related party transactions

Transactions between related parties are on normal commercial terms and conditions no more favourable than those available to other parties unless otherwise stated.

Receivable from and payable to related parties

There were no trade receivables from or trade payables to related parties at the current and previous reporting date.

Loans to/from related parties

There were no loans to or from related parties at the current and previous reporting date.

Note 17. Events after the reporting period

No matter or circumstance has arisen since 30 June 2025 that has significantly affected, or may significantly affect the association's operations, the results of those operations, or the association's state of affairs in future financial years.

12 August 2025

Mr Alan Pecotic
Pecotic Advisory Group Pty Ltd
7/643 Newcastle St
LEEDERVILLE WA 6007

Dear Mr Pecotic

REPRESENTATION LETTER IN RESPECT OF THE AUDIT OF STRATA COMMUNITY ASSOCIATION WA INCORPORATED FOR THE PERIOD 1 JULY 2024 TO 30 JUNE 2025

We submit the following representation for the period 1 July 2024 to 30 June 2025 after making appropriate enquiries and according to the best of our knowledge and belief. This representation covers all material items in each of the categories listed below.

1. GENERAL

- a) The financial statements are drawn up in accordance with Australian Accounting Standards.
- b) There were no material or contentious methods used in the presentation of the financial statements.
- c) There have been no changes in accounting policies or application of those policies that would have a material effect on the financial statements, except as disclosed in the financial statements.
- d) Significant assumptions used by us in making accounting estimates, including those measured at fair value, are reasonable.
- e) We have established and maintained an adequate internal control structure to facilitate the preparation of reliable financial statements and adequate financial records and performance measurement data have been maintained.
- f) All financial records and related data have been made available to your auditor(s) for inspection. All material transactions have been properly recorded in the accounting records underlying the financial statements.
- g) All internal audit reports and reports resulting from other management reviews, including legal issues and legal opinions which have the capacity to be relevant to the control environment and the fair presentation of the financial statements and key performance indicators, including, where relevant, minutes of meetings, have been brought to your auditors' attention and made available to them.
- h) We have advised your auditors of all known instances of non-compliance or suspected non-compliance with laws and regulations whose effects should be considered when preparing the financial statements.
- i) We have provided to your auditors the results of our assessment of the risk that the financial statements may be materially misstated as a result of fraud.

j) No frauds or suspected frauds affecting the Strata Community Association WA Incorporated involving:

- i. Management;
- ii. Employees who have significant roles in internal control; or
- iii. Others where the fraud could have a material effect on the financial statements

have occurred to the knowledge of management of Strata Community Association WA Incorporated.

k) To our knowledge no allegations of fraud or suspected fraud affecting the financial statements have been communicated to us by employees, former employees, analysts, regulators or others.

2. CONTINGENT LIABILITIES

There are no material contingent liabilities at year end that have not been completely and adequately disclosed in the Notes to the financial statements.

3. COMMITMENTS FOR CAPITAL EXPENDITURE

Other than those commitments reported in the Notes to the financial statements, there were no significant commitments for capital expenditure contracts carrying over at year end.

4. RELATED ENTITIES

We acknowledge our responsibility under section 17(1) of the Auditor General Act 2006 to give written notice to you if any of Strata Community Association WA Incorporated functions are being performed in partnership or jointly with another person or body, through the instrumentality of another person or body, and/or by means of a trust. We confirm that we have provided you with details of all related entities in existence at 30 June 2025.

5. REMUNERATION OF THE ACCOUNTABLE AUTHORITY AND SENIOR OFFICERS

We confirm that staff have not received any other money, consideration or benefit (except amounts being reimbursements for out of pocket expenses) which has not been included in the remuneration disclosed in the financial statements.

6. EVENTS OCCURRING AFTER THE REPORTING PERIOD

No matters or occurrences have come to our attention up to the present time which would materially affect the financial statements or disclosures therein or which are likely to materially affect the future results or operations of Strata Community Association WA Incorporated.

7. INTERNAL CONTROLS

- a) We acknowledge our responsibility for the design and implementation of internal control to prevent and detect fraud.
- b) We have maintained proper accounts and records of all the transactions and affairs and have adequate procedures to ensure all moneys received are properly brought to account, all payments are correctly made and properly authorised.

and that adequate control is maintained over public property and other property of or in the custody of Strata Community Association of WA Inc and over the incurring of liabilities by same.

8. INSURANCE

We confirm that best practice risk management techniques are used and the assistance of appointed consultants is arranged in assessing insurable risk and in managing our insurance portfolio. In our judgment, all reasonable commercial considerations are included in arriving at insurable risk. To the best of our knowledge and belief our assets are securely covered by appropriate insurances.

9. RISK MANAGEMENT

We acknowledge our responsibility to identify the risks that we may be exposed to and to measure, assess and develop a prioritised action plan. We confirm that we have established, maintained, operated and demonstrated an appropriate framework of business controls, to cover all our operational, technical, commercial, financial and administrative activities.

10. ACCOUNTING MISSTATEMENTS

Misstatements within the financial statements identified by your auditor during the audit have been resolved (if any).

