

2022-2023 ANNUAL REPORT



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WA

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2022-23 SCA(WA) SPONSORS

SCA (WA) is supported by corporate partners and sponsors that enable us to deliver member services. Many thanks to our sponsors from 2022-23, they are our trusted and preferred suppliers in their area of expertise, and we thank each and every one of them for their ongoing commitment to our organisation.

Platinum



Gold



Silver



Bronze



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Western Australia

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ACKNOWLEDGMENT OF COUNTRY

Strata Community Association (WA) respectfully acknowledges the Traditional Owners of the land on which we live and work throughout Western Australia, and recognise their continuing connection to land, waters and community. We pay our respects to their Elders past and present.



Recognising our 2022 volunteers at the CHU SCA (WA) 2022 Awards Gala in November



SCA (WA) Board Members, Scott Bellerby FSCM, Damien Moran and Catherine Lezer with Lord Mayor Basil Zempilas, after attending the City of Perth Budget Briefing.



John Park, Dentons, speaking at SCA (WA) Law Week event in May 2023



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To be the unified hub for everything Strata in Western Australia

Strata Community Association (WA) is the peak industry body representing strata community management and services in Western Australia, dedicated to bringing harmony, understanding and respect to the WA strata community.

SCA (WA) is a not-for-profit, member-based organisation, committed to the ongoing support of members by providing accreditation, education, and advocacy to enable a greater understanding of the complexities around strata properties.

SCA (WA) three core drivers:

Professional Reputation - Promoting professionalism and a code of conduct.

Industry Understanding - Accreditation of qualified Strata Managers; providing education and professional development to increase industry standard.

Industry Advancement - Providing strong advocacy and direction to government, community and members.

2022-23

SCA(WA) SNAPSHOT



96

Corporate Strata
Manager Members

61

Corporate Strata
Services Members

33

Sponsors

714

Individual Members

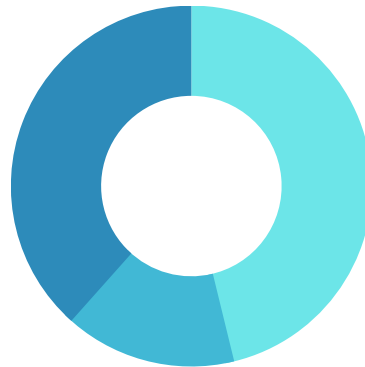
594

Owner Subscribers

1,487

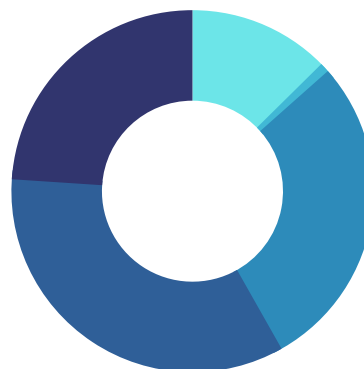
Strata Community Network

Strata Community Individuals



- Strata Manager Individuals
46.2%
- Strata Services Individuals
15.4%
- Owner Subscribers
38.4%

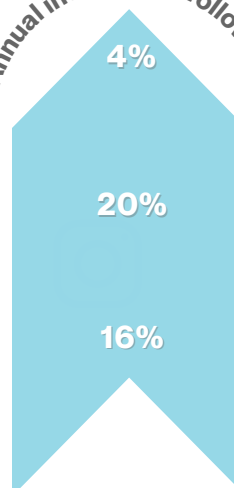
Corporate Strata Manager Individuals



- Assistant Strata Manager
12.6%
- Operations Staff
28.4%
- Strata Managers
34.2%
- Strata Manager Principals
23.9%
- Life Members
*(Members still practising are recorded
in other categories)*
12.6%

SOCIAL MEDIA 2022-23

Annual increase of followers



1,039 Total followers
13,336 Reach annually



620 Total followers



1,384 Total followers
7,770 Engagements
58,343 Impressions

STRATA DATA IN WA



26,096 Total Survey Strata Schemes
90,329 Total Survey Strata Lots

52,387 Total Building Strata Schemes
258,382 Total Building Strata Lots

78,483 **Total Strata Schemes in WA**
348,711 **Total Strata Lots in WA**

Strata Lots Managed by SCA (WA) Members

134,435

52%

**Excludes Survey Strata*

Total Lots by Scheme Size



72% <10 Lot Schemes

1% 10 - 20 Lot Schemes

8% 20 - 40 Lot Schemes

18% >40 Lot Schemes

Strata Activities in 2022-23

334 New Building Strata Plans lodged

940 New Survey Strata Plans lodged

2,231 New Building Strata Lots

3,060 New Survey Strata Lots

5,291 New Strata Lots

Data sourced from data WA

<https://catalogue.data.wa.gov.au/dataset/business-activity/resource/e66b4c99-2a15-4eb9-baa2-b921664de2a4>

SCA (WA) 2022-23 Team



Shaan Griffen

Member Services Coordinator



Jack Leighton-Jones

Events Coordinator



Theresa Boylan

Education Manager



Kerrin Simmonds

Regional Manager



2022-23 PRESIDENT'S REPORT

Catherine Lezer, President

2022-23 saw SCA (WA) get back into full swing of face-to-face education and events. Our small team pulled off a busy calendar of events with excellent feedback.

The team ends the year with a slightly different composition than it started. Rowena Neale moved to a different role in the National Team with Kerrin Simmonds joining as WA Regional Manager. Sharon Martin joined as WA Education Development Officer, while Theresa is working on establishing an SCA national RTO. Samantha and Wendy left SCA (WA) necessitating a restructure of roles and responsibilities.

Our South Perth office is working well and the team is happy working flexibly: between home, office and external event locations.

SCA National continues its back office support while WA gives input to various national committees and is represented at national board level.

Strata continues growing with Landgate statistics showing around 52,000 schemes (78,000 including survey strata) and around 257,000 lots (348,000 including survey strata).

2022 Strata Insights Report places the insured value estimate at \$99 Billion. SCA (WA) members manage 134,434 lots which is remarkable when you consider there are 43,000 small schemes (5 lots or less) representing 109,000 lots.

The most recent Landgate Strata Manager Annual Return reported monies held on trust at \$420 million,

but this covered only 8,634 schemes and 132,716 lots. Nevertheless, having the state government understand the monies held on trust helps with our advocacy efforts.

In the past year SCA (WA)

- made **10** formal submissions to **government**
- contributed to the **Landgate** Working Group **8** times
- met with **Ministers Ellery and Carey**
- met with the **Director Building Compliance** at DMIRS
- met with the **Commissioner of Consumer Protection** at DMIRS
- presented to the **Capital City Planning Committee**, and **City of Perth Planning team**
- attended **6 Property Industry Advisory Committee** meetings
- attended multiple **Energy Policy** meetings
- briefed **20 Local Government Council/Shires**
- was represented on **Perth Design Review Panel, Perth Development Approval Panel, Heritage Council** and **Development WA Land Redevelopment Committee**.

Internally our committees were renamed, and continue working hard for the benefit of all members. The board met regularly throughout the year.

Thrive at Work program kicked off. SCA (WA) released a much needed Communications Guide and issued 26 informative newsletters.

WA SMPS accredited strata businesses now number eight.

As the SCA (WA) President, Catherine Lezer, has spent many hours advocating and engaging on behalf of the association, throughout the 2022-23 Financial Year, she has spent...

102

hours attending events and education

24

hours attending Board Meetings

and participated in...

7

SCA Owner Vodcast episodes

22

Government and formal meetings attended

44

sponsor, member and team meetings

Our successful Ignite program has seen two new trainers complete the Cert IV in Training and Education with another five trainers very close to complete. This is a brilliant outcome for the strata sector and a great achievement for those involved.

Our members on the accreditation pathway:

Level 1

13 members

Accredited Strata Community Associates (ASCA)
Accredited Strata Community Manager (ASCM)

Level 2

86 members

Certified Strata Community Manager (CSCM)

Level 3

16 members

Fellow Strata Community Manager (FSCM)

Level 4

4 members

Honorary Fellow Strata Community Manager (HFSCM)

These stats just reinforce how dedicated and professional SCA (WA) members are.

Speaking of professionalism, SCA (WA) has no tolerance for illegal/non compliant actions of its members. This year saw several members leave SCA (WA) after our complaints process. SCA (WA) takes complaints seriously. It is a hallmark of a well functioning association when reputation comes before membership fees.

It's worth commenting on two related bodies, strata legal services and SAT.

Strata legal services were in high demand during the year, and like all industries struggled under high workload. It is fair to say there are not enough strata specialists in the legal profession and SCA (WA) is doing what it can in this regard. The legal workload will only increase as the deadline for end of financial year bylaws draws closer.

SAT unsurprisingly has been delivering more strata decisions, mediations and settlements than in previous years. We now have some WA centric decisions to rely on, although still not a huge body of decisions yet.

Sponsors delivered the "sleeves rolled up" kind of help SCA (WA) needed this year; their input and support gave the sector a safety net from which to mature.

Speaking of maturing, several strata managers retired, a few strata businesses merged, some were bought/sold and some changed names. A very welcome sign of a growing and maturing industry.

Every industry is lacking human resources: strata is no different.

SCA (WA) attended its annual careers expo and continues to encourage new entrants to the workforce. The only concerning challenge we face as a sector is to sell the value of our services and not be tempted to compete on price. With a birds eye view of the strata sector, out of the minutiae of day to day operations, the future is rosy.

Thank you to members, sponsors, and the SCA team, with special acknowledgement to board directors, committee members and life members for their hard work and dedication.



Catherine Lezer BBus MBA GAICD
President

SCA (WA) ENGAGEMENT AND ADVOCACY



July 2022

Strata Manager Educational Qualification Concept

Submission provided to Landgate on the proposed educational qualification concept as part of the *Strata Titles (General) Regulations 2019* amendments.

August 2022

Commercial Tenancy (Retail Shops) Agreements Act 1985 (WA)

Feedback provided to Department of Mines, Industry, Regulation and Safety (DMIRS) on the proposed changes to the *Commercial Tenancy (Retail Shops) Agreements Regulations 1985 (WA)*.

September 2022

Strata Manager Educational Qualification Concept

Subsequent submission provided to Landgate on the proposed educational qualification concept as part of the *Strata Titles (General) Regulations 2019* amendments.

October 2022

Landgate Annual Returns Data Review

Submission of feedback provided to Landgate on the aggregated data collected as part of the 2021 Annual Returns.

December 2022

Capital City Planning Committee

Letter to The Hon. Rita Saffioti MLA, Minister for Transport, Planning and Ports, advocating for the inclusion of SCA (WA) in future Capital City Planning Committee meetings.

January 2023

Strata Manager Education Qualification Requirements

Feedback provided to Department of Mines, Industry, Regulation and Safety (DMIRS) on the proposed changes to the *Commercial Tenancy (Retail Shops) Agreements Regulations 1985 (WA)*.

February 2023

Response to Office of the Auditor-General report on Administration of the Perth Parking Levy

Media release responding to the report released by the Office of the Auditor-General on the Administration of the Perth Parking Levy.

March 2023

Property Industries Continuing Professional Development Program

Feedback provided to Department of Mines, Industry, Regulation and Safety (DMIRS) on the review of WA's Property Industries Continuing Professional Development.

WA's COVID-19 management and response

Response to the Department of Premier and Cabinet on the request for feedback for the review of WA's COVID-19 management and response.

Strata Scheme Record Inspection Fees

Comment provided to Landgate on the issue of fees for inspecting strata scheme records.

April 2023

Alternative Electricity Services Legislative Amendments

Comment on consultation draft of *Electricity Industry (Alternative Electricity Services) Amendment Bill (AES Bill)*.

June 2023

Voluntary Embedded Networks Code of Practice

Comment on consultation draft of *Voluntary Embedded Networks Code of Practice*

2022-23 SCA(WA) BOARD



Catherine Lezer
President



Scott Bellerby FSCM
Immediate Past President



Melanie Duryea
Vice President



Andrew Chambers HFSCM
Treasurer



Warren Kiddle FSCM
Secretary



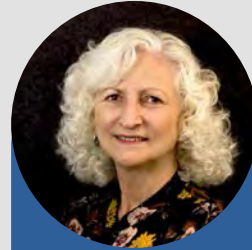
Sean Macfarlane
Board Member



Damien Moran
Board Member



Kyra Murphy FSCM
Board Member



Inge Schaefer
Board Member



Elizabeth Florence FSCM
Past Treasurer



David Elliott CSCM
Past Treasurer

BOARD MEMBER MEETING ATTENDANCE

1 July 2022 - 30 June 2023

Annual General Meeting

The Strata Community Association (WA)'s Annual General Meeting was held on Thursday 29 September 2022.

