



Community Land Management Amendment (Pets) Regulation 2024

Strata Community Association NSW Submission
26 August 2024

INTRODUCTION

1. Strata Community Association NSW Overview

Founded in 1980, Strata Community Association NSW (SCA NSW) was formerly known as the Institute of Strata Title Management. SCA NSW serves as the peak industry body for Strata and Community Title Management in New South Wales. The association proudly fulfils a dual role as both a professional institute and consumer advocate.

2. Membership

SCA NSW boasts a membership of over 3,000 members, including lot owners, suppliers, and professional strata managers who oversee, advise, and manage a combined property portfolio estimated to be worth over \$450 Billion.

3. Strata and Community Title Schemes in NSW

NSW is home to 89,049 Strata and Community Title Schemes. A significant 95 per cent of these schemes are comprised of residential lots. Altogether, the total number of Strata and Community Title lots in NSW stands at 1,043,690.¹

4. NSW as a Leader in High-Density Living

According to the 2022 Australasian Strata Insights Report, there are 2,501,351 people residing in apartments across Australia. A majority of these apartment dwellers (51 per cent) are in NSW.² NSW also leads the way in the trend to higher density living in Australia and boasts the highest proportion of apartment households relative to all occupied private dwellings, standing at 22 per cent.

5. Employment Impact

Strata is a significant employer, directly providing jobs to 1,413 managers throughout NSW, as well as an additional 1,317 other related employees.³

6. Promoting Professionalism

1. SCA NSW is dedicated to fostering a high standard of professionalism in the strata industry with initiatives like the Professional Standards Scheme (PSS), which contributes to ensuring strong consumer outcomes for over 1 million strata residents in NSW.
2. SCA NSW membership encompasses a wide range of entities, from large corporate companies to small family businesses to dedicated volunteers. Members possess expertise in all aspects of strata management, service provision, and governance.

For further information about this consultation, please contact Dylan Lin, Policy and Advocacy Officer, SCA NSW. Dylan.lin@strata.community

¹ Hazel Easthope, Danielle Hynes, Yi Lu and Reg Wade, Australasian Strata Insights 2022, City Futures Research Centre, UNSW, Accessed at https://cityfutures.adu.unsw.edu.au/documents/717/2022_Australasian_Strata_Insights_Report.pdf

² Ibid, p.8-13

³ Ibid, p.8.

SCA NSW'S POSITION: COMMUNITY LAND MANAGEMENT AMENDMENT (PETS) REGULATION 2024

Introduction

SCA NSW appreciates the opportunity to review and provide feedback on the draft Community Land Management Amendment (Pets) Regulation 2024 ("The Regulation"). The association supports the efforts of the Department of Customer Service in implementing the findings of the 2021 statutory review of strata laws, particularly the extension of strata pet reforms to community land schemes.

Position on the Regulation

SCA NSW supports the draft Regulation and has no additional amendments. The association acknowledges that the Regulation mirrors the Strata Schemes Management Regulation 2016 by adopting the same criteria for determining unreasonable interference with another occupant's use or enjoyment of their lot or association property. By doing so, the Regulation ensures that community land schemes are held to a fair and consistent standard. This alignment with the principles established under the Strata Schemes Management Regulation 2016 and the Strata Schemes Management Act 2015 promotes a uniform application of pet-related rules across different types of schemes.

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