

# Australian National Strata Data 2018

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This report contains strata titles data provided under licence from:

- Australian Capital Territory Office of the Surveyor-General and Land Information
- Land Tasmania ([www.theLIST.tas.gov.au](http://www.theLIST.tas.gov.au))
- Land Use Victoria
- New South Wales Land Registry Services
- Northern Territory Land Information Systems
- Queensland Titles Registry
- South Australia Land Services
- Western Australian Land Information Authority (Landgate)

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# Australian National Strata Data 2018

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## WHO LIVES IN APARTMENTS?

### Apartment residents

In Australia, about 9% of the population live in apartments

**2,200,793**  
apartment residents

**23,717,418**  
all Australian residents

### Country of birth

Less than half of all apartment residents are born in Australia

Australia 43% India 5%  
China 7% Other 45%



### Language spoken

Half of all apartment residents speak English at home

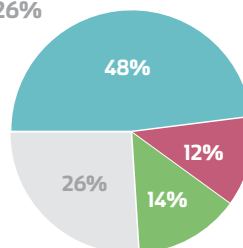
English 50% Cantonese 2%  
Mandarin 7% Other 41%



### Tenure

More apartment households rent than are owner-occupied

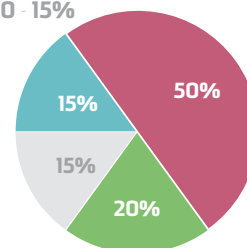
Rented 48%  
Owned outright 12%  
Owned with a mortgage 14%  
Other 26%



### Age

Half of all apartment residents are 20-39 years old

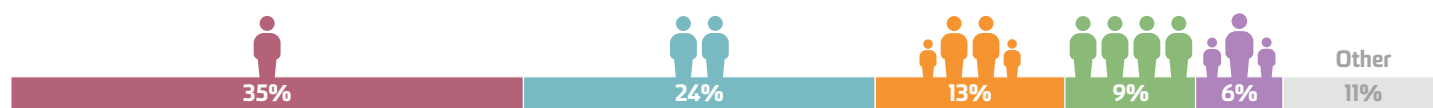
Under 20 - 15%  
20-39 - 50%  
40-59 - 20%  
Over 60 - 15%



### Household type

Many different types of households live in apartments

Lone person 35% | Couple - no children 24% | Couple - with children 13% | Group household 9% | Single parent 6% | Other 11%



2016 Census data. Residents of private flats, units and apartments, the majority of which are owned under strata title. Because other property types, including townhouses and villas, can be owned under strata title, these figures are conservative and the actual number of people living in strata properties will be greater.

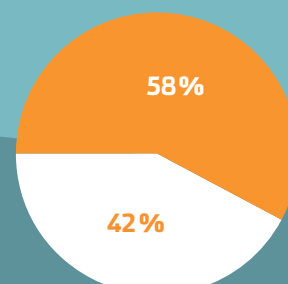
## NUMBER OF STRATA SCHEMES & LOTS\*



**316,227**  
Total number of schemes



**2,587,397**  
Total number of lots



**58%** **42%**  
Schemes registered before 2000 Schemes registered since 2000

\* Data obtained from: i) the Australian Capital Territory Office of the Surveyor-General and Land Information with data up to 2018; ii) Land Tasmania with data up to 2018; iii) Land Use Victoria with data up to 2015; iv) NSW Land Registry Services with data up to 2018; v) Northern Territory Land Information Systems with data up to 2017; vi) QLD Titles Registry with data up to 2018; vii) Land Services South Australia with data up to 2016; viii) Western Australian Land Information Authority (Landgate) with data up to 2015.

# ECONOMIC BENEFITS OF STRATA

## Direct employment



**Full-time  
strata managers  
4,303**

Estimate based on data provided by strata management companies who represent 18% of the market across the country.



**Other  
employees  
5,027**

Estimate based on data provided by strata management companies who represent 12% of the market across the country.

## Callout jobs



**Gardening**



**Plumbing**



**Electrical**

**3 most common callout jobs**



**3,257,341** total number of callout jobs in 2017

Estimate based on data provided by strata management companies who represent 10% of the market across the country.



**\$5,728,427,524**  
total value of callout jobs in 2017

Estimate based on data provided by strata management companies who represent 9% of the market across the country.

## Professional services



**Lawyer**



**Valuer**



**Insurer**

**3 most common professional services**



**441,532** total number of professional services engaged in 2017

Estimate based on data provided by strata management companies who represent 10% of the market across the country.



**\$903,917,019**  
total value of professional services in 2017

Estimate based on data provided by strata management companies who represent 10% of the market across the country.

## PROPERTY VALUE

### Total insured value of schemes

Estimate based on data provided by strata insurers who insure 54% of all strata and community lots in the country.



**\$995,254,733,912**

## ACKNOWLEDGEMENTS

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## WHO LIVES IN APARTMENTS?

### Apartment residents

In NSW, about 15% of the population live in apartments

**1,129,464**  
apartment residents

**7,564,945**  
all NSW residents



### Country of birth

Less than half of all apartment residents are born in Australia

Australia 40% India 5%  
China 8% Other 47%



### Language spoken

Under half of all apartment residents speak English at home

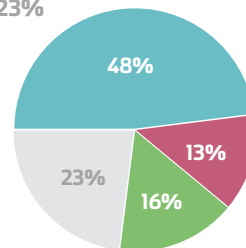
English 45% Cantonese 3%  
Mandarin 8% Other 44%



### Tenure

More apartment households rent than are owner-occupied

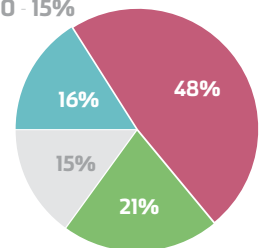
Rented 48%  
Owned outright 13%  
Owned with a mortgage 16%  
Other 23%



### Age

Almost half of all apartment residents are 20-39 years old

Under 20 - 16%  
20-39 - 48%  
40-59 - 21%  
Over 60 - 15%



### Household type

- Many different types of households live in apartments

Lone person 31% | Couple - no children 25% | Couple - with children 17% | Group household 8% | Single parent 7% | Other 12%



2016 Census data. Residents of private flats, units and apartments, the majority of which are owned under strata title. Because other property types, including townhouses and villas, can be owned under strata title, these figures are conservative and the actual number of people living in strata properties will be greater.

## NUMBER OF STRATA SCHEMES & LOTS\*



**76,565** **4,099**

Residential schemes Non-residential schemes

**80,664**

Total number of schemes

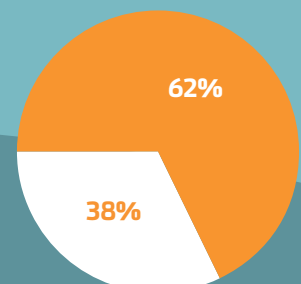


**819,490** **70,140**

Residential lots Non-residential lots

**889,630**

Total number of lots



**62%** **38%**

Schemes registered before 2000 Schemes registered since 2000

# ECONOMIC BENEFITS OF STRATA

## Direct employment



Full-time  
strata managers  
**1,851**



Other  
employees  
**1,675**

Estimate based on data provided by strata management companies who represent 14% of the market in NSW.