Scott Bellerby	8 of 8
Andrew Chambers	3 of 3
Melanie Duryea	8 of 8
David Elliott	5 of 5
Elizabeth Florence	7 of 7
Catherine Lezer	5 of 8
Warren Kiddle	7 of 8
Sean Macfarlane	4 of 8
Damien Moran	7 of 8
Kyra Murphy	7 of 8
Inge Schaefer	5 of 5

2022-23 COMMITTEES

INDUSTRY ADVANCEMENT COMMITTEE

Develop 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.

Committee Members

Mark Atkinson
Alissa Hammond
Catherine Lezer
Taryn Linfoot FSCM
Jason O'Meara
Nick Swallow
Mikayla Wallace ASCM
Shaun Brockman
Patrick Hughes
Kerrin Simmonds



INDUSTRY UNDERSTANDING COMMITTEE

Identify the training needs of members to increase their industry understanding by developing the content for an annual professional development program that meets those needs, in accordance with the SCA (WA) Strategic Plan and to a level sufficient to allow members to achieve their CPD point requirements.

Committee Members

Xian Burton FSCM
Luke Downie
Joanne Dunn CSCM
Catherine Lezer
Leonie Milonas
Carmen Nelson CSCM
Melissa Repacholi CSCM
Inge Schaefer
Ange Swinbourne FSCM
Theresa Boylan
Jack Leighton-Jones
Kerrin Simmonds



PROFESSIONAL REPUTATION COMMITTEE

Transform the industry reputation of those who work in strata by ensuring all members increase their professionalism by joining our accreditation and certification programs, and to deliver a considered career choice which is recognised as a specialist profession in the property industry.

Committee Members

Lee De Castro ASCM
Jordan Dinga FSCM
Melanie Duryea
Warren Kiddle FSCM
Alisha Fisher
Kerrin Simmonds



BOARD GOVERNANCE, FINANCE AND RISK COMMITTEE

Provide 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.

Committee Members

Warren Kiddle FSCM
Catherine Lezer
Alisha Fisher
Kerrin Simmonds



2022-23 VOLUNTEERS

Throughout the year many SCA (WA) members volunteer and assist the association by supporting our committees, assisting with policy submissions to government, speaking to new potential strata recruits at career expos, presenting at or helping the team develop educational workshops, and getting involved in major events. Thank you to all of the 2022-23 volunteers.

Mark Atkinson - Atkinson Legal
Scott Bellerby FSCM - B Strata
Matt Bird FSCM - Dominion Strata Management
Maree Breen - Solutions for Strata
Xian Burton, FSCM - A Class Strata Service
Courtney Butters-Kerr FSCM - B Strata
Rebecca Cain - Lavan
Michael Castrilli, ASSP - Perrott Painting
Andrew Chambers HFSCM - Chambers Franklyn
Laura Chapman
David Clark - Houspect Building Inspections
Dyani Cobbold FSCM - Strata Links
Pat Cowen, CSCM - Emerson Raine
Lee de Castro, ASCM - Emerson Raine
Leila Dethridge CSCM - John Dethridge Strata Services
Jordan Dinga FSCM - Abode Strata
Wal Dobrow - BIV Reports
Luke Downie - Realmark Strata
Mitch Dufty CSCM - Richardson Strata Management
Joanne Dunn CSCM - Custom Strata Management
Melanie Duryea - B Strata
David Elliott, CSCM - Emerson Raine
Shelley Fitzgerald, CSCM - Conquest Strata Management
Liz Florence FSCM - Abode Strata
Dee Gow CSCM - Gow Property
Alissa Hammond - Bugden Allen Graham Lawyers
Nikki Jovicic - LookUpStrata
Warren Kiddle FSCM - Strata Administration Services
Jake Kneebone FSCM - ESM Strata
Catherine Lezer
Taryn Linfoot FSCM - Degrees Strata
Fraser MacDougall - Metrowest
Sean Macfarlane

Tim MacKenzie - Macquarie Bank
Stacey Marks CSCM - Pro-Active Strata Management
Renee Marshall CSCM - ESM Strata
Mark McCasker FSCM - WA Strata Professionals
Savannah Meade CSCM - Richardson Strata Management Services
Marietta Metzger FSCM - Magixstrata
Leonie Milonas - PSC Property Lync Insurance Brokers
Michael Mitchell FSCM - Chambers Franklyn
Damien Moran - Energy-Tec
Lee Morris - Source Energy
Kyra Murphy FSCM - Richardson Strata Management
Carmen Nelson, CSCM - Richardson Strata Management
Jason O'Meara - McWilliams Davis Lawyers Property & Commercial
John Park - Dentons Australia
Elizna Pelser CSCM - Strata Elite
Bianca Pinzone CSCM - Emerson Raine
Melissa Repacholi CSCM - Strata Community & Facilities Management
Karen Richardson HFSCM - Richardson Strata Management
Karla Roche FSCM - Strata Town
Inge Schaefer - CHU Underwriting Agencies
Jerrilyn Sugunasingam - Macquarie Bank
Ahshiba Sultana - Lavan
Nick Swallow - Body Corporate Brokers
Ange Swinbourne FSCM - Dominion Strata Management
Jessica Tait ASCM - Abode Strata
April Wade CSCM - Oakfield Strata
Mikayla Wallace ASCM - Realmark Strata
Shane White - Strata Title Consult
Ashlee Whitwell ASCM - Emerson Raine
Mitchell Zile CSCM - Oakfield Strata



2022-23 EDUCATION

Kyra Murphy FSCM
*Industry Understanding
Committee Convenor*

The SCA (WA) 2022-23 Education and Professional Development (EPD) Program has undergone growth and improvement over the last 12 months, building upon the accomplishments of the 2021-2022 program.

To foster collaboration and enhance understanding among professionals in the property services industries, the 2022-2023 program expanded its scope by incorporating engagement with Real Estate Agents and Conveyancers through the introduction of the Combined Property Services Strata 360° Q&A CPD sessions. This expansion has allowed for a more comprehensive and inclusive approach to education and development for strata and other property service providers.

Another key change included fine-tuning the program to cater specifically to the diverse needs of various SCA member groups. Whether it's Lot Owners, Strata Managers, Assistants, Suppliers, Principals, or Senior Leaders, the program has enhanced its ability to meet the unique requirements and challenges faced by individuals in these roles.

Here are some highlights of the specific initiatives and achievements of the SCA (WA) 2022-2023 EPD Program.

SCA (WA) Annual Outlook 2023

The SCA (WA) Annual Outlook Seminar for 2023, titled *The Evolution of Strata for 2023*, addressed significant topics relevant to strata communities and their anticipated challenges for the year ahead.

Attendees gained insights into the integration of electric vehicles (EVs) into strata complexes, the latest developments in EV charging infrastructure, and what to consider when deciding on infrastructure investments.

The dynamic space of EV fire safety was discussed and included the challenges faced by emergency services when responding to EV or charging station fires in multistorey strata properties. Attendees were encouraged to re-evaluate their fire emergency action plans and insurance policies to adequately cover the risks associated with EV fires.

The event also offered updates on the future direction of the Strata Community Association (WA) and its prioritised focus areas for 2023 with additional insights into Macquarie Bank's forecast of potential interest rate increases that could impact strata schemes.



Ross De Rango, EV Council Australia, presenting at the Annual Outlook Seminar 2023

AND EVENTS

Strata 360

The Combined Property Services Strata 360° Q&A CPD session provided valuable insights into alternative property industry perspectives on strata-related subject areas. This year's focus areas were Defects and Antisocial Behaviour.

The sessions followed an interactive panel format with Subject Matter Experts using case studies and Q&A discussions to offer their perspective on the subject.

Both sessions aimed to help Strata and Real Estate Professionals understand each others roles, responsibilities, and limitations giving a wholistic view on various situations. These sessions delved into available resources for problem-solving and decision-making while highlighting areas for process improvement.

Subject Matter Experts participating in the panel Q&A included representatives from WA Police, Royal Perth Hospital, Building and Energy, Strata Lawyers, Strata Managers, Strata Principals, Real Estate Agents, Real Estate Sales Representatives, Property Managers, Conveyancers, and suppliers to the strata industry.

Owner Training

Lot Owner Training is an integral part of the SCA (WA) EPD Program, benefiting owners, strata managers and the wider strata community. It enhances understanding, participation, compliance, efficiency, communication, financial responsibility, community engagement, and problem-solving.

This year's Owner training program included information forums and a transition to allow SCA Corporate Management members to deliver the SCA (WA) Owner Education Training (comprising of the Strata Starter for Owners and Committee Training) directly to their clients.

To ensure a successful rollout of the Owner Education Programs transition, SCA (WA) hosted Train the Trainer sessions to equip strata managers with the necessary knowledge and skills to deliver this training.

The two Owner Information Forums offered covered topics on Meetings, Motions & Minutes and Insurance.

The Meetings, Motions & Minutes forum provided insights into creating Notices and Agendas, the role of Strata Managers, valid Proxies, Quorum requirements, different types of resolutions, and effective meeting minutes. The benefits of online meetings and tools for conducting them were emphasised, along with online etiquette and strategies to overcome challenges.

While the Insurance Owner Forum focused on explaining legislative insurance requirements for different strata schemes, including policy sections, exclusions, underwriting factors, increasing premiums, and roles in insurance renewals and claims.

New Strata Professionals Launch



After 2 years of planning the SCA (WA) Industry Understanding Committee's (IUC) also launched an introduction to the New Strata Professionals initiative.

New Strata Professionals (NSP) is about connecting new members with less than three years strata industry experience to collaborate on improving their professional networking skills, soft skills and engage in a forum to share strata experiences, ask questions, even the 'silly' ones, without fear of judgement.



Tim MacKenzie, Macquarie Bank presenting at the Annual Outlook Seminar 2023



Senior Member, John O'Sullivan State Administrative Tribunal presenting at Strata Fundamentals - Law in September 2022.



John Park, Pino Monaco and Mark Atkinson at the Sundowner drinks following Law Week 2023



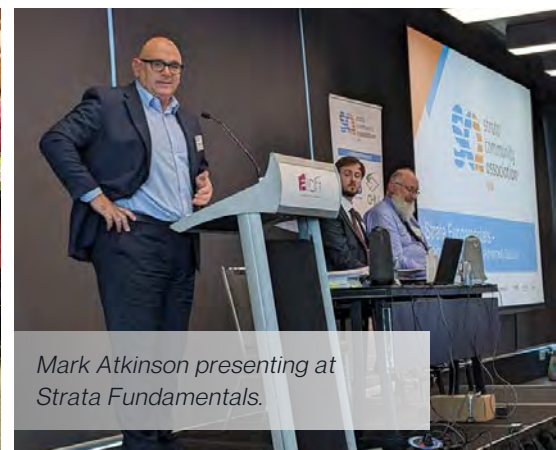
Jerrilyn Sugunasingam, Bianca Pinzone CSCM, Carmen Nelson CSCM and Kerri Allen presenting as a panel for Effective Strata Assistants seminar held in August 2022.



Greg McGuire, Landgate, Law Week 2023



Darren Mitchell and Glenn Fairey at Law Week 2023.



Mark Atkinson presenting at Strata Fundamentals.



Shannon McGeough, Emma Chrispin, Nisha McGeough CSCM, Anne Watts and Courtney Hunter at the sundowner drinks following Law Week 2023.

The launch proved to be a very successful event had showed a high level of support from the members within the industry.

The first official NSP event has since been conducted and received some amazing feedback from the members.

Strata Fundamentals

The Strata Fundamentals series is a key educational program for administration staff and entry level strata managers, covering the six foundation areas of strata management; Maintenance, Defects, and 10 Year Plans, Strata Plans and By-Laws, Budgeting and Financials, Insurance, Finance, Meetings, and The Strata Law Framework.

The Strata Fundamental General Sessions were established around the training modules of SCA A100, allowing participants. Coupled with an advance session customised for Senior Strata Managers, Senior Leaders, and Principals the sessions provided a full understanding of the foundation topics focusing on updates, trending issues, legislative changes, and best practice suggestions.

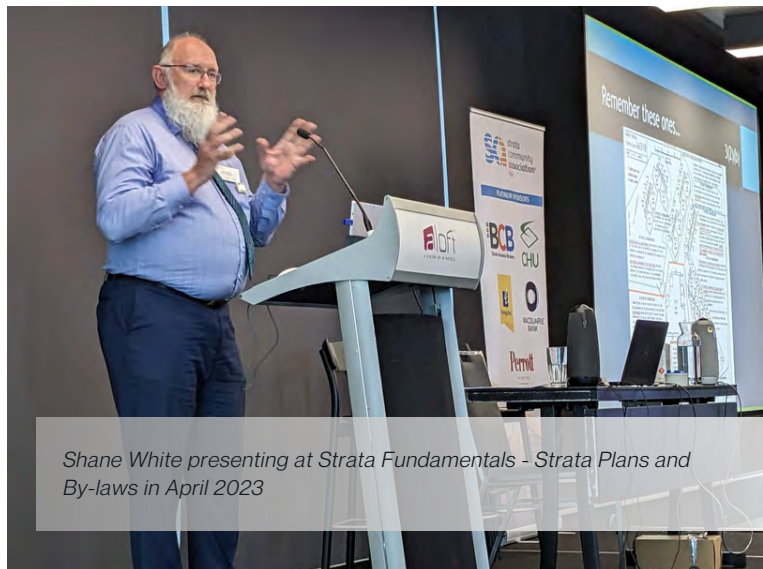
This year's Strata Fundamental Advanced sessions covered two important topics, Strata Law, Legislation, and Contracts; and Strata Plans and By-Laws.

