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STRATA

Strata is a way of managing multi-unit properties like apartment buildings, townhouses, and mixed-use developments. Instead of each owner being responsible for their own property only, they also share ownership of common areas like gardens, hallways, lifts, and pools.

A strata committee, often with the help of a professional strata manager, helps oversee the maintenance, finances, and legal obligations of the property to ensure everything runs smoothly.

In Victoria, the strata industry plays a vital role in managing these shared living spaces, ensuring buildings are well-maintained, residents understand their rights and responsibilities, and properties remain compliant with local laws.

The industry is growing as more people choose to live in apartments and townhouses, making strata management an essential part of modern urban living.

SCA (VIC)

Strata Community Association Victoria (SCA (Vic)) has been the peak body for Victoria's owners corporation industry since 1990, advocating for high standards, education, and professional support.

Its members include BLA-registered owners corporation managers—who oversee records, finances, insurance, meetings, maintenance, and safety—and strata service providers such as insurers, lawyers, accountants, facilities managers, and building maintenance professionals.

Members operate under the Owners Corporations Act 2006 and Regulations 2018, adhering to the SCA Code of Ethics and Complaints Process.

SCA (Vic) provides members with industry-leading resources, including the Contract of Appointment (CoA), Continuing Professional Development (CPD), and Best Practice Guidelines.

With strata living on the rise, 18% of Victorians now live in 128,900 owners corporations, covering 1,044,400 lots, with a property value of \$471 billion.*

Representing the sector exclusively, SCA (Vic) has 350+ corporate memberships (250+ strata management companies, 100+ strata service providers) and 1300+ individual members (1000+ strata professionals, 300+ service members).

** Australasian Strata Insights 2024 Report – SCA and UNSW CFRC*

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SCA (Vic) is not a regulatory or legal authority and is unable to offer personalised responses to the wide range of enquiries that arise within this complex industry.

However, in the strata sector, it is common to encounter issues that others have already faced. The following websites provide expert guidance on a variety of topics, offering reliable solutions to commonly asked questions.

Consumer Affairs Victoria

Consumer Affairs Victoria (CAV) is a government agency dedicated to safeguarding consumer interests. It serves as a comprehensive resource for all matters related to owners corporations, offering access to essential information such as legislation, forms, rules, and guidance on dispute resolution.

<https://www.consumer.vic.gov.au/housing/owners-corporations>

Inside Strata

Inside Strata, provided by SCA, is an information portal and newsletter designed to keep you informed. The site offers advanced search features, enabling users to efficiently filter content by region, category, and keyword.

<https://inside.strata.community/>