11. ELECTRONIC PRESENTATION OF THE AUDITED FINANCIAL STATEMENTS, AND AUDIT OPINION

- a) We acknowledge that we are responsible for the electronic presentation of the financial statements (if decided to present on any relevant website).
- b) If so, we will ensure that the electronic version of the audited financial statements, and the audit opinion presented on the website are the same as the final signed versions of the audited financial statements, and the audit opinion.
- c) We will ensure that where the audit opinion on the financial statements is provided on the website, the financial statements are also provided in full.



Kyra Murphy
President
Strata Community Association of WA Inc

Date: 13/Aug/25

**AUDITOR'S REPORT
TO THE MEMBERS OF STRATA COMMUNITY ASSOCIATION
WA (INC)
FOR THE YEAR ENDED 30 JUNE 2025**

Scope

DIRECTORS

Alan Pecotic C.A.

We have audited the financial report of the Strata Community Association WA Inc for the year ended 30 June 2025. The elected committee of the Strata Community Association WA Inc is responsible for the preparation and presentation of the financial report and the information contained therein and has determined that the accounting policies used are consistent with the reporting requirements of the Strata Community Association WA Inc constitution and are appropriate to meet the needs of the members. We have conducted an independent audit of the financial report in order to express an opinion to the members of the Strata Community Association WA Inc on its preparation and presentation. No opinion is expressed as to whether the basis of accounting used is appropriate to the needs of the members.

The financial report has been prepared for the distribution to members for the purpose of fulfilling the Committee of Management's financial reporting requirements under the entity's constitution. We disclaim any assumption of responsibility for any reliance on this report or on the financial report to which it related to any person other than the members, or for any purpose other than that for which it was prepared.

Our responsibility is to express an opinion on the financial report based on our audit. We have conducted our audit in accordance with Australian Auditing Standards. Those standards require that we comply with relevant ethical requirements relating to audit engagements and plan and perform the audit to obtain reasonable assurance whether the financial report is free from material misstatement.

An audit involves performing procedures to obtain audit evidence about the amounts and disclosures in the financial report. The procedures selected depend on the auditor's judgment, including the assessment of the risks of material misstatement of the financial report, whether due to fraud or error. In making those risk assessment, the auditor considers internal control relevant to the association's preparation of the financial report that gives a true and fair view, in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the association's internal control. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of accounting estimates made by the committee, as well as evaluating the overall presentation of the financial report.

We believe the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion.

UNQUALIFIED AUDIT OPINION

In our opinion, the financial report presents fairly, in all material respects the financial position of the Strata Community Association WA Inc for the year ended 30 June 2025.

Yours sincerely
**PECOTIC ADVISORY GROUP PTY LTD
TRADING AS INTEGRATED ACCOUNTING GROUP**


ALAN PECOTIC (CA)

Dated this 1st day of September 2025

CHARTERED ACCOUNTANTS & BUSINESS ADVISORS

Telephone: (08) 6363 7888 Facsimile: (08) 6363 7801

All Correspondence: PO Box 318, LEEDERVILLE WA 6903 Office: Suite 7 / 643 Newcastle Street, LEEDERVILLE WA 6007

Email: intacc@intacc.com.au Website: www.intacc.com.au



2024-2025 SCA Annual Report

Strata Community Association Ltd



Strata Community Association Ltd

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National Partners



President & CEO Report



Joshua Baldwin
President

Alisha Fisher
CEO

Strata Community Association Ltd

As we reflect on the past year, we are proud to share that 2024/25 has been one of the most significant and transformative periods in our association's history. Together with our members, we have advanced professionalism, driven meaningful reforms, and strengthened the voice of the strata sector across Australasia.

National Code of Ethics

This year marked a defining milestone for SCA with the launch of the National Code of Ethics on 1 July 2025. This landmark initiative has embedded integrity, fairness, and transparency at the heart of strata management across Australasia. For the first time, strata professionals in every jurisdiction are united under a single national standard of ethical conduct.

The Code provides a clear benchmark for how our members engage with owners, residents, and stakeholders, ensuring confidence in the services we deliver. It also strengthens accountability through a shared commitment to ethical practice, reinforcing our role as leaders of a trusted and respected profession. Members can now demonstrate not only their expertise but also their adherence to the highest standards of integrity and ethics.

Advocacy and Reform

Our advocacy this year has translated into tangible and lasting progress. At a national level, the Federal Election provided an important platform to put strata firmly on the political agenda. Through targeted engagement in Canberra and direct dialogue with high profile members of government, we ensured that our national policy priorities including housing supply and affordability, insurance reform, sustainability, and professional standards were clearly understood and recognised. Our election platform strengthened SCA's role as the trusted voice for more than five million Australians living in strata.

A major national reform was the introduction of mandatory insurance disclosure requirements from 1 July 2024, a measure that SCA strongly advocated for and supported. These changes now give owners clearer information about costs, fees, and commissions, creating a transparent framework that underpins consumer confidence.

Beyond insurance, we achieved recognition of "strata manager" as a distinct occupation in ANZSCO, delivering critical data to support workforce planning, education pathways, and potential skilled migration opportunities. Across the country, SCA has also led submissions and consultations on building quality, disaster resilience and funding, EV charging infrastructure, and housing affordability, ensuring strata's voice is heard in every major policy conversation.