The Strata Law, Legislation, and Contracts session provided education on SAT processes, strata legislation, and contracts. Attendees gained insight into the application and hearing procedures of SAT, as well as the formation of decisions. Practical tips were shared to assist strata companies in preparing for SAT hearings, and the advantages and disadvantages of self-representation. The session also clarified the role of Strata Managers in SAT matters and addressed commonly misunderstood sections of the STA, along with legal obligations.

The Strata Plans and By-Laws session featured real-world case studies and covered complex boundary definitions, unregistered re-subdivisions and leases. The session also highlighted recommended and trending by-laws in WA and provided practical advice on the validity and enforceability of penalties related to by-laws.



Xian Burton FSCM, Carmen Nelson FSCM, Melissa Repacholi CSCM and Ange Swinburne FSCM at the NSP Launch in January 2023



Shane White presenting at Strata Fundamentals - Strata Plans and By-laws in April 2023

Law Week

SCA (WA) Law Week 2023 proved to be yet another highly successful and well-attended CPD training event on the Calendar.

This informative event was designed to keep attendees up-to-date with the latest industry trends, valuable insights, and emerging issues arising from the application of laws affecting strata communities.

Our lineup of legal experts in their respective fields delivered engaging sessions that left attendees with many practical takeaways.

The event covered various key topics, including:

- Proposed changes to the Strata Titles General Regulations,
- Recent SAT decisions,
- Current trends in strata by-law consolidation,
- Structural alterations,
- Landgate's presentation on terminating a strata,
- guidance on achieving disability access law compliance from the Equal Opportunity Commission, and
- Tips for avoiding legal disputes related to defamation law and strata management.

THE POWER OF COMMUNITY

CHU SCA (WA) 2022 CONVENTION
4 NOVEMBER, RENDEZVOUS HOTEL PERTH SCARBOROUGH



CHU SCA (WA) 2022 Convention

CHU SCA (WA) 2022 Convention program, themed "Power of Community," was designed to encourage those in the strata industry to assist the schemes they manage/service to become better and more powerful communities.

The SCA (WA) Industry Understanding Committee's (IUC) wanted to focus & inspire the members on providing good leadership, knowledge exchange, strong relationships, encouraging participation, and delivering a positive culture, whilst transforming and evolving strata communities.

With carefully selected presentations and speakers including Karl O'Callaghan the former WA Police Commissioner and Julian Pace from Happiness Co., the convention delivered practical strategies for strata managers to address challenges and improve the communities they serve.



Karl O'Callaghan, former Police Commissioner, presenting at CHU SCA (WA) 2022 Convention.

Held at Rendezvous Hotel in Scarborough, the CHU SCA (WA) 2022 Convention and Awards Gala brought together members from across the strata industry.

240

attendees to the Convention

315

attendees to the Awards Gala

20

Sponsors and Exhibitors

11

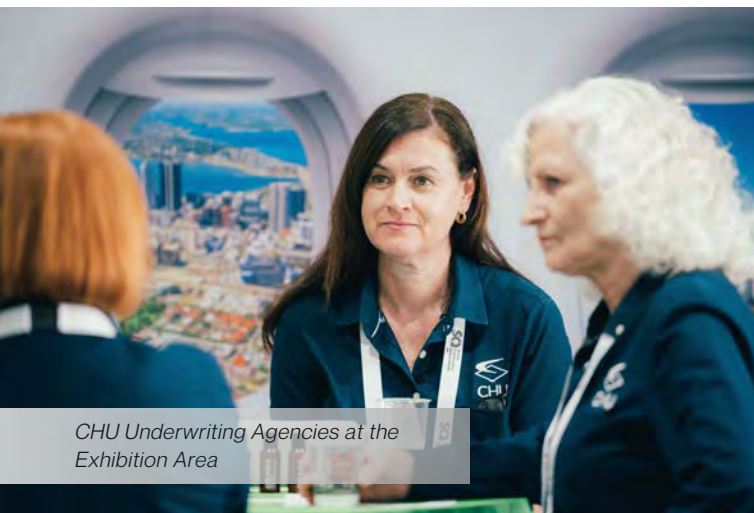
Speakers and presenters across the day

Thank you to the Sponsors of the CHU SCA (WA) 2022 Convention

- AllSealedWA
- BCI WA
- Body Corporate Brokers
- Bugden Allen Graham Lawyers
- Calibre Painting
- CHU Underwriting Agencies
- Energy-Tec
- LookUpStrata
- Perrott Painting
- Pool Assist
- Presidential Group
- QIA Group
- Reserve Fund Plans
- ResVu
- Shenton Pumps
- Source Energy Co
- Strata Community Insurance
- StrataLoans
- StrataMax
- StrataVote
- Tunnel Vision (WA)



Freda Ogilvie providing the Welcome to Country for the CHU SCA (WA) 2022 Convention.



CHU Underwriting Agencies at the Exhibition Area



CHU SCA (WA) 2022 Convention Delegates



Julian Pace, The Happiness Co, presenting at the Convention



Mitchell Zile CSCM at the Convention

SENIOR LEADER EVENTS

In 2022-23 we held five Senior Leaders events to provide Strata Management Principals and Senior Leaders the opportunity to gain professional development and education relevant to their positions and provide them with networking opportunities and engagement with their industry peers.

Senior Leaders Luncheon

The Senior Leaders Luncheon is an event held with a guest speaker over a lunch session and provides relevant education and light networking for Principals, Senior Leaders and the SCA (WA) sponsors.

We held two of these events this year, the first in October with Dr Marny Lishman, Health and Community Psychologist on *Problematic Personalities - How to deal with Difficult People*. The second event was held in May with Stephen Brell FSCM, Managing Director of Net Strata and SCA (NSW) President, on the *Impact & Performance - Selling your Value*.

Senior Leaders Night-Off

In recent time, the Senior Leaders Night Off was an event held adjacent to the Annual Golf Day, with the decision to remove the golf day, the Night Off has become a stand-alone event.

The first event with the new format was held in August with half a day of education with Dr Darja Kragt from UWA discussing Mental Health and Burnout and Hedley Swan presenting on Marketing for the Members.

We followed this with another session in June, where Dr Todd Hutchison ran a half day training session on the neuroscience behind performance and behaviour and engaging and leading high performing teams.

Both events were then followed by an informal dinner where attendees were able to relax and network amongst themselves.



Stephen Brell FSCM, Glenn Fairey and Catherine Lezer at the luncheon.



Kerrin Simmonds, Damien Moran and Kyra Murphy FSCM at the luncheon.



Nisha McGeough CSCM and Michael Castrilli ASSP with Dr Todd Hutchison.



SCA (WA) Senior Leaders Night Off in August 2022

Senior Leaders Retreat

The Senior Leaders Retreat is a special two-day event held annually for the Principals, Senior Leaders and Platinum Sponsors from SCA (WA).

In March 2023, 41 Senior Leaders, Platinum Sponsors and partners headed to Queenstown, New Zealand, to spend two days networking, attending a range of education sessions, site visits and hearing about the strata challenges and opportunities impacting New Zealand.

To assist Principals in their business, Kim Arnold from Banchard spoke to the group about the mindset behind high performing teams, and the differing stages of a high performing team and how managers to cultivate this in their business.

The education program also included a session on the New Zealand Strata Reform and from Lionheart Consulting on how to sell your product to clients.

A locations site visit was also on the agenda to survey the construction and remedial action being undertaken to earthquake proof strata buildings, and a presentation on a new development being constructed in the Queenstown Lakes District Council.

Delegates also had an opportunity for an open discussion on issues that are impacting the Strata industry in WA. The retreat also included plenty of opportunities to network and socialise and build the engagement of the Strata Community in WA.



Attendees at the Welcome Cocktail event for the 2023 SCA (WA) Senior Leaders Retreat in Queenstown, New Zealand.

Strata Community Excellence Awards 2022

Strata Community Management Small Business

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



Sponsored by [Body Corporate Brokers](#)

Winner
Degrees Strata

Runner-Up
A Class Strata Service

Finalist
magixstrata
Strata Elite

President's Award

The President's Award is awarded to an individual in the industry who has made a significant contribution through goals, development, and overall leadership in the strata industry in their state.



Winner
Leanne Wahlert

Strata Community Management Medium Business

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



Sponsored by [CHU Underwriting Agencies](#)

Winner
Realmark Strata

Runner-Up
Cygnet West

Finalist
B Strata
Custom Strata Management
Abode Strata
John Dethridge Strata Services

Excellence in Innovation

Recognises businesses that have made significant contributions to the industry through the introduction of improvement of an idea, method, technology, process or application.



Winner
A Class Strata Service

Runner-Up
B Strata

Strata Community Management Large Business

Recognises a large-scale strata community management business (more than 6,500 lots under management) that has devised and implemented strategies for service excellence with a focus on staff training, professional conduct and innovation.



Sponsored by [Perrott Painting](#)

Winner
Richardson Strata Management Services

Strata Services Business Award

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



Winner
Tunnel Vision (WA)

Runner-Up
Perrott Painting

Essay Award

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



Sponsored by [Calbre Painting](#)

Winner

Ali Qamar, Cygnet West

Runner-Up

Adrian D'Alesio, ESM Strata

Finalist

Jacqueline Croxon, A Class Strata Service

Sharon Martin, ESM Strata

Lee de Castro, ESM Strata

Scott Bellerby, B Strata

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.



Sponsored by [Energy-Tec](#)

Winner

Ivy Ling, Realmark Strata

Runner-Up

Sharon Martin, ESM Strata

Finalist

Joanna Dickson, Realmark Strata

Harrison Jones, Richardson Strata Management Services

Ryan Schmidt, B Strata

Inga Marshall, B Strata

Annie Fenech, ESM Strata

Strata Community Manager Rising Star

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



Sponsored by [Tunnel Vision](#)

Winner

Melissa Repacholi, Strata Administration Services

Runner-Up

Chandre Kruger, B Strata

Finalist

Harry Kaye, John Dethridge Strata Services

Leigh Oliver, Abode Strata

Niesha Mackie, Custom Strata Management

Clare Warburton, Degrees Strata

Rose McCormick, B Strata

Ashleigh Pryer, B Strata

Strata Community Manager

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



Sponsored by [Schindler Lifts](#)

Winner

Xian Burton, A Class Strata Service

Runner-Up

Bianca Pinzone, Emerson Raine

Finalist

Lee de Castro, ESM Strata

Linda Morfitt, Custom Strata Management

Senior Strata Community Manager

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



Sponsored by [PSC Property Lync Insurance Brokers](#)

Winner

Scott Bellerby, B Strata

Runner-Up

Carmen Nelson, Richardson Strata Management Services

Finalist

Amy Cooper, Cygnet West

Marietta Metzger, magixstrata

Taryn Linfoot, Degrees Strata

Maddison Doyle, Custom Strata Management

Elizna Pelser, Strata Elite

Rachael Ferrante, Richardson Strata Management Services

Strata Community Environmental & Engagement Award

Recognises a strata manager and a strata scheme that worked together to reduce their impact on the environment by means of sustainability initiatives and projects and/or are utilising products and services that have positive environmental outcomes.