## Callout jobs



Plumbing



Handyman



Electrical

**3 most common callout jobs**



**1,209,769** total number  
of callout jobs in 2017

Estimate based on data provided by strata management companies who represent 13% of the market in NSW.



**\$2,496,590,418**  
total value of callout jobs in 2017

Estimate based on data provided by strata management companies who represent 13% of the market in NSW.

## Professional services



Engineer



Lawyer



Valuer

**3 most common professional services**



**187,991** total number  
of professional services  
engaged in 2017

Estimate based on data provided by strata management companies who represent 13% of the market in NSW.



**\$410,984,085** total value  
of professional services in 2017

Estimate based on data provided by strata management companies who represent 13% of the market in NSW.

## PROPERTY VALUE

### Total insured value of schemes

Estimate based on data provided by strata insurers who insure 58% of all strata and community lots in NSW.



**\$366,464,778,788**

## ACKNOWLEDGEMENTS

This project was undertaken by City Futures Research Centre and funded by Strata Community Association. The authors would like to acknowledge: Dr Nicole Johnston at Deakin University and Assoc. Professor Sacha Reid at Griffith University for their collaboration in collecting land titles data; NSW Land Registry Services for providing the land titles data; and the strata management and insurance companies that provided data on their businesses.

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## WHO LIVES IN APARTMENTS?

### Apartment residents

In VIC, about 8% of the population live in apartments

**471,317**  
apartment residents

**5,946,959**  
all VIC residents



### Country of birth

Less than half of all apartment residents are born in Australia

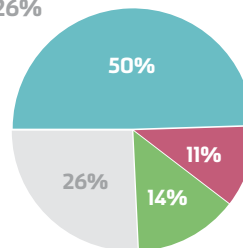
Australia 42% India 6%  
China 8% Other 44%



### Tenure

More apartment households rent than are owner-occupied

Rented 50%  
Owned outright 11%  
Owned with a mortgage 14%  
Other 26%



### Language spoken

Half of all apartment residents speak English at home

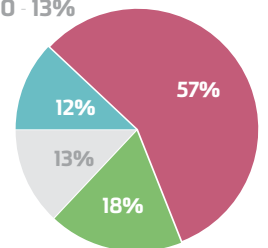
English 50% Cantonese 2%  
Mandarin 9% Other 39%



### Age

More than half of all apartment residents are 20-39 years old

Under 20 - 12%  
20-39 - 57%  
40-59 - 18%  
Over 60 - 13%



### Household type

- Many different types of households live in apartments

Lone person 39% | Couple - no children 23% | Couple - with children 9% | Group household 11% | Single parent 5% | Other 13%



2016 Census data. Residents of private flats, units and apartments, the majority of which are owned under strata title. Because other property types, including townhouses and villas, can be owned under strata title, these figures are conservative and the actual number of people living in strata properties will be greater.

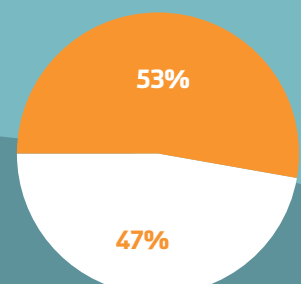
## NUMBER OF STRATA SCHEMES & LOTS\*



**101,298**  
Total number of schemes



**771,939**  
Total number of lots



**53%** **47%**  
Schemes registered before 2000 Schemes registered since 2000

# ECONOMIC BENEFITS OF STRATA

## Direct employment



Full-time  
strata managers  
**1,020**

Estimate based on  
data provided by strata  
management companies  
who represent 28% of the  
market in VIC.



Other  
employees  
*Insufficient data  
available*

## Callout jobs



*Insufficient data available*

## Professional services



*Insufficient data available*

## PROPERTY VALUE

### Total insured value of schemes

Estimate based on data provided by strata  
insurers who insure 43% of all strata and  
community lots in VIC.



**\$277,625,974,116**

## ACKNOWLEDGEMENTS

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# WHO LIVES IN APARTMENTS?

## Apartment residents

In QLD, about 7% of population live in apartments

**357,947**  
apartment residents

**4,844,547**  
all QLD residents



## Country of birth

More than half of all apartment residents are born in Australia

Australia 53% England 4%  
New Zealand 5% Other 38%



## Language spoken

Most apartment residents speak English at home

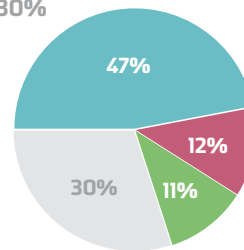
English 65% Korean 1%  
Mandarin 3% Other 31%



## Tenure

More apartment households rent than are owner-occupied

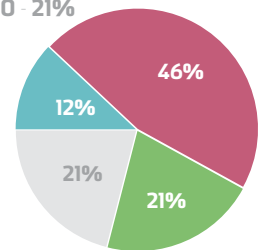
Rented 47%  
Owned outright 12%  
Owned with a mortgage 11%  
Other 30%



## Age

Almost half of all apartment residents are 20-39 years old

Under 20 - 12%  
20-39 - 46%  
40-59 - 21%  
Over 60 - 21%



## Household type

- Many different types of households live in apartments

Lone person 38% Couple - no children 24% Couple - with children 8% Group household 10% Single parent 7% Other 14%



2016 Census data. Residents of private flats, units and apartments, the majority of which are owned under strata title. Because other property types, including townhouses and villas, can be owned under strata title, these figures are conservative and the actual number of people living in strata properties will be greater.

# NUMBER OF STRATA SCHEMES & LOTS\*



**45,989** **2,094**

Residential schemes Non-residential schemes

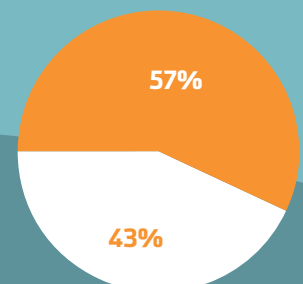
**48,083**

Total number of schemes



**473,838**

Total number of lots



**57%** **43%**

Schemes registered before 2000 Schemes registered since 2000

# ECONOMIC BENEFITS OF STRATA

## Direct employment



Estimate based on data provided by strata management companies who represent 18% of the market in QLD.

## Callout jobs



**632,957** total number of callout jobs in 2017

Estimate based on data provided by strata management companies who represent 16% of the market in QLD.



**\$965,322,088** total value of callout jobs in 2017

Estimate based on data provided by strata management companies who represent 16% of the market in QLD.

## Professional services



**88,369** total number of professional services engaged in 2017

Estimate based on data provided by strata management companies who represent 16% of the market in QLD.



**\$157,721,221** total value of professional services in 2017

Estimate based on data provided by strata management companies who represent 16% of the market in QLD.

## PROPERTY VALUE

### Total insured value of schemes

Estimate based on data provided by strata insurers who insure 62% of all strata and community lots in QLD.



**\$192,696,464,696**

## ACKNOWLEDGEMENTS

This project was undertaken by City Futures Research Centre and funded by Strata Community Association. The authors would like to acknowledge: Dr Nicole Johnston at Deakin University and Assoc. Professor Sacha Reid at Griffith University for their collaboration in collecting land titles data; QLD Titles Registry for providing the land titles data; and the strata management and insurance companies that provided data on their businesses.

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# WHO LIVES IN APARTMENTS?