Professional Standards and Education

2025 also marks the beginning of a new era in education for strata. Our application for registration as a Registered Training Organisation (RTO) is in its final stages, with strata specific qualifications set to elevate professional standards across all jurisdictions. These initiatives will ensure that current and future managers are trained to the highest level and that education keeps pace with legislative and community expectations.

At the same time, we have strengthened our professional standards framework with enhanced complaints handling processes. These initiatives, combined with the National Code of Ethics, provide a solid foundation for the sector to continue raising standards and building public trust.

Sustainability and the Future of Living

The transition to sustainable living remains a defining challenge and opportunity for our sector. This year, we continued to engage with national energy, housing, and climate forums to ensure strata communities are supported in adapting to electric vehicles, energy efficiency measures, and evolving building standards. Our advocacy ensures that strata residents, more than five million Australians and many more in New Zealand, are not left behind as governments advance environmental goals.

Media, Engagement and Influence

SCA's voice has never been stronger. Over the past year, our media presence has expanded dramatically, with a noticeable surge in coverage and engagement since early 2025. We have not only secured widespread exposure but actively shaped and controlled the narrative across mainstream and specialist outlets, ensuring that strata issues are framed with authority and clarity.

SCA has featured prominently in national publications such as ABC News, SBS World News, The Australian Financial Review, The Sydney Morning Herald, The Age, and The West Australian, as well as specialist platforms including Insurance News, Real Estate Business, Smart Property Investor, Insurance News, and News Corp mastheads. Our leaders have appeared regularly on radio, television, and podcasts, leading debate on insurance reform, the National Code of Ethics, short-term rentals, building defects, and housing affordability. In-depth forums such as Flat Chat and Your Strata Property have further extended our reach, allowing complex issues to be unpacked and explained in detail.

Through Inside Strata, national and state conferences, media advocacy, and our booming digital presence, SCA is not simply contributing to the conversation but leading it and setting the agenda, controlling the narrative, and ensuring strata communities are recognised in every major public and policy debate.

Our People and Our Community

None of these achievements would be possible without the extraordinary dedication of our members, volunteers, directors, and staff. This year's conference in Hobart, our largest yet, was a powerful demonstration of collaboration and passion for the industry. Our awards program continues to showcase excellence across states and territories, celebrating the individuals and businesses who embody professionalism and leadership.

Looking Ahead

With our 2024–2026 Strategic Plan well underway, the association has consistently been delivering on its commitments. The issues of the previous year have been put firmly behind us as we corrected mistakes, implemented reforms, and strengthened the foundations of our organisation. We now stand as a more transparent and accountable association, one that has raised professional standards and reinforced confidence in the sector.

We are inspired by the progress we have made and the vision we share. Together, we are not only shaping the future of strata management but also improving the daily lives of millions who live and work in strata communities.

The year ahead will be one of continued growth, reform, and opportunity. We look forward to working with all of you as we advance together.





Board Members



Chris Duggan
President (until Jul 2024)



Joshua Baldwin
President (from Jul 2024)



Andrew Davidson
Director (from Aug 2024)



Anne-Maree Paull
Director (from Jul 2024)



James Stewart
Director (from Oct 2024
until Feb 2025)



Jason Carlson
Director (until Jul 2024)



John Botha
Director (from Oct 2024)



Mellisa Gillies
Director



Michelle Cummins
Director (until Oct 2024)



Pernille Cavanough
Director



Robert Anderson
Director (from Feb 2025)



Scott Bellerby
Director



Tony Irvine
Director (until Oct 2024)

Board Advisory Groups & Staff

Board Advisory Groups

Professional Standards and Membership Board Advisory Group

Stephen Phillips, Chair

Education Board Advisory Group

Mellisa Gillies, Chair

Government Relations Board Advisory Group

Josh Baldwin, Chair

Events and Marketing Board Advisory Group

Joshua Baldwin, Chair

Strata Electric Vehicle Infrastructure Taskforce

Joshua Baldwin, Chair

Staff

Alisha Fisher	Chief Executive Officer
Claudia Montiel	Operations Manager
Taner Bozkurt	Professional Standards Manager
Shaun Brockman	Policy and Advocacy Manager
Patrick Hughes	Policy and Advocacy Officer (Oct 2024)
Theresa Boylan	National Education Development Manager
Chloe Bradley	Marketing Operations Manager
Karen Walker	Project Officer
Nathan Patterson	Senior Media & Communications Officer
Stacey Carman	Stakeholder Engagement Officer
Anne Cai	Finance Manager
Jenny Sin	Finance Manager (Apr 2025)
Hannah Yip	Accounts Officer



Thank you to our incredible volunteers!

Federal Election and National Priorities 2025

At a national level, the Federal Election provided an important platform to put strata firmly on the political agenda. Through targeted engagement in Canberra and direct dialogue with high profile members of government, we ensured that our national policy priorities including housing supply and affordability, insurance transparency and fair pricing, sustainability, and professional standards were clearly understood and recognised. Our election platform strengthened SCA's role as the trusted voice for the more than five million Australians living in strata.

