

15 August 2023

SCA (WA) Response to Updated Perth Parking Management Act

Strata Community Association (WA) would offer our feedback regarding the recent introduction of the updated *Perth Parking Management Act* into State Parliament.

Overall, SCA (WA) is supportive of the intention of the State Government to modernise the 25-year-old legislation, and ensure that it is fit for purpose in the increasingly urbanised environment of Perth.

However, SCA (WA) is exceedingly disappointed to see that critical, necessary changes to the application of the Perth Parking Levy in relation to strata car parking billing have gone unaddressed.

Under both the old iteration of the legislation and the new proposed legislation, the Perth Parking Levy is levied on commercial car spaces only. However, for strata complexes, the owner of the car space is considered in the legislation as the *strata company* (and not the individual owner of the space).

As such, in mixed-use buildings that feature both commercial and residential spaces, all owners (including residential owners) are being billed through the strata company, and paying the levy for car spaces they do not own, and cannot use.

SCA (WA) has long campaigned for the WA Government to rectify this unfair and unjust practice, and the introduction of the updated *Perth Parking Management Act* into parliament presents the perfect opportunity to do so.

SCA (WA) would strongly suggest that the government reconsider amending the legislation to ensure that in relation strata, the lot owner be billed for the Perth Parking Levy as opposed to the strata company. Landgate (WA's Land Information Authority) has access to title information which denotes which lots are commercial and which lots are residential, and as such billing the commercial lot owner should be a straightforward endeavour.

About SCA (WA)

SCA (WA) is the peak industry body for strata and community titles in Western Australia. As a not-for-profit, member-based organisation, SCA (WA) is committed to the ongoing support of its members by providing education, advocacy and promoting professionalism.