Sponsored by [Macquarie Bank](#)

Winner

Lee de Castro, ESM Strata

Runner-Up

Debbie Morley, B Strata

SCA (WA) ACCREDITED AND LIFE MEMBERS

SCA (WA) Life Members

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

Certified Strata Management Firms

A Class Strata Service
Abode Strata
All Strata Management Services
B Strata
Degrees Strata
Dominion Strata Management
Prestige Strata Management
Richardson Strata Management
Services

Honorary Fellow Certified Strata Manager (HFSCM)

Andrew Chambers, HFSCM
Beverley Grigo, HFSCM
Karen Richardson, HFSCM

Fellow Strata Community Manager (FSCM)

Scott Bellerby, FSCM
Matt Bird, FSCM
Xian Burton, FSCM
Courtney Butters-Kerr, FSCM
Dyani Cobbold, FSCM
Jordan Dinga, FSCM
Liz Florence, FSCM
Michelle Hollemans, FSCM

Warren Kiddle, FSCM
Jake Kneebone, FSCM
Taryn Linfoot, FSCM
Mark McCasker, FSCM
Marietta Metzger, FSCM
Michael Mitchell, FSCM
Kyra Murphy, FSCM
Karla Roche, FSCM
Ange Swinbourne, FSCM
Kristy Ward, FSCM

Certified Strata Community Manager (CSCM)

Michelle Beazer, CSCM
Carol Boxhall, CSCM
Luke Brown, CSCM
Natalie Bryce, CSCM
Kim Bunting, CSCM
Alex Burnett, CSCM
Joe Carbone, CSCM
Annabel Charlton, CSCM
Jan Christie, CSCM
Eve Cook, CSCM
Pat Cowen, CSCM
Wayne Cranley, CSCM
Adrian D'Alesio, CSCM
Jamie Daniel, CSCM
Zoe Dascalu, CSCM
Kim Dawes, CSCM
Vinka De Vries, CSCM
Gail Deary, CSCM
Leila Dethridge, CSCM
Cait Dethridge, CSCM
James Donnelly, CSCM
Maddison Doyle, CSCM
Mitch Dufty, CSCM
Joanne Dunn, CSCM
Clare Edwards, CSCM
David Elliott, CSCM

Cassandra Enkel, CSCM
Annie Fenech, CSCM
Rachael Ferrante, CSCM
Shelley Fitzgerald, CSCM
Joshua Gentili, CSCM
Janelle Gilmour, CSCM
Alex Glass, CSCM
Aidan Gorjy, CSCM
Dee Gow, CSCM
Christine Gow, CSCM
Kara Grant, CSCM
Shannon Hodgkinson, CSCM
Tracey Hough, CSCM
Ravindran Karuppan, CSCM
Harry Kaye, CSCM
Paul Keet, CSCM
Minal Kulkarni, CSCM
Hayley Luff, CSCM
Niesha Mackie, CSCM
Stacey Marks, CSCM
Renee Marshall, CSCM
Amy McCaffrey, CSCM
Rosemarie McCormick, CSCM
Nisha McGeough, CSCM
Gary McGeough, CSCM
Savannah Meade, CSCM
Tennille Mitchell, CSCM
Linda Morfitt, CSCM
Debbie Morley, CSCM
Ryan Murphy, CSCM
Carmen Nelson, CSCM
David Nurse, CSCM
Rebecca O'Mahony, CSCM
Leigh Oliver, CSCM
Zara Pangler, CSCM
Tanya Peck, CSCM
Elizna Pelsler, CSCM
Cherith Pettitt-Jones, CSCM

Belinda Pfister, CSCM
Nadene Pilsworth, CSCM
Bianca Pinzone, CSCM
Ashleigh Pryer, CSCM
Giuliana Rapp, CSCM
Melissa Repacholi, CSCM
Gemma Richardson, CSCM
Natasha Russell, CSCM
Stuart Sainsbury, CSCM
Kathy Sierociak, CSCM
Ellen Toczylowski, CSCM
Suzanne Tracey, CSCM
Maduka Ukandu, CSCM
Henry Vurens Van Es, CSCM
April Wade, CSCM
Marianne Williamson, CSCM
Callum Wilson, CSCM
Mitchell Zile, CSCM

Accredited Strata Community Manager (ASCM)

Hafiz Aslam, ASCM
Rick Blampey, ASCM
Rohan Clarke, ASCM
Jacqueline Croxon, ASCM

Lee de Castro, ASCM
Harrison Jones, ASCM
Patrick McMahon, ASCM
Donna O'Neill, ASCM
Laura O'Sullivan, ASCM
Melinda Schwagermann, ASCM
Jessica Tait, ASCM
Mikayla Wallace, ASCM
Ashlee Whitwell, ASCM

Accredited Strata Community Associate (ASCA)

Tiffany Pierce, ASCA
Gemma Reynolds, ASCA

Accredited Strata Service Provider (ASSP)

Michael Castrilli, ASSP
Josh Kragt, ASSP
Mark Numan, ASSP
Natalie O'Sullivan, ASSP
Clay Yarwood, ASSP

**Lifetime Achievement
Recipient
Mark Atkinson**

Mark Atkinson receiving his Lifetime Achievement Award at the CHU SCA (WA) 2022 Awards Gala.

#SCAWA





strata
community
association®
WA

2022-23 TREASURER'S REPORT



Andrew Chambers HFSCM, Treasurer

After a tumultuous few years, the 2022-23 Financial Year saw the Strata Community Association (WA), and the world, return to a more even keel, as we moved on to discover a new normal.

With the uncertainty of recent times, the forecast for the coming year was difficult to predict. The approved budget showed an anticipated loss of \$2,332 for the year.

However, due to achieving less than budgeted revenue, combined with rising inflation and event logistic and association management costs together with unforeseen resourcing pressures, the team did exceedingly well to contain the budget deficit to \$22,289.

We had a performance improvement of \$90,000 from the previous year and this was achieved by an increase in revenue by just under \$100,000 from the previous year with expense increases contained to less than \$10,000.

The financials have been audited by Nexia Sydney Audit with the auditor's independent declaration provided by Vishal Modi, Director.

2022-23 PERFORMANCE

Income

Education & Events

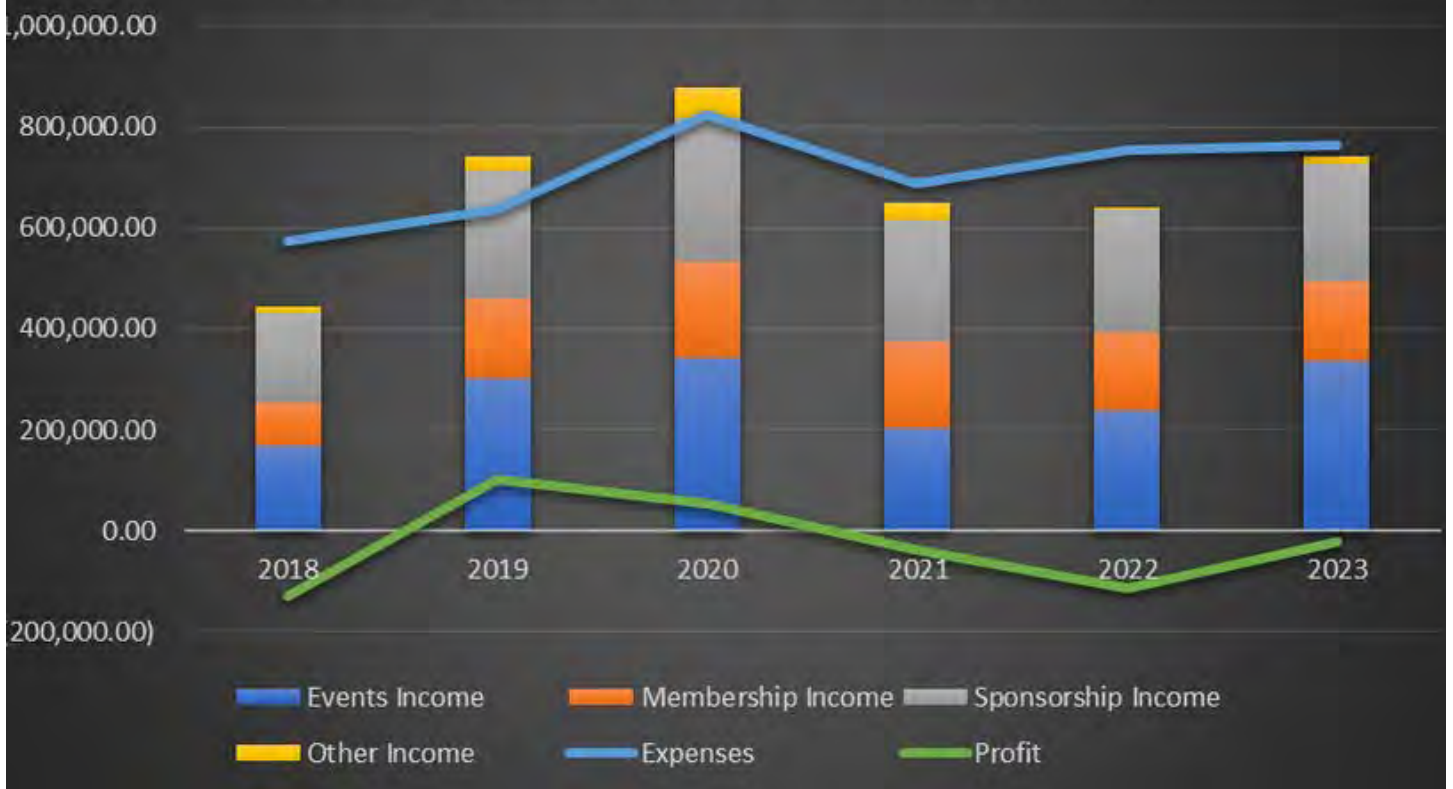
Moving into the new Financial Year, the SCA (WA) Board decided to cease the subsidised event pricing that had been in place for the previous two years and aimed for each education event to budget for a 10% profit. This, along with the return of face-to-face events, after the relaxation of Covid restrictions contributed to a significant increase in the educational revenue achieved over the year.

The Senior Leaders Retreat returned to an international location, in New Zealand and came in under budget.

The Owner Convention was initially scheduled to be held in late June, though was postponed and rescheduled to a Saturday in July 2023.

The CHU SCA (WA) Convention was held at Rendezvous in Scarborough and began to show numbers trending towards that of pre-covid era. The attendance and sponsorship were up on 2022, thanks in large part to the ability for interstate suppliers ability to attend again.

SCA (WA) 6 Year Actual Comparison



Sponsors

Sponsorship continued to be turbulent throughout 2022/23, with staffing changes within SCA (WA) causing delays in the process and businesses needing to reevaluate their priorities and hesitancy on using discretionary funding. This, in collaboration with the rescheduled owner convention, meant that sponsorship revenue continued to decline and was \$14,241 down from the previous years' actuals.

Membership Subscriptions

Corporate Membership Subscriptions fees have remained consistent since 2018, and with the growth in lots under management throughout the state and the continued resilience of the industry, Membership subscription revenue was budgeted to increase into the Financial year. Unfortunately, this was not realised due to some business acquisitions and retirements.

Expenditure

The team worked hard to reduce spending across non-essential areas to mitigate the projected loss for the year. Having moved into the new office in South Perth in April 2022, the team has settled in well after working remotely for the previous year.

Staffing

With the turbulent conditions of the years prior, and the financial position of SCA (WA) following the 2021-22 Financial Year, SCA (WA) was required to review the staff structure and make some tough decisions around the way forward. Unfortunately, this resulted in Wendy Caccetta, Media and PR officer, being offered redundancy in August 2022, and her work being reallocated to the SCA National policy team for no additional fee.

Subsequent to this, Samantha Parrotte, Communications Manager, was offered a new opportunity and resigned in September 2022. The team were supported, with SCA National providing managerial expertise and resource support from Alisha Fisher, CEO and Rowena Neal for the most part of the financial year. Throughout the year, Jack Leighton-Jones has continued to look after our events and communications whilst Shaan Griffen has delivered membership services support.

Kerrin Simmonds joined the team as a dedicated Regional Manager for WA in April 2023, which has shown an increase in the employee expenses and the managerial costs for Alisha and Rowena reflected in an increase of our SCA National levy to cover these costs.

In June 2023, Theresa Boylan moved to SCA National to dedicate her time to the development of the Registered Training Organisation and the associated education material, and Sharon Martin, who had been contracting for SCA National, joined the WA team to pick up the role of Education Manager.

SCA National Levy

During 2022-23, the agreement with SCA National provided WA with ongoing support and allowed for our continued investment in active projects, some of the activities and projects covered include:

- Operational, Bookkeeping and Financial management support
- Contract management
- National council meetings
- Government relations and advocacy
- Human Resources support
- Accreditation Program serviced by National
- Complaints Service serviced by National
- National Inside Strata Platform offering free online articles for our sponsors
- National Mentoring Program for members
- Thrive at Work survey and program
- Preparation and development of submission for a National Registered Training Organisation and content development for educational materials for Certificate IV in Strata Community Management and Diploma in Property (Agency management - Strata).
- Education programs - A100 and Committee Training
- Strata Management Practice Standard member templates
- Australian Strata Insights survey – released in 2023
- Strata Insurance Advocacy
- Member Directory Platform offering promotion platform for all sponsors and members
- Sustainability Development Goals (SDG)

Professional Pathway Fees

At the 2022 Annual General Meeting, the membership passed the motion for the introduction of a Professional Pathway Fee for members to build the SCA (WA) brand presence and recognition and to uplift our professional standard.

The funding was to be allocated across both internal member engagement and external branding engagement. External engagement to build the brand of the SCA (WA) and promotion of the professionalism of the SCA (WA) Accredited members and SMPS Businesses.

