



# Australasian Strata Insights 2020

## Report & Infographics

# Australasian Strata Insights 2020

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Design of the infographics was undertaken by Tanja Edwards of Luova.

## Acknowledgements

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This report contains strata titles data provided under licence from:

- NSW Land Registry Services
- Land Victoria
- QLD Titles Registry
- Western Australian Land Information Authority
- Land Services SA
- Australian Capital Territory Office of the Surveyor-General and Land Information
- Land Tasmania ([www.theLIST.tas.gov.au](http://www.theLIST.tas.gov.au))
- Northern Territory Land Information Systems
- LINZ (Land Information New Zealand) Data Service

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This report is based on research undertaken with funding from Strata Community Association. Any opinions expressed in this report are those of the authors and do not necessarily reflect the views of UNSW Sydney or Strata Community Association.

## For further information

See *Australasian Strata Insights Report* at <https://cityfutures.be.unsw.edu.au/research/projects/2020-australasian-strata-insights>

or contact A/Professor Hazel Easthope, UNSW Sydney at [hazel.easthope@unsw.edu.au](mailto:hazel.easthope@unsw.edu.au)

## A note on data use

The data presented in this report comes from different sources (statistics bureaus, land titles offices and private companies).

The data has different degrees of reliability and different datasets cannot necessarily be directly compared.

### Data reliability

Some figures reported are based on 100% samples and are therefore highly reliable, other figures are estimates based on smaller samples and are less reliable. The image below provides an overview of the reliability of the data presented.

**Excellent**

100% sample

- Who lives in apartments
- Number of strata schemes & lots

**Good**

>50% sample

- Property value

**Fair**

10-20% sample (in most cases, occasionally higher)

- Economic benefits of strata

### Calculating the proportion of the population who live in strata

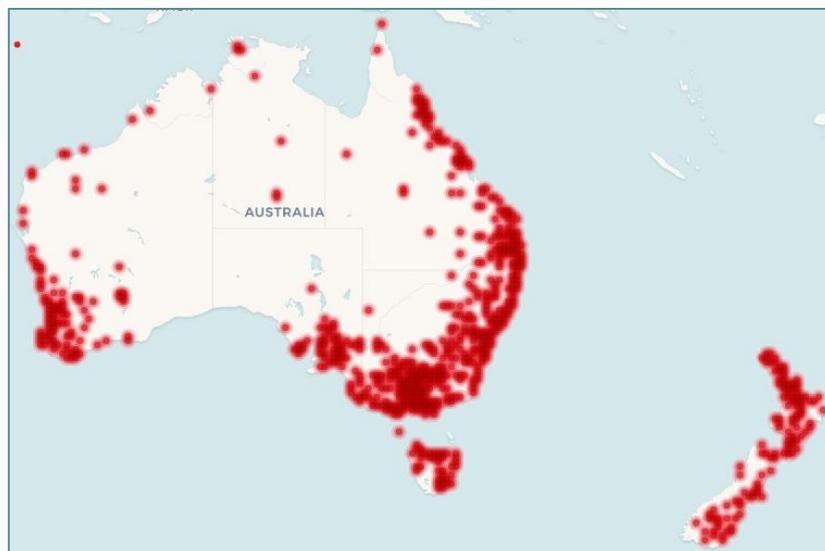
While the Census data (apartment population) and land titles data (number of lots) are highly reliable, they are not measuring exactly the same thing. This means one should not simply divide the number of apartment residents by the number of strata lots to determine the proportion of the population who live in strata. More complex calculations to estimate the proportion of people who live in strata are possible however, and these are provided in Appendix 4: Estimated residential population in strata.

### Calculating trends in data between the 2018 and 2020 report

When using this data to look at changes over time, please take note of:

- The reliability of the data being compared.** It is wise not to make too much of statements about the growth or decline in the market over time based only on 'fair' data (see above).
- The exact date of the datasets being compared.** Note that the most recent Australian Census was conducted in 2016. As such, these figures have not changed since the 2018 report. While all of the other data reported in this report is from late 2019 or early 2020, the date range of data presented in the 2018 report was much broader (with some land titles data dating back to 2015).

## The growth of strata across Australia and New Zealand



Visit this site for an interactive map of strata schemes over time from the introduction of strata title to 2019:

[cityfutures.be.unsw.edu.au/cityviz/strata-schemes-australia-new-zealand](http://cityfutures.be.unsw.edu.au/cityviz/strata-schemes-australia-new-zealand)

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## WHO LIVES IN APARTMENTS?

### Residents

9% of the population live in apartments

**2,200,793**  
apartment residents

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

### Households

13% of households live in apartments

**1,117,377**  
apartment households

**8,861,620**  
all Australian households

### Country of birth

Most apartment residents are born overseas

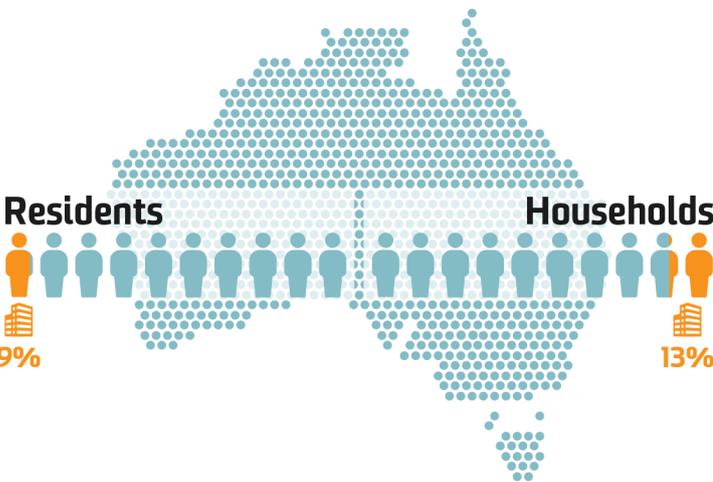
Australia 43% India 5%  
China 7% Other 45%



### Language spoken

Half of all apartment residents speak English at home

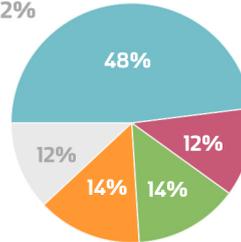
English 50% Cantonese 2%  
Mandarin 7% Other 41%



### Tenure

More apartment households rent than are owner-occupied

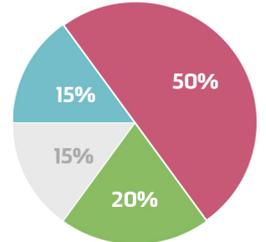
Rented 48%  
Owned outright 12%  
Owned with a mortgage 14%  
Unoccupied 14%  
Other 12%



### 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%

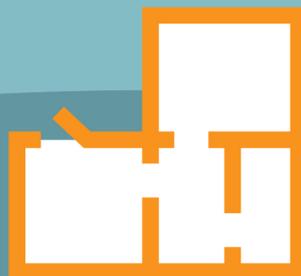


**2016 Census data.** Residents and households in occupied private flats, units and apartments, the majority of which are owned under strata title. Because other property types, including townhouses and villas, can be owned under strata title, **these figures are conservative and the actual number of people living in strata properties will be greater.** Tenure figure includes unoccupied dwellings. Further details available in the supporting report.

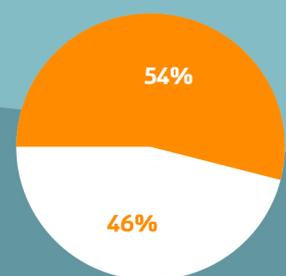
## NUMBER OF STRATA SCHEMES & LOTS\*



**340,601**  
Total number of schemes



**2,869,845**  
Total number of lots



**54%** Schemes registered before 2000  
**46%** Schemes registered since 2000

\* Data from: i) © NSW Land Registry Services; ii) © Land Victoria; iii) © QLD Titles Registry; iv) © 2020 Western Australian Land Information Authority; v) © Land Services SA; vi) © Australian Capital Territory Office of the Surveyor-General and Land Information; vii) theLIST © State of Tasmania; viii) © Northern Territory Land Information Systems.

# ECONOMIC BENEFITS OF STRATA

## Direct employment



Full-time strata managers  
**4,336**

Estimate based on data provided by strata management companies who represent 19% of the market in Australia



Other employees  
**5,385**

Estimate based on data provided by strata management companies who represent 19% of the market in Australia

## Callout jobs



Plumbing



Gardening



Electrical

### 3 most common callout jobs

Based on data provided by strata management companies who represent 12% of the market in Australia



Number and value of callout jobs in 2019



Insufficient data available

## Professional services



Lawyer



Engineer



Valuer

### 3 most common professional services

Based on data provided by strata management companies who represent 12% of the market in Australia



Number and value of professional services engaged in 2019



Insufficient data available

## PROPERTY VALUE

### Total insured value of schemes

Estimate based on data provided by strata insurers who insure 50% of all strata and community lots in Australia



**\$1,117,350,632,387**

## ACKNOWLEDGEMENTS

This project was undertaken by City Futures Research Centre, and funded by Strata Community Association. The authors would like to acknowledge Dr Laurence Troy at University of Sydney, Dr Nicole Johnston at Deakin University and A/Professor Sacha Reid at Griffith University for their collaboration; New South Wales Land Registry Services, Land Victoria, QLD Titles Registry, Western Australian Land Information Authority, Land Services SA, the Australian Capital Territory Office of the Surveyor-General and Land Information, Land Tasmania, Northern Territory Land Information Systems, and Land Information NZ for providing the land titles data; ABS Tablebuilder and the customised data team at Stats NZ for Census data; and the strata management and insurance companies that provided data about 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/2020-australasian-strata-insights/](http://cityfutures.be.unsw.edu.au/research/projects/2020-australasian-strata-insights/) or contact A/Professor Hazel Easthope, UNSW Sydney, [hazel.easthope@unsw.edu.au](mailto:hazel.easthope@unsw.edu.au)

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# WHO LIVES IN APARTMENTS?

## Residents

15% of the population live in apartments

**1,124,464**  
apartment residents

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

## Households

19% of households live in apartments

**529,575**  
apartment households

**2,774,854**  
all NSW households

## Country of birth

Less than half of all apartment residents are born in Australia

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



## Language spoken

Most apartment residents speak a language other than English at home

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



## Residents



15%

## Households

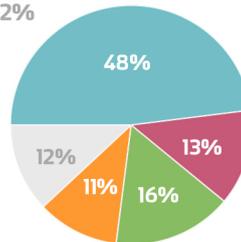


19%

## Tenure

More apartment households rent than are owner-occupied

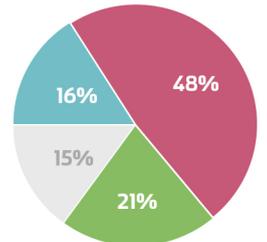
Rented 48%  
Owned outright 13%  
Owned with a mortgage 16%  
Unoccupied 11%  
Other 12%



## 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%



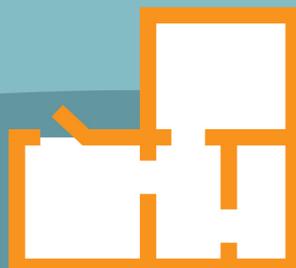
**2016 Census data.** Residents and households in occupied private flats, units and apartments, the majority of which are owned under strata title. Because other property types, including townhouses and villas, can be owned under strata title, **these figures are conservative and the actual number of people living in strata properties will be greater.** Tenure figure includes unoccupied dwellings. Further details available in the supporting report.

# NUMBER OF STRATA SCHEMES & LOTS\*



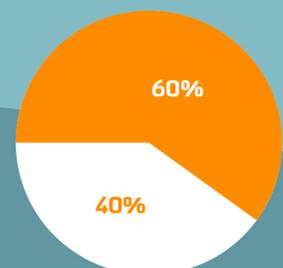
**83,998**

Total number of schemes



**961,544**

Total number of lots



**60% 40%**

Schemes registered before 2000 | Schemes registered since 2000

\* Data from © NSW Land Registry Services up to February 2020, including both residential and/or mixed use strata and community schemes as well as non-residential schemes.

# ECONOMIC BENEFITS OF STRATA

## Direct employment



Full-time  
strata managers  
**1,413**

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



Other  
employees  
**1,317**

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

## Callout jobs



Plumbing



Electrical



Gardening

### 3 most common callout jobs

Based on data provided by strata management companies who represent 12% of the market in NSW



**588,535**

Total number of callout jobs in 2019

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



Total value of callout jobs in 2019



Insufficient data available

## Professional services



Engineer



Valuer



Lawyer

### 3 most common professional services

Based on data provided by strata management companies who represent 12% of the market in NSW



Number and value of professional services engaged in 2019



Insufficient data available

## PROPERTY VALUE

### Total insured value of schemes

Estimate based on data provided by strata insurers who insure 53% of all strata and community lots in NSW



**\$404,358,229,265**

## ACKNOWLEDGEMENTS

This project was undertaken by City Futures Research Centre, and funded by Strata Community Association. The authors would like to acknowledge Dr Laurence Troy at University of Sydney, Dr Nicole Johnston at Deakin University and A/Professor Sacha Reid at Griffith University for their collaboration; New South Wales Land Registry Services, Land Victoria, QLD Titles Registry, Western Australian Land Information Authority, Land Services SA, the Australian Capital Territory Office of the Surveyor-General and Land Information, Land Tasmania, Northern Territory Land Information Systems, and Land Information NZ for providing the land titles data; ABS Tablebuilder and the customised data team at Stats NZ for Census data; and the strata management and insurance companies that provided data about their businesses.

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# WHO LIVES IN APARTMENTS?

## Residents

8% of the population live in apartments

**471,317**  
apartment residents

**5,946,059**  
all VIC residents

## Households

11% of households live in apartments

**256,322**  
apartment households

**2,242,279**  
all VIC households

## Country of birth

Less than half of all apartment residents are born in Australia

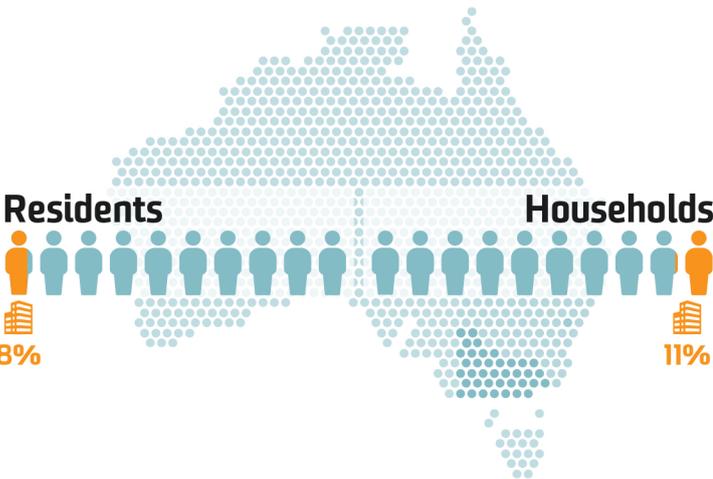
Australia 42% India 6%  
China 8% Other 44%



## Language spoken

Half of all apartment residents speak English at home

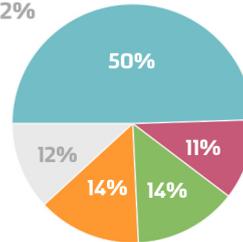
English 50% Cantonese 2%  
Mandarin 9% Other 39%



## Tenure

More apartment households rent than are owner-occupied

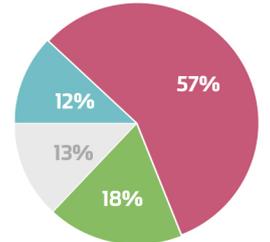
Rented 50%  
Owned outright 11%  
Owned with a mortgage 14%  
Unoccupied 14%  
Other 12%



## 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%

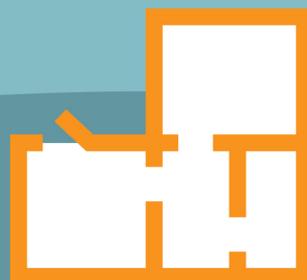


**2016 Census data.** Residents and households in occupied private flats, units and apartments, the majority of which are owned under strata title. Because other property types, including townhouses and villas, can be owned under strata title, **these figures are conservative and the actual number of people living in strata properties will be greater.** Tenure figure includes unoccupied dwellings. Further details available in the supporting report.

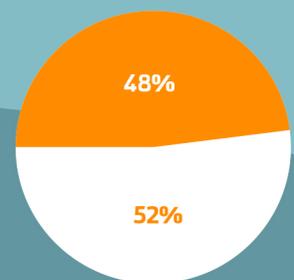
# NUMBER OF STRATA SCHEMES & LOTS\*



**115,968**  
Total number of schemes



**907,135**  
Total number of lots



**48%** Schemes registered before 2000  
**52%** Schemes registered since 2000

\* Data from © Land Victoria up to December 2019, including both residential and/or mixed use strata schemes as well as non-residential schemes.

# ECONOMIC BENEFITS OF STRATA

## Direct employment



Full-time  
strata managers  
**1,201**

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



Other  
employees  
**1,593**

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

## Callout jobs



Plumbing



Gardening



Electrical

### 3 most common callout jobs

Based on data provided by strata management companies who represent 11% of the market in VIC



Number and value of callout jobs in 2019



*Insufficient data available*

## Professional services



Lawyer



Engineer



Valuer

### 3 most common professional services

Based on data provided by strata management companies who represent 11% of the market in VIC



Number and value of professional services engaged in 2019



*Insufficient data available*

## PROPERTY VALUE

### Total insured value of schemes

Estimate based on data provided by strata insurers who insure 39% of all strata and community lots in VIC



**\$343,347,688,339**

## ACKNOWLEDGEMENTS

This project was undertaken by City Futures Research Centre, and funded by Strata Community Association. The authors would like to acknowledge Dr Laurence Troy at University of Sydney, Dr Nicole Johnston at Deakin University and A/Professor Sacha Reid at Griffith University for their collaboration; New South Wales Land Registry Services, Land Victoria, QLD Titles Registry, Western Australian Land Information Authority, Land Services SA, the Australian Capital Territory Office of the Surveyor-General and Land Information, Land Tasmania, Northern Territory Land Information Systems, and Land Information NZ for providing the land titles data; ABS Tablebuilder and the customised data team at Stats NZ for Census data; and the strata management and insurance companies that provided data about their businesses.

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# WHO LIVES IN APARTMENTS?

## Residents

7% of the population live in apartments

**357,947**  
apartment residents

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

## Households

11% of households live in apartments

**194,556**  
apartment households

**1,791,736**  
all QLD households

## Country of birth

More than half of all apartment residents are born in Australia

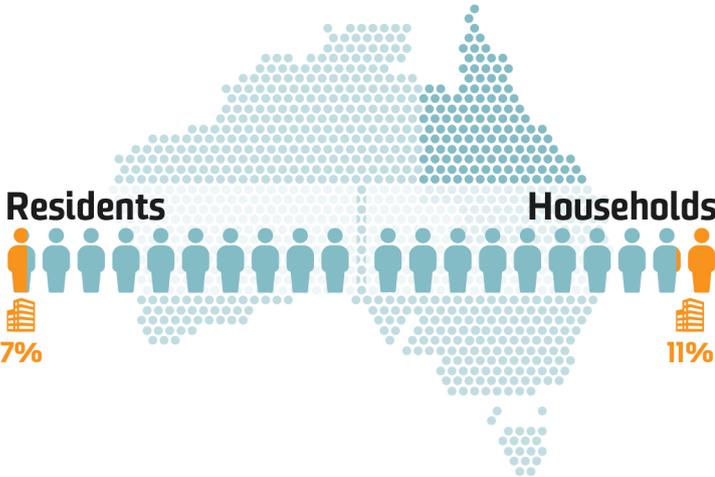
Australia 53%    England 4%  
New Zealand 5%    Other 38%



## Language spoken

Most apartment residents speak English at home

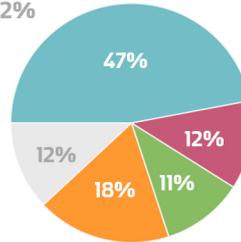
English 65%    Korean 1%  
Mandarin 3%    Other 31%



## Tenure

More apartment households rent than are owner-occupied

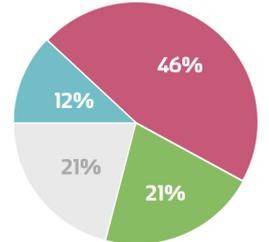
Rented 47%  
Owned outright 12%  
Owned with a mortgage 11%  
Unoccupied 18%  
Other 12%



## 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%



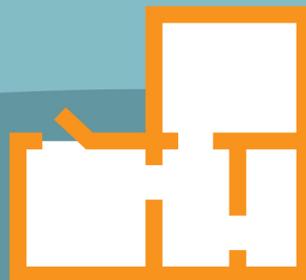
**2016 Census data.** Residents and households in occupied private flats, units and apartments, the majority of which are owned under strata title. Because other property types, including townhouses and villas, can be owned under strata title, **these figures are conservative and the actual number of people living in strata properties will be greater.** Tenure figure includes unoccupied dwellings. Further details available in the supporting report.

