



## Strata community Australia (Vic)

Strata Community Australia (Vic) SCA (Vic) is the pre-eminent professional association for the owners corporation industry, and was formed in 1990 (as Institute of Body Corporate Managers then Owners Corporations Victoria) to provide a forum for improved standards and education in the industry.

Supporting more than 80% of all owners corporation management firms in Victoria it is the only organization solely focused upon representing this increasingly significant industry, and reaches and represents 370 owners corporation professionals who manage approximately 375,000 lots.

SCA (Vic) is an affiliate member of Strata Community Australia (SCA), which represents practitioners throughout Australia. SCA has formal links with the Community Associations Institute of the USA.

### What does SCA (Vic) offer?

- Professional development through seminars, workshops, conferences, and regularly publishing bulletins on items of professional interest.
- Representation to Government and Statutory authorities
- Promotion of the activities of practitioners to the community
- Public information forums
- Establishment of professional practice guidelines and ethical standards
- Greater training and professional development options with the introduction of national competencies

## Useful Information

### Strata community Australia (Vic)

The SCA (Vic) website has a variety of information available providing details for owners corporation managers, people living in or considering living in owners corporations, and for those interested in the industry.

Phone: 03 9416 4688

Fax: 03 9416 4788

Address: Suite 106/134-136 Cambridge Street Collingwood. (Vic) 3066

Email: [info.vic@stratacommunity.org.au](mailto:info.vic@stratacommunity.org.au)

Web: [www.vic.stratacommunity.org.au](http://www.vic.stratacommunity.org.au)

### Consumer Affairs Victoria

Consumer Affairs Victoria administers the owners corporation legislation. For advice and information on owners corporations and information relating to the legislation, contact CAV:

Web: [www.consumer.vic.gov.au](http://www.consumer.vic.gov.au)

Phone: 1300 55 81 81 (local call charges)

Address: 121 Exhibition Street Melbourne. (Vic) 3000

CAV produce a guide and fact sheets relating to owners corporation matters which can be downloaded from their website.

### Owners Corporation—Governing Legislation & Regulations

Legislation: Owners Corporations Act 2006

Subdivision Act 1988

Regulations: Owners Corporations Regulations 2007

Subdivision (procedures) Regulations 2000

Copies of the above may be obtained from :

Information (Vic) toria

Phone: 1300 366 356

Address: 356 Collins Street Melbourne . (Vic) 3000

Electronically Downloaded free of charge from Victorian Legislation and Parliamentary web site — :[www.dms.dpc.vic.gov.au](http://www.dms.dpc.vic.gov.au)

Hard Copies – Purchased from Information Victoria



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W: [www.vic.stratacommunity.org.au](http://www.vic.stratacommunity.org.au)**

## WHY USE A SCA (Vic) MEMBER?

### **Ethical Business Practice**

Not all owners corporation managers are members of SCA (Vic). Only professional owners corporation managers who meet the strict requirements laid down by SCA (Vic) are eligible for membership.

Central to the prerequisites of membership is acceptance and adherence of the SCA (Vic) Code of Professional Conduct (available on our website). The Code of Professional Conduct sets a high standard for practice, over and above the requirements of legislation.

### **Training**

SCA (Vic) encourages the education of owners corporation managers and their employees. SCA (Vic) organises seminars and conferences on matters impacting the industry.

### **Representation of the Profession**

SCA (Vic) is active in representing its membership and their clients in government and commercial circles. SCA (Vic) monitors all matters affecting the owners corporation industry. Through SCA (Vic) newsletters, SCA (Vic) members are kept abreast of proposed changes to legislation and other essential industry or market facts which may influence the business and investment decisions.

### **Consumer Protection**


Written complaints are handled by the General Manager, and heard by an expert Ethics & Complaints Sub-Committee. If any member shall wilfully refuse or neglect to comply with the provisions of the Constitution, Code of Professional Conduct, or shall be guilty of any conduct unbecoming of a member, and any other guideline or standard formally approved and adopted by SCA (Vic), SCA (Vic) has the disciplinary power to censure, fine, suspend or expel the member from SCA (Vic).

## FINDING A MANAGER FOR YOUR OWNERS

### CORPORATION

There are many firms offering owners corporation management services but not all have a demonstrated commitment to professional excellence and ethical behaviour. When selecting an owners corporation manager ensure they are a member.

Members can be identified by:

- Use of the members logo
- Membership certificate issued by  SCA (Vic)
- Listing in our directory available on our website [www.vic.stratacommunity.org.au](http://www.vic.stratacommunity.org.au)

### **MEMBERSHIP**

SCA (Vic) membership caters for all those involved in Owners Corporations. Members can be Owners Corporation managers, suppliers to the owners corporation industry or owners corporations.

Benefits of membership include:

- Regular eNewsletters providing up to date industry Information
- Best practise guidelines and resources
- Tools to advertise membership
- Professional development opportunities through seminars and conferences
- Networking opportunities
- Exclusive discounts including professional indemnity insurance
- Free legal hotline

Membership applications are available on our website

## THE ROLE OF AN OWNERS CORPORATION

### MANAGER

Owners corporation managers are professionals responsible for the administration of owners corporations charged with the responsibility to maintain buildings and common areas with an owners corporation

Managers are specialists in their field, possessing the knowledge and skill to administer the owners corporation in accordance with the complex requirements of the Victorian legislation to achieve consensus in decision making and to otherwise assist home unit owners by assuming onerous responsibilities.

Their functions are not those of real estate agents.

Owners corporation managers are involved in coordinating the affairs of unit owners including:

- Conducting meetings
- Collecting and banking levies
- Arranging property maintenance
- Advising on asset management
- Placing insurance
- Keeping financial accounts

### **REGISTER FOR ENEWSLETTER**

If you would like to receive regular eNewsletters providing up to date industry information please email SCA (Vic) [info.vic@stratacommunity.org.au](mailto:info.vic@stratacommunity.org.au) to be added to the distribution list.