## Apartment residents

In WA, about 4% of the population live in apartments

**90,795**  
apartment residents

**2,517,851**  
all WA residents

## Country of birth

Less than half of all apartment residents are born in Australia

Australia 38% India 5%  
England 6% Other 51%



## Language spoken

More than half of all apartment residents speak English at home

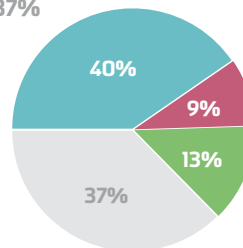
English 54% Hindi 1%  
Mandarin 4% Other 41%



## Tenure

More apartment households rent than are owner-occupied

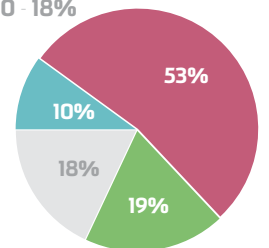
Rented 40%  
Owned outright 9%  
Owned with a mortgage 13%  
Other 37%



## Age

More than half of all apartment residents are 20-39 years old

Under 20 - 10%  
20-39 - 53%  
40-59 - 19%  
Over 60 - 18%



## Household type

- Many different types of households live in apartments

Lone person 40% Couple - no children 24% Couple - with children 8% Group household 7% Single parent 4% Other 17%



2016 Census data. Residents of private flats, units and apartments, the majority of which are owned under strata title. Because other property types, including townhouses and villas, can be owned under strata title, these figures are conservative and the actual number of people living in strata properties will be greater.

# NUMBER OF STRATA SCHEMES & LOTS\*



**43,001 5,636**

Residential schemes Non-residential schemes

**48,637**

Total number of schemes

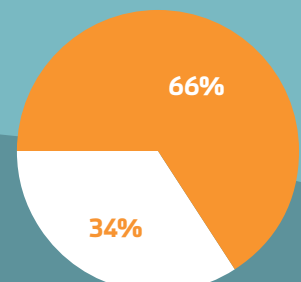


**174,435 50,087**

Residential lots Non-residential lots

**224,522**

Total number of lots



**66% 34%**

Schemes registered before 2000 Schemes registered since 2000

\* Data obtained from Western Australian Land Information Authority (Landgate) with registration information up to 2015 and includes residential and non-residential strata schemes, excluding survey strata.

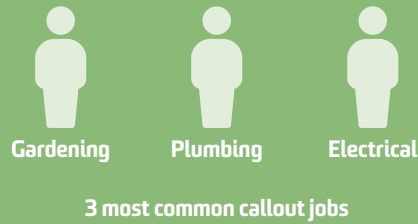
# ECONOMIC BENEFITS OF STRATA

## Direct employment



Estimate based on data provided by strata management companies who represent 14% of the market in WA.

## Callout jobs



**75,620** total number of callout jobs in 2017

Estimate based on data provided by strata management companies who represent 11% of the market in WA.



**\$33,622,708**

total value of callout jobs in 2017

Estimate based on data provided by strata management companies who represent 10% of the market in WA.

## Professional services



3 most common professional services



**1,762** total number of professional services engaged in 2017

Estimate based on data provided by strata management companies who represent 13% of the market in WA



**\$7,240,088**

total value of professional services in 2017

Estimate based on data provided by strata management companies who represent 13% of the market in WA

## PROPERTY VALUE

### Total insured value of schemes

Estimate based on data provided by strata insurers who insure 63% of all strata and community lots in WA.



**\$82,404,741,806**

## ACKNOWLEDGEMENTS

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# WHO LIVES IN APARTMENTS?

## Apartment residents

In SA, about 4% of the population live in apartments

**69,063**  
apartment residents

**1,674,787**  
all SA residents



## Country of birth

Less than half of apartment residents are born in Australia

Australia 46% China 5%  
India 10% Other 39%



## Language spoken

More than half of all apartment residents speak English at home

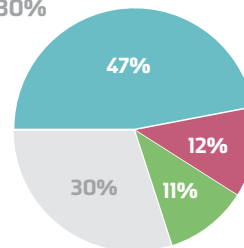
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Mandarin 6% Other 37%



## Tenure

More apartment households rent than are owner-occupied

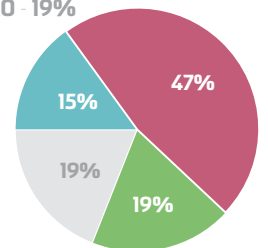
Rented 47%  
Owned outright 12%  
Owned with a mortgage 11%  
Other 30%



## Age

Almost half of all apartment residents are 20-39 years old

Under 20 - 15%  
20-39 - 47%  
40-59 - 19%  
Over 60 - 19%



## Household type

Almost half of apartment households are lone person households

Lone person 47% Couple - no children 19% Couple - with children 10% Group household 7% Single parent 6% Other 11%



2016 Census data. Residents of private flats, units and apartments, the majority of which are owned under strata title. Because other property types, including townhouses and villas, can be owned under strata title, these figures are conservative and the actual number of people living in strata properties will be greater.

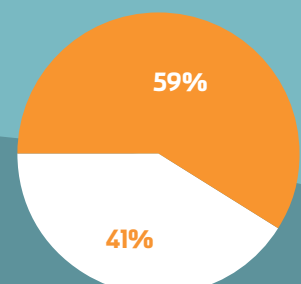
# NUMBER OF STRATA SCHEMES & LOTS\*



**21,619**  
Total number of schemes



**115,305**  
Total number of lots



**59%** **41%**  
Schemes registered before 2000 Schemes registered since 2000

# ECONOMIC BENEFITS OF STRATA

## Direct employment



Full-time  
strata managers  
**194**



Other  
employees  
**486**

Estimate based on data provided by strata management companies who represent 12% of the market in SA.

## Callout jobs



Gardening



Plumbing



Cleaning

**3 most common callout jobs**



**214,534** total number  
of callout jobs in 2017

Estimate based on data provided by strata management companies who represent 9.5% of the market in SA.



**\$117,698,230**

total value of callout jobs in 2017

Estimate based on data provided by strata management companies who represent 9.5% of the market in SA.

## Professional services



Lawyer



Insurer



Engineer

**3 most common professional services**



**6,450** total number  
of professional services  
engaged in 2017

Estimate based on data provided by strata management companies who represent 9.5% of the market in SA.



**\$3,103,153** total value  
of professional services in 2017

Estimate based on data provided by strata management companies who represent 9.5% of the market in SA.

## PROPERTY VALUE

### Total insured value of schemes

Estimate based on data provided by strata insurers who insure 57% of all strata and community lots in SA.



**\$25,966,424,914**

## ACKNOWLEDGEMENTS

This project was undertaken by City Futures Research Centre and funded by Strata Community Association. The authors would like to acknowledge: Dr Nicole Johnston at Deakin University and Assoc. Professor Sacha Reid at Griffith University for their collaboration in collecting land titles data; South Australia Land Services for providing the land titles data; and the strata management and insurance companies that provided data on their businesses.

For more details on this and other strata-related research projects, visit the City Futures project page at [cityfutures.be.unsw.edu.au/research/projects/national-strata-data-analysis](http://cityfutures.be.unsw.edu.au/research/projects/national-strata-data-analysis) or contact Assoc. Professor Hazel Easthope, UNSW Sydney, [hazel.easthope@unsw.edu.au](mailto:hazel.easthope@unsw.edu.au)

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## WHO LIVES IN APARTMENTS?

