

Presidents Report December 2017



Looking back over the last 12 months, it has certainly been a very productive year and SCA WA can be very proud on what we have achieved. We represent and are the voice for nearly 600,000 owners, residents, workers, managers and service providers that are involved in strata schemes and we are working very hard to ensure your voice is heard.

This could not be done without the tireless efforts from our volunteer board members, committee members, A100 trainers, advice line consultants and presenters. Please join me in thanking them for the invaluable contribution that they make to the strata industry.

Next year will certainly be a year of disruption, with a number of industry changing measures that we hope to see implemented.

Here are the major areas of focus for the strata sector; how they've progressed in 2017 and where they're looking to head in 2018.

Legislative Reform

Landgate has been working hard on the long awaited reforms to the Strata Titles Act 1985 and the introduction of a Community Titles Act. SCA WA, together with other key stakeholders in the property industry have remained closely involved in this process, however, we are starting to have concerns that feedback is not being given due consideration.

With all of the issues we face in the strata industry, we are concerned Landgate are not taking the opportunity to provide greater protections and disclosures to owners, residents and people buying into strata schemes.

We strongly urge Landgate and the Minister to implement stronger disclosure provisions within the Sales Disclosure Statement, the aim being to ensure people are better informed. We also want to ensure appropriate measures are taken to protect people buying off the plan, in line with what NSW has just implemented.

As the President for SCA WA I will continue to meet with Minister for Lands, the Honourable Rita Saffioti MLA and with John Carey MP, who is a strong advocate for strata reform. We will also look to engage with the Shadow Minister Liza Harvey and the minor Parties to ensure them of our support for the reform process, however, we will also work hard and make sure the opportunity to implement the essential legislative changes that adequately protect owners and residents is not missed. The last thing we want is to see a missed opportunity, we need to bring WA's current archaic legislation up to date so that it can adequately support the owners, residents and managers of the communities that we anticipate more than 50% of our population will be living in by 2050.

Education

We achieved great success with our 2017 CHU SCA WA Symposium with nearly 300 Strata Managers, Service Providers and property owners in attendance. We had several world class presenters covering a range of topics, all focused on the future of strata in WA. Opened by John Carey MP on the importance of strata development to the success of our State, the sessions went on to discuss legislative reform, emerging technologies, changing demographics and going beyond the basics of Strata Management to help residents build connected communities within their strata schemes.

The Symposium finished off a busy calendar year of professional development and education events which attracted between 70 and 110 people at each one.

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We were also able to observe the first year of the Certificate IV in Strata Community Management being delivered through RMIT which received an incredible uptake. This Certificate is a giant leap forward for the industry, providing extensive, strata-specific education for professionals working in or looking to work in the industry. We look forward to this course being offered locally by TAFE in Perth in 2018.

Professional Standards

As an unregulated industry, it is imperative that as an industry body, we continuously focus on ways to improve professionalism and best practice, particularly as the industry grows and the developments we deal with become more and more complex.

We've just completed our third annual awards program which was celebrated at the Awards Gala on 8th December. The awards are extremely important in encouraging and promoting professionalism, innovation and excellence in the strata industry. We thank all of the individuals and businesses who participated this year, and congratulate the deserving winners and finalists.

We also look forward to being the first in Australia to implement a Business Certification program for Strata Management Businesses (Strata Management Practice Standards). This will complement our current accreditation program which recognises individuals for their education and experience, by implementing a standard for the overall business operation.

I'd like to take this opportunity to thank you all for your support this year and wish you a safe and merry festive season and a prosperous New Year.



Scott Bellerby
SCA (WA) President