# NUMBER OF STRATA SCHEMES & LOTS\*



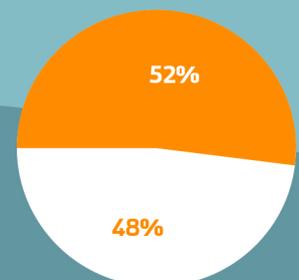
**49,850**

Total number of schemes



**498,402**

Total number of lots



**52% 48%**

Schemes registered before 2000    Schemes registered since 2000

\* Data from © QLD Titles Registry up to January 2020, including both residential and/or mixed use community schemes as well as non-residential schemes.

# ECONOMIC BENEFITS OF STRATA

## Direct employment



Full-time strata managers  
**845**

Estimate based on data provided by strata management companies who represent 21% of the market in QLD



Other employees  
**980**

Estimate based on data provided by strata management companies who represent 21% of the market in QLD

## Callout jobs



Plumbing



Electrical



Gardening

### 3 most common callout jobs

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



**1,025,806**

Total number of callout jobs in 2019

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



**\$844,932,070**

Total value of callout jobs in 2019

Estimate based on data provided by strata management companies who represent 15% of the market in QLD

## Professional services



Lawyer



Engineer



Accountant

### 3 most common professional services

Based on data provided by strata management companies who represent 17% of the market in QLD



**57,974**

Total number of professional services engaged in 2019

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



**\$304,590,971**

Total value of professional services in 2019

Estimate based on data provided by strata management companies who represent 15% of the market in QLD

## PROPERTY VALUE

### Total insured value of schemes

Estimate based on data provided by strata insurers who insure 60% of all strata and community lots in QLD



**\$203,384,581,457**

## ACKNOWLEDGEMENTS

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## WHO LIVES IN APARTMENTS?

### Residents

4% of the population live in apartments

**90,795**  
apartment residents

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

### Households

6% of households live in apartments

**52,463**  
apartment households

**938,090**  
all WA households

### Country of birth

More than half of all apartment residents are born overseas

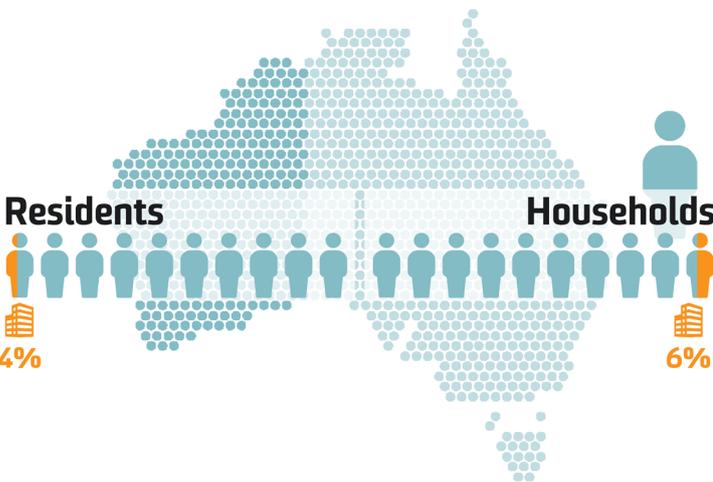
Australia 38% India 5%  
England 6% Other 51%



### Language spoken

More than half of all apartment residents speak English at home

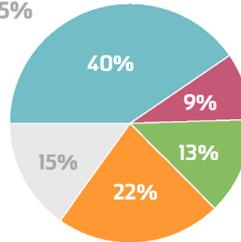
English 54% Hindi 1%  
Mandarin 4% Other 41%



### Tenure

More apartment households rent than are owner-occupied

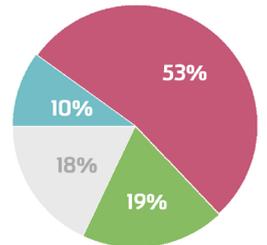
Rented 40%  
Owned outright 9%  
Owned with a mortgage 13%  
Unoccupied 22%  
Other 15%



### 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%

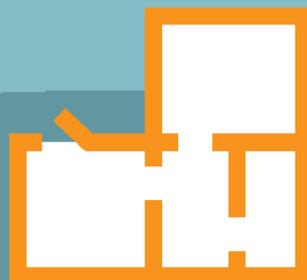


**2016 Census data.** Residents and households in occupied private flats, units and apartments, the majority of which are owned under strata title. Because other property types, including townhouses and villas, can be owned under strata title, **these figures are conservative and the actual number of people living in strata properties will be greater.** Tenure figure includes unoccupied dwellings. Further details available in the supporting report.

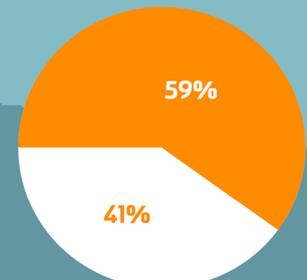
## NUMBER OF STRATA SCHEMES & LOTS\*



**51,798**  
Total number of schemes



**251,425**  
Total number of lots



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

\* Data from © 2020 Western Australian Land Information Authority up to March 2020, including both residential and/or mixed use strata schemes as well as non-residential schemes, excluding survey strata.

# ECONOMIC BENEFITS OF STRATA

## Direct employment



**Full-time  
strata managers  
419**

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



**Other  
employees  
1,313**

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

## 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 52% of all strata and community lots in WA



**\$ \$95,268,926,676**

### ACKNOWLEDGEMENTS

This project was undertaken by City Futures Research Centre, and funded by Strata Community Association. The authors would like to acknowledge Dr Laurence Troy at University of Sydney, Dr Nicole Johnston at Deakin University and A/Professor Sacha Reid at Griffith University for their collaboration; New South Wales Land Registry Services, Land Victoria, QLD Titles Registry, Western Australian Land Information Authority, Land Services SA, the Australian Capital Territory Office of the Surveyor-General and Land Information, Land Tasmania, Northern Territory Land Information Systems, and Land Information NZ for providing the land titles data; ABS Tablebuilder and the customised data team at Stats NZ for Census data; and the strata management and insurance companies that provided data about their businesses.

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## WHO LIVES IN APARTMENTS?

### Residents

4% of the population live in apartments

**69,063**  
apartment residents

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

### Households

6% of households live in apartments

**39,541**  
apartment households

**673,545**  
all SA households

### Country of birth

More than half of apartment residents are born overseas

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



### Language spoken

More than half of all apartment residents speak English at home

English 53% Punjabi 4%  
Mandarin 6% Other 37%



### Residents



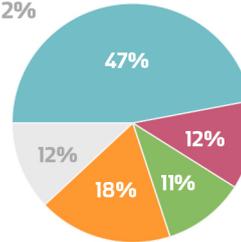
### Households



### Tenure

More apartment households rent than are owner-occupied

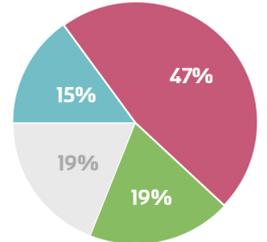
Rented 47%  
Owned outright 12%  
Owned with a mortgage 11%  
Unoccupied 18%  
Other 12%



### 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 in SA 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 and households in occupied 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.** Tenure figure includes unoccupied dwellings. Further details available in the supporting report.

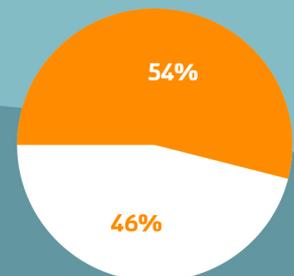
## NUMBER OF STRATA SCHEMES & LOTS\*



**22,515**  
Total number of schemes



**131,662**  
Total number of lots



**54%** **46%**  
Schemes registered before 2000 | Schemes registered since 2000

\* Data from © Land Services SA up to February 2020, including both residential and/or mixed use strata and community schemes as well as non-residential schemes.

# ECONOMIC BENEFITS OF STRATA

## Direct employment



Full-time  
strata managers  
**180**

Estimate based on data provided by strata management companies who represent 19% of the market in SA



Other  
employees  
**203**

Estimate based on data provided by strata management companies who represent 19% of the market in SA

## Callout jobs



Plumbing



Grounds



General  
repairs

### 3 most common callout jobs

Based on data provided by strata management companies who represent 14% of the market in SA



**171,611**

Total number of callout jobs in 2019

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



**\$146,535,372**

Total value of callout jobs in 2019

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

## Professional services



Lawyer



Engineer

### 2 most common professional services

Based on data provided by strata management companies who represent 14% of the market in SA



**10,301**

Total number of professional services engaged in 2019

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



**\$8,176,884**

Total value of professional services in 2019

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

## PROPERTY VALUE

### Total insured value of schemes

Estimate based on data provided by strata insurers who insure 72% of all strata and community lots in SA



**\$27,159,634,654**

## ACKNOWLEDGEMENTS

This project was undertaken by City Futures Research Centre, and funded by Strata Community Association. The authors would like to acknowledge Dr Laurence Troy at University of Sydney, Dr Nicole Johnston at Deakin University and A/Professor Sacha Reid at Griffith University for their collaboration; New South Wales Land Registry Services, Land Victoria, QLD Titles Registry, Western Australian Land Information Authority, Land Services SA, the Australian Capital Territory Office of the Surveyor-General and Land Information, Land Tasmania, Northern Territory Land Information companies that provided data about their businesses.

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## WHO LIVES IN APARTMENTS?

### Residents

10% of the population live in apartments

**39,153**  
apartment residents

**400,646**  
all ACT residents

### Households

15% of households live in apartments

**22,031**  
apartment households

**150,697**  
all ACT households

### Country of birth

More than half of apartment residents are born in Australia

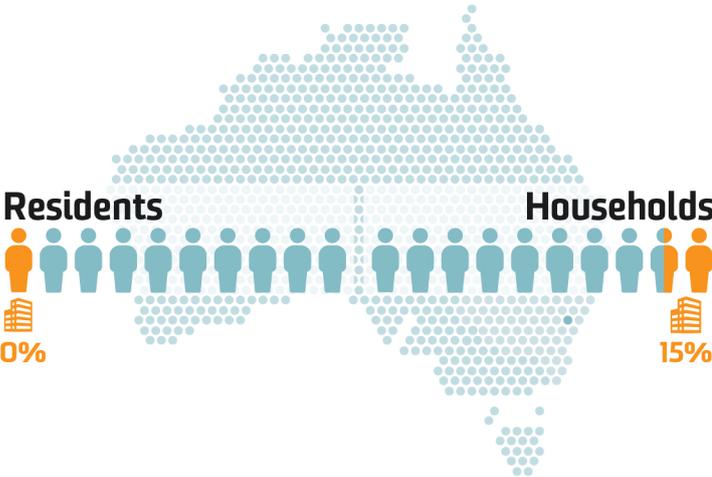
Australia 52% China 5%  
India 6% Other 37%



### Language spoken

Most apartment residents speak English at home

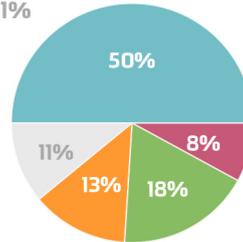
English 58% Hindi 2%  
Mandarin 5% Other 35%



### Tenure

More apartment households rent than are owner-occupied.

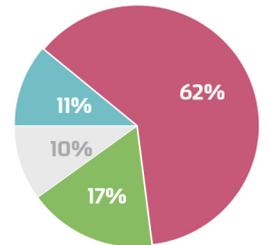
Rented 50%  
Owned outright 8%  
Owned with a mortgage 18%  
Unoccupied 13%  
Other 11%



### 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%

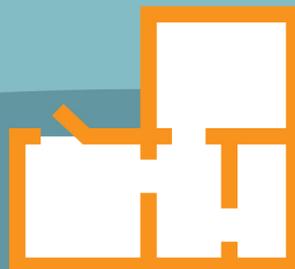


**2016 Census data.** Residents and households in occupied private flats, units and apartments, the majority of which are owned under strata title. Because other property types, including townhouses and villas, can be owned under strata title, **these figures are conservative and the actual number of people living in strata properties will be greater.** Tenure figure includes unoccupied dwellings. Further details available in the supporting report.

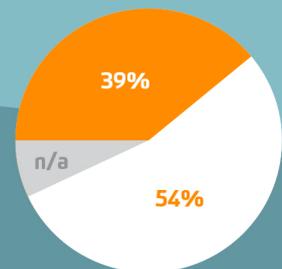
## NUMBER OF STRATA SCHEMES & LOTS\*



**4,337**  
Total number of schemes



**60,635**  
Total number of lots



**39%** Schemes registered before 2000  
**54%** Schemes registered since 2000

\* Data from © Australian Capital Territory Office of the Surveyor-General and Land Information up to February 2020, including both residential and/or mixed use unit title schemes as well as non-residential schemes.

# ECONOMIC BENEFITS OF STRATA

## Direct employment



Full-time  
strata managers  
**115**

Estimate based on data provided by strata management companies who represent 75% of the market in ACT



Other  
employees  
**67**

Estimate based on data provided by strata management companies who represent 75% of the market in ACT

## Callout jobs



Plumbing



Electrical



Lifts

### 3 most common callout jobs

Based on data provided by strata management companies who represent 24% of the market in ACT



**21,583**

Total number of callout jobs in 2019

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



**\$19,579,325**

Total value of callout jobs in 2019

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

## Professional services



Engineer



Lawyer



Valuer

### 3 most common professional services

Based on data provided by strata management companies who represent 24% of the market in ACT



**1,556**

Total number of professional services engaged in 2019

Estimate based on data provided by strata management companies who represent 17% of the market in ACT



**\$2,926,481**

Total value of professional services in 2019

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

## PROPERTY VALUE

### Total insured value of schemes

Estimate based on data provided by strata insurers who insure 61% of all strata and community lots in ACT



**\$25,505,300,469**

## ACKNOWLEDGEMENTS

This project was undertaken by City Futures Research Centre, and funded by Strata Community Association. The authors would like to acknowledge Dr Laurence Troy at University of Sydney, Dr Nicole Johnston at Deakin University and A/Professor Sacha Reid at Griffith University for their collaboration; New South Wales Land Registry Services, Land Victoria, QLD Titles Registry, Western Australian Land Information Authority, Land Services SA, the Australian Capital Territory Office of the Surveyor-General and Land Information, Land Tasmania, Northern Territory Land Information companies that provided data about their businesses.

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## WHO LIVES IN APARTMENTS?

### Residents

3% of the population live in apartments

**16,720**  
apartment residents

**504,166**  
all TAS residents

### Households

5% of households live in apartments

**10,334**  
apartment households

**209,610**  
all TAS households

### Country of birth

Most apartment residents are born in Australia

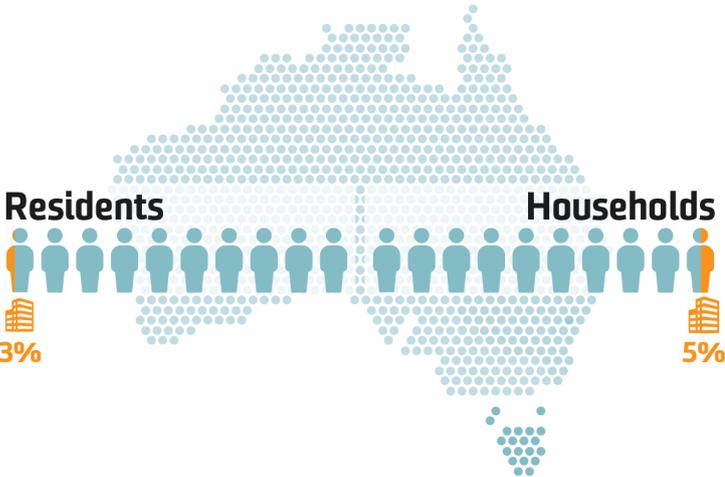
Australia 65% China 3%  
England 3% Other 29%



### Language spoken

Most apartment residents speak English at home

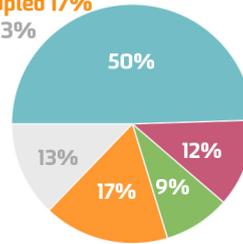
English 73% Nepali 1%  
Mandarin 4% Other 22%



### Tenure

More apartment households rent than are owner-occupied

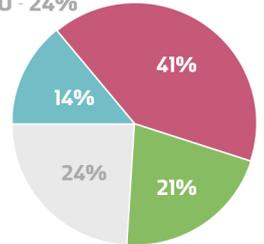
Rented 50%  
Owned outright 12%  
Owned with a mortgage 9%  
Unoccupied 17%  
Other 13%



### 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%

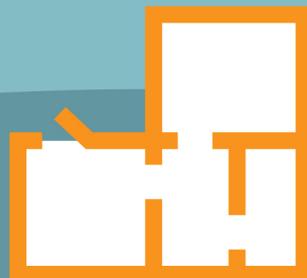


**2016 Census data.** Residents and households in occupied private flats, units and apartments, the majority of which are owned under strata title. Because other property types, including townhouses and villas, can be owned under strata title, **these figures are conservative and the actual number of people living in strata properties will be greater.** Tenure figure includes unoccupied dwellings. Further details available in the supporting report.

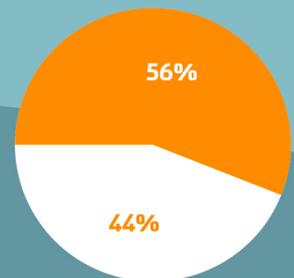
## NUMBER OF STRATA SCHEMES & LOTS\*



**9,240**  
Total number of schemes



**33,939**  
Total number of lots



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

\* Data from theLIST © State of Tasmania up to January 2020, including both residential and/or mixed use strata schemes as well as non-residential 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 31% of all strata and community lots in TAS



**\$** \$13,609,026,762

### ACKNOWLEDGEMENTS

This project was undertaken by City Futures Research Centre, and funded by Strata Community Association. The authors would like to acknowledge Dr Laurence Troy at University of Sydney, Dr Nicole Johnston at Deakin University and A/Professor Sacha Reid at Griffith University for their collaboration; New South Wales Land Registry Services, Land Victoria, QLD Titles Registry, Western Australian Land Information Authority, Land Services SA, the Australian Capital Territory Office of the Surveyor-General and Land Information, Land Tasmania, Northern Territory Land Information Systems, and Land Information NZ for providing the land titles data; ABS Tablebuilder and the customised data team at Stats NZ for Census data; and the strata management and insurance companies that provided data about their businesses.

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# WHO LIVES IN APARTMENTS?

## Residents

10% of the population live in apartments

**26,063**

apartment residents

**259,112**

all NT residents

## Households

16% of households live in apartments

**12,429**

apartment households

**79,243**

all NT households

## Country of birth

Less than half of apartment residents are born in Australia

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



## Language spoken

More than half of all apartment residents speak English at home

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



## Residents



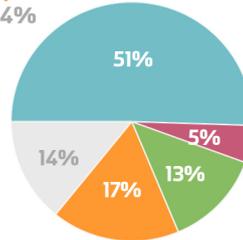
## Households



## Tenure

More apartment households rent than are owner-occupied

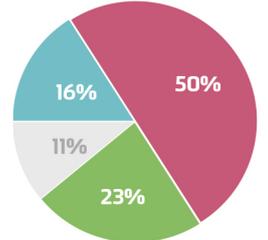
Rented 51%  
Owned outright 5%  
Owned with a mortgage 13%  
Unoccupied 17%  
Other 14%



## 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%



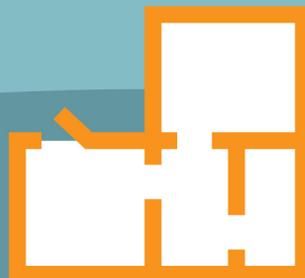
**2016 Census data.** Residents and households in occupied private flats, units and apartments, the majority of which are owned under strata title. Because other property types, including townhouses and villas, can be owned under strata title, **these figures are conservative and the actual number of people living in strata properties will be greater.** Tenure figure includes unoccupied dwellings. Further details available in the supporting report.

# NUMBER OF STRATA SCHEMES & LOTS\*



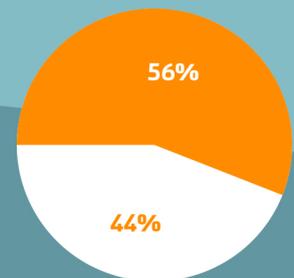
**2,895**

Total number of schemes



**25,103**

Total number of lots



**56%** **44%**

Schemes registered before 2000 | Schemes registered since 2000

\* Data from © Northern Territory Land Information Systems up to December 2019, including both residential and/or mixed use unit title schemes as well as non-residential 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 21% of all strata and community lots in NT



\$9,118,438,080

### ACKNOWLEDGEMENTS

This project was undertaken by City Futures Research Centre, and funded by Strata Community Association. The authors would like to acknowledge Dr Laurence Troy at University of Sydney, Dr Nicole Johnston at Deakin University and A/Professor Sacha Reid at Griffith University for their collaboration; New South Wales Land Registry Services, Land Victoria, QLD Titles Registry, Western Australian Land Information Authority, Land Services SA, the Australian Capital Territory Office of the Surveyor-General and Land Information, Land Tasmania, Northern Territory Land Information Systems, and Land Information NZ for providing the land titles data; ABS Tablebuilder and the customised data team at Stats NZ for Census data; and the strata management and insurance companies that provided data about their businesses.