### Apartment residents

In ACT, about 10% of population live in apartments

**39,153**  
apartment residents

**400,646**  
all ACT residents

### Country of birth

More than half of apartment residents are born in Australia

Australia 52% China 5%  
India 6% Other 37%



### Language spoken

Most apartment residents speak English at home

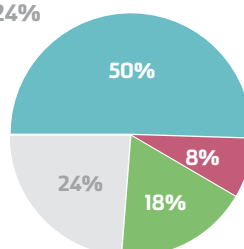
English 58% Hindi 2%  
Mandarin 5% Other 35%



### Tenure

More apartment households rent than are owner-occupied.

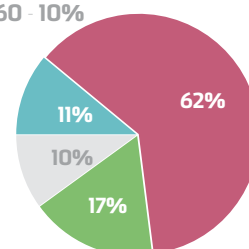
Rented 50%  
Owned outright 8%  
Owned with a mortgage 18%  
Other 24%



### Age

Over half of all apartment residents are 20-39 years old

Under 20 - 11%  
20-39 - 62%  
40-59 - 17%  
Over 60 - 10%



### Household type

- Many different types of households live in apartments

Lone person 39% | Couple - no children 26% | Couple - with children 9% | Group household 9% | Single parent 4% | Other 13%



2016 Census data. Residents of private flats, units and apartments, the majority of which are owned under strata title. Because other property types, including townhouses and villas, can be owned under strata title, these figures are conservative and the actual number of people living in strata properties will be greater.

## NUMBER OF STRATA SCHEMES & LOTS\*



**3,189 676**

Residential schemes Non-residential schemes

**3,865**

Total number of schemes

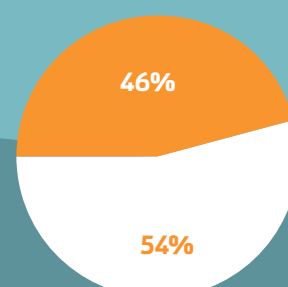


**34,807 18,823**

Residential lots Non-residential lots

**53,630**

Total number of lots



**46% 54%**

Schemes registered before 2000 Schemes registered since 2000

\* Data obtained from the Australian Capital Territory Office of the Surveyor-General and Land Information with registration information up to 2018 and includes both residential and non-residential unit title schemes.

# ECONOMIC BENEFITS OF STRATA

## Direct employment



Insufficient data available

## Callout jobs



Insufficient data available

## Professional services



Insufficient data available

## PROPERTY VALUE

### Total insured value of schemes

Estimate based on data provided by strata insurers who insure 70% of all strata and community lots in ACT.



\$21,972,467,149

### ACKNOWLEDGEMENTS

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## WHO LIVES IN APARTMENTS?

### Apartment residents

In TAS, about 3% of the population live in apartments

**16,720**  
apartment residents

**504,166**  
all TAS residents



### Country of birth

Most apartment residents are born in Australia

Australia 65% China 3%  
England 3% Other 29%



### Language spoken

Most apartment residents speak English at home

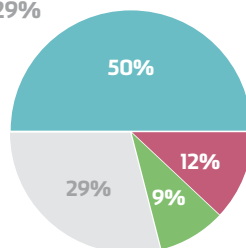
English 73% Nepali 1%  
Mandarin 4% Other 22%



### Tenure

More apartment households rent than are owner-occupied

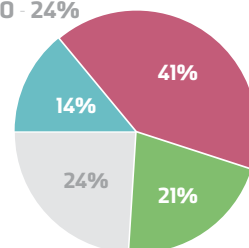
Rented 50%  
Owned outright 12%  
Owned with a mortgage 9%  
Other 29%



### Age

People of all different ages live in apartments

Under 20 - 14%  
20-39 - 41%  
40-59 - 21%  
Over 60 - 24%



### Household type

More than half of apartment households are lone person households  
Lone person 51% | Couple - no children 17% | Couple - with children 6% | Group household 7% | Single parent 7% | Other 13%



2016 Census data. Residents of private flats, units and apartments, the majority of which are owned under strata title. Because other property types, including townhouses and villas, can be owned under strata title, these figures are conservative and the actual number of people living in strata properties will be greater.

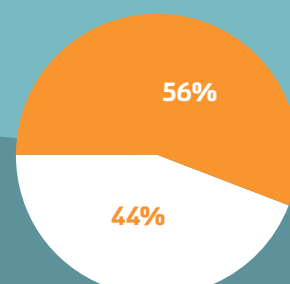
## NUMBER OF STRATA SCHEMES & LOTS\*



**9,208**  
Total number of schemes



**33,793**  
Total number of lots



**56%** **44%**  
Schemes registered before 2000 | Schemes registered since 2000

# ECONOMIC BENEFITS OF STRATA

## Direct employment



Insufficient data available

## Callout jobs



Insufficient data available

## Professional services



Insufficient data available

## PROPERTY VALUE

### Total insured value of schemes

Estimate based on data provided by strata insurers who insure 24% of all strata and community lots in TAS.



\$ \$12,092,564,066

### ACKNOWLEDGEMENTS

This project was undertaken by City Futures Research Centre and funded by Strata Community Association. The authors would like to acknowledge: Dr Nicole Johnston at Deakin University and Assoc. Professor Sacha Reid at Griffith University for their collaboration in collecting land titles data; Land Tasmania for providing the land titles data; and the strata management and insurance companies that provided data on their businesses.

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## WHO LIVES IN APARTMENTS?

### Apartment residents

In NT, about 10% of the population live in apartments

**26,063**  
apartment residents

**259,112**  
all NT residents



### Country of birth

Less than half of all apartment residents are born in Australia

Australia 46% India 5%  
Philippines 5% Other 44%



### Language spoken

Half of all apartment residents speak English at home

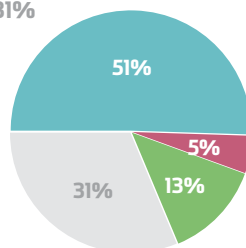
English 55% Nepali 2%  
Tagalog 3% Other 40%



### Tenure

More apartment households rent than are owner-occupied

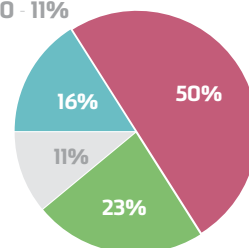
Rented 51%  
Owned outright 5%  
Owned with a mortgage 13%  
Other 31%



### Age

Half of all apartment residents are 20-39 years old

Under 20 - 16%  
20-39 - 50%  
40-59 - 23%  
Over 60 - 11%



### Household type

- Many different types of households live in apartments

Lone person 28% | Couple - no children 25% | Couple - with children 15% | Group household 8% | Single parent 5% | Other 18%



2016 Census data. Residents of private flats, units and apartments, the majority of which are owned under strata title. Because other property types, including townhouses and villas, can be owned under strata title, these figures are conservative and the actual number of people living in strata properties will be greater.

