

5-year review of *Strata Titles Act 1985*

Presented by Greg McGuire
Principal Policy Advisor, Landgate



Locate



Value



Secure

Themes and key milestones

Theme 1 | Improving cost controls

Theme 2 | Enhance strata living

Theme 3 | Strata manager practice and standards



Phase one issues consultation: 1 to 31 October 2024

**Online consultation @
Landgate website.**

4 issues-focused
questions. Multi-lingual.

**Independently run series of
stakeholder interviews.**

25+ key government and
industry organisations

**Radio and digital
advertising.**

Additional promotions via
industry channels.

WA strata law review open for feedback

Have your say in the State Government's five-year strata law review
before 31 October.

[Find out more](#)



Consultation snapshot

12,383

visits to consultation
web page

1,645

comments received
from **578** consultation
participants

19

interviews with key
26 industry and government
stakeholders

%

of comments received

26% cost-related
27% living issues
23% strata manager
24% other

87.37%

of online respondents

are strata owners
strata tenants (3.46%)
strata managers (2.42%)
potential strata buyers (1.38%)
other industry professional (2.60%)
Property developer (0.69%)
None of the above (2.08%)

Insights* | Improving cost controls

»» Subdivision, development and termination

- Convoluted and time-consuming processes
- Apartment affordability
- Utility connections
- Community and buyer awareness

»» Collecting overdue levies and contributions

- Growing issue for strata companies
- Associated cost to the strata company
- Consumer protections



Insights* | Improving cost controls

»» Strata levies and contributions

- Increasing costs
- Value for money and transparency
- Impact of the 10-year plan
- Auditing of accounts
- Impact of building defects