Research Driving Understanding and Change – UNSW Strata Insights 2024

The SCA commissioned Strata Insights 2024 report was launched in April 2025, drawing together the latest census, land titles and industry data. The report serves as the central source of information for critical strata industry information, including the number of lots and schemes under management, estimates of the people living in strata, the number of full-time strata managers and the total value of insured buildings.

The report's contents are quoted extremely frequent by governments around Australia, other industry bodies, consumer groups and journalists, underlining how critical it is for the sector. SCA uses the insights gained in the report to inform its advocacy activities, using facts and data to underline the need for critical reforms to building quality and the need for improved professional standards across a rapidly growing industry.

Strata Insurance Disclosure and Transparency

A major national reform driven by the National Strata Insurance Taskforce was the introduction of mandatory insurance disclosure requirements from 1 July 2024, a measure that SCA developed and implemented, taking it above and beyond any existing state or national legislation or regulation at the time.

These changes brought clearer information about costs, fees, and commissions to owners and committees, creating a transparent framework that improved consumer confidence and outcomes.

'Strata Manager' Now Officially recognised nationally as an occupation

Another national advocacy win was the recognition of "strata manager" as a distinct occupation by the Australian Bureau of Statistics (ABC) in their ANZSCO classification, delivering critical data to support workforce planning, education pathways, and potential skilled migration opportunities.

An Australasian Body Delivering Outcomes

SCA Australasia's advocacy team has supported the states and territories it provides support for, with three key highlights:

- In the ACT, obtaining an election commitment from all parties for our campaign ask of the establishment of a Strata Commissioner in the ACT. This was derived from our intensive advocacy activities on our election platform in the lead up to the October 2024 election.
- In the NT, developing two detailed policy papers on legislative and wider reform and campaigning on them at the August 2024 election, bringing a commitment from the Labor Party to our agenda, and much needed attention to strata issues across the board.
- In SA successfully interacting with government, the Opposition and the minor parties to understand and include amendments to the governing strata legislation before parliament.

For full details of all of the advocacy activities and wins in each state and territory, please read each president report and summary.

SCA Directly Engaged With its Most Critical Stakeholders

On the issues that matter most to its members, and form its national priorities, SCA is engaged where it matters. Through 2024-25 SCA represented the strata industry at consultations, roundtables and working groups on core strata legislation issues, insurance affordability and availability, sustainability and building quality.

Within the federal government, we consulted heavily with Treasury on housing and insurance, with the Department of Climate Change, Energy, the Environment and Water (DCCEEW), the ACCC and ARPC on the Cyclone Reinsurance Pool and the NatHERS Energy Rating tool team.

We maintain strong and effective relationships with industry peak bodies, including the Insurance Council of Australia, the Property Council of Australia nationally, and in each state and territory, NIBA, Master Builders and the consumer groups within the strata and insurance spaces, conducting one-on-one, formal and informal engagement across our key issues.

In each state and territory, we either participate in ongoing strata working groups, or convene them with stakeholders when issues arise in the sector.

National List of Official Submissions and Policy and Research Papers

National

- February 2025 – SCA National Policy Priorities
- February 2025 – ARPC and ACCC Cyclone Reinsurance Pool Consultation
- April 2025 - Federal Election Platform
- April 2025 – SCA and UNSW Strata Insights 2024 Report

ACT

- October 2024 - SCA (ACT) Election Platform 2024
- March 2025 – Parliamentary Inquiry into Management of Strata Properties

NSW

- July 2024 – Strata Managing Agents Legislation Amendment Bill Submission
- July 2024 – Strata Legislation Amendment Bill 2024 Submission
- August 2024 – Community Land Management Amendment (Pets) Regulation 2024 Submission
- August 2024 – Proposed Co-regulation Model Submission
- September 2024 – Strata Legislation Amendment Bill 2024 – Additional Feedback Submission
- October 2024 – Building Reforms Submission
- November 2024 – Debt Recovery Working Group Submission
- December 2024 – Submission to NSW Fair Trading Legislative Reform Process
- February 2025 – Off the Plan Contracts Submission

Qld

- August 2024 – SCA (Qld) State Election Platform: Homes For Life
- May 2025 – Planning Bill Submission
- June 2025 – Productivity Commission Submissions – Building Defects, Consumer Protection