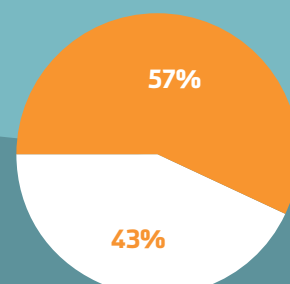
## NUMBER OF STRATA SCHEMES & LOTS\*



**2,853**  
Total number of schemes



**24,740**  
Total number of lots



**57%** **43%**  
Schemes registered before 2000 | Schemes registered since 2000

# ECONOMIC BENEFITS OF STRATA

## Direct employment



Insufficient data available

## Callout jobs



Insufficient data available

## Professional services



Insufficient data available

## PROPERTY VALUE

### Total insured value of schemes

Estimate based on data provided by strata insurers who insure 16% of all strata and community lots in NT.



\$ \$10,038,895,681

### ACKNOWLEDGEMENTS

This project was undertaken by City Futures Research Centre and funded by Strata Community Association. The authors would like to acknowledge: Dr Nicole Johnston at Deakin University and Assoc. Professor Sacha Reid at Griffith University for their collaboration in collecting land titles data; the NT Land Titles Office for providing the land titles data; and the strata management and insurance companies that provided data on their businesses.

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# Australian National Strata Data 2018

## Explanatory Report

## Background

Strata Community Association (SCA) is the national peak body for the strata industry. SCA identified a need for comprehensive national data on the strata sector in Australia.

Previously there were no reliable national figures collated or published on the numbers of strata schemes (plans) and lots (units), the numbers of people employed in the strata management industry, or the estimated value of property owned under strata title.

SCA approached A/Prof Hazel Easthope at the City Futures Research Centre (City Futures) to assist with this data collection and the analysis of that data. This report details the explanatory notes for the resulting research project that collected and analysed information on the state of the strata industry nationally.

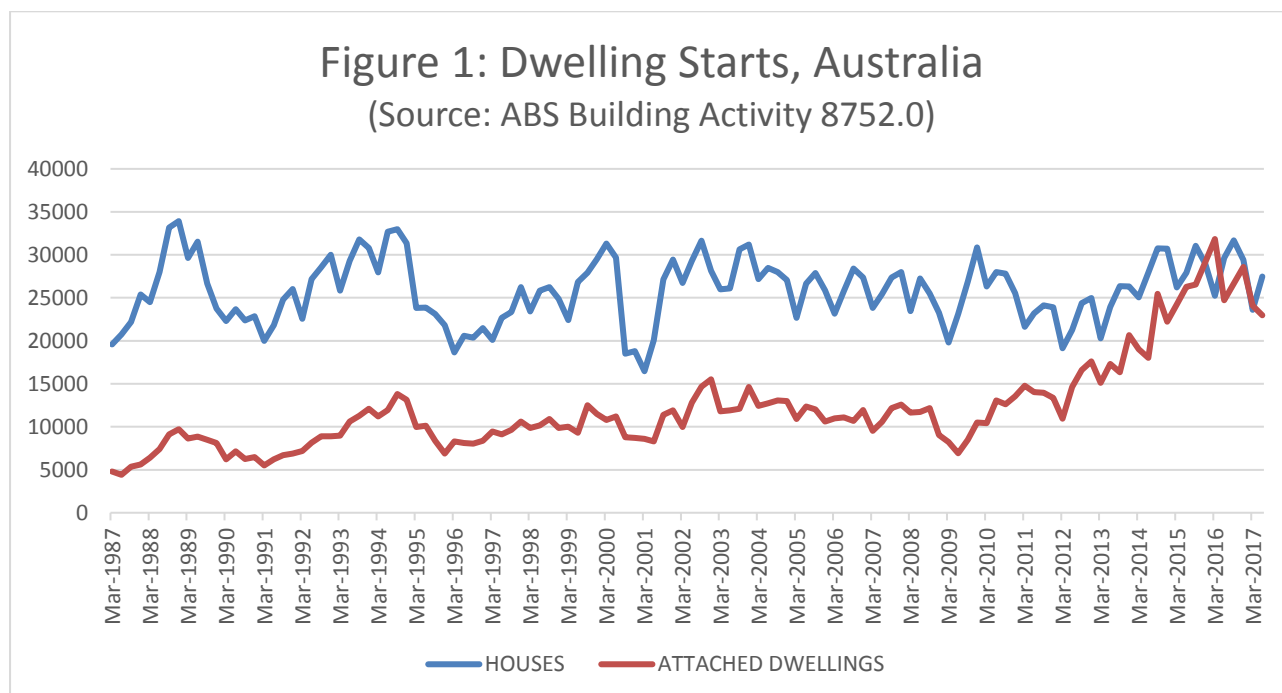
The report also provides some additional background data that demonstrates the continued growth of the strata sector in Australia.

This report will provide valuable information for SCA's advocacy on behalf of the strata industry, for academics undertaking research on the industry, and for the broader strata community.

## The continued growth of the strata sector in Australia

### Dwelling Starts

2015 was the first year that there were more dwelling starts for attached properties than for detached houses in Australia's history (see Figure 1).

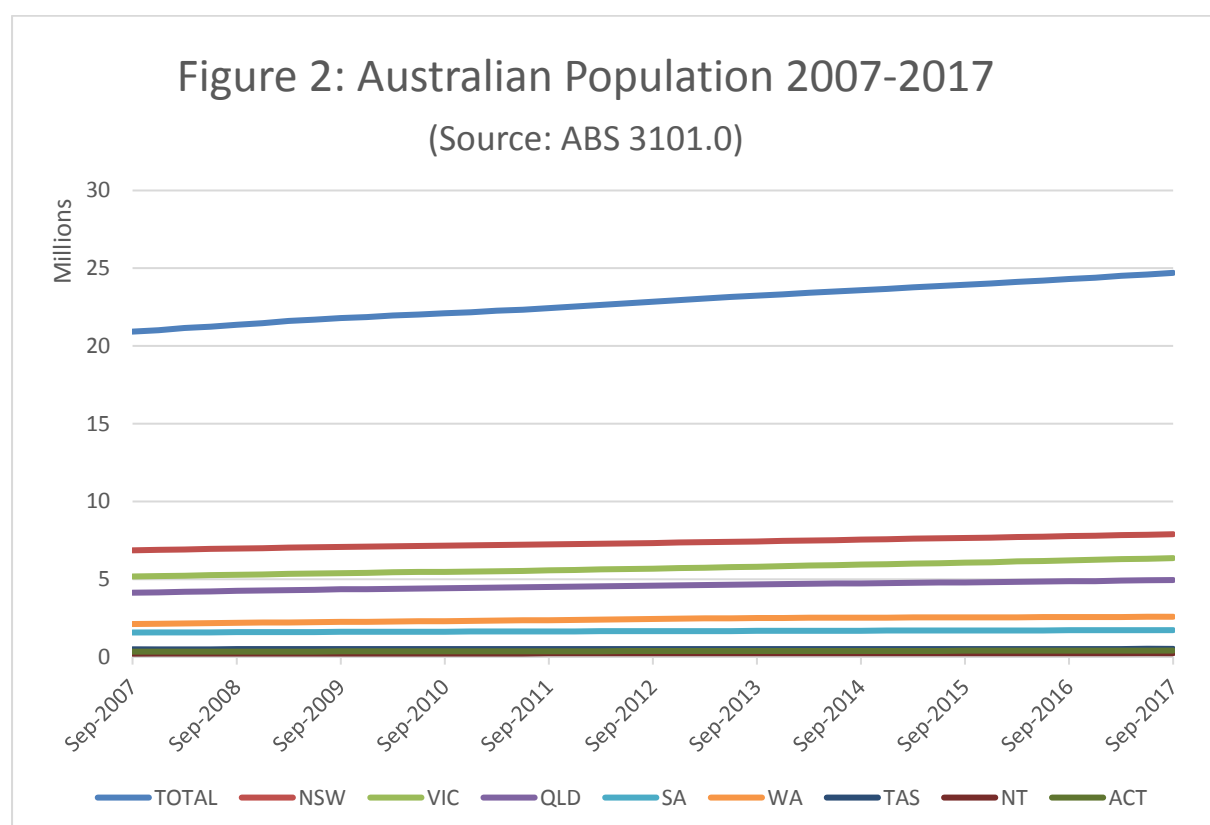




Much of this growth is accounted for by a rapid rise in the numbers of approvals for apartment buildings with 4 or more storeys over the past 10 years<sup>1</sup> and is concentrated in the eastern states of New South Wales, Victoria and Queensland<sup>2</sup>.