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## WHO LIVES IN APARTMENTS?

### Households

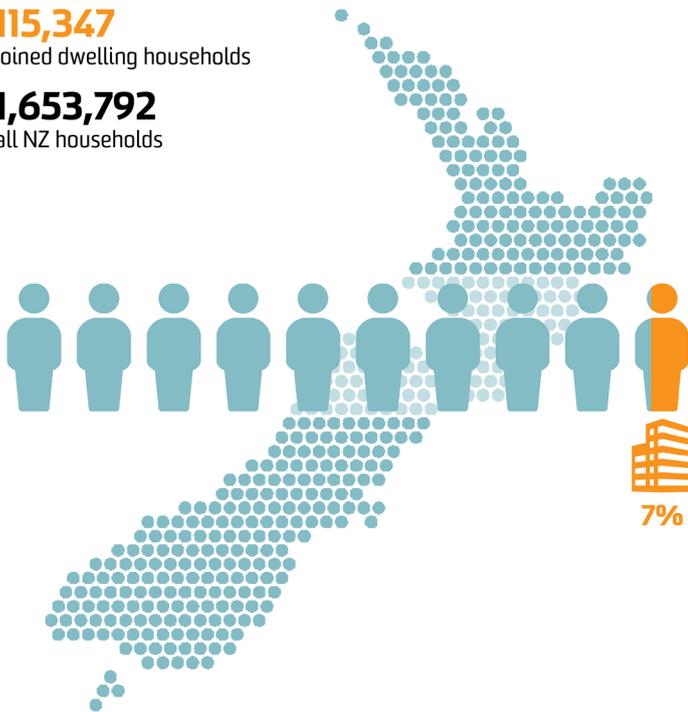
Approximately 7% of households live in apartments\*

**115,347**

joined dwelling households

**1,653,792**

all NZ households



### Tenure

More apartment households\* rent than are owner-occupied

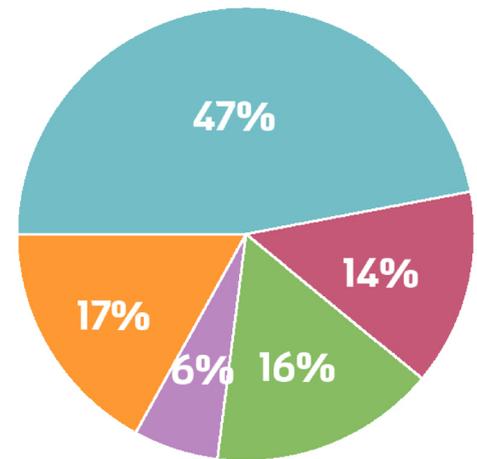
Rented 47%

Owned outright 14%

Owned with a mortgage 16%

Owned not further defined 6%

Unoccupied 17%



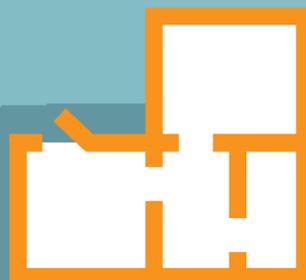
**\*2018 Census data.** Households in occupied joined dwellings excluding those in buildings of one storey and those with public/community housing landlords, the majority of which are owned under unit title. Because other property types, including single-storey joined dwellings and detached dwellings, can be owned under unit title, **these figures are conservative and the actual number of people living in unit title properties will be greater.** Tenure figure includes unoccupied dwellings. Resident numbers, age, country of birth, language, household type data unavailable. Further details available in the supporting report. This work is based on customised Stats NZ data which is licensed by Stats NZ for re-use under the Creative Commons Attribution 4.0 International licence.

## NUMBER OF STRATA SCHEMES & LOTS\*



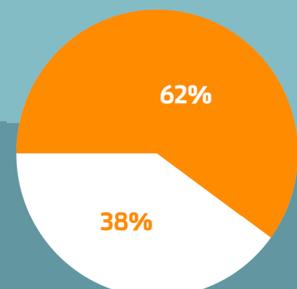
**14,824**

Total number of schemes



**158,576**

Total number of lots



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

Schemes registered before 2000 Schemes registered since 2000

# ECONOMIC BENEFITS OF STRATA

## Direct employment



Full-time  
strata managers  
**302**

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



Other  
employees  
**550**

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

## Callout jobs



*Insufficient data available*

## Professional services



*Insufficient data available*

## PROPERTY VALUE

Total insured value  
of schemes



*Insufficient data available*

### ACKNOWLEDGEMENTS

This project was undertaken by City Futures Research Centre, and funded by Strata Community Association. The authors would like to acknowledge Dr Laurence Troy at University of Sydney, Dr Nicole Johnston at Deakin University and A/Professor Sacha Reid at Griffith University for their collaboration; New South Wales Land Registry Services, Land Victoria, QLD Titles Registry, Western Australian Land Information Authority, Land Services SA, the Australian Capital Territory Office of the Surveyor-General and Land Information, Land Tasmania, Northern Territory Land Information Systems, and Land Information NZ for providing the land titles data; ABS Tablebuilder and the customised data team at Stats NZ for Census data; and the strata management and insurance companies that provided data about their businesses.

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## WHO LIVES IN APARTMENTS?

### Households

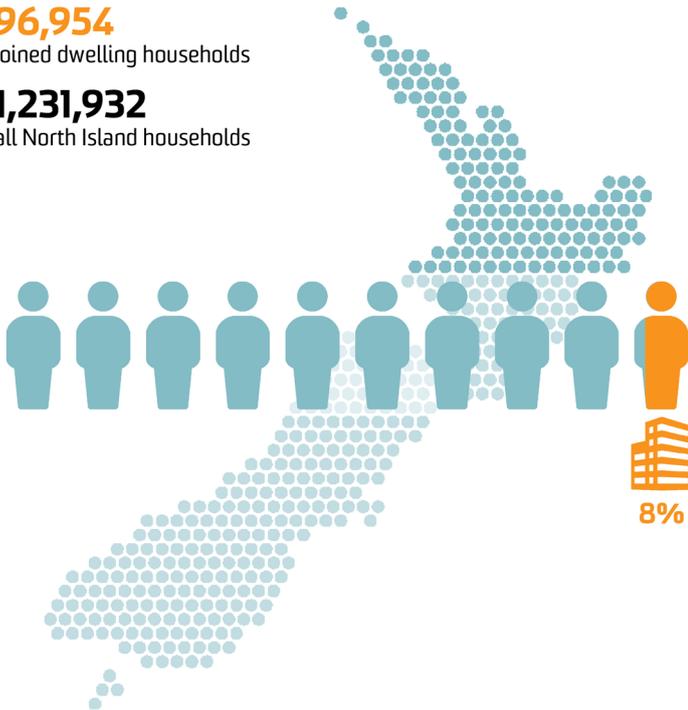
Approximately 8% of households live in apartments\*

**96,954**

joined dwelling households

**1,231,932**

all North Island households



### Tenure

More apartment households\* rent than are owner-occupied

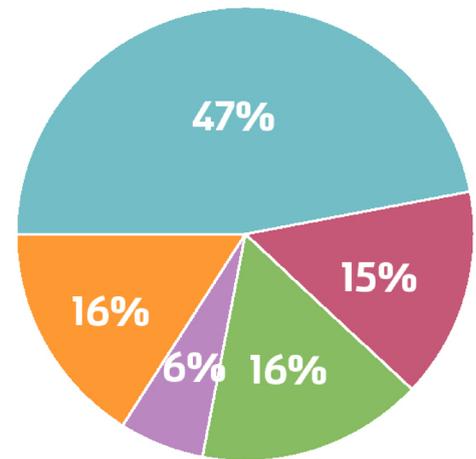
Rented 47%

Owned outright 15%

Owned with a mortgage 16%

Owned not further defined 6%

Unoccupied 16%



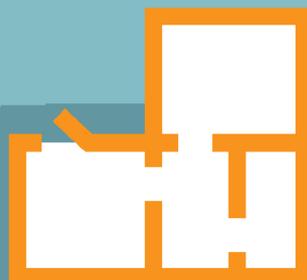
**\*2018 Census data.** Households in occupied joined dwellings excluding those in buildings of one storey and those with public/community housing landlords, the majority of which are owned under unit title. Because other property types, including single-storey joined dwellings and detached dwellings, can be owned under unit title, **these figures are conservative and the actual number of people living in unit title properties will be greater.** Tenure figure includes unoccupied dwellings. Resident numbers, age, country of birth, language, household type data unavailable. Further details available in the supporting report. This work is based on customised Stats NZ data which is licensed by Stats NZ for re-use under the Creative Commons Attribution 4.0 International licence.

## NUMBER OF STRATA SCHEMES & LOTS\*



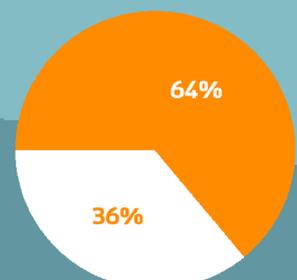
**11,185**

Total number of schemes



**131,756**

Total number of lots



**64%** **36%**

Schemes registered before 2000 Schemes registered since 2000

# ECONOMIC BENEFITS OF STRATA

## Direct employment



Full-time  
strata managers  
**251**

Estimate based on data provided by strata management companies who represent 15% of the market in the North Island



Other  
employees  
**465**

Estimate based on data provided by strata management companies who represent 15% of the market in the North Island

## Callout jobs



*Insufficient data available*

## Professional services



*Insufficient data available*

## PROPERTY VALUE

Total insured value  
of schemes



*Insufficient data available*

### ACKNOWLEDGEMENTS

This project was undertaken by City Futures Research Centre, and funded by Strata Community Association. The authors would like to acknowledge Dr Laurence Troy at University of Sydney, Dr Nicole Johnston at Deakin University and A/Professor Sacha Reid at Griffith University for their collaboration; New South Wales Land Registry Services, Land Victoria, QLD Titles Registry, Western Australian Land Information Authority, Land Services SA, the Australian Capital Territory Office of the Surveyor-General and Land Information, Land Tasmania, Northern Territory Land Information Systems, and Land Information NZ for providing the land titles data; ABS Tablebuilder and the customised data team at Stats NZ for Census data; and the strata management and insurance companies that provided data about their businesses.

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## WHO LIVES IN APARTMENTS?

### Households

Approximately 4% of households live in apartments\*

**18,387**

joined dwelling households

**420,852**

all South Island households



### Tenure

More apartment households\* rent than are owner-occupied

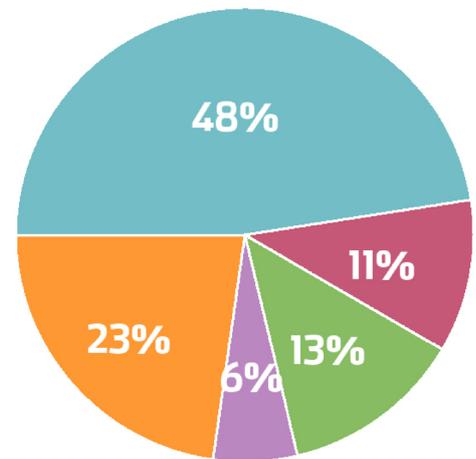
Rented 48%

Owned outright 11%

Owned with a mortgage 13%

Owned not further defined 6%

Unoccupied 23%



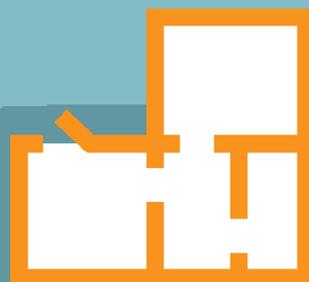
**\*2018 Census data.** Households in occupied joined dwellings excluding those in buildings of one storey and those with public/community housing landlords, the majority of which are owned under unit title. Because other property types, including single-storey joined dwellings and detached dwellings, can be owned under unit title, **these figures are conservative and the actual number of people living in unit title properties will be greater.** Tenure figure includes unoccupied dwellings. Resident numbers, age, country of birth, language, household type data unavailable. Further details available in the supporting report. This work is based on customised Stats NZ data which is licensed by Stats NZ for re-use under the Creative Commons Attribution 4.0 International licence.

## NUMBER OF STRATA SCHEMES & LOTS\*



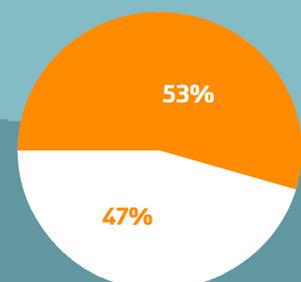
**3,639**

Total number of schemes



**26,820**

Total number of lots



**53%**

Schemes registered  
before 2000

**47%**

**47%**

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



*Insufficient data available*

### ACKNOWLEDGEMENTS

This project was undertaken by City Futures Research Centre, and funded by Strata Community Association. The authors would like to acknowledge Dr Laurence Troy at University of Sydney, Dr Nicole Johnston at Deakin University and A/Professor Sacha Reid at Griffith University for their collaboration; New South Wales Land Registry Services, Land Victoria, QLD Titles Registry, Western Australian Land Information Authority, Land Services SA, the Australian Capital Territory Office of the Surveyor-General and Land Information, Land Tasmania, Northern Territory Land Information Systems, and Land Information NZ for providing the land titles data; ABS Tablebuilder and the customised data team at Stats NZ for Census data; and the strata management and insurance companies that provided data about their businesses.

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# Explanatory Report

## Background

Strata Community Association (SCA) is the peak body for the strata<sup>1</sup> industry in Australia and New Zealand. SCA identified a need for comprehensive national data on the strata sector in Australia in 2018 and partnered with City Futures to prepare the first ever national figures on the numbers of strata schemes (plans) and lots (units), the estimated numbers of people employed in the strata management industry and the estimated value of property owned under strata title. The 2018 report is available [here](#). In 2020, SCA again partnered with City Futures to deliver an updated report, extended to include data for New Zealand.

This report details the explanatory notes for the collation and analysis of information on the state of the strata industry in Australia and New Zealand. It also provides additional background data on the growth of the strata sector in Australia and New Zealand.

The 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 growth of the strata sector in Australia and NZ

Both Australia and New Zealand have seen a growth in attached dwellings over the past decade. This growth in attached dwellings reflects population growth, especially pronounced in the larger urban areas of both countries, as well as government policies to promote urban consolidation (building up, rather than out) within existing urban areas. We might expect a slowing in new dwelling growth overall in response to the economic downturn and reduction in migration (and hence population growth) resulting from the covid-19 pandemic. However, so long as the twin policy drivers of population growth supported by migration, and urban consolidation in existing areas continue, we can expect strata developments to play an important role in urban development for many years to come.

### 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). Attached dwelling commencements subsequently remained approximately equivalent to detached house commencements for three to four years, before dipping more recently. 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 decade<sup>2</sup> and is concentrated in the eastern states of New South Wales, Victoria and Queensland<sup>3</sup>. Recent analysis by JLL predicts lower levels of apartment supply until 2023<sup>4</sup>.

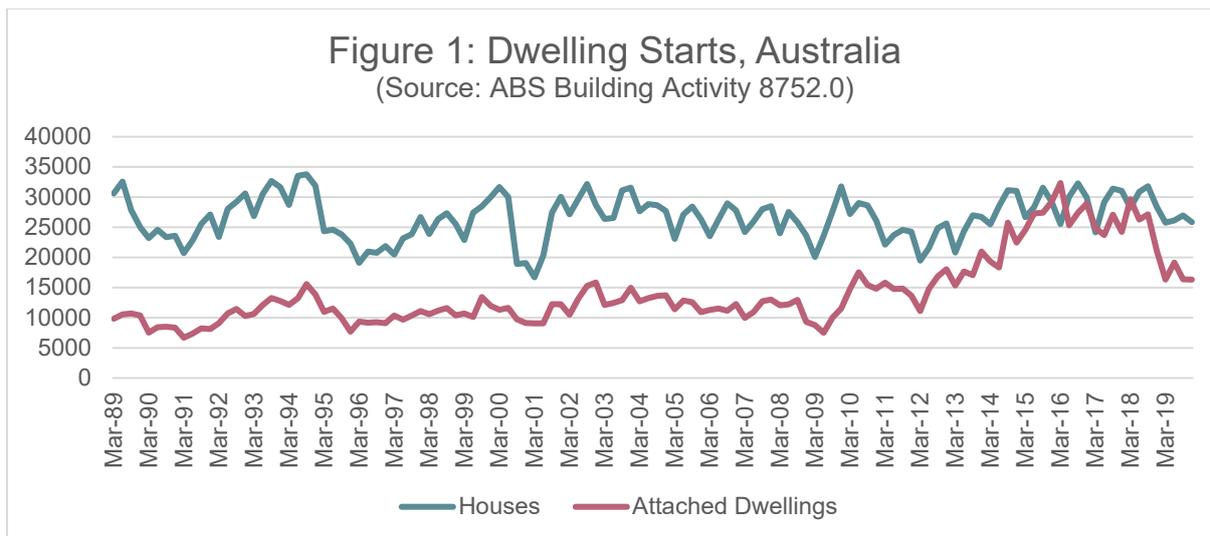
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<sup>1</sup> Including strata title, unit title and community title

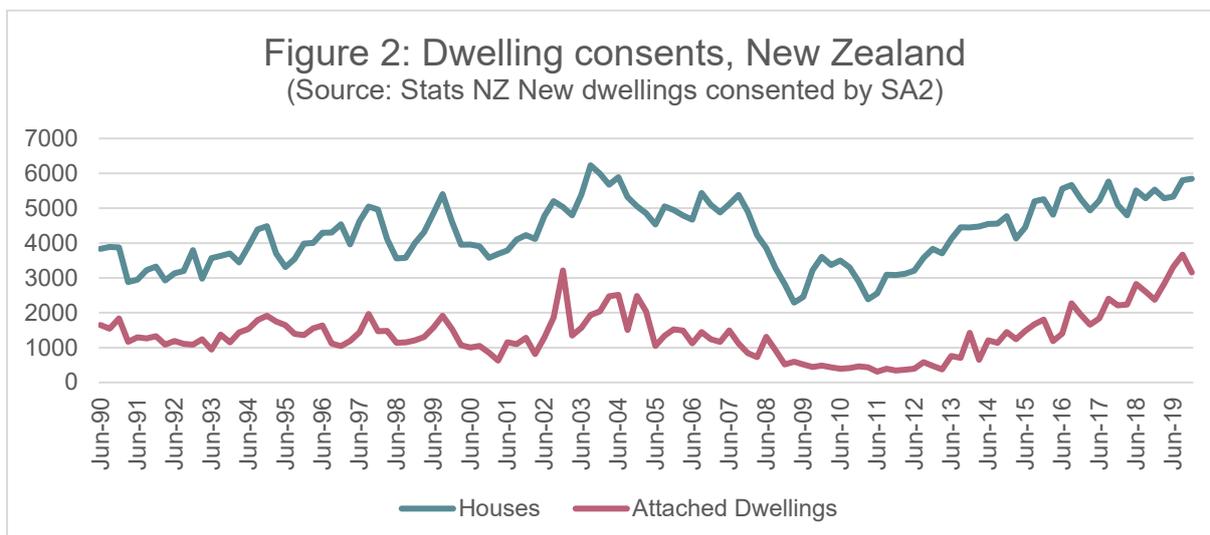
<sup>2</sup> Rosewall & Shoory (2017)

<sup>3</sup> Australian Bureau of Statistics (2020) Building Activity 8752.0

<sup>4</sup> Tabet (2020)



Attached dwelling consents<sup>5</sup> have also risen sharply in New Zealand since 2013-14, reaching unprecedented levels since 2017. This rise has been concentrated in Auckland in particular, and to a lesser extent in Wellington and Christchurch.



## Population growth

The population of Australia in 2020 is estimated at over 25.4 million. The Australian population increased 1.63% between September 2016 and September 2017, the largest annual gain since 2012-2013<sup>6</sup>, gains since then have been more moderate at 1.58% to 2018 and 1.48% to 2019. The three states with the largest populations and largest population growth (New South Wales, Victoria and Queensland) also have the highest numbers of residential building approvals for apartments, concentrated in the cities of Sydney, Melbourne and Brisbane<sup>7</sup>.