Internal engagements was to develop resources and promotion for the Accreditation process, SMPS and help progress along the path to becoming a Professional Service Scheme.

The initiative was successful and saw the SCA (WA) raise funds \$55,076.

The SCA (WA) team has been working on the research and development of detailed marketing plans and strategies to best represent and invest this money for the SCA (WA) members.

Whilst wanting to get a brand awareness campaign out to market quickly to show members the result of their investment, it was decided that it would be prudent to spend additional time ensuring the campaign and initiatives were right and provided members the best value for money, than proceed in a rush.

Considering this, these funds have been held over and do not show in the Financial Reports for the Financial Year. This is so that there was not an artificial surplus recorded for this year and an incorrect deficit in the following financial year when the funds would be spent.

The campaign development is near completion and will be with the Board for approval soon, so members will be seeing the return on the investment within the coming months.



2023/24

BUDGET NOTES

SCA (WA) has focused on reinvesting retained profits into members by, holding our membership fees, increasing services and providing subsidised pricing for training and events. The member benefits and service level increased considerably despite our membership fees remaining the same for six years.

As we now look to the future, it is important for the association to refocus on operating a sustainable business, that is able to manage the rising costs and inflation and invest in the right resources and tools to continue to deliver high-value services for members and develop and implement new initiatives.

The SCA (WA) will continue to develop plans to promote the professionalism of members and support member growth, development, advancement and understanding.

With these considerations and objectives in mind, the Board proceeded to develop the 2023/24 Budget and made the decision to raise the Professional Pathway Fee for Corporate Strata Managers for a second year.

Income

Education & Events

Last year the SCA (WA) took the step to cease the subsidised pricing on training and events, which had been in place for two years. The training fees were returned to the 2019 pricing and aimed to achieved a 10% profit. Since 2019 there has been a CPI increase of over 13%, and industries that were hit hard through the pandemic, such as hospitality venues, have increased even further with higher demand for venues. This has meant that the cost for hosting events has increased significantly. This means that the pricing of events will also be moving to accommodate these increases.

Our Education and Event calendar now has over 28 individual events for the Strata community, meeting the needs of new strata professionals, through to Senior Leaders and Principals and Owners.

Wherever possible, education events will be made available online for regional members, and on a case-by-case basis for those located in the metropolitan area.

By popular demand, the 2023 Annual Convention will be held at Crown Perth and is anticipated to continue to attract large audience numbers. We have implemented an Early Bird pricing model to encourage members to register early and secure their places.

Sponsorship

Sponsorship revenue has been increased for the year, with amendments to the limits set for the differing sponsorship levels and the sponsor offering, it is anticipated that the new adjustments will be welcomed by the existing sponsors, and attract new sponsors keen to become involved with the SCA (WA) and become integrated into the community.

Membership Subscription

After holding membership fees for five years, and implementing a modest increase last year, SCA (WA) Members, will note that this year the fees had a significant increase.

Corporate Strata Manager Rates

Number of Lots	2022-23 Rate	2023-24 Rates
Base rate 0 – 1,500 lots	\$1,012	\$1,650
1,501 – 6,500 lots	\$0.66 /lot above base rate	\$1.10 /lot above base rate
6,501+ lots	\$0.55 / lot above mid rate	\$0.88 /lot above mid rate

Corporate Strata Services Rates

Strata Service Size	2022-23 Rate	2023-24 Rates
Small	\$764.50	\$935
Large	\$1,122	\$1,375

Professional Pathway Fees

As mentioned previously, SCA (WA) first raised the Professional Pathway Fees to promote the SCA (WA) brand and promote the professionalism of the SCA (WA) Accredited members and SMPS Businesses.

Whilst not yet in the market, the plans for this have been extensive, and include the use of a brand ambassador to increase awareness, large format and media advertising. The SCA (WA) will be leveraging partnerships and arrangements, and social media platforms to bring awareness to members.

These channels however, all have a price attached, and the fund raised last year, provide enough for only a short campaign. To ensure that we achieve maximum impact and awareness and gain a wider audience, it is important to continue the marketing beyond what the initial investment would allow.

Considering this, the board have decided to raise the Professional Pathway Fee for a second year, to enable the campaign the greatest success.

The fees charged will be at the same rates as the 2022/23 fees and will be invoiced in the first quarter of 2024.

Expenditure

Employee Expenses

Our SCA (WA) team is now headed up by Kerrin Simmonds as the Regional Manager dedicated to WA. Kerrin will work with the team and the board, to run the operations of SCA (WA) building and developing the membership offering, with a focus on Professionalism, Advocacy and leading the WA team strategically.

Legal Fees

Legal fees have increased within the expenditure budget to facilitate greater engagement across a range of matters and to develop updated resources and tools for members. Matters such as the PCBU as part of the WHS Act and the review of the Best Practice Guide will continue to impact our members, and the need to be on the front foot with accurate, legal information for members is imperative.

Insurance

The SCA (WA) has not yet received the insurance quotes for the new year, however it is anticipated the premiums will rise with the market as well as extended insurance requirements.

Audit Fees

Accounting best practice requires a regular change in auditor every few years. For the 2023 Financial Year, Nexia were engaged to complete the audit, at an increased rate to the previous auditor.

The change in auditor was approved at the 2022 AGM by the members, and the issue will be table with a special resolution at the 2023 AGM for members to consider the auditor for coming years.

Ignite Program

The Ignite program was developed in 2020 with five individuals enrolled to complete the Certificate IV in Training and Assessment. A second round of trainers will be recruited for the 2023-24 year, to further grow the pool of qualified people to develop and deliver training for the RTO once it is up and running.

Andrew Chambers, HFSCM

Treasurer

Strata Community Association (WA) Inc



AUSTRALASIA

2022-23 ANNUAL REPORT

STRATA COMMUNITY ASSOCIATION LTD

WWW.STRATA.COMMUNITY

NATIONAL PARTNERS



EDUCATION PARTNER



2022-23 SCA TEAM

Alisha Fisher	<i>Chief Executive Officer</i>
Claudia Montiel	<i>Operations Manager</i>
Taner Bozkurt	<i>Professional Standards Manager</i>
Shaun Brockman	<i>Policy and Advocacy Manager</i>
Patrick Hughes	<i>Policy and Advocacy Officer</i>
Anne Cai	<i>Finance Manager</i>
Jenny Sin	<i>Finance Manager</i>
Hannah Yip	<i>Accounts Officer</i>
Rowena Neal	<i>Regional Manager</i>
Susan Chandler	<i>Regional Manager</i>
Nicky Normandale	<i>Data and Membership Officer</i>
Eleanor An	<i>Events Coordinator</i>
Sharon Martin	<i>Education Development Officer</i>

NATIONAL PRESIDENT AND CEO REPORT

As we know, the strata industry plays a vital role in supporting and enriching the lives of millions of residents across Australia and New Zealand. Over the past year, although SCA has encountered challenges that have tested our resilience and determination, the fate of the strata sector across all jurisdictions has never appeared brighter.

The level of collaboration across each of the SCA regions was incredibly positive to see, and the similarities, as well as the differences, in each state's approach really highlights the value of coordinating and sharing information on the big issues facing strata.

As an organisation, we have stood at the forefront of the strata industry, confidently positioning ourselves as the loudest voice in the room and leading the way towards fostering a thriving sector that embraces innovation and shares a collective vision for a stronger future.

The growth of the strata industry in Australia and New Zealand over the past year has been remarkable, as more people make the shift towards high-density living. Consumers value access to work, shopping, entertainment, and recreational amenities now more than any other time in history, and strata living is leading the charge to fulfilling these needs. The growth of our industry was particularly apparent with the release of the UNSW 2022 Australasian Strata Insights Report, an invaluable tool that will no doubt contribute to solidifying strata's place as a defining feature of the overall property landscape.

Strata employees are at the coal face of the biggest issues affecting strata residents and owners in Australia, therefore SCA established a national Strata Respect Taskforce. This taskforce will enable employee retention and attraction by enabling psychosocially healthy people, committees, and communities. We are working towards an overall industry position on ensuring steps are taken to provide a safe and healthy workplace.

SCA recognises the importance of empowering our members with the knowledge and skills needed to navigate the complexity. Throughout every jurisdiction, we have yet again this year shown an unwavering commitment to empowering our strata stakeholders through means of education with regular webinars, workshops, and seminars on a wide variety of areas.

We are proud of the substantial progress we have made in advancing policy issues that impact the strata industry, whilst navigating an ever-expanding and evolving regulatory landscape. Through regular collaboration with both government and our membership, we continue to advocate for reforms that promote consistent standards for strata cross all jurisdictions.

Notably, through the continuation of our SCA National Strata Insurance Taskforce (SCANSIT), we have been able to actively engage with insurance experts, industry professionals and strata managers to advocate for policies that improve strata insurance practices. This year, SCA has made a resolute commitment to further improving the transparency and disclosure of strata insurance from our members, to ensure consumers are equipped to understand the strata insurance products they are selecting and each party's role in the strata insurance supply chain.

NATIONAL PRESIDENT AND CEO REPORT

Similarly, improving building quality and restoring trust in the residential apartment sector remains crucially important to our organisation, as SCA is ever the more conscious of the significant stress that building defects can manifest for strata owners, residents, and managers. Addressing the issue of building defects has required a significant amount of work to push for stronger building standards, robust dispute resolution mechanisms, compliance and financial support for those communities affected. Although we still have a long way to go, the recent work undertaken in NSW sets the example for what can be achieved when focusing and committing to rectification.

Importantly, we have maintained our goal to unite the strata industry and manage the built environment of the future, raising our influence to create liveable, green, efficient, and smart strata communities. Over the past year, the adoption and introduction of electric vehicles into strata has become a crucial component of our agenda, and thus a critical focus of our advocacy efforts. We as an organisation, through the formation of our Strata Electric Vehicle Infrastructure Taskforce (SEVIT), have committed to working closely with industry stakeholders, providers, and government to facilitate the integration of EVs into strata communities. This included the release of a series of industry leading reports that provided an in depth look at the current environment for the integration of EVs into strata.

The passion and commitment of the strata industry in Australia and New Zealand continues to inspire the growth and direction of this organisation. The cohesive efforts of our membership have allowed us to achieve a multitude of significant milestones this year and continue to build what we know will be a prosperous future for the strata industry.

As we look ahead, we remain acutely aware of the challenges that we will continue to face and are prepared to take them on with the determination that has defined our organisation in years prior. We look forward to continuing to embark on this journey alongside you all and cannot wait for what future years have in store.



CHRIS DUGGAN
PRESIDENT



ALISHA FISHER
CEO

2022-23 SCA LTD BOARD OF DIRECTORS



Chris Duggan
President



Joshua Baldwin
Deputy President



Ian D'Arcy
Director
(until Oct 2022)



Jason Carlson
Director
(from Oct 2022)



Mark Benson
Director



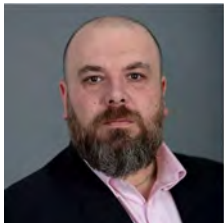
Mellisa Gillies
Director



Michelle Cummins
Director



Scott Bellerby
Director



Tim Graham
Director



Tony Irvine
Director
(from Oct 2022)

ADVOCACY

As the peak industry body for the strata sector in Australia and New Zealand, advocacy is a fundamental component of SCA's commitment to advancing the interests of strata managers, owners, suppliers and stakeholders. Over the past financial year, we have once again continued to relentlessly pursue positive changes to the strata industry, positioning ourselves as the leading, unified voice for the strata sector across Australasia.

SCA's advocacy efforts this financial year have been focused on a wide range of critical issues, addressing policy areas that impact the lives of the millions of residents living in strata. We have highlighted some of the major issues that have consistently arisen throughout each jurisdiction below.

Insurance

Strata insurance is a multifaceted and complex system, involving numerous parties with varying interests and legal requirements, often leading to a poor understanding of the overall model. In an environment where insurance affordability and availability in the wake of natural disasters and a hardening market are more relevant than ever, the role and value strata managers provide and how they provide services has been explained and explored in depth by SCA.

Notably, over the past year, SCA played a critical role in three hugely influential processes in the insurance space – the John Trowbridge titled report *Independent Review of Strata Insurance Practices*, the *Federal Government's independent Quality of Advice Review* and the *Cyclone and Flooding Reinsurance Pool*.

John Trowbridge consulted with and sought extensive feedback from SCA and other stakeholders in its formulation of the papers. The work by John Trowbridge builds on the important work commissioned by SCA and undertaken by Deakin University's Dr Nicole Johnston in 2021 - *A data driven holistic understanding of strata insurance*, which explored strata manager roles in relation to strata insurance, affordability and availability of products and remuneration models.