## Population growth

The population of Australia in 2018 is now estimated at over 24.7 million. The Australian population increased 1.63% between September 2016 and September 2017, the largest annual gain since 2012-2013<sup>3</sup>. The three states with the largest populations (New South Wales, Victoria and Queensland) also have the highest numbers of residential building approvals for apartments, concentrated especially in the cities of Sydney, Melbourne and Brisbane<sup>4</sup>.



<sup>1</sup> Rosewall, T. & Shoory, M. (2017) Houses and Apartments in Australia, Canberra: Reserve Bank of Australia, <https://rba.gov.au/publications/bulletin/2017/jun/pdf/bu-0617-1-houses-and-apartments-in-australia.pdf>

<sup>2</sup> Australian Bureau of Statistics (2018) Building Activity 8752.0

<sup>3</sup> Australian Bureau of Statistics (2018) Population Change 3101.0

<sup>4</sup> Rosewall, T. & Shoory, M. *Ibid.*

## Scope and approach

The project collected and analysed the following data:

Data	Source	Limitations
Demographic characteristics of residents of private flats, units & apartments	Australian Bureau of Statistics Census data for 2016	The Census does not collect information about property title, so the data presented relates to residents of private apartments, rather than residents of strata and community titled properties.
Number of schemes, number of lots, date of registration	State and territory land titles offices	Each state and territory has different methods for collecting and storing this data.
Details of insured value of strata and community title schemes by state	Strata insurance companies	Not all strata and community title properties are represented in the datasets obtained, so state and national figures presented are estimations.
Number of people employed by the strata industry including:  People employed as strata managers;  People employed by strata management firms;  Numbers of callout jobs originating in strata management firms	Management firms and/or SCA state/territory chapters	Not all strata management firms are represented in the datasets obtained, so figures presented are estimations.

# Explanatory notes

## Section 1: Who lives in apartments?

The following is a breakdown of the method used to determine numbers and demographic characteristics of apartment residents. Please note that percentages in some graphics sum to slightly more or less than 100%, due to rounding of figures.

### ‘Apartment residents’ definition

As the Australian Bureau of Statistics Census of Population and Housing does not collect information on the titling of properties, residents of private apartments were used as a proxy for strata residents. Apartment residents include residents of private flats, units and apartments (and exclude residents of apartments renting from a government housing authority or housing department, or a housing co-operative, community or church group). The majority of private apartments in Australia are strata titled. Other property types, including townhouses and villas, can also be owned under strata title, and so these figures are conservative and the actual number of people living in strata properties will be greater than the figures presented here.

The following Census categories were included in the definition of ‘apartment residents’ to ensure apartment residents with private tenure:

*Table 1. Census categories used to create the definition of ‘apartment residents’*

<b>Dwelling Type</b>	Flat, unit or apartment in a one or two storey block
	Flat, unit or apartment in a three storey block
	Flat, unit or apartment in a four or more storey block
<b>Tenure Type</b>	Owned outright
	Owned with a mortgage
	Rented: Real estate agent
	Rented: Person not in same household
	Rented: Other landlord type
	Rented: Landlord type not stated
	Other tenure type
	Tenure type not stated
	Tenure type not applicable

### Number of apartment residents

Total number of apartment residents in each state and territory was obtained from ABS TableBuilder for 2016 Census ‘Counting Dwellings, Place of Enumeration (MB): Selected Housing and Dwelling Characteristics: TENLLD (Tenure and Landlord type)’.

## Tenure of apartment residents

Percentage of apartment residents that live in selected tenure types in each state and territory was obtained from ABS TableBuilder for 2016 Census 'Counting Dwellings, Place of Enumeration (MB): Selected Housing and Dwelling Characteristics: TENLLD (Tenure and Landlord type)'.

The four Tenure types reported were:

1. Rented: Real estate agent, person not in the same household, Other landlord type, and Landlord type not stated
2. Owned outright
3. Owned without a mortgage
4. Other: Other tenure type, Tenure type not stated, Tenure type not applicable (includes Unoccupied private dwellings, Non-private dwellings, and Migratory, off-shore and shipping SA1s)

## Age of apartment residents

Percentage of apartment residents for each age group in each state and territory was obtained from ABS TableBuilder for 2016 Census 'Counting Persons, Place of Enumeration: Selected Person Characteristics: AGE 10P (Age in 10 year groups)'. The data was merged into four categories; under 20 years old, 20-39 years old, 40-59 years old and over 60 years old.

## Country of birth of apartment residents

Percentage of apartment residents from the top three (3) countries of birth in each state and territory, with all other countries of birth categorised in the 'Other' category. The data was obtained from ABS TableBuilder for 2016 Census 'Counting Persons, Place of Enumeration: Cultural and Language Diversity: BPLP (Country of birth of person)'.

## Language spoken at home by apartment residents

Percentage of apartment residents from the top three (3) languages spoken at home reported on for each state and territory with all other languages spoken at home categorised in the 'Other' category. The data was obtained from ABS TableBuilder for 2016 Census: 'Counting Persons, Place of Enumeration: Cultural and Language Diversity: LANP (Language spoken at home)'.

## Household type of apartment residents

Percentage of apartment residents for each household type in each state and territory was obtained from ABS TableBuilder for 2016 Census 'Counting Persons, Place of Enumeration: Selected Family Characteristics: HCFMD Family Household Composition (Dwelling)'. The 'Other' category is comprised of the Census categories: 'One family household: Other family', 'Two family household: Other family', 'Three or more family household: Other family', 'Visitors only household' and 'Other non-classifiable household'. The category 'Not applicable' was excluded from the calculation.

## Section 2: Number of strata schemes and lots

The total number of residential and non-residential strata schemes and lots, and the proportion of registration dates prior to 31<sup>st</sup> December 1999 and since 1<sup>st</sup> January 2000 were determined through analysis of land titles data obtained from each state and territory's land titles office.

Below is a breakdown of each of the land titles data provided, with explanatory notes.

