

Media Release

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SCA Vic makes submission to review of OC Act

Strata Community Association Victoria (SCA (Vic)) has provided a detailed submission to the Victorian Government's review of the Owners Corporations Act 2006. This Act governs strata and subdivision properties in Victoria and sets out the management, powers, and responsibilities of Owners Corporations and Managers.

Public submissions closed last week and the independent panel conducting the review is expected to deliver its final report by December 1, 2025.

"We are pleased that we had the opportunity to meet the review panel and make a submission to ensure that reforms are meaningful and practical, and deliver lasting benefits for owners corporations, managers and the communities they serve", said SCA (Vic) President Pernille Cavanough.

Strata is now a cornerstone of Victoria's housing mix. More than 1.27 million Victorians - around 18% of the population - live in strata-titled dwellings, including over 500,000 apartment residents and 770,000 residents in townhouses, villas, and other strata developments.

SCA (Vic) invited all members to provide their input and comments on the seven topics that are the focus of the legislative review, as well as provide additional commentary on other matters they believe should be considered.

Over 200 members provided feedback and insights on operational challenges and various reforms to improve the Owners Corporations Act and their input directly shaped SCA (Vic)'s evidence-based recommendations. The top issues to reform included:

- Legislative clarity and simplification
- Debt recovery and cost fairness
- Dispute resolution and enforcement
- Building defects and warranties
- Insurance cost allocation
- Governance and committee protections
- Mandatory training for all strata managers

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"Owners Corporation Managers in Victoria deliver an outstanding service that safeguards residents' most significant financial asset - their home - while ensuring properties remain safe, compliant, and financially sustainable. We are pleased the Government has recognised this by mandating training for the Office In Effective Control of each strata company from June 2027. However, we believe this should go further, with mandatory training for all strata managers to lift the professionalism across the entire sector" said Ms Cavanough.

"Their professionalism underpins the success of strata living and directly supports housing affordability, urban liveability, and community wellbeing. At SCA (Vic), membership already requires every strata manager to complete annual Continuing Professional Development (CPD). This ensures our members maintain high standards, as opposed to non-members who currently have no obligation to undertake any ongoing education."

"As Victoria grows, strata living will expand exponentially, making it central to meeting housing affordability and density targets"

Established in 1990, Strata Community Association Victoria (Vic) is the peak industry body supporting the state's professional strata management sector and has a track record of advancing professionalism and accountability in the sector.

SCA (Vic) members include over 250 strata management companies, over 120 service provider companies, and more than 1,300 individual members that oversee, advise, and manage owners corporation committees across Victoria.

The SCA (Vic) Submission can be viewed [here](#).

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