As a result of the findings of these reports, SCA has committed to further improving transparency and disclosure practices to ensure consumers are educated and understand the strata insurance products they are taking out and each party's role in the strata insurance supply chain. SCA believes implementing improved disclosure practices and promoting remuneration model choices to consumers will enhance an already robust system, and is excited to see the result of these changes.

In addition to these three reviews, SCA Australasia spent significant time in Canberra meeting with Treasury officials, ministerial staffers and governmental officials to ensure strata is considered and included in all intersecting topics with insurance, including natural disaster mitigation.

Building Defects

The issue of building defects in strata has continued to be a growing concern for the wider public in Australia and New Zealand, as several ongoing and high-profile cases of significant failures have communicated the devastating potential impact that defects can have for owners and residents. SCA has historically conducted multiple pieces of comprehensive research on the issue of defects, and recognises the gravity and significance of the financial burdens and safety risks that can be endured.

ADVOCACY

As such, SCA has continued to aim to be the leading voice in pushing the agenda forward, remaining dedicated to fully supporting jurisdictions in their efforts to safeguard the interests of strata residents and owners, and mitigate against any further physical, emotional or financial harm.

Specifically, SCA is maintaining ongoing engagement with the government authorities and independent bodies that are taking carriage of this issue, to advocate not only for robust building standards for new buildings, but in particular regulatory intervention and support for the significant amount of existing building stock facing challenges relating to defects.

Electric Vehicles

Over the past year, the topic of electric vehicles gained a significant amount of steam from the government, media and public alike, especially in the context of strata communities. With approximately 6 million strata residents across Australia and NZ, and electric vehicle sales expected to leap an estimated 35% in 2023, SCA thus identified a critical need this financial year to investigate the significant, and unique challenges that are faced when attempting to integrate EVs into strata.

As a result, SCA proactively formed a multi-jurisdictional taskforce, the Strata Electric Vehicle Infrastructure Taskforce (SEVIT), with the purpose of:

- Providing recommendations and pathways to set the agenda for the industry's combined advocacy efforts.
- Affecting desired outcomes in relation to the effects of electric vehicles on the strata industry.
- Making recommendations based on industry, expertise, demographics, and geographical location on issues relating to electric vehicles.

One of the core outputs for the taskforce was the provision of a series of reports, providing an in depth look at the current environment for the integration of EVs into strata.

SCA's *Electric Vehicles in Strata Phase 1: State of Play* report was first released to act as a baseline layout of the state of recognition and support for integrating EVs into strata. From there, SCA's *Electric Vehicles in Strata Phase 2: Challenges* report was created to address the significant challenges that the strata industry will experience, in the face of future mass integration of EVs into strata complexes as demand continues to skyrocket. The release of the reports created a significant amount of groundswell discussion with stakeholders, including government and relevant industry bodies.

In conjunction with these efforts, SCA continued to consistently engage with government across all jurisdictions, representing the interests of the strata sector and providing input into electric vehicle consultations including undertaking meetings, providing submissions and engaging membership.

Strata Title Reform

SCA continues in each jurisdiction as the key stakeholder pushing for meaningful reform to the specific legislation that governs strata in each state and territory, as well as in New Zealand.

Critical issues that are faced by the millions of Australian and New Zealanders living in, and deriving an income from strata are being debated and settled by SCA state and territory bodies, week in week out.

From management of pets and short-term accommodation rules, licensing and regulation of trades and suppliers, embedded networks, developer contracts, electronic voting methods, SCA is driving positive change that will improve living and management in strata communities.

ADVOCACY

In many jurisdictions, this is happening through formal processes, such as the Community Titles Legislation Working Group in Queensland and the Unit Titles Consultative Group in ACT. In others, many of the reforms are consulted on and settled as part of five-year reviews of the legislation (NSW, WA) that have a full timeline from review kick off to full implementation.

Fledgling reviews of the legislation are underway in Tasmania and South Australia, awaiting progression to the next phase of review. In New Zealand, new legislation five years in the making is being implemented along with new regulations.

Following the successful national conference in Darwin and engagement with government during that time, there is a renewed sense of optimism that positive changes can be made on strata issues in the Northern Territory. Victoria continues to push for reform through strong relationships with Consumer Affairs and other government agencies.

July 2022 - June 2023 Major Taskforce and Stakeholder Group Representation

National

- SCA National Strata Insurance Taskforce (SCANSIT)
- SCA Government Relations Board Advisory Group (GRBAG)
- SCA Strata Electric Vehicles Infrastructure Taskforce (SEVIT)
- National Australian Built Environment Rating System (NABERS) Steering Committee Member
- Residential Energy Efficiency Disclosure (REEDI) Stakeholder Group
- National Energy Performance Roundtable
- Insurance Roundtables including Quality of Advice Review, Trowbridge Report x2

July 2022 - June 2023 Reports, Submissions and Elections

Each document listed below can be found by accessing the relevant SCA website.

National

- REPORT: Electric Vehicles in Strata: Phase 1
- REPORT: Electric Vehicles in Strata: Phase 2
- REPORT: Strata Insights 2022
- REPORT: Cladding State of Play 2022
- SCA National Pre-Budget Submission 23-24
- SCA Submission - NBN Co Fibre Connect to Complex MDUs
- SCA ANZSCO 2022 Submission
- SCA Updating ANZSCO Round 2 Public Consultation Submission
- SCA Quality of Advice Submission Round 1
- SCA Quality of Advice Submission Round 2 and Stakeholder Consultation
- Commonwealth disaster funding review submission
- National Electric Vehicle Strategy (NEVS) Consultation and subsequent submission
- Trowbridge Insurance Practices Report Phase 1
- Trowbridge Insurance Practices Phase 2
- Trowbridge Insurance Practices Phase 3

ADVOCACY

ACT

- Amendments to the Unit Titles (Management) Act
- Updated Standards and Drawings for Unit Metering in ACT
- Government Review of Embedded Networks in the ACT
- Support for EV Charging in Existing Multi-Unit Developments Submission and Legislative Assembly appearance
- Submission to the Better Regulation Taskforce regarding Short-Term Accommodation
- Minimum rental efficiency standards consultation and engagement
- Commercial Fit Out Works Position Paper
- Sale of Businesses in the ACT (Issue Outline)

NSW

- 2023 NSW State Election: Election Priorities, Strategy, Media Planning and Execution, Scorecard, Government Relations Meetings
- Draft Amendments to Strata and Community Land Schemes Regulations – COVID-19
- SCA NSW Draft Conveyancing Act Consultation Feedback
- SCA NSW Embedded Networks Review Submission
- Property and Stock Agents Legislation 2022
- Home Building Compensation Scheme
- Design and Building Practitioners Act
- Draft (Phase 1) Strata Legislation Amendment Bill 2022 for targeted consultation
- Building Confidence Review
- Building Compliance and Enforcement Bill 2022 (NSW Building Reforms)
- Building And Constructure Legislation Amendment Bill 2022 (NSW Building Reforms)
- Building Bill 2022 Part 1
- Strata Legislation Bill 2022
- Building Bill 2022 Part 2
- Building Bill 2022 Part 3

Qld

- Submission to the Department of Communities, Housing and Digital Economy
- Submission to the Legal Affairs and Safety Committee
- Submission to the Department of Energy and Public Works
- Submission to the Select Committee, Parliament House
- Submission to the Community Support and Services Committee, Parliament House
- Submission to the Department of Justice and Attorney-General on Seller Disclosure
- Submission to the Legal Affairs and Safety Committee

SA/NT

- Draft Community and Strata Titles Legislation Review
- Position and Research papers to support cladding advocacy

Vic

- 2022 Victorian State Election: Election Priorities, Strategy, Media Planning and Execution, Scorecard, Government Relations Meetings
- SCA (Vic) Pre-Budget Submission 23-24
- SCA (Vic) Submission - Retirement Villages Act 1986 Reforms (2022)

WA

- Landgate Educational Qualification Concept Submission (x2)
- WA Structural Alterations submission
- SCA (WA) Annual Returns Data Submission
- Landgate Submission on Fees for Searching Scheme Records
- Alternative Electricity Services legislative amendments consultation
- WA Land Information Authority Act Review Public Consultation Submission
- SCA (WA) Strata Manager Educational Qualification Concept Submission

EDUCATION

The theme of professionalism continues to be a primary focal point for our organisation, as we strive to ensure that our industries professionalism improves recognition of the sector. SCA hopes to usher the strata management industry towards a model of regulation that raises the standard of service, and results in the best possible outcomes for both our members and consumers.

As the sector continues to grow and mature, we are continuing to increase professionalism through interaction with the government to advocate manager registration with a code of practice, minimum qualifications, and CPD. We are focusing on reinforcing a strong framework of accreditation, training, and education.

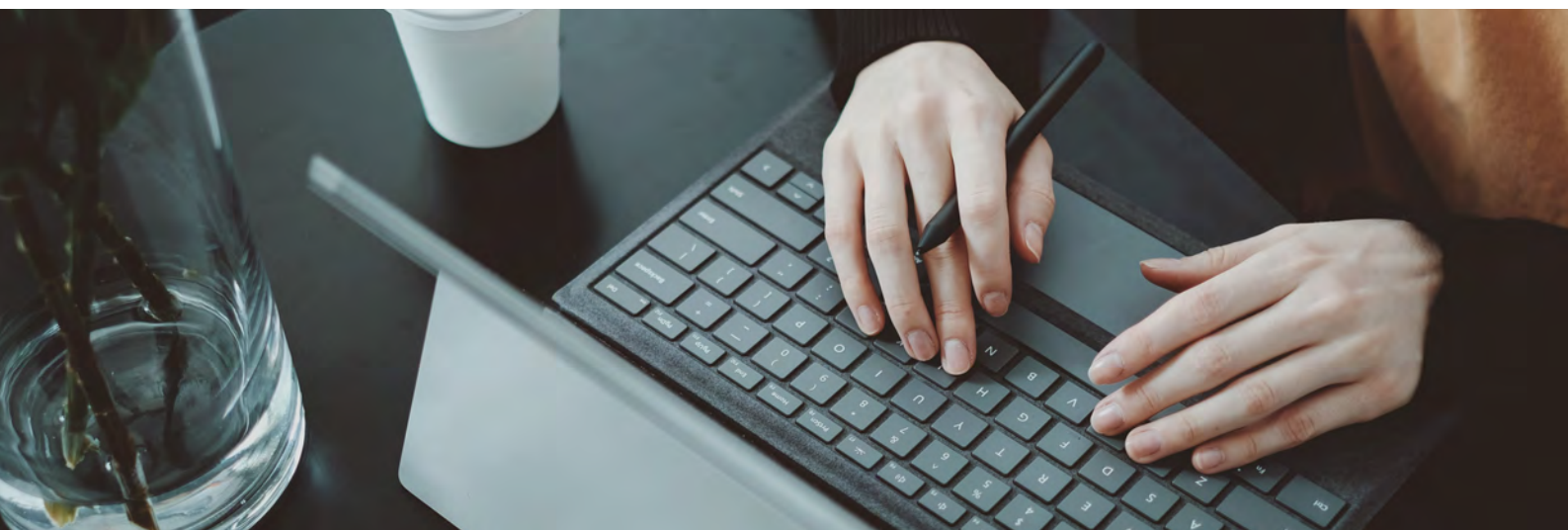
SCA has 5 key strategic goals:

- Respected and understood profession
- Considered Career Choice
- Recognised Specialist Profession in the Property Industry
- Pathways to Professionalism for Strata Management
- National Professional Standards Scheme

1 July 2022 marked the 1-year anniversary of the SCA (NSW) Professional Standards Scheme. Formally recognised by the NSW Government, the scheme outlines a clear and consistent message to consumers that SCA members are professionals adhering to an endorsed set of standards. The enforcement standards require a process for regular assurance of practice standards and ethics. SCA is exploring the status of a national scheme.

The ABS reclassification of the ANZSCO occupational groupings this year is a core component of achieving these aspirations. We seek to demonstrate our exclusivity from other occupations like Property Managers and Real Estate Agents (in the eyes of the government) as strata managers are not in the business of buying or selling real estate.

The SCA team are working towards our application to become a Registered Training Organisation (RTO) to deliver tailored strata training from mid-2024 with strata subject matter experts for the future strata manager. We are making progress on the content writing of the Certificate IV in Strata Community Management and Diploma in Property (Agency Management - Strata).



MEDIA

SCA's three-year strategy (2021–2023) outlined that in the year 2023, the goal was to be the loudest voice in the room, leading the conversation and using our growing momentum to increase the volume of our voice.

By actively being focused on progressing our media advocacy over the past financial year, SCA has demonstrated a strong commitment to engage with the media on a wide variety of issues.

Our approach to media engagement has resulted in increased visibility for the strata sector and a deeper overall understanding of strata related issues within the public discourse.