State and Territory Land Titles Office	Land Titles Data Information
New South Wales <i>NSW Land Registry Services</i>	<ul style="list-style-type: none"> <li>• Obtained from the New South Wales Land Registry Services with data for schemes registered up to early 2018.</li> <li>• Broken down by residential and non-residential schemes and lots.</li> <li>• 'Residential' category consisted of the zoning codes A (Residential), B1 (Neighbourhood Centre), B2 (Local Centre), B3 (Commercial Core), B4 (Mixed Use), B6 (Enterprise Corridor), D (Mixed Use Development), E3 (Environmental Management), E4 (Environmental Living), M (Mixed Residential / Business), R1 (General Residential), R2 (Low Density Residential), R3 (Medium Density Residential), R4 (High Density Residential), R5 (Large Lot Residential), RU5 (Village), V (Comprehensive Centre) and Z (Undetermined, or Village).</li> <li>• 'Non-residential' category consisted of all other zoning codes not listed above, and could include commercial, industrial and rural zones.</li> <li>• Numbers presented are for strata and community titled properties.</li> <li>• Community title scheme counts include all community title and neighbourhood schemes. Precinct schemes are excluded from the scheme counts as all precinct schemes must sit within a community title scheme. Some neighbourhood schemes can also sit within a community title scheme (while others can be independent) and so scheme counts may be slightly inflated in those cases where both a community scheme and the neighbourhood scheme/s that sit within it are counted. Lot counts include all community, neighbourhood and precinct lots.</li> </ul>
Victoria <i>Land Victoria</i>	<ul style="list-style-type: none"> <li>• Obtained from Land Victoria with data for schemes registered up to 2015.</li> <li>• It was not possible to differentiate between residential and non-residential schemes and lots with the data available, so figures presented include both residential and non-residential schemes and lots.</li> <li>• It was not possible to differential between scheme types with the data available, so numbers presented are an amalgamation of strata and community title schemes and lots.</li> <li>• For 5,446 schemes (5%) the registration date data was not provided and so the percentages for land titles dates are based on the data available for the remaining 95,852 schemes.</li> <li>• All lots that could be identified as car parks and storage units were removed from the total counts.</li> </ul>

State and Territory Land Titles Office	Land Titles Data Information
<p>Queensland <i>QLD Titles Registry</i></p>	<ul style="list-style-type: none"> <li>• Obtained from the Queensland Titles Registry with data for schemes registered up to early 2018.</li> <li>• Broken down by residential and non-residential schemes.</li> <li>• Residential category consisted of the modules 'accommodation', 'small schemes', 'specified two-lot schemes' and 'standard schemes'.</li> <li>• 'Non-residential' category consisted of the module 'commercial schemes'.</li> <li>• Note: modules in Queensland denote the predominant use and there may be residential lots contained within a commercial scheme and commercial lots within a residential scheme.</li> <li>• Figures for schemes registered prior to 2000 are for schemes registered prior to October 2000 (in all other states and territories this figure reports schemes registered prior to December 2000).</li> <li>• Numbers presented are for community title schemes and lots. Queensland does not differentiate between community and strata title schemes and these figures are equivalent to the sum of both strata and community schemes in other states.</li> </ul>
<p>Western Australia <i>Landgate WA</i></p>	<ul style="list-style-type: none"> <li>• Obtained from Western Australian Land Information Authority (Landgate) with data for schemes registered up to 2015.</li> <li>• Broken down by residential and/or mixed-use strata schemes and lots (codes A, B, C, D), and non-residential strata schemes and lots (code E-K).</li> <li>• Numbers presented are strata title only and exclude survey strata.</li> <li>• Community title schemes did not exist in WA at time of data collection.</li> </ul>
<p>South Australia <i>Land Services SA</i></p>	<ul style="list-style-type: none"> <li>• Obtained from Land Services South Australia with data for schemes approved up to 2016, where the 'approved date' is the date of completion for registration of the subsequent sub-division plan.</li> <li>• It was not possible to differentiate between residential and non-residential schemes and lots with the data available, so figures presented include both residential and non-residential schemes and lots.</li> <li>• Numbers presented are for both strata and community title schemes and lots.</li> <li>• For 123 schemes (0.5%) the registration date data was not provided and so the percentages for land titles dates are based on the data available for the remaining 21,496 schemes.</li> </ul>
<p>Australian Capital Territory <i>Australian Capital Territory Office of the Surveyor-General and Land Information</i></p>	<ul style="list-style-type: none"> <li>• Obtained from the Australian Capital Territory Office of the Surveyor-General and Land Information with data for unit title schemes registered up to early 2018.</li> <li>• Broken down by residential strata schemes and lots, and non-residential schemes and lots.</li> <li>• 'Non-residential' category consisted of industrial and commercial schemes, with commercial schemes identified by zones; CZ1 Core, CZ2 Business, CZ3 Services, CZ4 Local Centre, CZ5 Mixed Use, CZ6 Leisure and Accommodation. (Note: some CZ5 units may be residential units.)</li> </ul>

State and Territory Land Titles Office	Land Titles Data Information
	<ul style="list-style-type: none"> <li>• Residential category consisted of all other zoning codes not listed above.</li> <li>• Numbers presented are unit (strata) title only. The ACT had only 29 registered community title schemes at time of data collection and it was not possible to differentiate between residential and non-residential schemes and lots with the data available, so these 29 schemes were excluded from reporting.</li> </ul>
<p>Tasmania <i>Land Tasmania</i></p>	<ul style="list-style-type: none"> <li>• Obtained from Land Tasmania with data for schemes registered up to early 2018.</li> <li>• Numbers presented are for strata title only. In Tasmania, there is no separate community title, instead community development schemes are possible under the Strata Titles Act 1998.</li> <li>• It was not possible to differentiate between residential and non-residential schemes and lots with the data available, so figures presented include both residential and non-residential strata schemes and lots.</li> <li>• For 3,675 schemes (40%) the registration date data was not provided. The research team ordered the data by scheme registration number and, as numbers are allocated sequentially, allocated as registered prior to 2000 all schemes that had no registration data and that had with scheme numbers lower than the first scheme identified as having been registered in 1995. 1995 was chosen as a cut-off date to ensure that no schemes registered post-2000 were inadvertently included in the count, as there was some (1-3 year) variation in the sequencing of scheme registration dates when ordered by scheme number. There were an additional 66 schemes with no registration date, and so the percentages for land titles dates are based on the data available for the remaining 9,142 schemes.</li> </ul>
<p>Northern Territory <i>Northern Territory Land Information Systems</i></p>	<ul style="list-style-type: none"> <li>• Obtained from Northern Territory Land Information Systems with data for schemes registered up to 2018.</li> <li>• It was not possible to differentiate between residential and non-residential schemes and lots with the data available, so figures presented include both residential non-residential schemes and lots.</li> <li>• It was not possible to differential between scheme types with the data available, so numbers presented are an amalgamation of strata and community title schemes and lots.</li> </ul>
<p>National <i>Various</i></p>	<ul style="list-style-type: none"> <li>• National figures (schemes, lots and scheme registration dates) are aggregated from all available totals from each state or territory land titles data.</li> <li>• The scheme and lot totals include strata and community title numbers, excluding community title from the ACT.</li> <li>• The land titles registration date proportions include strata and community title numbers, excluding community title from the ACT.</li> </ul>

## Section 3: Economic benefits of strata

SCA and City Futures contacted key strata specialist insurance and management companies inviting them to participate in a brief survey. SCA also distributed invitations to members of the national branch and all state and territory branches. A total of 749 invitations (not including reminders) were distributed. In response, 35 companies provided data and SCA Victoria provided data from a membership survey. The market share that these 35 companies represented of their respective markets was deemed sufficient to make state and national estimates in most cases.

