

Looking for a career in a booming, dynamic industry?

Strata Management

A rewarding career
for ambitious
professionals



strata
community
association®



Strata management (owners or body corporate management) is an industry looking for enthusiastic and reliable professionals. One in four Australians now own or occupy a unit in a strata community and this is projected to grow dramatically over the next decade.

This upsurge in demand for housing in strata titled developments has also increased the need for the ongoing management of strata properties and their communities.

Choosing a career in the strata industry places you at the front line of this exciting time of growth and innovation in the property industry.

WHAT IS A STRATA TITLED PROPERTY?

Strata titled properties range in size and can be anywhere from a set of six townhouses, to a high-rise development with hundreds of units, or even a community such as a golf estate. Each creates a unique set of circumstances that is as diverse as those owning, working, and/or living within them.

A strata community is the term given to a property in which there is common property and/or common services. A strata community can be residential, commercial, industrial, or mixed-use. Common property is shared, such as driveways, gardens, foyers, paths, lifts, stairwells, tennis courts and gymnasiums, and shared services like electrical cables, air conditioning ducting and sewer and stormwater pipes amongst others.

Strata Community Managers, support staff and committees have the knowledge, skills and experience required to tackle the multitude of different challenges that arise. It is the strata community committee's obligation and legal responsibility to manage their common property, and this includes the collection of fees and levies, ensuring adequate strata insurance, as well as maintaining the property. They are also responsible for ensuring the Annual General Meetings are properly conducted and recorded, and moderating disputes, amongst many other responsibilities.

In a multi-disciplined profession including property management, marketing, administration, financial management, engineering, contracting, legal, insurance, mediation and customer service, you will take on the primary role of guiding a community. You will be administering and implementing efficient management of the common property and its needs.

As a Strata Manager you are in a position to make a difference – and not just to help improve the capital value of the property but to create sense of community and a quality living environment for its residents.



Become multi-skilled, multi-disciplined in a multi-faceted role



Use your ability to be self-motivated and self-disciplined to efficiently manage a portfolio that includes:

- Control of the administration of the common property
- Assist in managing the needs of the community
- Govern the processes for repairs and maintenance
- Arrange and conduct meetings of the strata community and its committee
- Maintain appropriate insurance and contact
- Administer the finances of the strata community

What do you stand to learn, develop and nurture?

Effective time management skills

Active problem solving and negotiation skills

Ability to mediate issues between stakeholders

Strong verbal and written communication skills

Strong logic and reasoning skills

Facility management

Ethical practices and standards

Crisis and risk management

Governance and legal skills

Ability to multitask

Resilient client relationships

Administer meetings to achieve results

Attention to detail

Broad understanding of a building's construction and mechanical services

Other industries you will have insight into and liaise with:

As a strata manager you will liaise, negotiate and communicate with:

- **Real Estate and Conveyancing Industries**
- **The Development and Construction Industry:** Developers, Builders, Architects, Surveyors and Building Engineers
- **Contractors and Trades:** Plumbers, Electricians, Cleaners, Gardeners, Painters, Fencers, Concreters and Carpenters
- **Government and other Agencies:** Local Councils, Community Affairs, Australian Taxation Office, Metropolitan Fire Brigade/Country Fire Authority, Police, Court Judges, and Tribunal Members
- **Other key professions:** Legal, Insurance, Finance and Banking, Accounting and Auditing, and Debt Collection
- Plus anyone and any industry that will assist you to manage the needs, requirements and obligations of the strata community and their scheme

Technology Innovation Legislative Reform | Education Pathways Overseas opportunities

It's all on the cards for active, rewarding and progressive times ahead

WHY CHOOSE A CAREER IN STRATA?

Use your own personal experience and knowledge with current and developing technology to enhance your communication ability with clients.

Make your decision to enter an industry with a clear career path – national qualifications are obtainable with a Certificate IV in Strata Community Management and soon, a Diploma.

As an industry association, SCA provides you with educational opportunities to introduce you to the industry, ongoing education to increase your knowledge and avenues to support you with industry best practices, and to develop your skills.

Complemented within a Professional Development Program you can also take advantage of Post Nominal Credentials, to place with your title as Strata Community Manager to reflect your commitment to continual development, as well as your high ethical and professional standing within the strata industry.

For career progression, business management and ownership, and unique professional development opportunities across all aspects of management, a career in strata management will make you an integral and vital part of this energetic, exciting, and evolving industry.



www.strata.community

Strata Community Association (SCA) is the peak body for Strata Community and Body Corporate Managers, Lot Owners, and service providers living or working in Strata Title, Body Corporate, Community Title and Owners Corporations.

Membership includes strata managers, support staff, committee members and suppliers of products and services to the industry.

SCA proudly fulfils the dual roles of a professional institute and consumer advocate. SCA has more than 3,300 managers who help oversee, advise, or manage a combined property portfolio with an estimated replacement value of over \$1.2 trillion.