This past financial year, SCA has invested significant time and resources into our media engagement strategy, to ensure a positive outcome and an increase in the overall coverage, exposure and positive discussion of the strata industry. This has included:

- The utilisation of industry leading media monitoring and engagement technology
- Proactive formation of messaging and statistical data for use in issue engagement
- Driving media engagement through the provision of consistent press releases and policy updates
- Active seeking of media interviews and features for SCA spokespeople on various platforms
- Aligned research, advocacy and media goals in the planning and implementation of reports, research projects and events such as elections and summits
- Media training and internal knowledge sharing to increase media skills

The most basic and useful single metric to determine success is the number of media mentions an organisation receives.

By financial year, SCA mentions and features have continued to grow rapidly, particularly over the last 2 years:

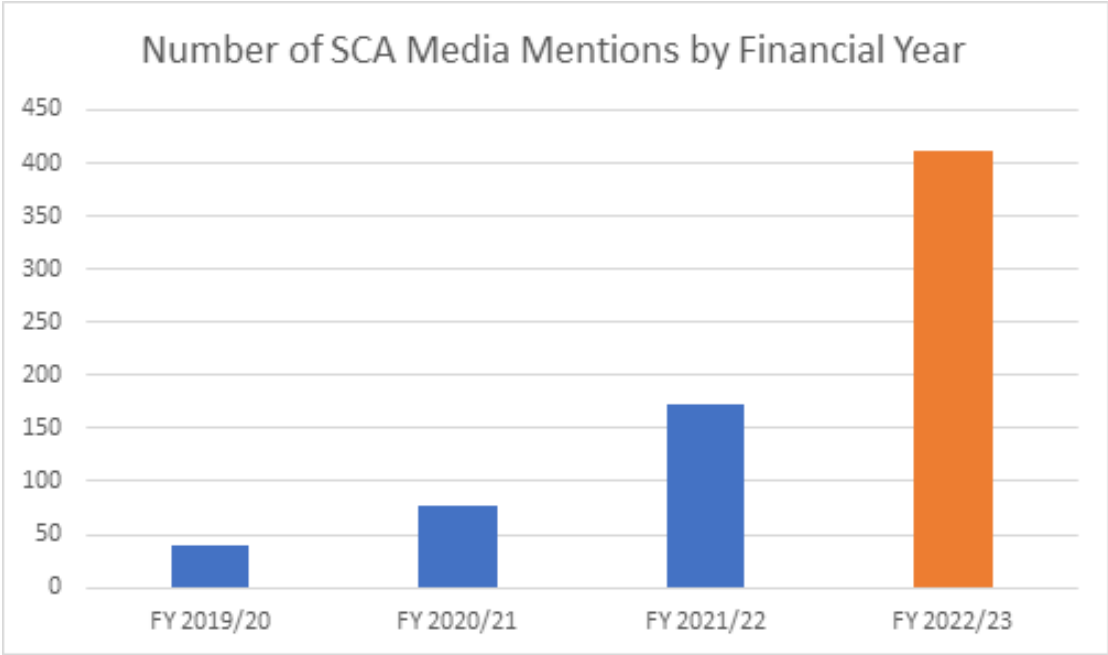
- 2019/20 - 39 mentions of SCA
- 2020/21 - 77 mentions of SCA
- 2021/22 - 172 mentions of SCA
- 2022/23 - 408 mentions of SCA + 65 unique TV and Radio stories [1]

Summary Points

- 2022/23 was yet another record for SCA in terms of media exposure, with 408 unique media mentions of SCA in total online and in print, and another 65 unique TV and Radio story mentions, up 178% from the year before.
- Most of the media mentions obtained in FY 2022/23 related to universally important topics for all jurisdictions across Australia and NZ, notable including:
 - Insurance availability and affordability
 - Building defects
 - Sustainability
- The most hits from an individual activity (98) were from the release of the UNSW Australasian Strata Insights Report 2022.
- SCA appeared in every major national and metropolitan daily newspaper (multiple times for most) in 2022/23 financial year, as well as on every major broadcaster in each state and territory. Nationally SCA was on ABC Radio National multiple times, as well as in the Australian Financial Review (AFR).
- 92% of the media mentions had positive or neutral sentiment.
- The data shows unequivocally that SCA is the leading voice in the strata sector, recording more media mentions than any other association, organisation or network in the strata space combined.

[1] This is the first year SCA has had the capability to track a full year of broadcast media mentions (TV and radio data). The data is less reliable than online and print stories quotes (408 mentions), so we have manually broken out unique stories (65 stories) instead of broadcast mentions (which is another 585 stories based on raw data).

MEDIA



STANDARDS MATTER CONFERENCE

The SCA Conference is the highlight of the industry's annual calendar, bringing together colleagues across all our regions to collaborate, network and share knowledge.

This year, the conference theme was Standards Matter. Industry guidelines and standards ensure the quality and consistency of products and services, giving businesses and consumers greater peace of mind. Following on from the last conference theme 'Liveable Future', it was essential to gather as a strong industry to discuss raising our standards and focusing our professionalism to support the current and future strata communities.

Held in Darwin during the beginning of June, the conference attracted close to 400 delegates and over 20 exhibitors during the three-day program.

We had incredibly engaging presentations and panel sessions where many hot industry topics were covered across the program duration.

The audience explored how digital technology can benefit them, and the actions required to immediately implement it and measure the impact. Insights were provided on how standards-of-conduct are responsible for driving reputation, behaviours, culture, and brand. Presentations discussed how challenges of seasonal fluctuations have been turned into learning experiences that have consistently improved customer standards year on year. The audience were challenged to understand the power and influence to create meaningful impact and to adopt impact-driven standards in their organisation that matter. They were provided with an understanding of why ethics should be a central part of business decision making; and discussed the dual issue of boosting understanding and improving disclosure and transparency.

The program was jam-packed with exciting social events, including the '2022-23 SCA Australasia Awards', the 'Welcome Reception' and 'Nautical by Night'.

We would like to thank our National Partners, Exhibitors and Sponsors for their continuous support and large contribution in ensuring it was another successful conference.



2022-23 SCA AUSTRALASIA AWARDS WINNERS



SA/NT Life Member

Matthew Amber



President's Award

Greg Nash



Essay Award

Stephanie Toft,
Body Corporate
Alliance, Qld



Excellence in Innovation

Body Corporate
Services, PICA
Customer Care Team,
Qld



Support Team Member

Ella Sheldon,
The Knight, Vic

*Sponsored by
Kelly + Partners*



Strata Community Manager - Rising Star

Melissa Repacholi,
Strata Administration
Services, WA

*Sponsored by
CHU Underwriting
Agencies*

2022-23 SCA AUSTRALASIA AWARDS WINNERS



Strata Community Manager

Xian Burton,
A Class Strata
Service, WA

*Sponsored by
BIV Reports*



Senior Strata Community Manager

Sarah Hogg,
PICA Group, NSW

*Sponsored by
Active*



Strata Community Environmental & Engagement

Andrew Davidson,
Team Body Corporate,
Qld



Strata Services Business

Grace Lawyers, Qld



Thank you to our incredible volunteers!

2022-23 SCA AUSTRALASIA AWARDS WINNERS



Strata Community Management - Small Business

Degrees Strata, WA

*Sponsored by
Grace Lawyers*



Strata Community Management - Medium Business

Realmark Strata, WA

*Sponsored by
Body Corporate Brokers
(BCB)*



Strata Community Management - Large Business

The Knight, Vic

*Sponsored by
Macquarie Bank*



10 Years SCA Team Member

Claudia Montiel



Strata Community Association WA Incorporated

ABN 88 839 360 415

Financial Statement - 30 June 2023

To the Committee Members of Strata Community Association WA Incorporated

Auditor's Independence Declaration

As lead audit director for the audit of the financial statements of Strata Community Association WA Incorporated for the financial year ended 30 June 2023, I declare that to the best of my knowledge and belief, there have been no contraventions of:

- (a) the auditor independence requirements of the Associations Incorporation Act 2015 in relation to the audit; and
- (b) any applicable code of professional conduct in relation to the audit.

Yours sincerely

Nexia Sydney Audit Pty Ltd



Vishal Modi

Director

Sydney

Dated: 22 August 2023

Strata Community Association WA Incorporated

Contents

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General information

The financial statements cover Strata Community Association WA Incorporated as an individual entity. The financial statements are presented in Australian dollars, which is Strata Community Association WA Incorporated's functional and presentation currency.

Strata Community Association WA Incorporated is an incorporated association, incorporated and domiciled in Australia.

The financial statement were authorised for issues, in accordance with a resolution of the board, on 22 August 2023. The board has the power to amend and reissue the financial statement.

Strata Community Association WA Incorporated
Statement of profit or loss and other comprehensive income
For the year ended 30 June 2023

	2023 \$	2022 \$
Revenue		
Membership income	159,508	155,434
Sponsorship income	229,946	244,188
Events income	335,422	237,109
Government grants	10,000	-
Interest received	7,454	1,354
Gain on asset disposal	-	1,282
Advertising	-	650
Surcharges	-	101
Revenue and other income	<u>742,330</u>	<u>640,118</u>
Expenses		
Advocacy and marketing	(9,854)	(7,778)
Amortisation of leased asset	(24,798)	(16,865)
Audit fees	(5,500)	(4,500)
AV Hire and facilities	(28,080)	(26,510)
Bank charges and merchant fees	(849)	(1,142)
Bookkeeping	(600)	(600)
Catering and entertainment	(133,973)	(145,011)
Consultancy and legal fees	(5,615)	(10,622)
Depreciation expense	(4,063)	(1,615)
Design, production and printing	(16,201)	(14,746)
Education expenses and materials	(4,125)	(10,417)
Employee expenses	(276,411)	(281,590)
General expenses	(6,072)	(5,754)
Honorarium for president	(5,200)	(5,200)
Ignite program	-	(5,600)
Insurance	(5,340)	(5,881)
Interest paid	(1,173)	(1,108)
Office costs	(10,060)	(16,228)
Professional pathway expenses	(484)	-
Rent and variable outgoings	(8,733)	(9,254)
Speakers and contractors	(27,192)	(19,183)
Sponsor, member and external engagement	-	(455)
Sponsorship outgoings	(31,969)	(2,947)
Staff recruitment and training	(710)	(1,144)
Subscriptions	(125,168)	(125,492)
Telephone and internet	(4,641)	(5,899)
Travelling expenses	(10,994)	(6,450)
Venue hire	(16,387)	(21,385)
Website expenses	(427)	(277)
Total expenditure	<u>(764,619)</u>	<u>(753,653)</u>
Deficit before income tax expense	(22,289)	(113,535)
Income tax expense	-	-
Deficit after income tax expense for the year	(22,289)	(113,535)
Other comprehensive income for the year, net of tax	-	-
Total comprehensive income for the year	<u><u>(22,289)</u></u>	<u><u>(113,535)</u></u>

The above statement of profit or loss and other comprehensive income should be read in conjunction with the accompanying notes

Strata Community Association WA Incorporated
Statement of financial position
As at 30 June 2023

	Note	2023 \$	2022 \$
Assets			
Current assets			
Cash and cash equivalents	3	372,827	450,245
Trade and other receivables	4	46,800	7,998
Other assets	6	26,392	14,808
Total current assets		<u>446,019</u>	<u>473,051</u>
Non-current assets			
Property, plant and equipment	7	14,313	16,635
Right-of-use assets	5	32,731	57,529
Total non-current assets		<u>47,044</u>	<u>74,164</u>
Total assets		<u>493,063</u>	<u>547,215</u>
Liabilities			
Current liabilities			
Trade and other payables	8	39,624	38,669
Contract liabilities	9	117,318	119,083
Lease liabilities	10	25,719	24,331
Provisions	11	7,172	13,894
Total current liabilities		<u>189,833</u>	<u>195,977</u>
Non-current liabilities			
Lease liabilities	10	8,442	34,161
Total non-current liabilities		<u>8,442</u>	<u>34,161</u>
Total liabilities		<u>198,275</u>	<u>230,138</u>
Net assets		<u>294,788</u>	<u>317,077</u>
Equity			
Retained surpluses		<u>294,788</u>	<u>317,077</u>
Total equity		<u>294,788</u>	<u>317,077</u>

The above statement of financial position should be read in conjunction with the accompanying notes

Strata Community Association WA Incorporated
Statement of changes in equity
For the year ended 30 June 2023