The market share that each company represented was calculated by dividing the number of strata lots that each company manages or insures by the total number of strata title lots in the company's respective state or territory to estimate their percentage market share. Companies that did not disclose the number of lots they manage or insure were excluded from the calculation. The number of lots in each state and territory was taken from the land titles data (see previous section for notes and limitations).

**Example.** Company A manages 30,000 strata and community title lots in a state which has 300,000 strata and community title lots registered. Company A's estimated market share is  $30,000/300,000 = 0.1$  (10%)

The market share for all companies that responded to each survey question was then aggregated for each state and territory (detailed below). In those cases where the aggregated market share of companies was less than 10% the data was deemed insufficient and is not reported<sup>5</sup>. An estimation was made on these figures for the entire state or territory market (100%).

**Example.** Company A, B and C manage 60,000 strata and community title lots in a state which has 300,000 strata and community title lots registered. The aggregated market share is  $60,000/300,000 = 0.2$  (20%). The companies have 300 full-time equivalent strata managers combined. The estimate for the entire state (100% of the market) would be  $300 \times 5 = 1,500$  full-time equivalent strata managers.

National figures are an aggregation of all state and territory figures.

<sup>5</sup> An exception was made for South Australia, where some data is reported with a 9.5% representation. A further exception was made for National estimates of the value of callout jobs, where data is reported with a 9% representation.



## Strata management firms

Strata management firms were asked to provide data on how many strata managers and other employees they employ, the number and value of callout jobs and the number and value of professional services they engaged through their businesses. Strata management firms were asked to complete a brief survey that asked a series of questions (underlined in the following sections). They were also asked how many schemes they manage and how many lots there are in those schemes.

### ***Direct employment***

Response to the question: Number of (full time equivalent) employees who are strata managers?

*Table 2. Aggregated market share of companies that responded by state and territory*

<b>State</b>	<b>Market Share (%)</b>
<i>New South Wales</i>	14%
<i>Victoria</i>	28%*
<i>Queensland</i>	18%
<i>Western Australia</i>	14%
<i>South Australia</i>	12%
<i>Australian Capital Territory</i>	2%
<i>Tasmania</i>	1%
<i>Northern Territory</i>	5%
<i>National</i>	18%

\*data from SCA VIC branch membership survey. Individual firm data from VIC companies responding to the City Futures survey was excluded when reporting this figure to avoid potential duplication of company data.

Response to the question: Number of (full time equivalent) employees who are not strata managers?

*Table 3. Aggregated market share of companies that responded by state and territory*

<b>State</b>	<b>Market Share (%)</b>
<i>New South Wales</i>	14%
<i>Victoria</i>	8%
<i>Queensland</i>	18%
<i>Western Australia</i>	14%
<i>South Australia</i>	12%
<i>Australian Capital Territory</i>	2%
<i>Tasmania</i>	1%
<i>Northern Territory</i>	5%
<i>National</i>	12%

**Callout jobs**

Response to the question: Number of callout jobs in the calendar year 2017 to strata or community schemes?

*Table 4. Aggregated market share of companies that responded by state and territory*

<b>State</b>	<b>Market Share (%)</b>
<i>New South Wales</i>	13%
<i>Victoria</i>	2%
<i>Queensland</i>	16%
<i>Western Australia</i>	11%
<i>South Australia</i>	9.5%
<i>Australian Capital Territory</i>	0.4%
<i>Tasmania</i>	0.4%
<i>Northern Territory</i>	NA
<i>National</i>	10%

Response to the question: Value of callout jobs to strata or community schemes in the calendar year 2017?

*Table 5. Aggregated market share of companies that responded by state and territory*

<b>State</b>	<b>Market Share (%)</b>
<i>New South Wales</i>	13%
<i>Victoria</i>	2%
<i>Queensland</i>	16%
<i>Western Australia</i>	10%
<i>South Australia</i>	9.5%
<i>Australian Capital Territory</i>	0.4%
<i>Tasmania</i>	0.4%
<i>Northern Territory</i>	NA
<i>National</i>	9%

Response to the question: Nature of callout jobs to strata or community schemes (please write the TOP 3 most common types of job)?

*Table 6. Aggregated market share of companies that responded by state and territory*

<b>State</b>	<b>Market Share (%)</b>
<i>New South Wales</i>	13%
<i>Victoria</i>	2%
<i>Queensland</i>	16%
<i>Western Australia</i>	10%
<i>South Australia</i>	12%
<i>Australian Capital Territory</i>	0.4%
<i>Tasmania</i>	0.4%
<i>Northern Territory</i>	5%
<i>National</i>	10%

### ***Professional services***

Response to the question: Number of appointments of professional services (e.g. engineers, lawyers) in the calendar year 2017 to strata and community schemes?

*Table 7. Aggregated market share of companies that responded by state and territory*

<b>State</b>	<b>Market Share (%)</b>
<i>New South Wales</i>	13%
<i>Victoria</i>	2%
<i>Queensland</i>	16%
<i>Western Australia</i>	13%
<i>South Australia</i>	9.5%
<i>Australian Capital Territory</i>	0.2%
<i>Tasmania</i>	0.2%
<i>Northern Territory</i>	NA
<i>National</i>	10%

Response to the question: Value of professional services to strata or community schemes in the calendar year 2017?

*Table 8. Aggregated market share of companies that responded by state and territory*

<b>State</b>	<b>Market Share (%)</b>
<i>New South Wales</i>	13%
<i>Victoria</i>	2%
<i>Queensland</i>	16%
<i>Western Australia</i>	13%
<i>South Australia</i>	9.5%
<i>Australian Capital Territory</i>	0.2%
<i>Tasmania</i>	0.2%
<i>Northern Territory</i>	NA
<i>National</i>	10%

Response to the question: Nature of professional services (please write the TOP 3 most common types of service)?

*Table 9. Aggregated market share of companies that responded by state and territory*

<b>State</b>	<b>Market Share (%)</b>
<i>New South Wales</i>	15%
<i>Victoria</i>	2%
<i>Queensland</i>	18%
<i>Western Australia</i>	13%
<i>South Australia</i>	12%
<i>Australian Capital Territory</i>	0.2%
<i>Tasmania</i>	0.2%
<i>Northern Territory</i>	5%
<i>National</i>	11%

## Insurance companies

Insurance companies were asked to provide information on the insured value of strata and community title schemes they insure, as well as the number of schemes they insure and the number of lots in those schemes.

### ***Property value***

Response to the question: What is the total insured value of strata schemes to your financial institution?

*Table 11. Aggregated market share of companies that responded by state and territory*

<b>State</b>	<b>Market Share (%)</b>
<i>New South Wales</i>	58%
<i>Victoria</i>	43%
<i>Queensland</i>	62%
<i>Western Australia</i>	63%
<i>South Australia</i>	57%
<i>Australian Capital Territory</i>	70%
<i>Tasmania</i>	24%
<i>Northern Territory</i>	16%
<i>National</i>	54%

For further information:

See *Australian National Strata Data Analysis* at

[cityfutures.be.unsw.edu.au/research/projects/national-strata-data-analysis](http://cityfutures.be.unsw.edu.au/research/projects/national-strata-data-analysis)

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