»» Scheme insurance

- Access to suitable insurance
- Increasing cost of premiums



Insights* | Enhance strata living

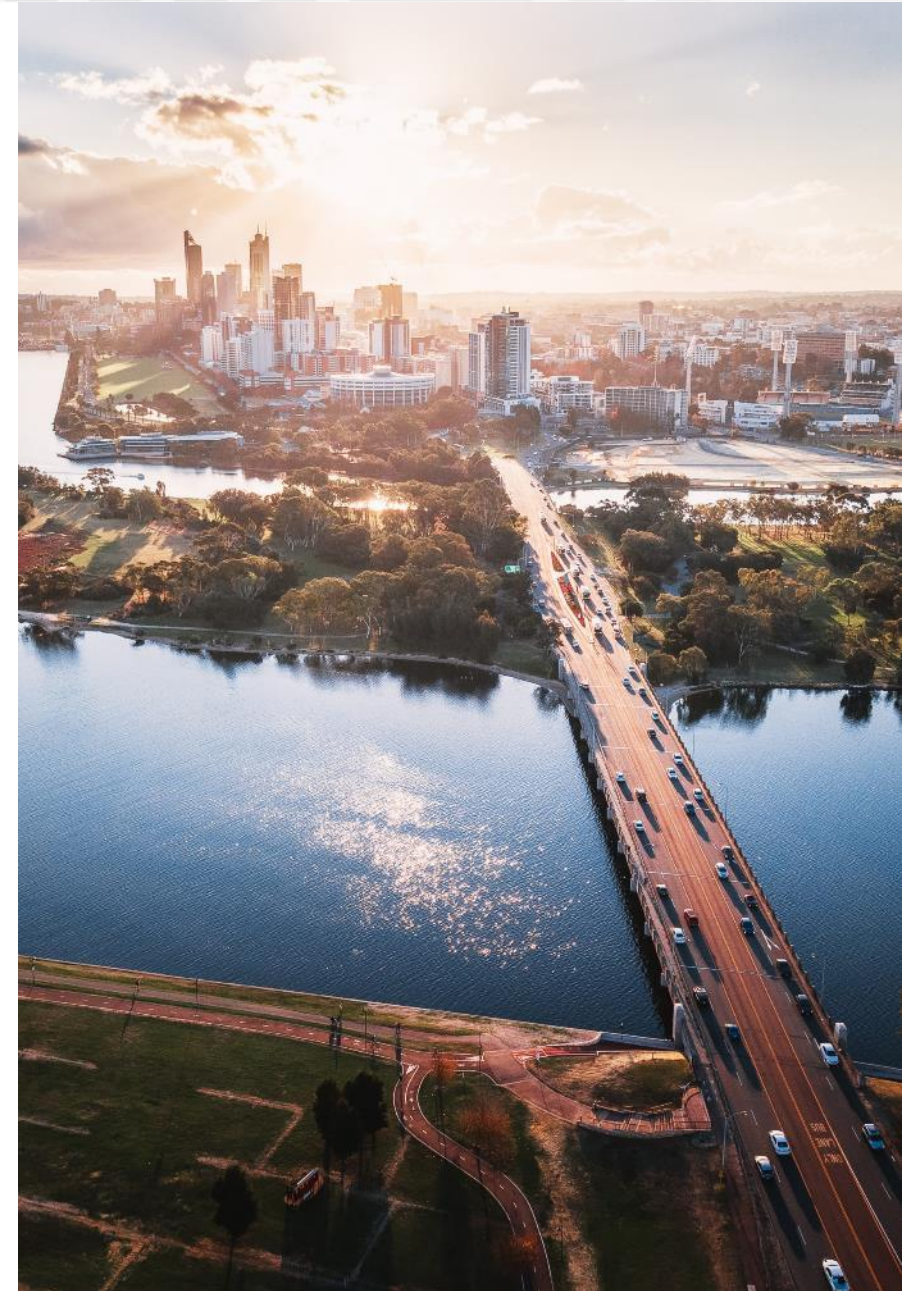
»» Community living issues

- Buyer/Developer/Agent education
- Bullying and intimidation
- Use of proxies
- Maintenance of utilities
- Dispute resolution and strata advice

»» Wording of the Act

- Objectives for the Act
- Governance and conduct by-laws

* Insights are subject to further analysis and evaluation and may not be reflected in the final report as they are here .



Insights* | Enhance strata living

»» Strata councils

- Strata law knowledge gaps
- Conflicts of interest and lack of transparency
- Lack of communication and action on issues
- Enforcement of by-laws

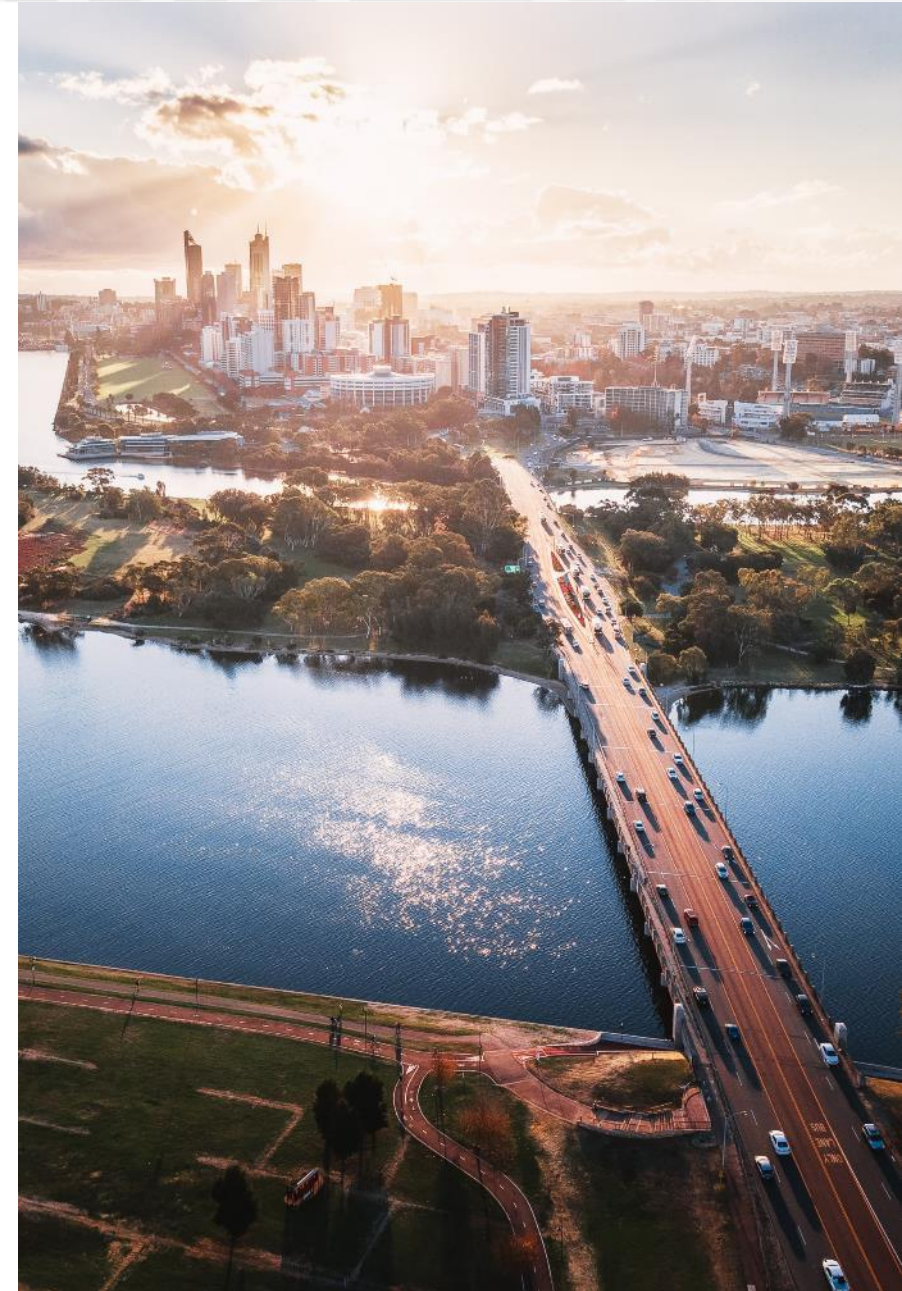
»» Development and renovations

- Build standards and consumer protections
- Clarity around lot alterations

»» Smoking in schemes

- Smoke drift for lots and common property
- Lack of smoke drift specific by-laws