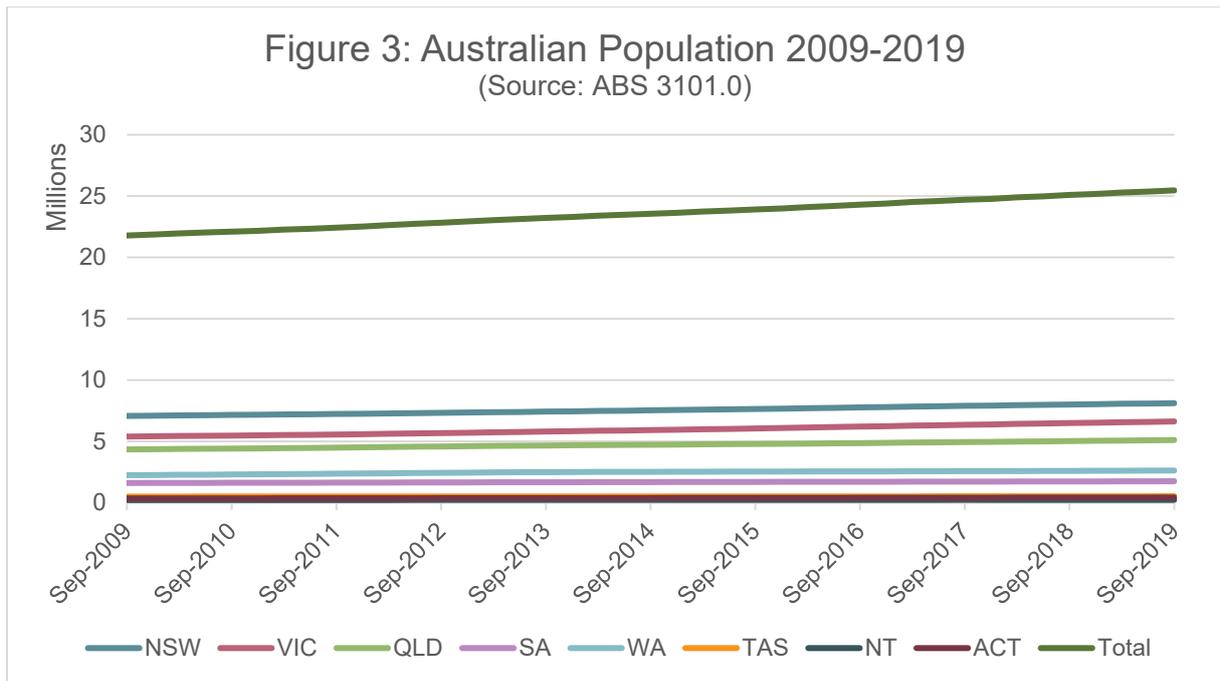
<sup>5</sup> Consents differ from starts in that they represent planning permission to build a new dwelling, as opposed to commencement of construction.

<sup>6</sup> Australian Bureau of Statistics (2020) Australian Demographic Statistics 3101.0

<sup>7</sup> Rosewall & Shoory (2017)

Figure 3: Australian Population 2009-2019

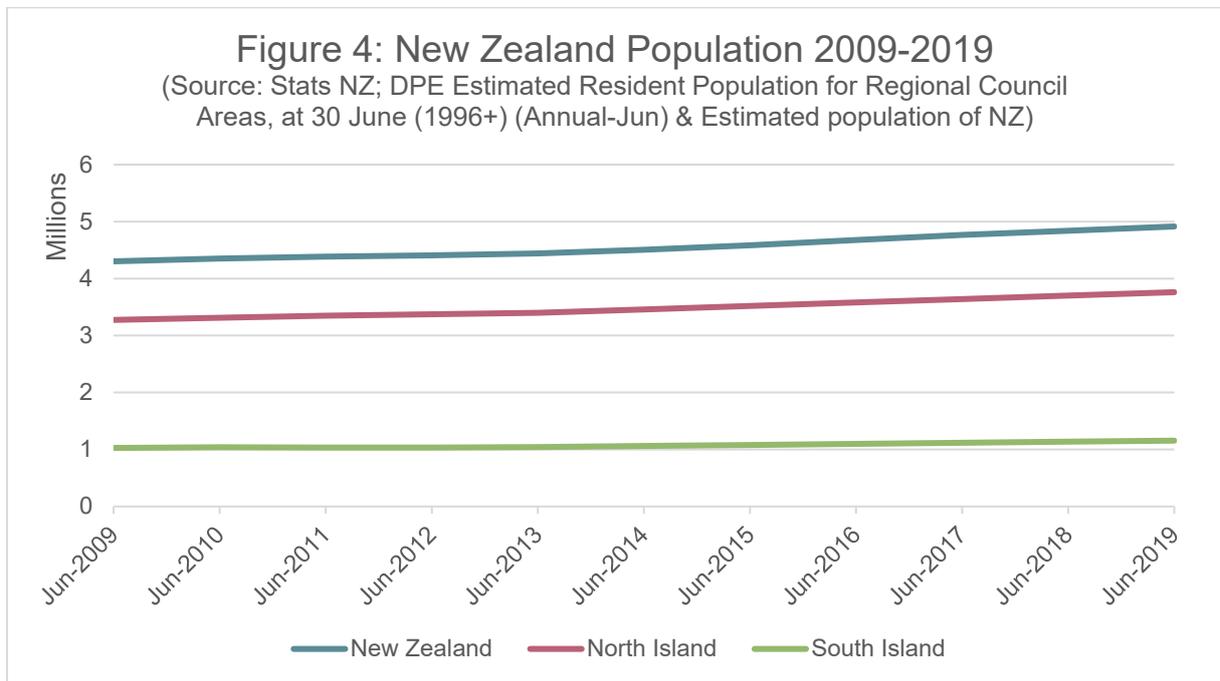
(Source: ABS 3101.0)



The population of New Zealand in 2019 is estimated at almost 5 million, with three quarters of the population living in the North Island. The highest volume of multi-unit dwelling consents are in the Auckland region (7,924),<sup>8</sup> where one third of New Zealand’s population lives.<sup>9</sup> Waikato<sup>10</sup> (1,512), Canterbury<sup>11</sup> (1,535) and Wellington (1,351) regions also show high numbers of multi-unit dwelling consents in 2019.<sup>7</sup>

Figure 4: New Zealand Population 2009-2019

(Source: Stats NZ; DPE Estimated Resident Population for Regional Council Areas, at 30 June (1996+) (Annual-Jun) & Estimated population of NZ)



<sup>8</sup> Stats NZ (2019) High-density housing on the rise

<sup>9</sup> Stats NZ (2019) DPE Estimated Resident Population for Regional Council Areas, at 30 June (1996+) (Annual-Jun)

<sup>10</sup> Largest city: Hamilton

<sup>11</sup> Largest city: Christchurch

## Scope and approach of 2020 data collection

The project collected and analysed the following data:

<i>Data</i>	<i>Source</i>	<i>Limitations</i>
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.
Demographic characteristics of households in joined dwellings, excluding those of one storey and those with public/community landlords	Stats NZ Tatauranga Aotearoa Census data for 2018	Some Census data was unavailable at time of publishing due to data quality concerns (see Stats NZ's explanation <a href="#">here</a> ). The Census does not collect information about property title, so the data presented relates to households in joined dwellings, excluding those of one storey and those with public/community landlords, rather than residents of strata and community titled properties.
Number of schemes, number of lots, date of registration	State, territory and NZ land titles offices	Each jurisdiction has different methods for collecting and storing this data.
Details of insured value of strata and community title schemes by state/territory/island	Strata insurance companies	Not all strata and community title properties are represented in the datasets obtained, so state/territory and national figures presented are estimations.
Size of the strata industry including: People employed as strata managers; Other staff employed by strata management firms; Funds under management; Number and total value of callout jobs originating in strata management firms; Number and total value of professional services originating in strata management firms	Management firms	Not all strata management firms are represented in the datasets obtained, so figures presented are estimations.

## Section 1: Who lives in apartments?

The following is a breakdown of the method used to determine numbers and demographic characteristics of apartment residents<sup>12</sup>.

### *'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, villas/semi-detached and detached houses can be owned under strata title and community title but many are owned under other forms of title, therefore these types of properties have been excluded. In sum, **these figures are conservative and the actual number of people living in strata properties will be greater than the figures presented here** (see Appendix 4 for more detailed estimates of the population living in strata).

Similarly, the New Zealand Census does not collect information on the titling of properties. It also asks different questions and reports different data than the Australian Census, therefore we made the following decisions on households to include in our definition of apartment residents, aiming to match the Australian data as closely as possible.

- It was not possible to differentiate between apartments/units and other joined dwellings from the most recent available NZ Census data at time of publication. We therefore use figures for all joined dwellings, excluding single-storey buildings as these are more likely to be owned under a fee simple or cross lease title. We include two and three storey joined dwellings, as a greater proportion of these will be owned under unit title. We include joined dwellings with no storey information (10% of all joined dwelling households, 63% of all joined unoccupied dwellings) as the majority of these will be dwellings of two or more storeys.
- The NZ Census collects tenure data in two questions (ownership for all dwellings, and landlord sector for households paying rent). To capture only privately-owned dwellings (proxy for unit title) totals were derived by excluding households with government, Māori and community housing landlords in 2+ storey/no storey information dwellings from the total 2+ storey/no storey information dwellings as indicated in Table 2. This final figure includes 3,336 'dwellings not owned and not held in a family trust, rent payments not made/rental arrangements not further defined' without landlord information.
- Due to concerns about the quality of data collected in the most recent NZ Census<sup>13</sup>, information on household type and number, age, country of birth and language of residents was not available by type of dwelling at time of publication. We therefore report only number of households and tenure. The following Census categories were included in the definition of 'apartment residents' to cover apartment residents with private tenure:

---

<sup>12</sup> Percentages in some graphics sum to slightly more or less than 100%, due to rounding of figures.

<sup>13</sup> See [Stats NZ's 2018 Census data quality page](#) for more information.

Table 1. Australian Census categories used in the definition of 'apartment residents'

<b>Dwelling Structure included</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 &amp; Landlord Type included</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 <sup>14</sup>
	Tenure type not stated
	Tenure type not applicable

Table 2. New Zealand Census categories used in the definition of 'apartment households'

<b>Dwelling Type included</b>	Joined dwelling no storey information
	Joined dwelling in a two or three storey building
	Joined dwelling in a four to six storey building
	Joined dwelling in a seven to nine storey building
	Joined dwelling in a ten or more storey building
<b>Sector of Landlord (collected for households paying rent only, excluded from totals)</b>	Local authority or city council
	Housing New Zealand Corporation
	Iwi, hapū, or Māori land trust
	Other community housing provider
	Other state-owned corporation or state-owned enterprise, or government department or ministry

### *Number of apartment residents*

Total number of apartment residents in each Australian state and territory was obtained from ABS TableBuilder for 2016 Census 'Counting Persons, Place of Enumeration (MB)'.

Due to Stats NZ's data quality concerns, information on residents in New Zealand was not available at time of publication.

### *Tenure of apartment households*

Percentage of apartment households that live in selected tenure types in each Australian 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 five Tenure types reported were:

1. Rented: Real estate agent, person not in the same household, Other landlord type, and Landlord type not stated. Note this includes households paying nil rent.
2. Owned outright

<sup>14</sup> This includes people living in properties occupied under a life tenure scheme.

3. Owned without a mortgage
4. Unoccupied: Tenure type not applicable (equivalent to Unoccupied private dwellings once dwelling structure is filtered to flat, unit or apartment). In the 2018 report, unoccupied dwellings (status determined by ABS Field Officers) were included in the 'Other' category. Note that landlord data is unavailable for unoccupied dwellings, therefore some public and community housing dwellings may be included, however given waiting lists this number is likely to be low.
5. Other: Other tenure type, Tenure type not stated

Percentage of apartment households that live in selected tenure types in New Zealand was obtained from Stats NZ's customised data services.

The five Tenure types reported were:

1. Rented: Total for Dwelling not owned and not held in a family trust, rent payments made, Dwelling not owned and not held in a family trust, rent payments not made; Dwelling not owned and not held in a family trust, rental arrangements not further defined; *minus* Total for Local authority or city council; Housing New Zealand Corporation; Iwi, hapū, or Māori land trust; Other community housing provider; Other state-owned corporation or state-owned enterprise, or government department or ministry
2. Owned outright: Dwelling owned or partly owned, mortgage payments not made, Dwelling held in a family trust, mortgage payments not made<sup>15</sup>
3. Owned with a mortgage: Dwelling owned or partly owned, mortgage payments made, Dwelling held in a family trust, mortgage payments made
4. Owned not further defined: Dwelling owned or partly owned, mortgage arrangements nfd, Dwelling held in a family trust, mortgage arrangements nfd<sup>16</sup>
5. Unoccupied: Unoccupied dwellings, for private joined dwellings not of one storey. Note that landlord data is not available if dwellings are unoccupied, therefore some of these dwellings may be government, Māori or CHP dwellings. Given housing waiting lists, this number is likely to be low.

Note there is no 'other' category for New Zealand; there were nil responses for the 'Response unidentifiable' and 'Not stated' categories for joined dwellings in the 2018 Census which would otherwise be represented in 'other'.

In Australia and New Zealand unoccupied dwellings may include second homes, holiday homes and dwellings undergoing renovation in addition to more permanently vacant dwellings.<sup>17</sup>

### *Age of apartment residents (Australia only)*

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 (Australia only)*

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)'.

<sup>15</sup> A large number of dwellings in New Zealand are owned by family trusts due to advantageous protections.

<sup>16</sup> Owner respondents answering 'don't know' to 'Are mortgage payments made...'

<sup>17</sup> See [SGS Economics & Planning \(2017\)](#) for an analysis of Australian Census figures.

### *Language spoken at home by apartment residents (Australia only)*

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 (Australia only)*

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.

**March 2021 Erratum:** The original June 2020 issue of the 2020 Strata Insights report used the total number of 'occupied and unoccupied apartments' as 'apartment households' in place of 'occupied apartments' for the Australian datasheets. The 'all households' figure was correct, therefore the percentage of households in apartments was overestimated by between 1% and 3% nationally and for each state and territory. This was corrected in a March 2021 update and this correction is carried through in this January 2023 update.

## **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 jurisdiction's land titles office.

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

<i>Land Titles Office</i>	<i>Land Titles Data Information</i>
<i>New South Wales 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 February 2020.</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>• For 7,106 schemes (8%), the zoning code was not provided and are denoted as N/A.</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</li></ul>

*Land Titles Office*

*Land Titles Data Information*

	<p>neighbourhood scheme/s that sit within it are counted. Lot counts include all community, neighbourhood and precinct lots.</p> <ul style="list-style-type: none"><li>• 266 schemes with no lots were excluded from the analysis.</li></ul>
<p><i>Victoria</i> <i>Land Victoria</i></p>	<ul style="list-style-type: none"><li>• Obtained from Land Victoria with data for schemes registered up to December 2019.</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 but are imputed to have been registered prior to 2000 based on the sequencing of the registration numbers.</li><li>• Carparks and storage units were identified from text containing the words “Carspace”, “Carpark”, and “Store” in the ‘Land Address’ field and removed.</li><li>• Lots with duplicate lot addresses were removed to ensure that lots that sit within nested schemes were not double counted.</li></ul>

*Land Titles Office**Land Titles Data Information*

<i>Queensland</i> QLD Titles Registry	<ul style="list-style-type: none"><li>• Obtained from the Queensland Titles Registry with data for schemes registered up to January 2020.</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>• 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>
<i>Western Australia</i> Landgate WA	<ul style="list-style-type: none"><li>• Obtained from Western Australian Land Information Authority (Landgate) with data for schemes registered up to March 2020.</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 strata title only and exclude survey strata. Appendix 1: WA Survey Strata provides data on survey strata.</li><li>• There were no community title schemes in WA at time of data collection.</li></ul>
<i>South Australia</i> Land Services SA	<ul style="list-style-type: none"><li>• Obtained from Land Services South Australia with data for schemes approved up to February 2020, 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 1 scheme the registration date data was not provided and so the percentages for land titles dates are based on the data available for the remaining 22,514 schemes.</li></ul>

*Land Titles Office*

*Land Titles Data Information*

<p><i>Australian Capital Territory</i> <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 February 2020.</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, CZ6 Leisure and Accommodation.</li><li>• Residential category consisted of all other zoning codes not listed above. (Note: some CZ5 Mixed Use schemes may contain non-residential units.)</li><li>• Numbers presented are unit (strata) title only. The ACT had fewer than 50 registered community title schemes at time of data collection (personal communication, ACT Office of the Surveyor-General and Land Information, 3 June 2020) and it was not possible to differentiate between residential and non-residential schemes and lots with the data available, so these schemes were excluded from reporting.</li></ul>
<p><i>Tasmania</i> <i>Land Tasmania</i></p>	<ul style="list-style-type: none"><li>• Obtained from Land Tasmania with data for schemes registered up to February 2020.</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 3,679 schemes (40%) the registration date data was not provided but are imputed to have been registered prior to 2000. The research team ordered the data by scheme registration number and, as numbers are allocated roughly sequentially, assigned as prior to 2000 all schemes that had no registration date and with scheme numbers lower than the first scheme identified as having been registered in 1999, and as subsequent to 2000 all schemes that had no registration date and with scheme numbers higher than the first scheme identified as having been registered in 2001. 1999 and 2001 were chosen as cut-off dates to ensure that no schemes were miscategorised, as there was typically one-year variation in the sequencing of scheme registration dates when ordered by scheme number. There were four schemes with no registration date between the first scheme identified as registered in 1999 and the first scheme identified as registered in 2001, and so the percentages for land titles dates are based on the data available for the remaining 9,240 schemes.</li><li>• 379 schemes with no lots were excluded from the dataset.</li></ul>

*Land Titles Office**Land Titles Data Information*

<p><i>Northern Territory 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 December 2019.</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><i>Australian National 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>
<p><i>New Zealand Land Information New Zealand Toitū te Whenua</i></p>	<ul style="list-style-type: none"> <li>• Data obtained from Land Information New Zealand Toitū te Whenua with data for units registered up to January 2020.</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>• Data was divided by land district to calculate totals for the North and South Islands. The North Island land districts are North Auckland, South Auckland, Gisborne, Taranaki, Hawkes Bay and Wellington. The South Island land districts are Nelson, Marlborough, Westland, Canterbury, Otago and Southland.</li> <li>• Cross lease titles are not included in this dataset. Appendix 2: NZ Cross Lease provides information on cross lease titles.</li> </ul>

**January 2023 Erratum:** Two errors were identified in the previous issue of the 2020 report. These have both been corrected in this reissue. The errors were: 1) the proportion of schemes registered pre- and post-2000 in Western Australia was incorrectly reported (total counts were correct) and 2) some lots and schemes in New Zealand were double counted. This version reports the corrected figures for WA and NZ.

### Section 3: Economic benefits of strata

SCA and City Futures contacted key strata specialist insurance and management companies in Australia and New Zealand, inviting them to participate in a brief online survey. SCA also distributed invitations to all members of SCA branches. In response, **130 companies provided data. This was a significant increase in the number of management companies responding compared with the 2018 report.** The market share that these 130 companies represented of their respective markets was deemed sufficient to make state and national estimates in most cases.

The pattern of responses differed from the 2018 report, with a greater number of companies participating but fewer completing all questions. Estimates of staff numbers are therefore more robust than 2018, being based on a greater market share, while responses for call-out jobs and professional services were in some cases insufficient to report estimates. The differing method of data collection likely contributed to this pattern; participating companies completed a spreadsheet in 2018 rather than an online survey, which may have involved a higher barrier to participation but encouraged more time spent.

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. All data from companies that did not disclose the number of lots they manage or insure was excluded. The number of lots in each jurisdiction 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>18</sup> An estimation was made on these figures for the entire jurisdiction market (100%). Note that these estimates are based on the assumption that all strata properties are professionally managed, which is not the case. It was not possible with the data available to us to reliably determine the proportion that are self-managed.

**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 in Australia, and island figures in New Zealand.

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<sup>18</sup> An exception was made for South Australia's call-out job value estimate, where data is reported with a 9.7% market representation.

### *Strata management firms*

Strata management firms were asked to complete a survey asking a series of questions (underlined in the following sections) on how many strata managers and other employees they employ, the value of administration and sinking funds they have under management, the number and value of callout jobs and the number and value of professional services they engaged through their businesses. They were also asked how many schemes they manage and how many lots there are in those schemes. With this information we estimated the market share in each jurisdiction represented by the responding companies, and we present data in the infographics where a 10% market share was reached (20% in the case of funds under management).

### Direct employment

Response to the question: How many full-time-equivalent strata managers does your company employ (in each jurisdiction)? (e.g. 2 part time staff members would count as 1)

*Table 3. Aggregated market share of companies that responded by jurisdiction/area*

State	Market Share (%)
<i>New South Wales</i>	16%
<i>Victoria</i>	18%
<i>Queensland</i>	21%
<i>Western Australia</i>	16%
<i>South Australia</i>	19%
<i>Australian Capital Territory</i>	75%
<i>Tasmania</i>	6%
<i>Northern Territory</i>	6%
<i>Australia</i>	19%
<i>NZ: North Island</i>	15%
<i>NZ: South Island</i>	2%
<i>New Zealand</i>	13%

We note that NSW Fair Trading records that in October 2019 there were 2,094 licensed strata managers and 1,403 certificate holders managed by a licensed strata manager in NSW<sup>19</sup>. This compares with our estimated figures (based on a 16% market share) of 1,413 full-time strata managers and 1,317 other staff. This provides an example of the variability possible between our estimates of economic benefits of strata based on data provided by a sample of firms and the actual figures. Unfortunately, official figures such as these are not available in all jurisdictions.

<sup>19</sup> Pers comm, SCA NSW office, 1 June 2020.