	Retained surplus \$	Total equity \$
Balance at 1 July 2021	430,612	430,612
Deficit after income tax expense for the year	(113,535)	(113,535)
Other comprehensive income for the year, net of tax	-	-
	<u>(113,535)</u>	<u>(113,535)</u>
Total comprehensive income for the year	<u>(113,535)</u>	<u>(113,535)</u>
Balance at 30 June 2022	<u>317,077</u>	<u>317,077</u>
	Retained surplus \$	Total equity \$
Balance at 1 July 2022	317,077	317,077
Deficit after income tax expense for the year	(22,289)	(22,289)
Other comprehensive income for the year, net of tax	-	-
	<u>(22,289)</u>	<u>(22,289)</u>
Total comprehensive income for the year	<u>(22,289)</u>	<u>(22,289)</u>
Balance at 30 June 2023	<u>294,788</u>	<u>294,788</u>

The above statement of changes in equity should be read in conjunction with the accompanying notes

Strata Community Association WA Incorporated
Statement of cash flows
For the year ended 30 June 2023

	Note	2023 \$	2022 \$
Cash flows from operating activities			
Receipts from customers (inclusive of GST)		763,740	821,225
Payments to suppliers (inclusive of GST)		<u>(821,367)</u>	<u>(776,547)</u>
		(57,627)	44,678
Interest received		7,454	1,354
Interest and other finance costs paid		<u>(1,173)</u>	<u>(1,107)</u>
Net cash from/(used in) operating activities		<u>(51,346)</u>	<u>44,925</u>
Cash flows from investing activities			
Payments for property, plant and equipment		(1,741)	(16,454)
Proceeds from disposal of property, plant and equipment		<u>-</u>	<u>1,282</u>
Net cash used in investing activities		<u>(1,741)</u>	<u>(15,172)</u>
Cash flows from financing activities			
Repayment of lease liabilities		<u>(24,331)</u>	<u>(15,902)</u>
Net cash used in financing activities		<u>(24,331)</u>	<u>(15,902)</u>
Net increase/(decrease) in cash and cash equivalents		(77,418)	13,851
Cash and cash equivalents at the beginning of the financial year		<u>450,245</u>	<u>436,394</u>
Cash and cash equivalents at the end of the financial year	3	<u><u>372,827</u></u>	<u><u>450,245</u></u>

The above statement of cash flows should be read in conjunction with the accompanying notes

Strata Community Association WA Incorporated
Notes to the financial statements
For the year ended 30 June 2023

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 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.

Strata Community Association WA Incorporated
Notes to the financial statements
For the year ended 30 June 2023

Note 2. Significant accounting policies (continued)

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.

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.

Strata Community Association WA Incorporated
Notes to the financial statements
For the year ended 30 June 2023

Note 2. Significant accounting policies (continued)

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.

Impairment of non-financial assets

Non-financial assets are reviewed for impairment whenever events or changes in circumstances indicate that the carrying amount may not be recoverable. An impairment loss is recognised for the amount by which the asset's carrying amount exceeds its recoverable amount.

Recoverable amount is the higher of an asset's fair value less costs of disposal and value-in-use. The value-in-use is the present value of the estimated future cash flows relating to the asset using a pre-tax discount rate specific to the asset or cash-generating unit to which the asset belongs. Assets that do not have independent cash flows are grouped together to form a cash-generating unit.

Trade and other payables

These amounts represent liabilities for goods and services provided to the association prior to the end of the financial year and which are unpaid. Due to their short-term nature they are measured at amortised cost and are not discounted. The amounts are unsecured and are usually paid within 30 days of recognition.

Contract liabilities

Contract liabilities represent the association's obligation to transfer goods or services to a customer and are recognised when a customer pays consideration, or when the association recognises a receivable to reflect its unconditional right to consideration (whichever is earlier) before the association has transferred the goods or services to the customer.

Lease liabilities

A lease liability is recognised at the commencement date of a lease. The lease liability is initially recognised at the present value of the lease payments to be made over the term of the lease, discounted using the interest rate implicit in the lease or, if that rate cannot be readily determined, the association's incremental borrowing rate. Lease payments comprise of fixed payments less any lease incentives receivable, variable lease payments that depend on an index or a rate, amounts expected to be paid under residual value guarantees, exercise price of a purchase option when the exercise of the option is reasonably certain to occur, and any anticipated termination penalties. The variable lease payments that do not depend on an index or a rate are expensed in the period in which they are incurred.

Lease liabilities are measured at amortised cost using the effective interest method. The carrying amounts are remeasured if there is a change in the following: future lease payments arising from a change in an index or a rate used; residual guarantee; lease term; certainty of a purchase option and termination penalties. When a lease liability is remeasured, an adjustment is made to the corresponding right-of-use asset, or to profit or loss if the carrying amount of the right-of-use asset is fully written down.

Employee benefits

Short-term employee benefits

Liabilities for wages and salaries, including non-monetary benefits, annual leave and long service leave expected to be settled wholly within 12 months of the reporting date are measured at the amounts expected to be paid when the liabilities are settled.

Strata Community Association WA Incorporated
Notes to the financial statements
For the year ended 30 June 2023

Note 2. Significant accounting policies (continued)

Goods and Services Tax ('GST') and other similar taxes

Revenues, expenses and assets are recognised net of the amount of associated GST, unless the GST incurred is not recoverable from the tax authority. In this case it is recognised as part of the cost of the acquisition of the asset or as part of the expense.

Receivables and payables are stated inclusive of the amount of GST receivable or payable. The net amount of GST recoverable from, or payable to, the tax authority is included in other receivables or other payables in the statement of financial position.

Cash flows are presented on a gross basis. The GST components of cash flows arising from investing or financing activities which are recoverable from, or payable to the tax authority, are presented as operating cash flows.

Commitments and contingencies are disclosed net of the amount of GST recoverable from, or payable to, the tax authority.

New Accounting Standards and Interpretations not yet mandatory or early adopted

Australian Accounting Standards and Interpretations that have recently been issued or amended but are not yet mandatory, have not been early adopted by the association for the annual reporting period ended 30 June 2023. The association has not yet assessed the impact of these new or amended Accounting Standards and Interpretations.

Note 3. Cash and cash equivalents

	2023	2022
	\$	\$
<i>Current assets</i>		
Cash at bank	50,862	135,734
Term deposits	321,965	314,511
	<u>372,827</u>	<u>450,245</u>

Note 4. Trade and other receivables

	2023	2022
	\$	\$
<i>Current assets</i>		
Trade receivables	46,800	7,998
	<u>46,800</u>	<u>7,998</u>

Note 5. Right-of-use assets

	2023	2022
	\$	\$
<i>Non-current assets</i>		
Leased building - right-of-use	74,394	74,394
Less: Accumulated depreciation	(41,663)	(16,865)
	<u>32,731</u>	<u>57,529</u>

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

Strata Community Association WA Incorporated
Notes to the financial statements
For the year ended 30 June 2023

Note 6. Other assets

	2023	2022
	\$	\$
<i>Current assets</i>		
Prepayments	22,225	10,641
Rental bond	4,167	4,167
	<u>26,392</u>	<u>14,808</u>

Note 7. Property, plant and equipment

	2023	2022
	\$	\$
<i>Non-current assets</i>		
Fixtures and fittings - at cost	12,992	12,216
Less: Accumulated depreciation	(2,425)	(670)
	<u>10,567</u>	<u>11,546</u>
Office equipment - at cost	7,085	6,120
Less: Accumulated depreciation	(3,339)	(1,031)
	<u>3,746</u>	<u>5,089</u>
Low value pool - at cost	13,694	13,694
Less: Accumulated depreciation	(13,694)	(13,694)
	<u>-</u>	<u>-</u>
General small business pool - at cost	19,250	19,250
Less: Accumulated depreciation	(19,250)	(19,250)
	<u>-</u>	<u>-</u>
	<u>14,313</u>	<u>16,635</u>

Note 8. Trade and other payables

	2023	2022
	\$	\$
<i>Current liabilities</i>		
Trade and other payables	39,624	38,669
	<u>39,624</u>	<u>38,669</u>

Note 9. Contract liabilities

	2023	2022
	\$	\$
<i>Current liabilities</i>		
Prepaid membership and sponsorship income	56,397	109,613
Prepaid events income	8,845	9,470
Prepaid professional pathway income	52,076	-
	<u>117,318</u>	<u>119,083</u>

Strata Community Association WA Incorporated
Notes to the financial statements
For the year ended 30 June 2023

Note 10. Lease liabilities

	2023 \$	2022 \$
<i>Current liabilities</i>		
Lease liability	<u>25,719</u>	<u>24,331</u>
<i>Non-current liabilities</i>		
Lease liability	<u>8,442</u>	<u>34,161</u>

Note 11. Provisions

	2023 \$	2022 \$
<i>Current liabilities</i>		
Annual leave	<u>7,172</u>	<u>13,894</u>

Note 12. Contingent liabilities

The association did not have any contingent liabilities at 30 June 2023 (2022:Nil).

Note 13. Commitments

There were no commitments for capital expenditure as at 30 June 2023 (2022: Nil).

Note 14. 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 15. Events after the reporting period

No matter or circumstance has arisen since 30 June 2023 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.

Strata Community Association WA Incorporated
Statement by the board
For the year ended 30 June 2023

In the boards' opinion:

- the association is not a reporting entity because there are no users dependent on general purpose financial statements. Accordingly, as described in note 2 to the financial statements, the attached special purpose financial statements 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 attached financial statements and notes comply with the Associations Incorporation Act 2015, the Accounting Standards as described in note 2 to the financial statements, the Associations Incorporation Regulations 2016 and other mandatory professional reporting requirements;
- the attached financial statements and notes give a true and fair view of the association's financial position as at 30 June 2023 and of its performance for the financial year ended on that date; and
- there are reasonable grounds to believe that the association will be able to pay its debts as and when they become due and payable.

Signed in accordance with a resolution of the board.

On behalf of the board



Catherine Lezer
President

22/8/ 2023

Independent Auditor's Report to the Members of Strata Community Association WA Incorporated

Report on the Audit of the Financial Report

Opinion

We have audited the financial report, being a special purpose financial report, of Strata Community Association WA Incorporated (the Association), which comprises the statement of financial position as at 30 June 2023, the statement of profit or loss and other comprehensive income, statement of changes in equity and statement of cash flows for the year then ended, and notes to the financial statements, including a summary of significant accounting policies, and the Committee members' declaration.

In our opinion, the accompanying financial report of the Association is in accordance with the Associations Incorporation Act 2015, including:

- i) giving a true and fair view of the Association's financial position as at 30 June 2023 and of its financial performance for the year then ended; and
- ii) complying with Australian Accounting Standards to the extent described in Note 2, and Associations Incorporation Regulations 2016.

Basis for opinion

We conducted our audit in accordance with Australian Auditing Standards. Our responsibilities under those standards are further described in the 'auditor's responsibilities for the audit of the financial report' section of our report. We are independent of the Association in accordance with the ethical requirements of the Accounting Professional & Ethical Standards Board's APES 110 *Code of Ethics for Professional Accountants (including Independence Standards)* (the Code) that are relevant to our audit of the financial report in Australia. We have also fulfilled our other ethical responsibilities in accordance with the Code.

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

Emphasis of matter regarding basis of accounting

Without modifying our opinion, we draw attention to Note 2 to the financial report, which describes the basis of accounting. The financial report has been prepared for the purpose of fulfilling the Committee members' financial reporting responsibilities under the Associations Incorporation Act 2015. As a result, the financial report may not be suitable for another purpose. Our opinion is not modified in respect of this matter.

Committee members' responsibility for the financial report

The Committee members of the Association are responsible for the preparation of the financial report that gives a true and fair view and have determined that the basis of preparation described in Note 2 to the financial statements is appropriate to meet the requirements of the Associations Incorporation Act 2015 and is appropriate to meet the needs of the members. The Committee members are also responsible for such internal control as the Committee members determine is necessary to enable the preparation of the

financial report that gives a true and fair view and is free from material misstatement, whether due to fraud or error.

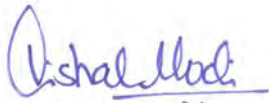
In preparing the financial report, the Committee members are responsible for assessing the Association's ability to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless the Committee members either intend to liquidate the Association or to cease operations, or have no realistic alternative but to do so.

Auditor's responsibility for the audit of the financial report

Our objectives are to obtain reasonable assurance about whether the financial report as a whole is free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance, but is not a guarantee that an audit conducted in accordance with the Australian Auditing Standards will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of this financial report.

A further description of our responsibilities for the audit of the financial report is located at The Australian Auditing and Assurance Standards Board website at: www.auasb.gov.au/auditors_responsibilities/ar4.pdf. This description forms part of our auditor's report.

Nexia Sydney Audit Pty Ltd



Vishal Modi
Director

Dated: 22 August 2023
Sydney



SCA (WA) Members at the 2023 SCA Australasia Conference in Darwin



Lord Mayor of the City of Perth, Basil Zempilas, Lee de Castro ASCM, and Catherine Lezer, presenting the first City of Perth Sustainability Grant to the Council of Owners representatives of 22 Brown Street.

WA.STRATA.COMMUNITY



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