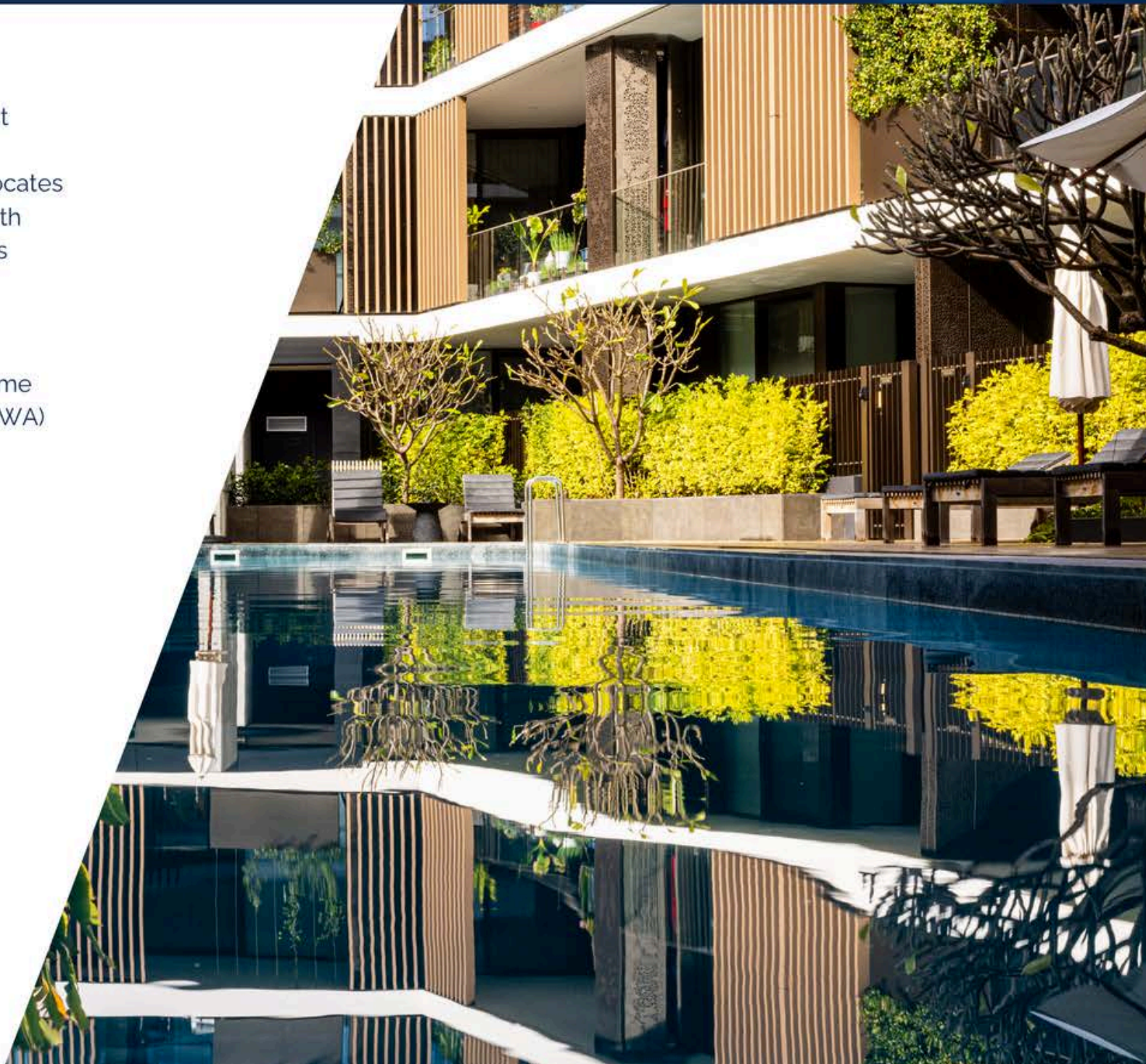
SA/NT

- July 2024 - Automated External Defibrillators (Public Access) Act Draft Amendment Bill
- July 2024 – NT Issues Paper 1 – Legislative Reform
- July 2024 – NT Issues Paper 2 – Bigger Picture
- August 2024 – SCA NT Election Platform
- April 2025 - SCA Community and Strata Titles Legislative Amendments Submission
- May 2025 – SCA SA Short Term Accommodation Submission

WA

- November 2024 - SCA (WA) submission to the Strata Titles Act 1985 Five-Year Review
- December 2024 - SCA (WA) Advocates for Clarity and Professionalism with Strata Titles (General) Regulations 2019 Amendments
- February 2025 - SCA (WA) 2025 Election Platform
- June 2025 - Battery Rebate Scheme Leaves Strata Behind, Says SCA (WA)

SCA (Vic), SCA (Tas), SCA (NZ) – no formal submissions during this time period.



Progress Towards Becoming a Registered Training Organisation

Advancing our goals

This year, SCA has made significant progress towards our goal of becoming a Registered Training Organisation (RTO), reinforcing its commitment to raising professionalism in the strata industry and providing members with high quality, nationally recognised training that supports skills, knowledge, and career development.

Over the past year, SCA has:

- Developed systems and processes aligned with the Standards for RTOs 2025, ensuring governance, compliance, and quality assurance frameworks are robust and fit for purpose.
- Finalised submission training and assessment resources that reflect industry needs, including the clustering of units, structured pathways, and assessment tools that meet both legislative and workplace requirements.

- Engaged with industry experts and committees to validate course content and ensure it is relevant, practical, and responsive to emerging challenges.
- Commenced internal audit and self-assurance processes to test the effectiveness of our compliance systems and identify opportunities for improvement.
- Prepared comprehensive documentation, including policies, procedures, and supporting evidence, to demonstrate our readiness to operate as an RTO.