Response to the question: How many full-time-equivalent staff does your company employ who are not strata managers (in each jurisdiction)? (e.g. 2 part time staff members would count as 1)

Table 4. Aggregated market share of companies that responded by jurisdiction/area

State	Market Share (%)
<i>New South Wales</i>	16%
<i>Victoria</i>	18%
<i>Queensland</i>	21%
<i>Western Australia</i>	16%
<i>South Australia</i>	19%
<i>Australian Capital Territory</i>	75%
<i>Tasmania</i>	6%
<i>Northern Territory</i>	6%
<i>Australia</i>	19%
<i>NZ: North Island</i>	15%
<i>NZ: South Island</i>	2%
<i>New Zealand</i>	13%

#### Funds under management

Response to the question: What are the total funds you have under management? Administrative funds across portfolio (\$)

Table 5. Aggregated market share of companies that responded by jurisdiction/area

State	Market Share (%)
<i>New South Wales</i>	10%
<i>Victoria</i>	7%
<i>Queensland</i>	15%
<i>Western Australia</i>	13%
<i>South Australia</i>	12%
<i>Australian Capital Territory</i>	50%
<i>Tasmania</i>	4%
<i>Northern Territory</i>	0%
<i>Australia</i>	11%
<i>NZ: North Island</i>	7%
<i>NZ: South Island</i>	1%
<i>New Zealand</i>	6%

We set a higher market share (20%) for reporting on funds under management because of the sensitivity of this data. Unfortunately, we only reached this market share in one jurisdiction. In the ACT, where our responses reflect a 50% market share, we estimate that there are approximately \$33,576,000 administration funds under management.

Response to the question: What are the total funds you have under management? Capital works/ sinking/ maintenance funds across portfolio (\$)

Table 6. Aggregated market share of companies that responded by jurisdiction/area

State	Market Share (%)
<i>New South Wales</i>	10%
<i>Victoria</i>	6%
<i>Queensland</i>	15%
<i>Western Australia</i>	12%
<i>South Australia</i>	12%
<i>Australian Capital Territory</i>	54%
<i>Tasmania</i>	4%
<i>Northern Territory</i>	0%
<i>Australia</i>	11%
<i>NZ: North Island</i>	6%
<i>NZ: South Island</i>	1%
<i>New Zealand</i>	5%

We only reached an adequate market share in one jurisdiction. In the ACT, where our responses reflect a 54% market share, we estimate that there are approximately \$97,386,000 sinking funds under management.

### Callout jobs

Response to the question: How many call-out/trades jobs were made to strata schemes/plans (e.g. plumbers, electricians, gardeners, maintenance, repairs) in the calendar year 2019 or financial year 18/19, across your portfolio? (Count jobs where trades attended the property)

Table 7. Aggregated market share of companies that responded by jurisdiction/area

State	Market Share (%)
<i>New South Wales</i>	10%
<i>Victoria</i>	5%
<i>Queensland</i>	16%
<i>Western Australia</i>	5%
<i>South Australia</i>	12%
<i>Australian Capital Territory</i>	13%
<i>Tasmania</i>	nil
<i>Northern Territory</i>	0%
<i>Australia</i>	9%
<i>NZ: North Island</i>	6%
<i>NZ: South Island</i>	1%
<i>New Zealand</i>	5%

Response to the question: What was their total estimated cost in the calendar year 2019 or FY18/19, across your portfolio? (Count jobs where trades attended the property)

*Table 8. Aggregated market share of companies that responded by jurisdiction/area*

State	Market Share (%)
<i>New South Wales</i>	9%
<i>Victoria</i>	4%
<i>Queensland</i>	15%
<i>Western Australia</i>	3%
<i>South Australia</i>	10%
<i>Australian Capital Territory</i>	13%
<i>Tasmania</i>	nil
<i>Northern Territory</i>	0%
<i>Australia</i>	8%
<i>NZ: North Island</i>	6%
<i>NZ: South Island</i>	1%
<i>New Zealand</i>	5%

Response to the question: What was the nature of call-out/trades jobs to strata schemes/plans? Please write the TOP 3 most common types of job e.g. plumbing, gardening, lift maintenance.

The top three responses were determined by taking the most common first choice, followed by the next most common first and/or second choice, followed by the next most common first and/or second and/or third choice.

*Table 9. Aggregated market share of companies that responded by jurisdiction/area*

State	Market Share (%)
<i>New South Wales</i>	12%
<i>Victoria</i>	11%
<i>Queensland</i>	18%
<i>Western Australia</i>	7%
<i>South Australia</i>	14%
<i>Australian Capital Territory</i>	24%
<i>Tasmania</i>	1%
<i>Northern Territory</i>	6%
<i>Australia</i>	12%
<i>NZ: North Island</i>	6%
<i>NZ: South Island</i>	1%
<i>New Zealand</i>	5%

## Professional services

Response to the question: How many appointments of professional services (e.g. engineers, lawyers, accountants, auditors, valuers) were made for strata schemes/plans in the calendar year 2019 or FY18/19?

Table 10. Aggregated market share of companies that responded by jurisdiction/area

State	Market Share (%)
<i>New South Wales</i>	8%
<i>Victoria</i>	5%
<i>Queensland</i>	16%
<i>Western Australia</i>	4%
<i>South Australia</i>	12%
<i>Australian Capital Territory</i>	17%
<i>Tasmania</i>	nil
<i>Northern Territory</i>	0%
<i>Australia</i>	8%
<i>NZ: North Island</i>	6%
<i>NZ: South Island</i>	1%
<i>New Zealand</i>	5%

Response to the question: What was their estimated total cost across your portfolio?

Table 11. Aggregated market share of companies that responded by jurisdiction/area

State	Market Share (%)
<i>New South Wales</i>	7%
<i>Victoria</i>	5%
<i>Queensland</i>	15%
<i>Western Australia</i>	4%
<i>South Australia</i>	12%
<i>Australian Capital Territory</i>	13%
<i>Tasmania</i>	nil
<i>Northern Territory</i>	0%
<i>Australia</i>	7%
<i>NZ: North Island</i>	6%
<i>NZ: South Island</i>	1%
<i>New Zealand</i>	5%

Response to the question: What was the nature of professional services to strata etc. schemes/plans?  
Please write the TOP 3 most common types of job (e.g. engineer, lawyer, valuer).

The top three responses were determined by taking the most common first choice, followed by the next most common first and/or second choice, followed by the next most common first and/or second and/or third choice.

*Table 12. Aggregated market share of companies that responded by jurisdiction/area*

State	Market Share (%)
<i>New South Wales</i>	12%
<i>Victoria</i>	10%
<i>Queensland</i>	17%
<i>Western Australia</i>	7%
<i>South Australia</i>	14%
<i>Australian Capital Territory</i>	24%
<i>Tasmania</i>	1%
<i>Northern Territory</i>	6%
<i>Australia</i>	12%
<i>NZ: North Island</i>	6%
<i>NZ: South Island</i>	1%
<i>New Zealand</i>	5%

## *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 non-residential schemes insured by your company? & What is the total insured value of schemes containing residential lots/units insured by your company?

*Table 13. Aggregated market share of companies that responded by jurisdiction/area*

State	Market Share (%)
<i>New South Wales</i>	53%
<i>Victoria</i>	39%
<i>Queensland</i>	60%
<i>Western Australia</i>	52%
<i>South Australia</i>	72%
<i>Australian Capital Territory</i>	61%
<i>Tasmania</i>	31%
<i>Northern Territory</i>	21%
<i>Australia</i>	50%
<i>NZ: North Island</i>	4% <sup>20</sup>
<i>NZ: South Island</i>	4%
<i>New Zealand</i>	2%

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<sup>20</sup> New Zealand market share based on companies' estimates of residential units insured, as a percentage of *all* units. Companies' estimates of commercial units unavailable.

# Appendix 1: WA Survey Strata

The figures for strata and community title schemes and lots presented in the Australasian Strata Insights Report 2020 do not include figures for survey strata schemes in Western Australia (WA).

Survey strata schemes are created under the Strata Titles Act 1985 (WA). They differ from strata schemes in that the plans only include a surveyed plan of the land subdivision and do not contain a floor plan for any building(s) within the scheme. Survey strata schemes show unit entitlements for each lot, but these are based on site values, not lot values as in strata schemes. Survey strata schemes can contain common property, but often contain none at all. They are commonly used to enable two or more lots to be created from a parcel of land previously housing a single residence (e.g. battle-axe subdivision), and in this respect they play a similar role to land sub-divisions in other states (which would not be recorded in strata and community scheme figures for those states). However, survey strata is also used for larger scale strata subdivision that can comprise a large number of lots and common areas that include extensive facilities, parks and private roads.

Figures for survey strata schemes and lots in WA are provided below:\*

**Total number of survey strata schemes: 22,120**

**Total number of survey strata lots: 66,074**

**Percentage of survey strata schemes registered before 2000: 6%**

**Percentage of survey strata schemes registered since 2000: 94%**

\*Data from © Western Australian Land Information Authority up to March 2020. Lot counts exclude lots designated as common property.

## Appendix 2: NZ Cross Lease

Joined dwellings in New Zealand may also be owned under cross lease title, however the majority of cross lease titles are pre-1991 and relate to stand-alone dwellings.<sup>21</sup> The figures for strata and community title schemes and lots presented in the Australasian Strata Insights Report 2020 do not include figures for cross lease titles in New Zealand (NZ).

Cross lease titles were introduced in the late 1950s to allow division of a fee simple title into flats or units, prior to the introduction of unit title through the Unit Titles Act 1972. They are also used as a method of subdivision enabling the construction of multiple standalone dwellings, similar to WA Survey Strata. Cross lease holders own the underlying estate as tenants in common and lease their units from each other. These schemes do not have bodies corporate and rarely have many units. While they have become less common since the introduction of the Resource Management Act (1991) which reduced their advantages over standard subdivision and unit title, some new developments still use cross lease.

Figures for cross lease titles in New Zealand are provided below:\*

**Total number of cross lease titles: 213,310**

**North Island: 165,401**

**South Island: 47,909**

**Percentage of cross lease titles registered before 2000: 92%**

**Percentage of cross lease titles registered since 2000: 8%**

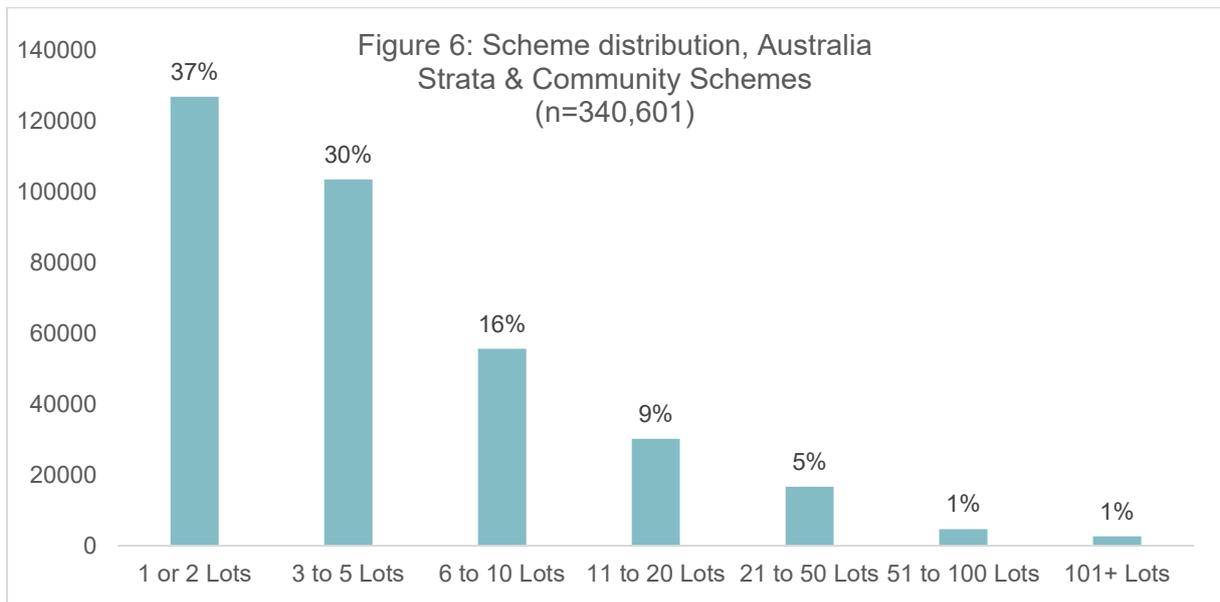
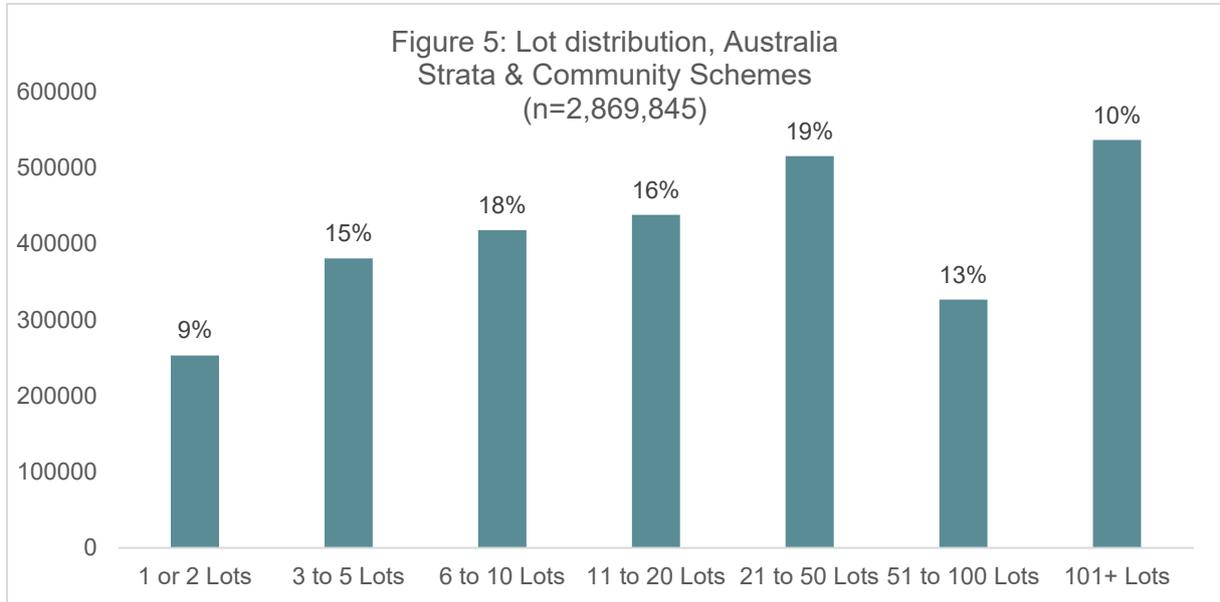
\*Data from © LINZ Data Service up to January 2020. Data includes residential and non-residential cross lease titles.

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<sup>21</sup> Fredrickson (2017).

# Appendix 3: Size of schemes by jurisdiction

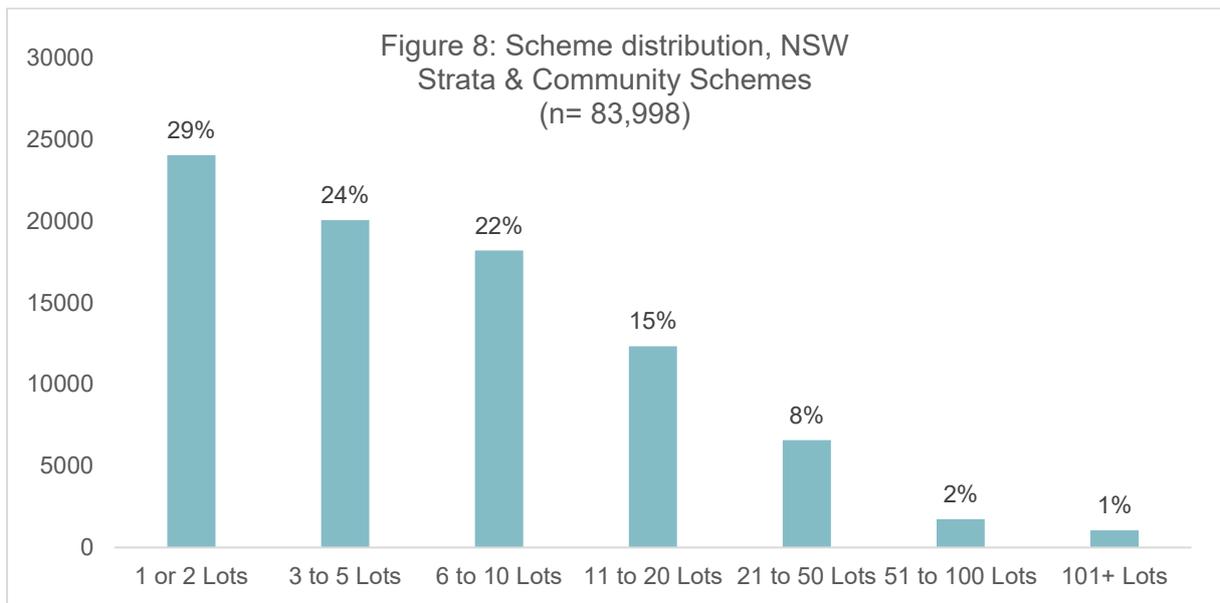
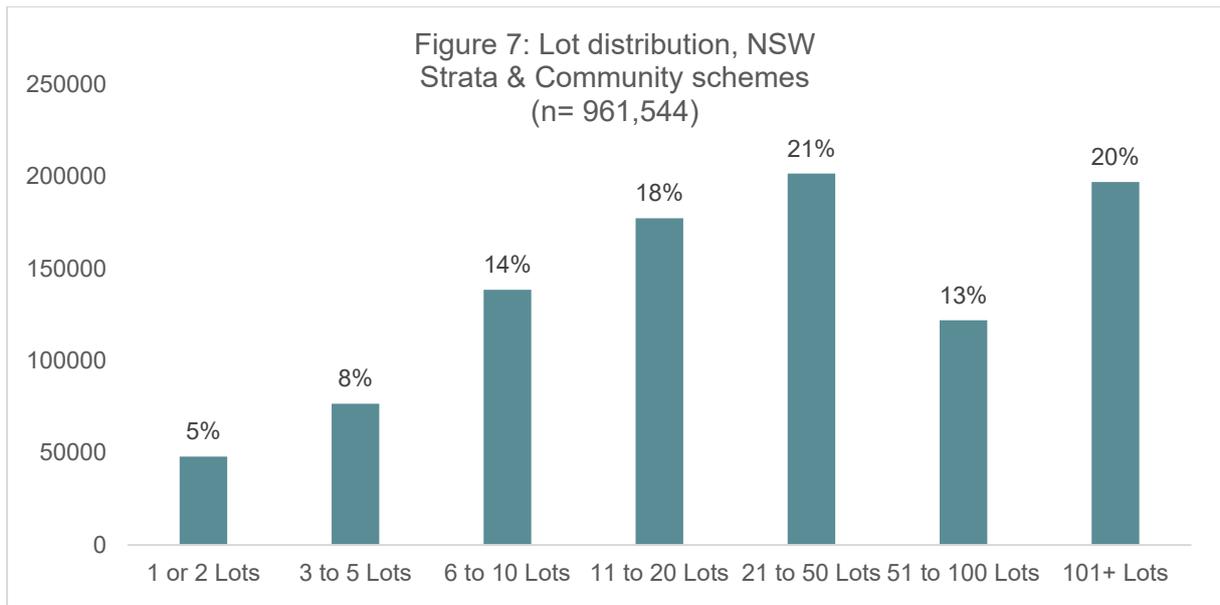
## Australia



While only 2% of schemes in Australia are larger than 50 lots, lots in such schemes account for nearly one quarter (23%) of all lots. The majority of schemes are five lots or fewer (67%); however, lots in such schemes account for just under one quarter (24%) of all lots. (Note: for 36 schemes, the number of lots is unknown.)