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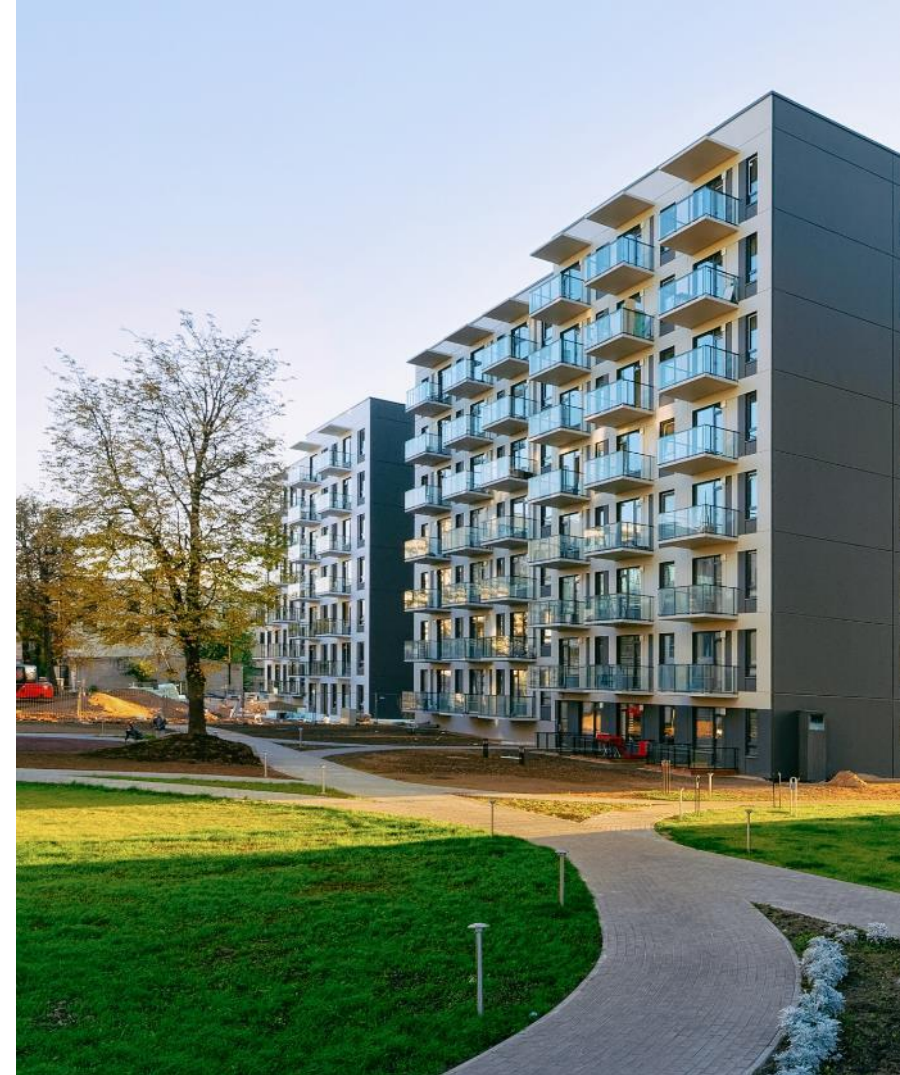
Insights* | Strata manager practice and standards

»» Quality of service

- Over-extended
- High staff turnover
- Responsiveness to issues
- Cost of management fees

»» Conflicts of interest

- Commissions
- Relationships with developers and strata councils
- Disclosure requirements



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Insights* | Strata manager practice and standards

»» Industry regulation

- Lack of industry-wide standards
- Licensing or registration regime
- Accountability
- Audits of trust accounts
- Annual returns

»» Educational and experience requirements

- Need for more education and experience
- Better knowledge of the *Strata Titles Act*



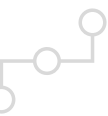
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Next steps

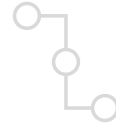
Consolidation of industry and public feedback



Analysis of the issues identified



Development of potential legislative and regulatory solutions



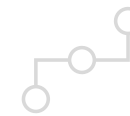
Creation of “phase two” discussion paper



Industry and Public consultation quarter two of 2025



Preparation of final report



Final report tabled in Parliament from mid 2025