Application Submission

SCA has now submitted its application to the Australian Skills Quality Authority (ASQA), marking an important milestone in its RTO journey. While the application was submitted later than scheduled, this was due to changes to the Standards for RTOs that came into effect on 1 July 2025. Additional time was required to review all documentation, update processes, and develop new materials to ensure full compliance with the revised requirements.

Changes to the Standards for RTOs

The revised Standards for RTOs set a new benchmark, streamline compliance and place greater emphasis on outcome focused quality.

Key changes include:

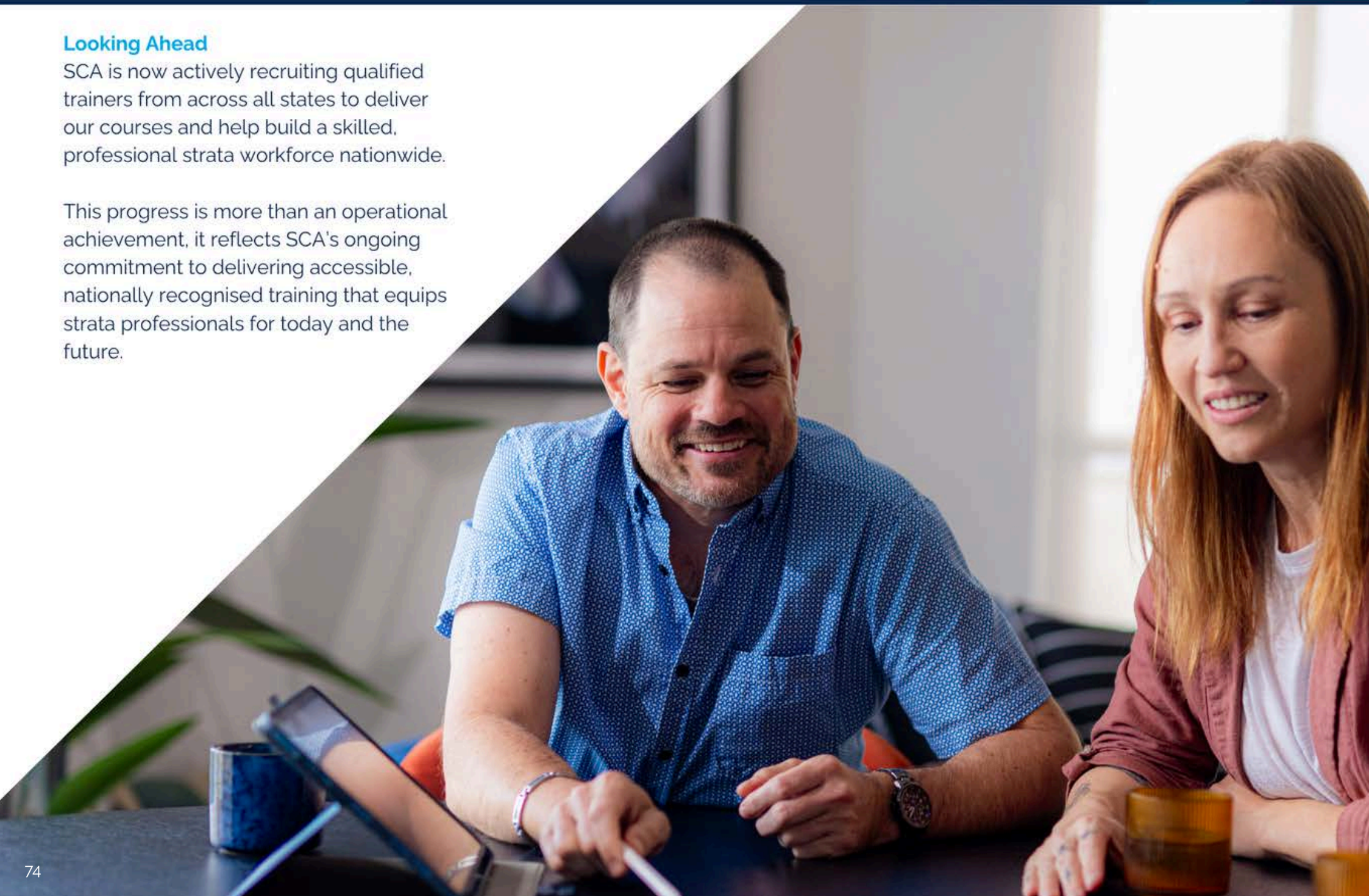
- Provisions for self assurance, wellbeing, diversity and inclusion.
- Clearer requirements for trainers and assessors through the Credential Policy.
- Simplified outcome standards and strengthened governance.
- Enhanced compliance safeguards.
- Greater use of technology and learner feedback.

These changes are designed to strengthen transparency, enhance training quality, and ensure programs better meet the evolving needs of industry and learners.

Looking Ahead

SCA is now actively recruiting qualified trainers from across all states to deliver our courses and help build a skilled, professional strata workforce nationwide.

This progress is more than an operational achievement, it reflects SCA's ongoing commitment to delivering accessible, nationally recognised training that equips strata professionals for today and the future.



The 2024/25 financial year marked a transformative period for SCA's media and communications presence. Building on the momentum of reforms and sector advocacy, SCA amplified its public voice across mainstream, industry, and digital platforms, significantly increasing awareness of the strata sector's scale, challenges, and leadership.