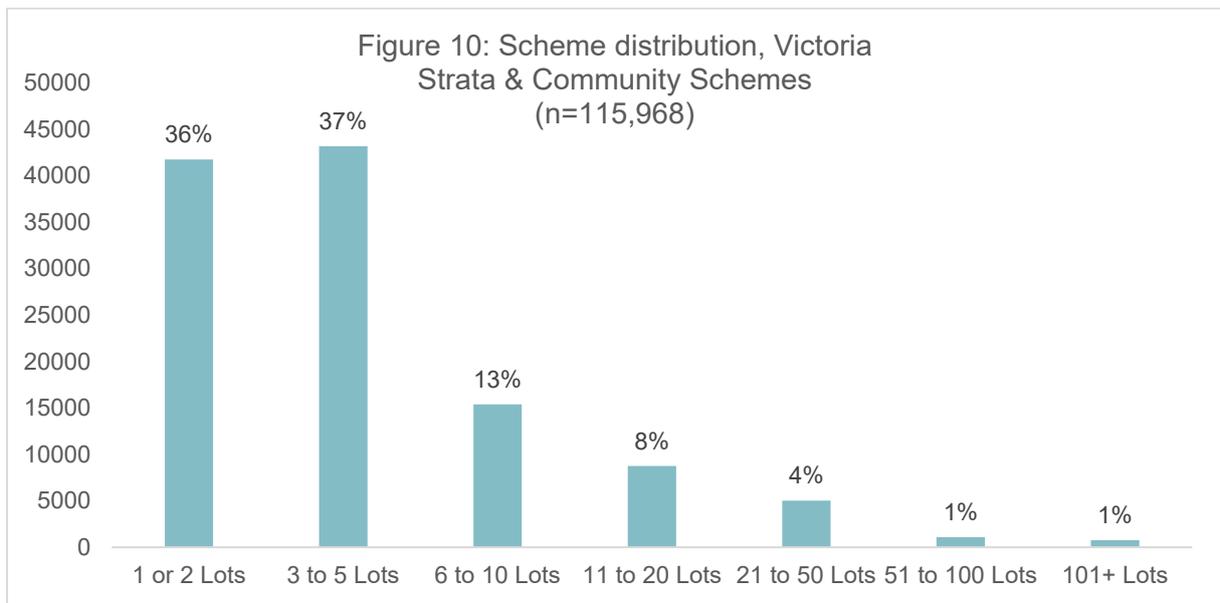
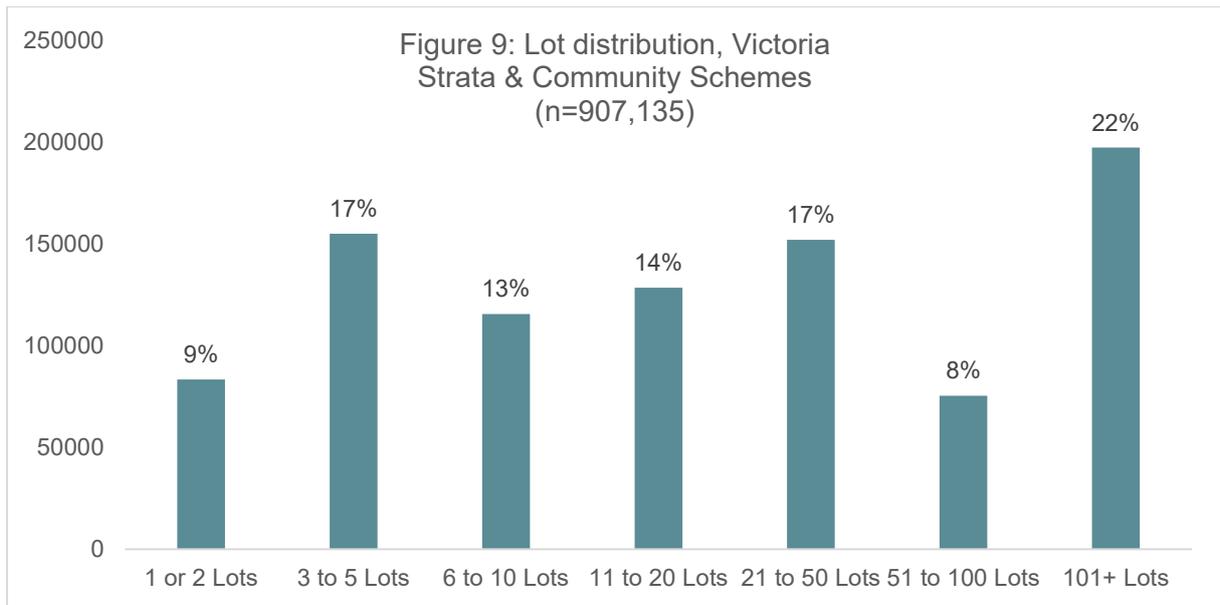
The size of strata schemes has increased in Australia between 2018-2020. Of particular note, the proportion of strata lots in large schemes (with 100 or more lots) has increased in New South Wales, Victoria, Queensland, West Australia and South Australia over this period.

## New South Wales



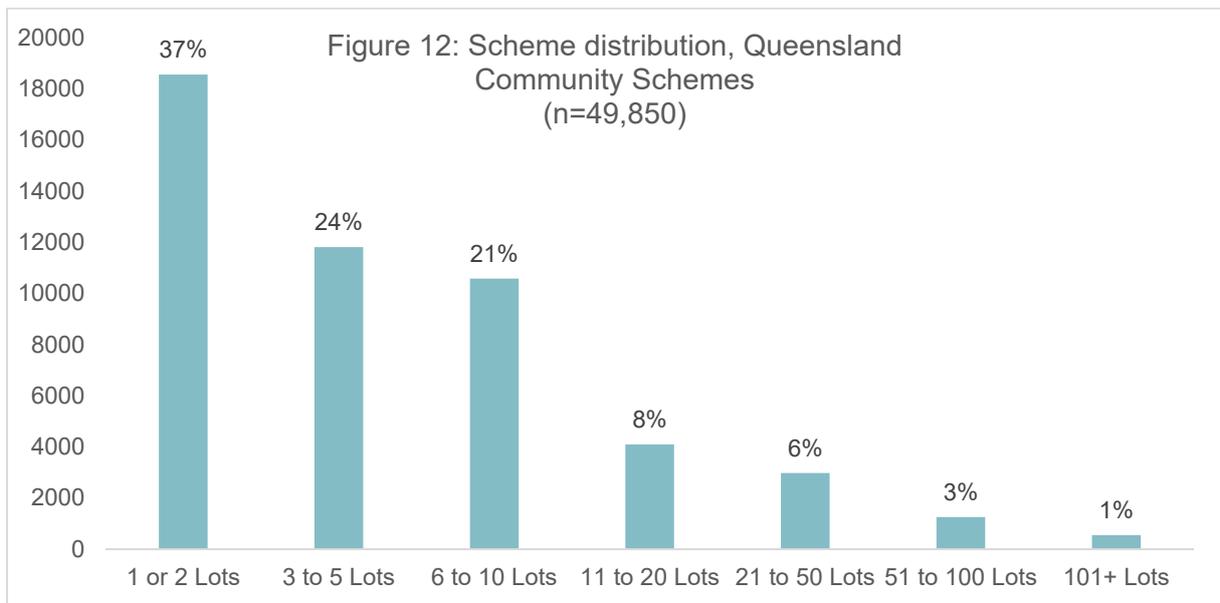
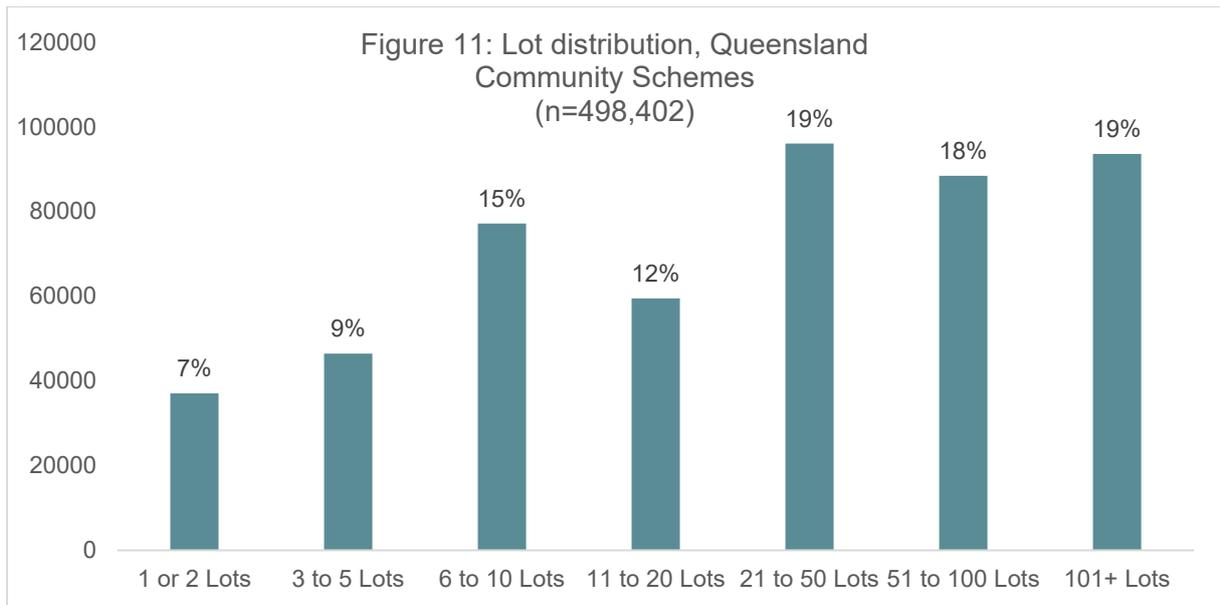
While 53% of strata schemes in NSW have five lots or fewer, these schemes only contain 13% of all strata lots in the state. One third (33%) of strata lots are in schemes larger than 51 lots, although these schemes comprise just 3% of schemes in the state.

## Victoria



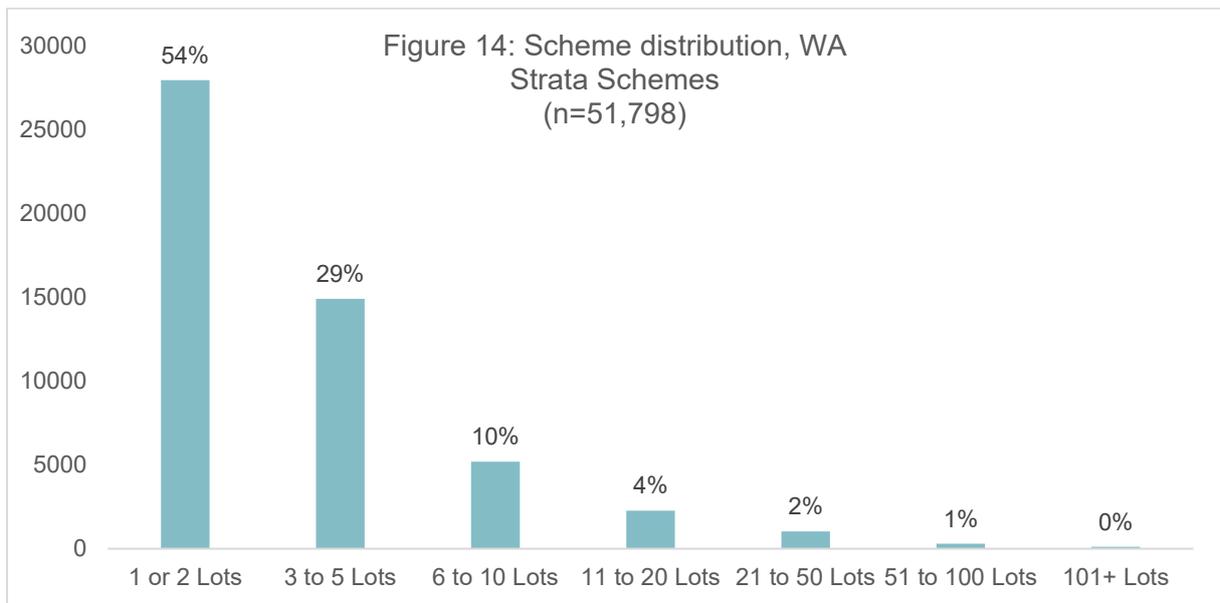
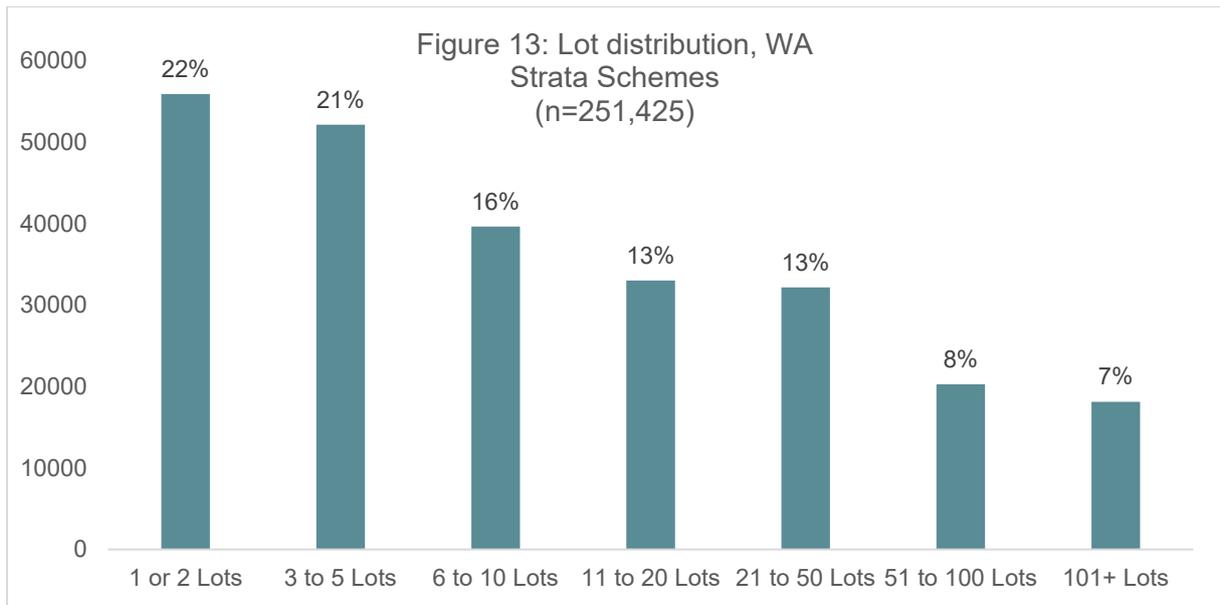
Almost three-quarters (73%) of strata schemes in Victoria have five lots or fewer and these schemes contain 26% of all strata lots in the state. Nearly one third (30%) of strata lots are in schemes larger than 51 lots, although these schemes only comprise 2% of schemes. (Note: for 10 schemes, the number of lots is unknown.)

## Queensland



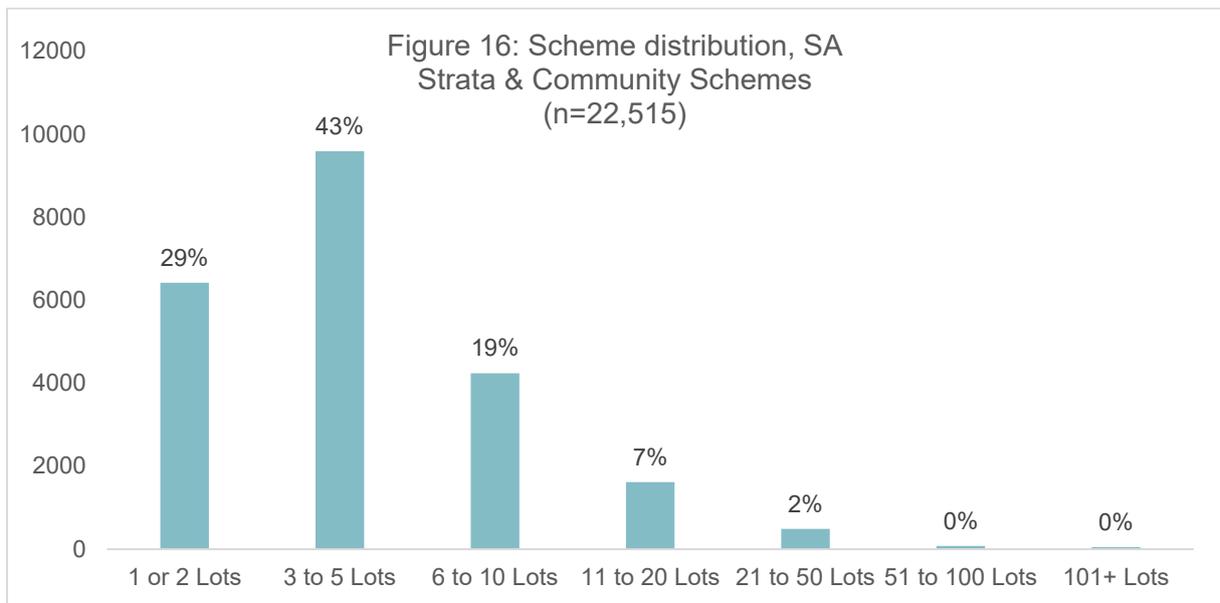
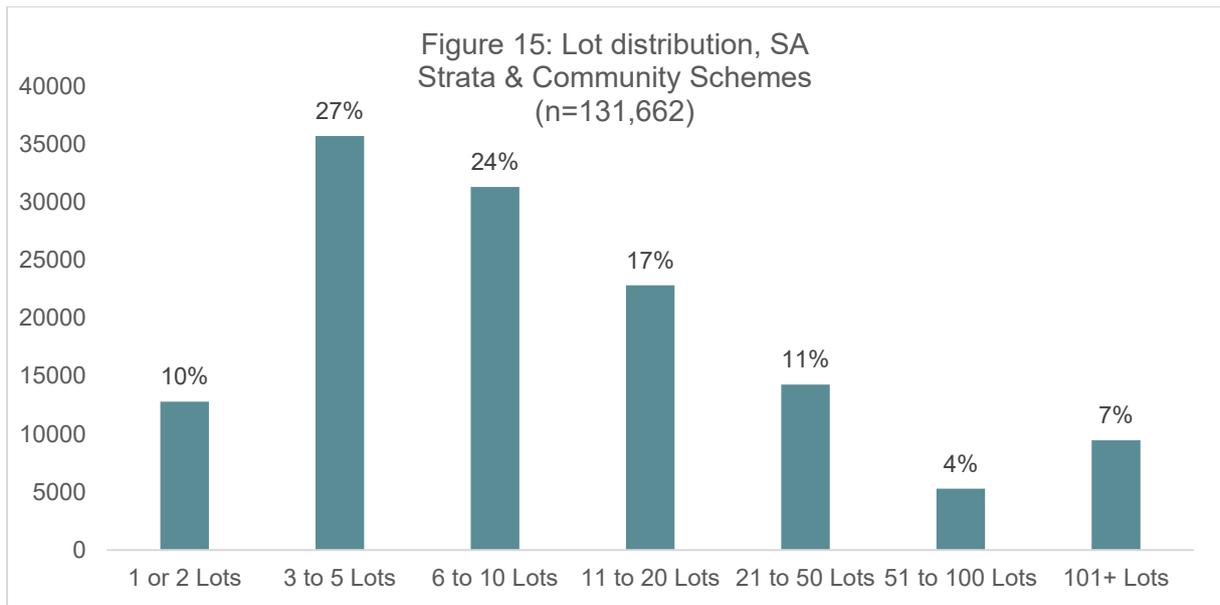
While 61% of strata schemes in Queensland have five lots or fewer, these schemes only contain 16% of all strata lots in the state. Strata lots in schemes larger than 51 lots make up 37% of all lots, but only 4% of schemes.

## Western Australia



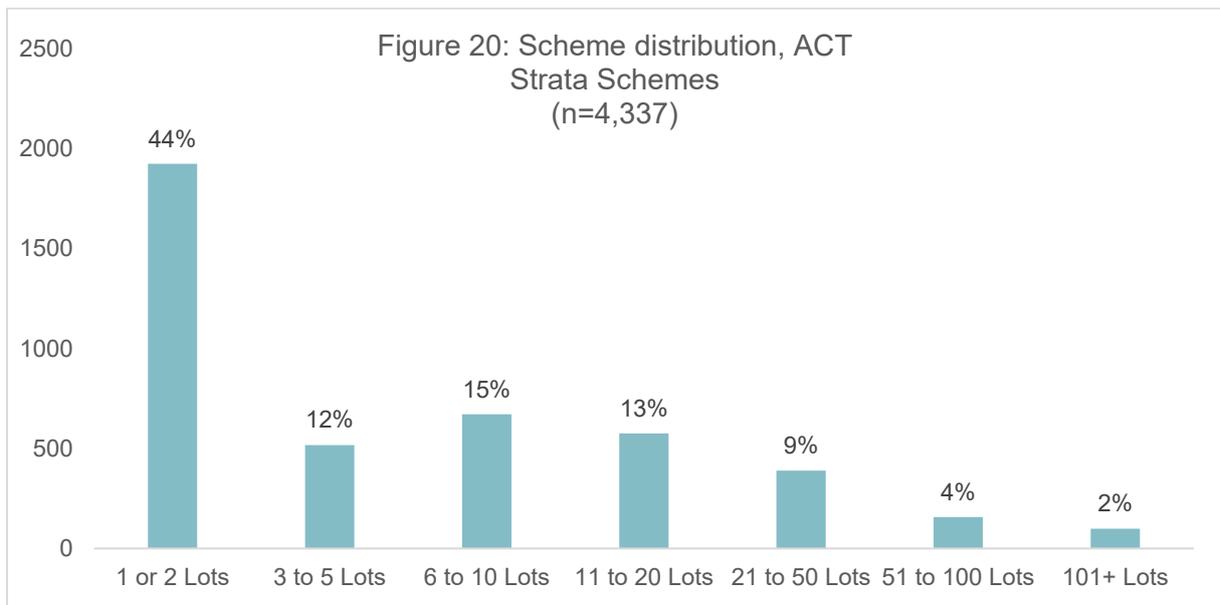
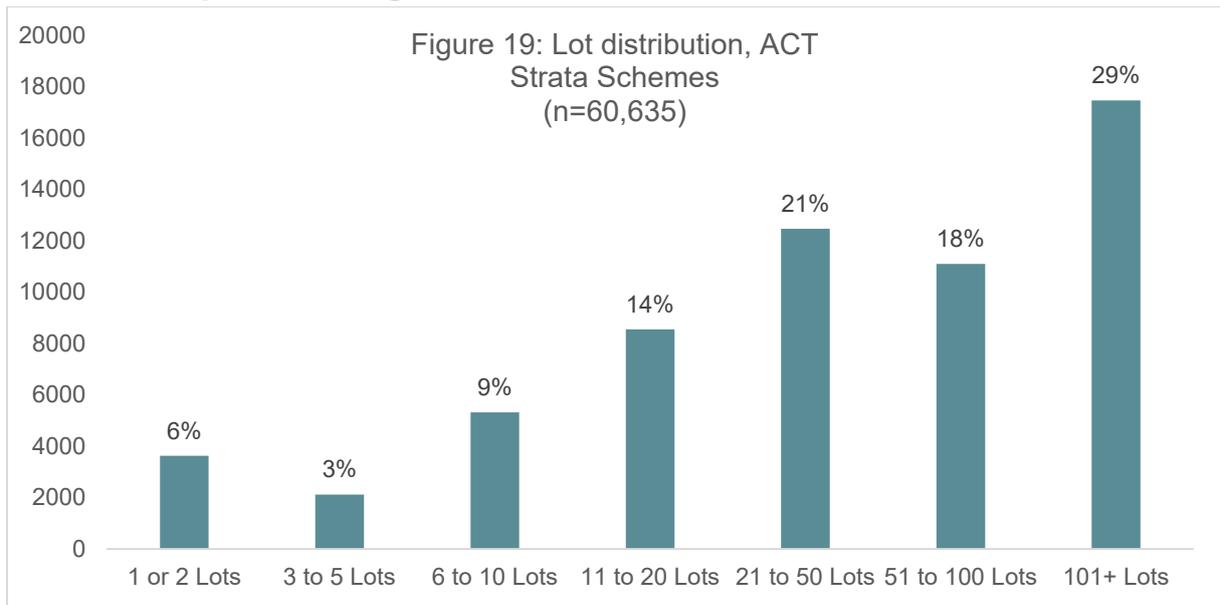
There are very few schemes with more than 50 lots in Western Australia, though the lots in these schemes comprise 15% of the total for the state. The vast majority of schemes (93%) contain ten lots or fewer, and these comprise 59% of lots.

## South Australia



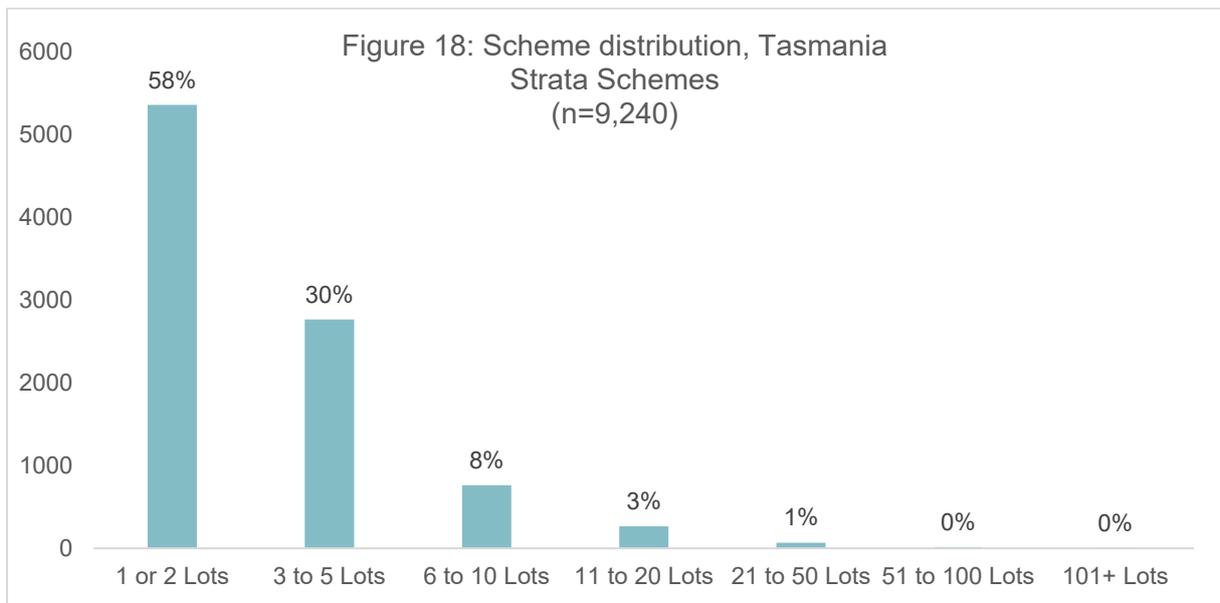
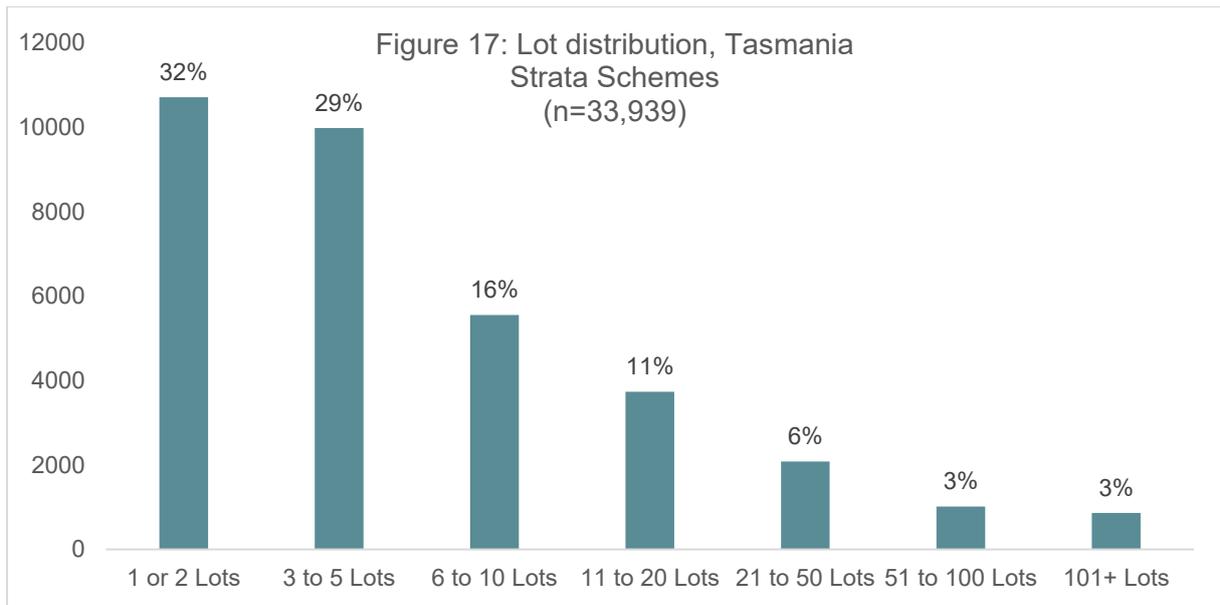
Nearly three quarters (72%) of South Australian schemes contain five lots or fewer, and lots within these schemes comprise 37% of the total lots state-wide. There are very few schemes larger than 50 lots, comprising 11% of lots. (Note: for 25 schemes, the number of lots is unknown.)

## Australian Capital Territory



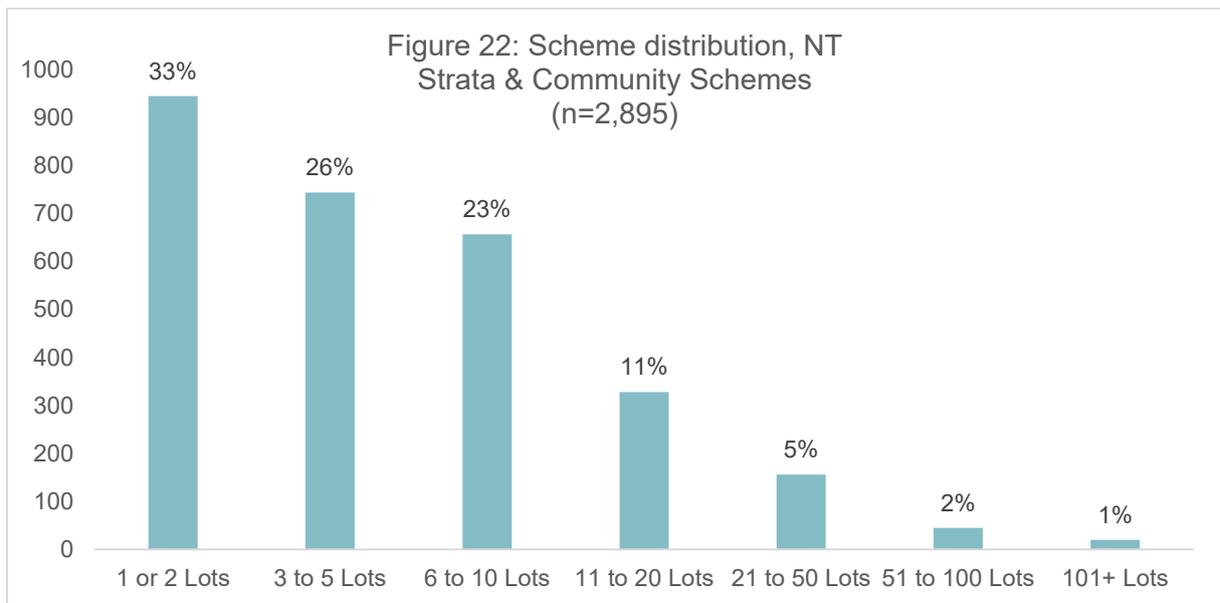
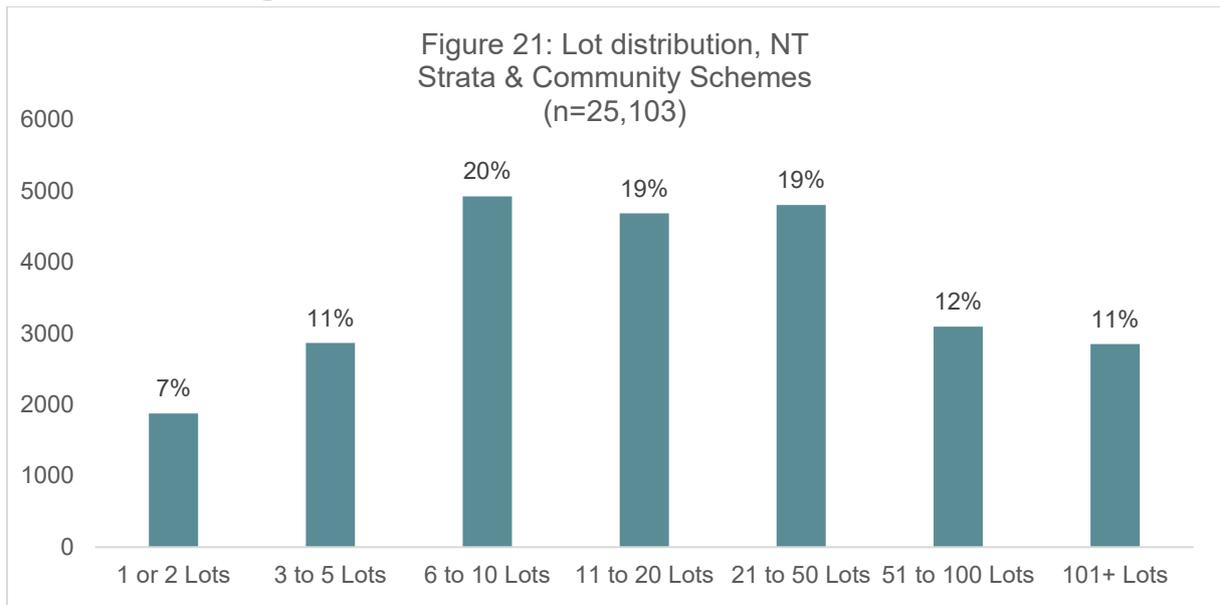
The majority (56%) of ACT strata schemes contain five lots or fewer, yet these schemes make up only 9% of the total number of total number of strata lots. While only six per cent of schemes are larger than 50 lots, such schemes contain 47% of all strata lots in the territory.

## Tasmania



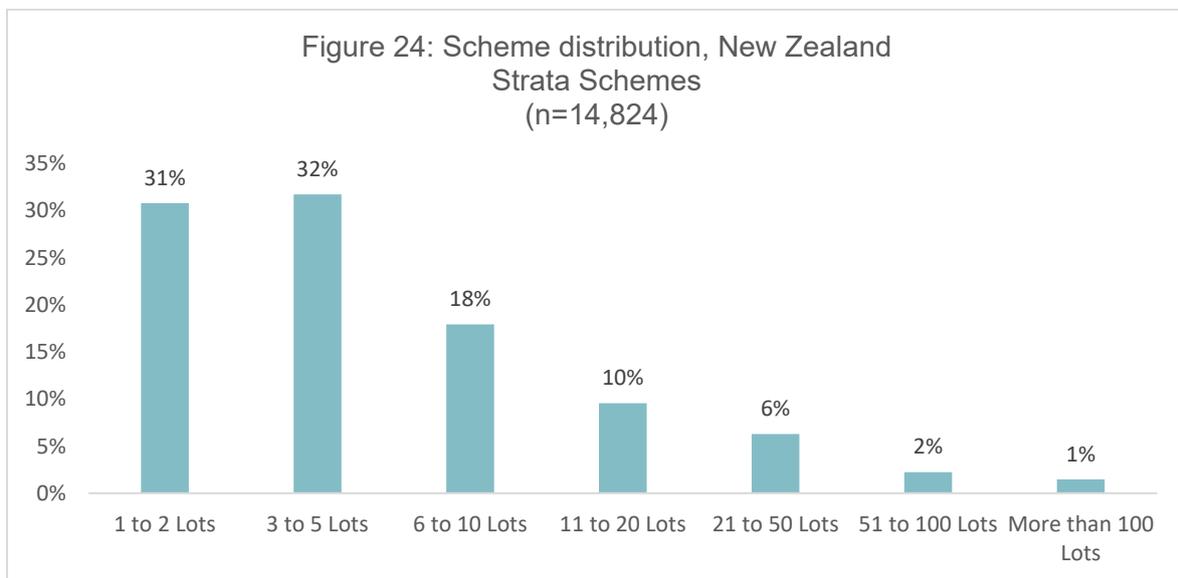
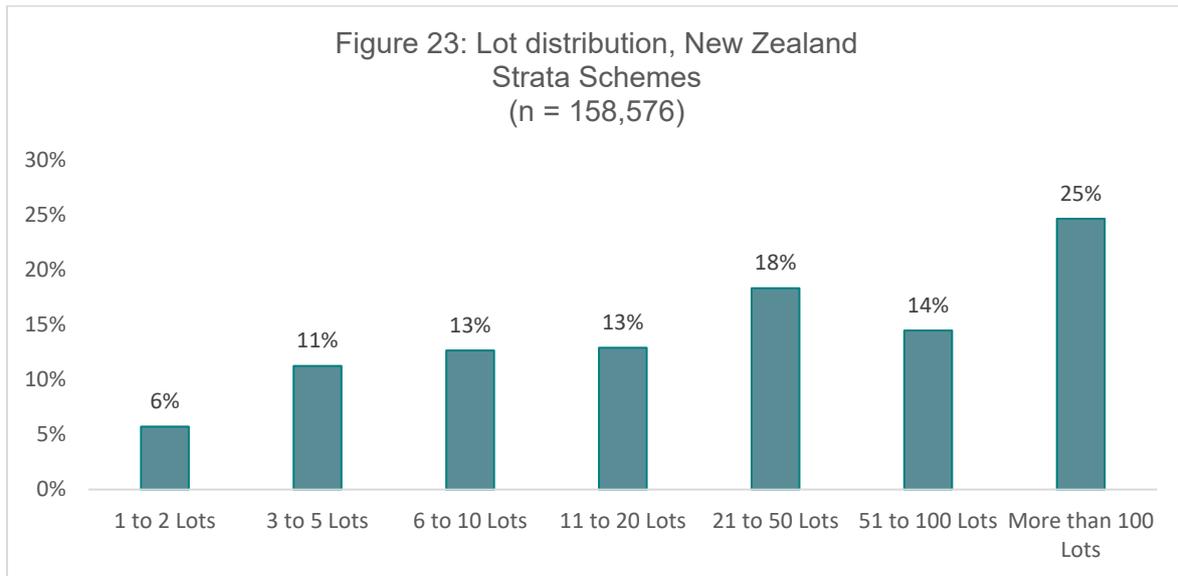
The vast majority (88%) of Tasmanian schemes contain five lots or fewer, comprising 61% of all lots in the state. There are very few schemes with more than 50 lots, which include only 6% of all lots.

## Northern Territory



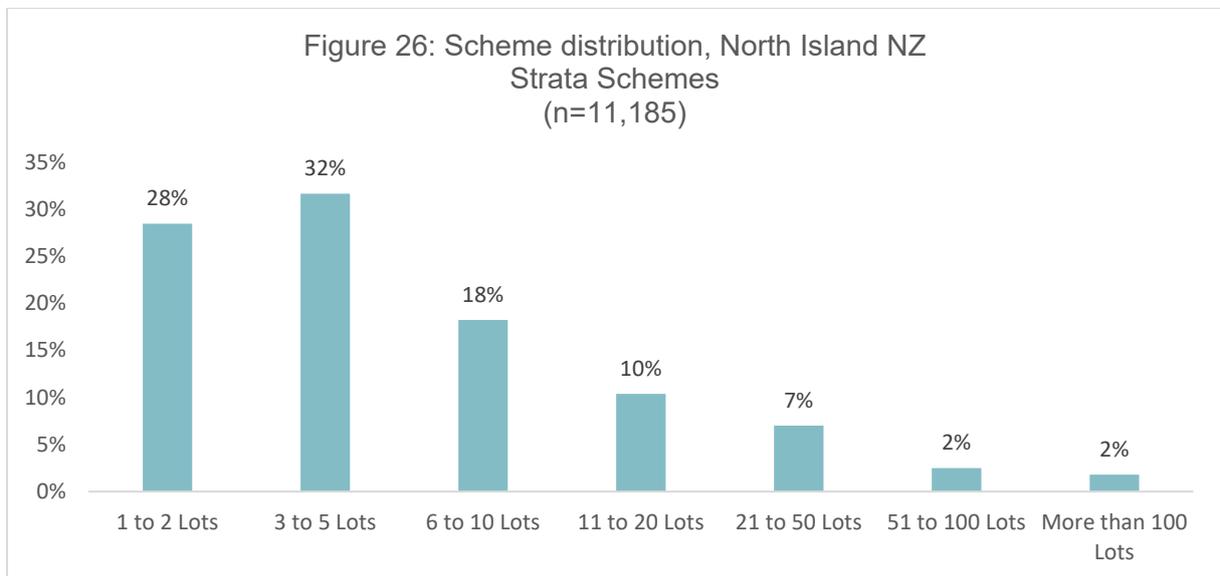
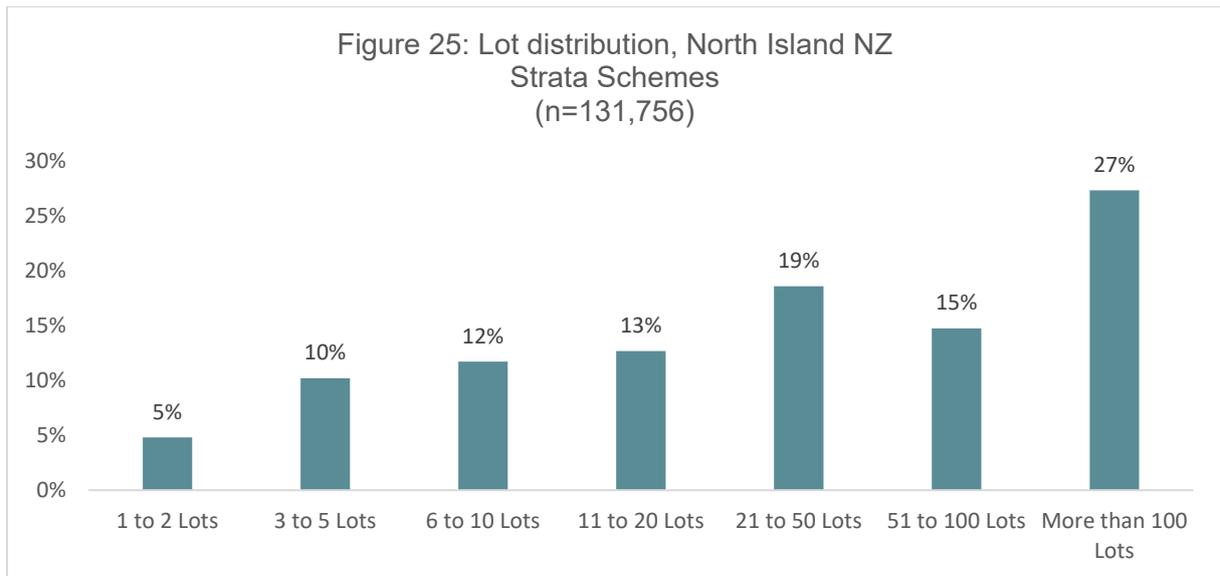
At just 3%, the Northern Territory contains very few strata schemes larger than 50 lots; lots in these schemes make up 23% of the total for the territory. The majority (59%) of schemes contain five lots or fewer, with such schemes containing 18% of all lots.