Our leaders have appeared regularly on radio, television, and podcasts, leading debate on insurance reform, the National Code of Ethics, short-term rentals, building defects, and housing affordability.

Media Engagement

SCA featured prominently in leading national publications including ABC News, SBS World News, The Australian Financial Review, The Sydney Morning Herald, The Age, and The West Australian, as well as specialist platforms such as Insurance News, Real Estate Business, Smart Property Investor and News Corp mastheads. Dedicated industry platforms including Flat Chat and Your Strata Property provided additional opportunities to unpack complex issues in detail.

Coverage centred on key policy areas where SCA has led public debate:

- Insurance affordability and commissions – reinforcing the association's leadership on disclosure and transparency.
- Building defects and construction quality – highlighting calls for stronger protections and accountability.
- Strata living costs and financial transparency – ensuring strata remained central to national housing policy conversations.
- Sustainability and energy policy – advocating for strata inclusion in battery schemes, EV readiness, and sustainable housing programs.

Social Media and Digital Growth

Digital engagement reached record levels. LinkedIn impressions rose from just over 2,200 in January to more than 60,000 in May (+2,600%), Facebook views grew from 1,100 to 20,800 in the same period (+1,800%), and Instagram peaked in April with 5,900 views and interactions (+180%). This uplift demonstrates the success of a clear and consistent communications strategy.

Strengthening Communications Capacity

In February 2025, SCA appointed a Senior Media and Communications Coordinator to drive proactive engagement and ensure stronger consistency across national and state messaging. This role has already delivered measurable improvements in media placement, journalist engagement, and digital strategy, laying a foundation for continued growth.

Conclusion

The year confirmed SCA's position as the trusted national voice for strata. Through mainstream media coverage, sector-shaping advocacy, and a rapidly expanding digital presence, SCA ensured that the issues facing more than five million Australians living in strata communities are firmly embedded in public, political, and policy debate.



The SCA Australia and New Zealand Conference remains the largest and most influential strata event in our region, bringing together colleagues from across Australia and New Zealand to collaborate, network and share knowledge.

Held in Hobart from 12–14 May 2025, the conference attracted more than 500 delegates and 21 exhibitors across its two-day duration, set against the stunning coastal backdrop of Tasmania's capital.

Centred on the theme "Advancing Together: The Future We Aspire to in Strata Management," the program explored the challenges and opportunities shaping our sector. Discussions reflected the rapid evolution of the industry, highlighting regulatory change, technological advancement and shifting client expectations.

The program featured a forward-looking mix of topics, including Strata 2040: Envisioning the Next Era of Community Living, Rethinking Work in Strata, Protecting Assets and Maximising Value, Reshaping Communities, The New Standard, and The Next Decade in Strata – A Call to Action. These sessions equipped attendees with cutting-edge insights and practical strategies to lead their businesses, build resilient communities, and navigate a changing environment with confidence.

The trade exhibition was a major feature of the event, with the conference opening and meal breaks hosted around the exhibition area to maximise engagement. This gave delegates the opportunity to meet exhibitors, discover new products and services, and keep the exhibition close to the heart of the program.

Beyond the professional development, the conference offered opportunities to reconnect, recharge and strengthen professional networks. The social program featured the Welcome Cocktail Function, Festa Italiana, and the 2024–2025 SCA Australasia Awards Gala, which complemented the program and celebrated excellence across our membership.

Overall, the conference reinforced SCA's leadership in setting the standard for our sector and continues to position us at the forefront of professional excellence – advancing together towards a stronger, smarter and more sustainable future for strata communities.



2024-2025 SCA Australasia Awards

The Strata Community Association is delighted to recognise and celebrate the outstanding achievements of the 2024-25 SCA Australasia Awards winners and finalists.

These Awards shine a spotlight on the professionals and businesses who are not only delivering exceptional outcomes today but also shaping the future of our industry. In every nomination, we saw passion, purpose, and a deep commitment to excellence that continues to elevate strata communities across the region.

As our sector evolves, it is the dedication, innovation, and integrity of our members that define our collective success. The individuals and teams recognised this year exemplify the best of what our profession has to offer.

A circular inset photograph of Chris Duggan, a man with a beard wearing a tuxedo and bow tie, holding a blue award trophy and a certificate. The background of the photo features red lanterns and a red fan.

President's Award:
Chris Duggan, Bright & Duggan

Essay Award

Recognises an individual who displays a sound understanding of the topic and its relevance to the strata community sector.

Finalists:

- **Sharon Gray**, Strata Energy Services, ACT
- **Matthew Faulkner**, Matthew Faulkner Accountancy, NSW
- **Rebecca Cullen**, Northern Body Corporate Management, Qld
- **Jason Voigt**, Horner Management, SA/NT
- **Jessica Wilkes**, Cygnet West, WA

Winner:

Alex Smale, Melbourne Owners Corporation Services in Vic



Support Team Member Award

Recognises a person behind the scenes in a management or supplier business who has made an outstanding contribution to the success of their team.