# New Zealand



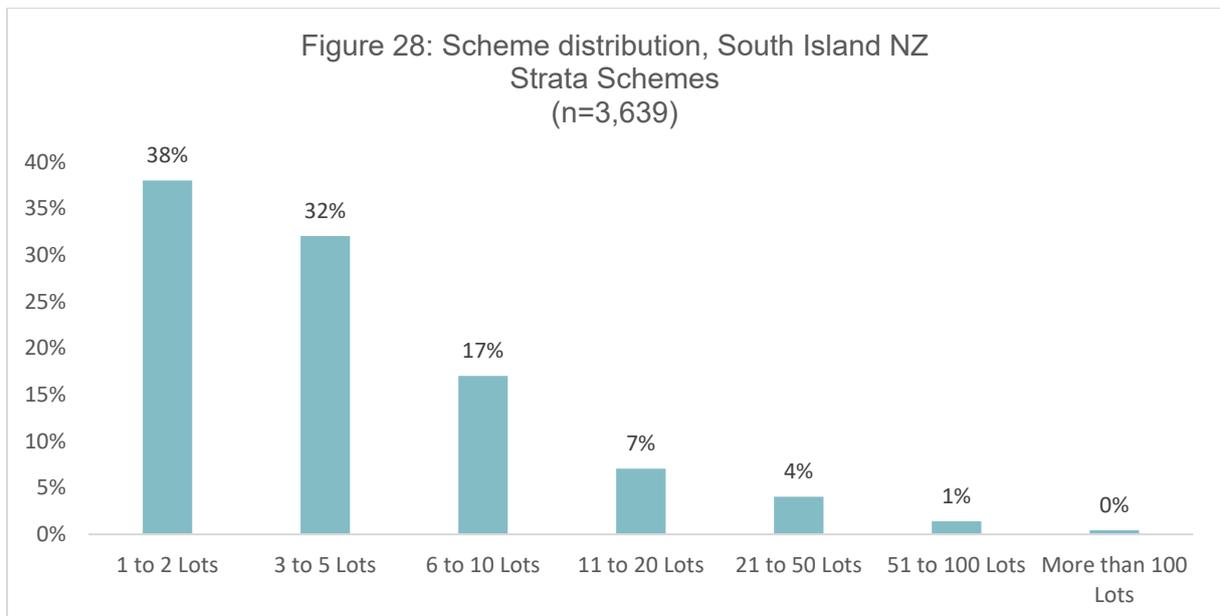
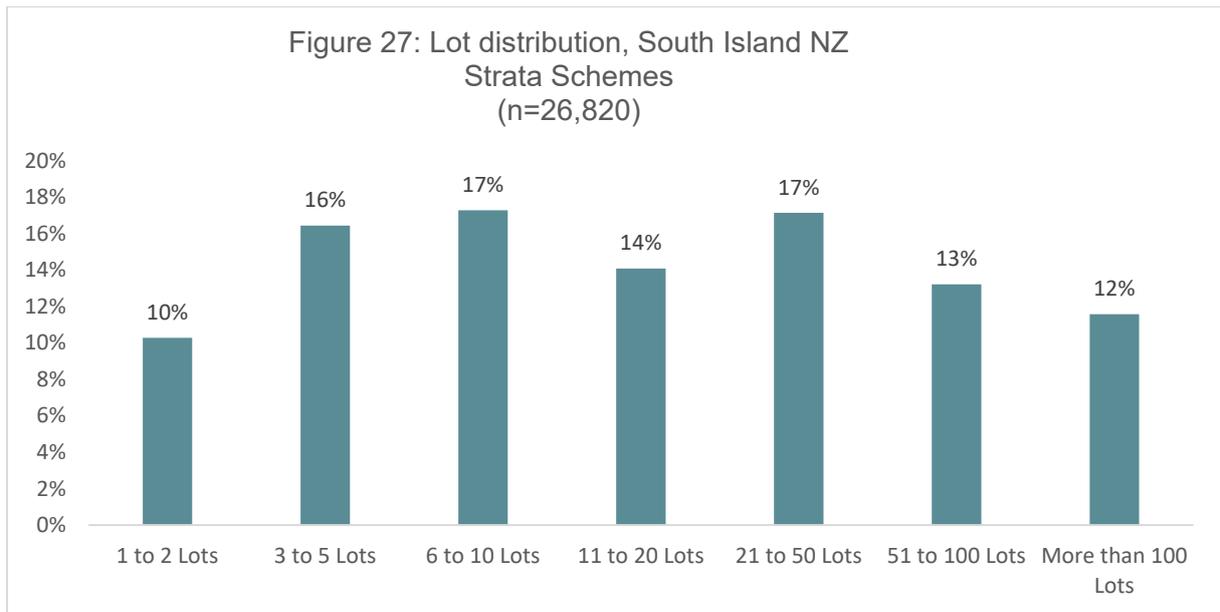
Only 3% of strata schemes in New Zealand contain more than 50 lots; however, such lots in such schemes account for 39% of all lots nation-wide. While a majority of schemes contain five lots or fewer, lots within such schemes account for only 17% of all lots.

## North Island



New Zealand's North Island has few schemes larger than 50 lots making up only 4% of the total number of schemes, but these schemes comprise 42% of all lots. The majority of schemes (60%) contain five lots or fewer, although these schemes make up only 15% of all lots.

## South Island



Strata schemes in the South Island are largely ten lots or fewer (87%); however, strata lots are more evenly distributed across a range of differently sized schemes. Just over one per cent of schemes are larger than 50 lots, but they contain one quarter (25%) of all lots.

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## Appendix 4: Estimated residential population in strata

Many people will be interested to know what proportion of the population live in strata. It is not feasible to simply divide the apartment population by the number of strata lots to estimate this, as the two datasets are not reporting on the same information. Census data, where we get information about apartment residents, does not collect information about land title. Land titles data, where we get information about strata lots and schemes, does not collect information about residents. It is however possible to provide estimates of the population likely to be living in strata by jurisdictions using more complicated calculations, based on a series of assumptions. These calculations and assumptions are provided in this appendix. The headline estimates for each jurisdiction are as follows:

Jurisdiction		Conservative estimate of population living in strata
Australia	National	17%
	NSW	18%
	VIC	19%
	QLD	14%
	WA	12%
	SA	9%
	ACT	19%
	TAS	8%
	NT	16%
New Zealand	National	5%
	North Island	6%
	South Island	3%

## Australia

Land titles data (all states and territories)

- Number of strata lots (late 2019/early 2020): 2,892,934
- Number of strata lots in non-commercial schemes (late 2019/early 2020)<sup>22</sup>: 2,516,853

ABS data (Australia)

- Total population of Australia (at 30 September 2019): 25,464,116
- Average number of people per household for all households (based on 2016 census data): 2.6

Average number of people per apartment household (based on 2016 census data)<sup>23</sup>: 1.7

### Estimated number of people living in strata title

As we know that many strata title properties are apartments, but that there are also semi-detached and detached house properties under strata title, we can assume that the average household size for households living in strata title is between 1.7 and 2.6. This gives us a projected population range (based on the number of strata title lots in non-commercial schemes) living in strata title in Australia of: 4,278,650 and 6,543,818 people.

**Or between 17% – 26% of the total population**

## New South Wales

Land titles data (NSW)

- Number of strata lots (February 2020): 961,544
- Number of strata lots in non-commercial schemes<sup>24</sup> (February 2020): 750,797

ABS data (NSW)

- Total population of NSW (at 30 September 2019): 8,118,000
- Average number of people per household for all households (based on 2016 census data): 2.6
- Average number of people per apartment household (based on 2016 census data):<sup>25</sup> 1.9

### Estimated number of people living in strata title

As we know that many strata title properties are apartments, but that there are also semi-detached and detached house properties under strata title, we can assume that the average household size for households living in strata title is between 1.9 and 2.6. This gives us a projected population range (based on the number of strata title lots in non-commercial schemes) living in strata title in NSW of: 1,426,514 and 1,952,072 people.

**Or between 18% – 24% of the total population**

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<sup>22</sup> Estimate 87%, which is the median of the NSW (78%) and Queensland (96%) proportions of residential schemes.

<sup>23</sup> According to the 2016 census, 2,404,886 people lived in a flat, unit or apartment in Australia and there were 1,087,434 flats, units or apartments. Note – this figure includes all flats, units and apartments, including those in public and community housing. This is why the figure is slightly higher than in the infographics.

<sup>24</sup> This includes all schemes that include some residential lots, including mixed-use schemes.

<sup>25</sup> According to the 2016 census, 1,223,940 people lived in a flat, unit or apartment in New South Wales and there were 655,606 flats, units or apartments.

## Victoria

### Land titles data (VIC)

- Number of strata title lots (December 2019): 907,135
- Number of strata title lots in non-commercial schemes<sup>26</sup> (December 2019): Data not available. Estimate based on median of NSW and QLD figures<sup>27</sup>: 789,864

### ABS data (VIC)

- Total population of VIC (at 30 September 2019): 6,629,900
- Average number of people per household for all households (based on 2016 census data): 2.6
- Average number of people per apartment household (based on 2016 census data):<sup>28</sup> 1.6

### Estimated number of people living in strata

As we know that many strata title properties are apartments, but that there are also semi-detached and detached house properties under strata title, we can assume that the average household size for households living in strata title is between 1.6 and 2.6 people. This gives us a projected population range (based on the estimated number of strata title lots in non-commercial schemes) living in strata title in Victoria of: 1,263,782 – 2,053,646 people

### Or between 19% – 31% of the total population

## Queensland

### Land titles data (Queensland)

- Number of strata lots (January 2020): 498,402
- Number of strata lots in non-commercial schemes<sup>29</sup> (January 2020): 477,048

### ABS data (Queensland)

- Total population of Queensland (at 30 September 2019): 5,115,500
- Average number of people per household for all households (based on 2016 census data): 2.6
- Average number of people per apartment household (based on 2016 census data): 1.5<sup>30</sup>

### Estimated number of people living in strata title

As we know that many strata title properties are apartments, but that there are also semi-detached and detached house properties under strata title, we can assume that the average household size for households living in strata title is between 1.5 and 2.6 people. This gives us a projected population range (based on the number of strata title lots in non-commercial schemes) living in strata title in Queensland of: 715,572 – 1,240,325 people

### Or between 14% – 24% of the total population

## Western Australia

### Land titles data (WA)

- Number of strata title lots (December 2019): 251,425

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<sup>26</sup> This includes all schemes that include some residential lots, including mixed-use schemes.

<sup>27</sup> Estimate 87%, which is the median of the NSW (78%) and Queensland (96%) proportions of residential schemes.

<sup>28</sup> According to the 2016 census, 520,504 people lived in a flat, unit or apartment in Victoria and there were 325,096 flats, units or apartments.

<sup>29</sup> This includes all schemes that include some residential lots, including mixed-use schemes.

<sup>30</sup> According to the 2016 census, 387,685 people lived in a flat, unit or apartment in Queensland and there were 257,186 flats, units or apartments.

- Number of strata title lots in non-commercial schemes<sup>31</sup> (December 2019): Data not available. Estimate based on median of NSW and QLD figures<sup>32</sup>: 218,740

#### ABS data (WA)

- Total population of WA (at 30 September 2019): 2,630,600
- Average number of people per household for all households (based on 2016 census data): 2.6
- Average number of people per apartment household (based on 2016 census data): <sup>33</sup> 1.4

#### Estimated number of people living in strata

As we know that many strata title properties are apartments, but that there are also semi-detached and detached house properties under strata title, we can assume that the average household size for households living in strata title is between 1.4 and 2.6 people. This gives us a projected population range (based on the number of strata title lots in non-commercial schemes) living in strata title in Western Australia of: 306,236 – 568,724 people

#### Or between 12% – 21% of the total population

### South Australia

#### Land titles data (SA)

- Number of strata title lots (February 2020): 131,662
- Number of strata title lots in non-commercial schemes<sup>34</sup> (February 2020): Data not available. Estimate based on median of NSW and QLD figures<sup>35</sup>: 114,546

#### ABS data (SA)

- Total population of SA (at 30 September 2019): 1,756,500
- Average number of people per household for all households (based on 2016 census data): 2.4
- Average number of people per apartment household (based on 2016 census data): <sup>36</sup> 1.4

#### Estimated number of people living in strata

As we know that many strata title properties are apartments, but that there are also semi-detached and detached house properties under strata title, we can assume that the average household size for households living in strata title is between 1.4 and 2.4 people. This gives us a projected population range (based on the number of strata title lots in non-commercial schemes) living in strata title in South Australia of: 160,364 – 274,910 people

#### Or between 9% – 16% of the total population

### Australian Capital Territory

#### Land titles data (ACT)

- Number of strata title lots (February 2020): 60,635

<sup>31</sup> This includes all schemes that include some residential lots, including mixed-use schemes.

<sup>32</sup> Estimate 87%, which is the median of the NSW (78%) and Queensland (96%) proportions of residential schemes.

<sup>33</sup> According to the 2016 census, 100,449 people lived in a flat, unit or apartment in WA and there were 73,949 flats, units or apartments.

<sup>34</sup> This includes all schemes that include some residential lots, including mixed-use schemes.

<sup>35</sup> Estimate 87%, which is the median of the NSW (78%) and Queensland (96%) proportions of residential schemes.

<sup>36</sup> According to the 2016 census, 79,527 people lived in a flat, unit or apartment in South Australia and there were 55,494 flats, units or apartments.

- Number of strata title lots in non-commercial schemes<sup>37</sup> (February 2020): Data not available. Estimate based on median of NSW and QLD figures<sup>38</sup>: 52,752

#### ABS data (ACT)

- Total population of ACT (at 30 September 2019): 428,100
- Average number of people per household for all households (based on 2016 census data): 2.5
- Average number of people per apartment household (based on 2016 census data):<sup>39</sup> 1.5

#### Estimated number of people living in strata

As we know that many strata title properties are apartments, but that there are also semi-detached and detached house properties under strata title, we can assume that the average household size for households living in strata title is between 1.5 and 2.5 people. This gives us a projected population range (based on the number of strata title lots in non-commercial schemes) living in strata title in the ACT of: 79,128 – 131,880 people

#### Or between 19% – 31% of the total population

### Tasmania

#### Land titles data (TAS)

- Number of strata title lots (February 2020): 34,315
- Number of strata title lots in non-commercial schemes<sup>40</sup> (February 2020): Data not available. Estimate based on median of NSW and QLD figures<sup>41</sup>:29,854

#### ABS data (TAS)

- Total population of TAS (at 30 September 2019): 535,500
- Average number of people per household for all households (based on 2016 census data): 2.3
- Average number of people per apartment household (based on 2016 census data):<sup>42</sup> 1.4

#### Estimated number of people living in strata

As we know that many strata title properties are apartments, but that there are also semi-detached and detached house properties under strata title, we can assume that the average household size for households living in strata title is between 1.4 and 2.3 people. This gives us a projected population range (based on the number of strata title lots in non-commercial schemes) living in strata title in Tasmania of: 41,796 – 68,664 people

#### Or between 8% – 13% of the total population

### Northern Territory

#### Land titles data (NT)

- Number of strata title lots (December 2019): 25,103

<sup>37</sup> This includes all schemes that include some residential lots, including mixed-use schemes.

<sup>38</sup> Estimate 87%, which is the median of the NSW (78%) and Queensland (96%) proportions of residential schemes.

<sup>39</sup> According to the 2016 census, 42,208 people lived in a flat, unit or apartment in ACT and there were 27,382 flats, units or apartments.

<sup>40</sup> This includes all schemes that include some residential lots, including mixed-use schemes.

<sup>41</sup> Estimate 87%, which is the median of the NSW (78%) and Queensland (96%) proportions of residential schemes.

<sup>42</sup> According to the 2016 census, 20,868 people lived in a flat, unit or apartment in Tasmania and there were 15,287 flats, units or apartments.

- Number of strata title lots in non-commercial schemes<sup>43</sup> (December 2019): Data not available. Estimate based on median of NSW and QLD figures<sup>44</sup>: 21,840

ABS data (NT)

- Total population of the NT (at 30 September 2019): 245,600
- Average number of people per household for all households (based on 2016 census data): 2.9
- Average number of people per apartment household (based on 2016 census data): <sup>45</sup> 1.8

### **Estimated number of people living in strata**

As we know that many strata title properties are apartments, but that there are also semi-detached and detached house properties under strata title, we can assume that the average household size for households living in strata title is between 1.8 and 2.9 people. This gives us a projected population range (based on the number of strata title lots in non-commercial schemes) living in strata title in the Northern Territory of: 39,312 – 63,336 people

**Or between 16% – 26% of the total population**

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<sup>43</sup> This includes all schemes that include some residential lots, including mixed-use schemes.

<sup>44</sup> Estimate 87%, which is the median of the NSW (78%) and Queensland (96%) proportions of residential schemes.

<sup>45</sup> According to the 2016 census, 29,332 people lived in a flat, unit or apartment in the Northern Territory and there were 16,802 flats, units or apartments.

## New Zealand

### Land titles data

- Number of strata lots (at January 2020): 158,576
- Number of strata lots in non-commercial schemes (at January 2020)<sup>46</sup>: 118,932

### Stats NZ data

- Total population of New Zealand (at December 2019): 4,951,500
- Average number of people per household for all households (2018 data): 2.8
- Average number of people per attached dwelling household (2013<sup>47</sup> data): 2.0

### Estimated number of people living in strata title

As we know that many strata title properties are attached dwellings, but that there are also detached house properties under strata title, we can assume that the average household size for households living in strata title is between 2.0 and 2.8. This gives us a projected population range (based on the number of strata title lots in non-commercial schemes) living in strata title in New Zealand of between 237,864 and 333,010 people.

### Or between 5% – 7% of the total population

## North Island

### Land titles data

- Number of strata lots (at January 2020): 131,756
- Number of strata lots in non-commercial schemes (at January 2020)<sup>48</sup>: 98,817

### Stats NZ data

- Total population of the North Island (at June 2019): 3,760,900
- Average number of people per household for all households (2018 data): 2.9
- Average number of people per attached dwelling household (2013<sup>49</sup> data): 2.1

### Estimated number of people living in strata title

As we know that many strata title properties are attached dwellings, but that there are also detached house properties under strata title, we can assume that the average household size for households living in strata title is between 2.1 and 2.9. This gives us a projected population range (based on the number of strata title lots in non-commercial schemes) living in strata title in the North Island of between 207,516 and 286,569 people.

### Or between 6% – 8% of the total population

## South Island

### Land titles data

- Number of strata lots (at January 2020): 26,820

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<sup>46</sup> Based on proportion of unit titles in Auckland, Tauranga City, Wellington City and Christchurch City that are non-commercial, reported in Fredrickson (2017).

<sup>47</sup> It was necessary to calculate this estimate based on the 2013 New Zealand Census, because of the availability of the most recent NZ Census data on households living in attached dwellings.

<sup>48</sup> Based on proportion of unit titles in the areas of Auckland City, Tauranga City, Wellington City and Christchurch City that are non-commercial (75%), reported in Fredrickson (2017).

<sup>49</sup> It was necessary to calculate this estimate based on the 2013 New Zealand Census, because of the availability of the most recent NZ Census data on households living in attached dwellings.

- Number of strata lots in non-commercial schemes (at January 2020)<sup>50</sup>: 20,115

#### Stats NZ data

- Total population of the South Island (at June 2019): 1,155,400
- Average number of people per household for all households (2018 data): 2.6
- Average number of people per attached dwelling household (2013<sup>51</sup> data): 1.8

#### **Estimated number of people living in strata title**

As we know that many strata title properties are attached dwellings, but that there are also detached house properties under strata title, we can assume that the average household size for households living in strata title is between 1.8 and 2.6. This gives us a projected population range (based on the number of strata title lots in non-commercial schemes) living in strata title in the South Island of between 36,207 and 52,299 people.

#### **Or between 3% – 5% of the total population**

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Census data from: i) © Australian Bureau of Statistics; ii) © Stats NZ Tauranga Aotearoa.

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<sup>50</sup> Based on proportion of unit titles in Auckland, Tauranga City, Wellington City and Christchurch City that are non-commercial (75%), reported in Fredrickson (2017).

<sup>51</sup> It was necessary to calculate this estimate based on the 2013 New Zealand Census, because of the availability of the most recent NZ Census data on households living in attached dwellings.

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