Finalists:

- **Judy Farrelly**, LJ Hooker Strata, ACT
- **Kerrie Tan**, Bright & Duggan, NSW
- **Rochelle Williams**, Barfoot & Thompson, NZ
- **Kayla Hardy**, Strata Data, SA/NT
- **Hannah Kenney**, The Knight, Vic
- **Chelsea Scott**, Oakfield Strata, WA

Winner:

Kobi Pescud, PICA Group in Qld



Strata Community Manager Rising Star Award

Recognises a new entrant to the sector who has shown outstanding progress early in their career.

Finalists:

- **Benjamin Abbey**, formerly Vantage Strata, ACT
- **Nerissa Mair**, Oxygen Strata, NZ
- **Joseph Steward**, Cassels Strata Management, Qld
- **Lauren Beard**, Fewster Strata & Community Management, SA/NT
- **Chad Coert**, Strata Equity Management, Vic
- **Jacqueline Croxon**, A Class Strata Service, WA

Winner:

Abbey Frost, Fresh Strata in NSW



Sponsored by:



Strata Community Manager Award

Recognises a strata community manager who has demonstrated excellence in customer service, a commitment to professional development, business acumen and innovative ideas.

Finalists:

- **Jaimii Burge**, Signature Strata, ACT
- **Tamara Dunn**, Strata Plus, NSW
- **Monique Pretorius**, Strata Title Administration, NZ
- **Aleksandra Drapinska**, formerly Whittles Brisbane, Qld
- **Lionel Colaco**, Stratarama, SA/NT
- **Jessica Wilkes**, Cygnet West, WA

Winner:

Monica Danaci, The Knight in Vic



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ACTIVE

Senior Strata Community Manager Award

Recognising senior strata community managers who have demonstrated deep industry knowledge and specialist expertise, excellence in customer service, a commitment to professional development, business acumen and innovative ideas.

Finalists:

- **Teagan Brissett**, Vantage Strata, ACT
- **Faye Tang**, Strata Plus, NSW
- **Anzelle Cloete**, Oxygen Strata, NZ
- **Maree Cathcart**, formerly Body Corporate Services, Qld
- **Zac Courtney**, Above OCM, Vic
- **Xian Burton**, A Class Strata Service, WA

Winner:

Tony Johnson, Stratarama in SA/NT



Sponsored by:

CHU

Strata Community Management Leadership Award

Celebrating leadership in strata community management businesses who have achieved excellent business results through the development and leadership of their people and innovative ideas.

Finalists:

- **Tim Sara**, Strata Choice, NSW
- **Anita Reinecke**, Oxygen Strata, NZ
- **Mark Tonellato**, Strata Data, SA/NT
- **Matthew Bourke**, MBCM Strata Specialists Kew, Doncaster, Greensborough & Heidelberg, Vic
- **April Wade**, Oakfield Strata, WA

Winner:

Kristi Kinast, Cassels Strata Management in Qld



Sponsored by:



Environmental, Social and Community Impact Award

Celebrating groundbreaking innovation and social responsibility within the sector, shining a light on individuals or businesses that have spearheaded initiatives, whether through cutting-edge products, distinct services or forward thinking.

Finalists:

- **Strata Plus**, NSW
- **Altogether Group**, Qld
- **Victoria Body Corporate Services**, Vic
- **Realmark Strata**, WA

Winner:

Vantage Strata in ACT



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Strata Services Business Award

Recognises a strata service business that has devised and implemented strategies for service excellence, concentrating on staff training, professional conduct and innovation

Finalists:

- **Strata Energy Services**, ACT
- **Danrae Group**, NSW
- **Strata Community Insurance**, Qld
- **HPG Building Services SA**, SA/NT
- **Perrott Painting**, WA

Winner:

Brave Security in Vic



Strata Community Management Small Business Award

Recognises a small-scale strata community management business (fewer than 1,500 lots under management) that has devised and implemented strategies for service excellence, focusing on staff training, professional conduct and innovation.

Finalists:

- **Ace Body Corporate Management (North Shore)**, NSW
- **Vision Strata**, Qld
- **Degrees Strata**, WA

Winner:

PILOT Body Corporate in Vic



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Strata Community Management Medium Business Award

Recognises a medium-scale strata community management business (1,500 - 6,500 lots under management) that has devised and implemented strategies for service excellence, focusing on staff training, professional conduct and innovation.

Finalists:

- **Vital Strata Management**, NSW
- **Strata Influence Australia**, Qld
- **Horner Management**, SA/NT
- **Dixon Kestles**, Vic
- **Abode Strata**, WA

Winner:

LJ Hooker Strata in ACT



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Strata Community Management Large Business Award

Acknowledging largescale strata community management business (more than 6,500 under management) that have achieved distinction through the development and implementation of strategies for service in excellence with a focus on staff training, professional conduct and innovation.

Finalists:

- **Vantage Strata**, ACT
- **Premium Strata**, NSW
- **Pinnacle Strata**, Qld
- **Bluestone OCM**, Vic
- **Richardson Strata Management Services**, WA

Winner:

Strata Data in SA/NT



Sponsored by:





2024-2025 SCA Annual Report

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2024-2025 SCA (WA) Annual Report

Strata Community Association (WA)
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