SCA (NSW)

ANNUAL REPORT

2025/26

strata community association NSW

strata community association NSW

ABOUT SCA (NSW)

Strata Community Association (SCA) NSW is the peak professional industry body for strata and community title management in New South Wales. Its membership includes strata managers, support staff, and service providers to the industry.

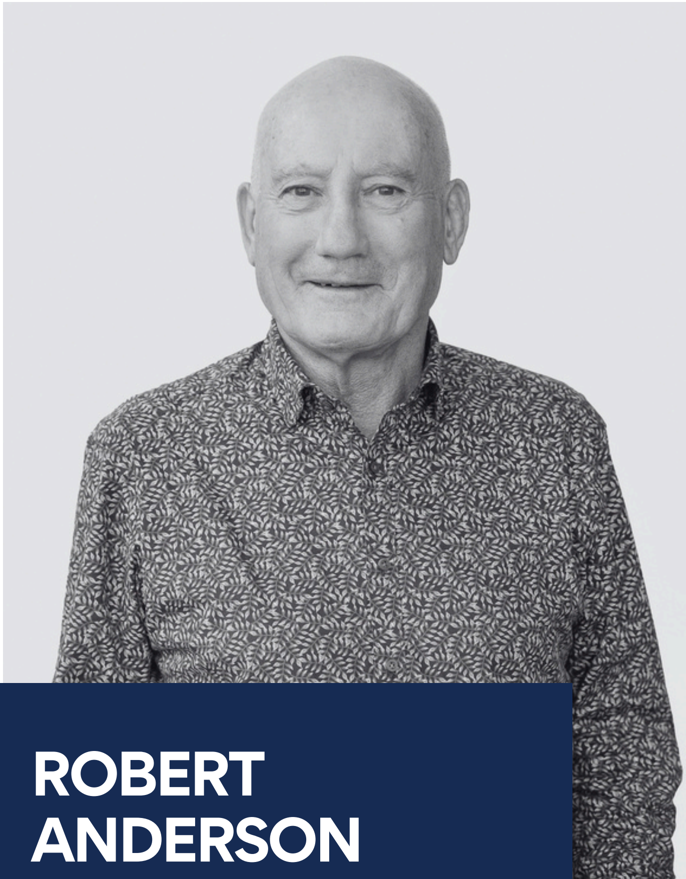
Professional – Membership expresses ethical standards and commitments to its employees, clients and consumers.

Education – Our highly regarded education experts work at the leading edge of our profession to grow and enhance the knowledge of consumers and its members.

Advocacy – We champion on behalf of all stakeholders in strata with the state and federal government for better consumer outcomes.

Knowledge – We are committed to inform and assist our members to deliver the highest professional standard across all areas of the strata industry.

PRESIDENT'S REPORT



ROBERT ANDERSON

SCA (NSW) President

Strengthening Standards, Supporting Members and Shaping the Future

The past financial year has been one of significant progress and continued change for the strata sector. Against a backdrop of legislative reform, increasing regulatory complexity and heightened community expectations, SCA (NSW) has remained focused on strengthening the profession, supporting our members and advocating for a sustainable and professional strata sector.

A significant milestone during the year was the renewal of the **SCA (NSW) Professional Standards Scheme (PSS) for a further three-year term, commencing 1 July 2026.**

The renewal reflects the ongoing commitment of SCA (NSW) and its members to professional standards, continuous improvement, consumer protection and confidence in the strata management profession.

Advocacy and Government Engagement

SCA (NSW) has continued to be a strong and respected voice for the strata management profession in NSW, engaging directly with government, regulators and industry stakeholders on issues affecting members and the communities they manage.

During the year, SCA (NSW) participated in more than **40 meetings with the NSW Politicians and Government stakeholders**, representing the interests and experience of the profession across a broad range of policy and regulatory matters.

Education and Professional Development

SCA (NSW) continued to invest in practical, accessible and relevant professional development to support members as the regulatory and operational environment evolves. During the year, members consumed more than **22,280 hours of SCA (NSW)-delivered learning**, demonstrating the strong demand for quality education and ongoing professional development.

“The PSS renewal reflects the ongoing commitment of SCA (NSW) and its members to professional standards, continuous improvement, consumer protection and confidence in the strata management profession.”

Events and other initiatives

Throughout the year, SCA (NSW) delivered a diverse program of events, education and member initiatives designed to connect our community, strengthen professional capability and support members through a rapidly changing industry environment.

Looking Ahead

As we move into the new financial year, SCA (NSW) is focused on building on this strong foundation.

Our priorities are centred on strengthening advocacy, expanding education and digital learning, supporting workforce capability, enhancing member services and ensuring the Association remains financially and operationally sustainable.

Acknowledgements

I acknowledge that none of this would be possible without the Association’s volunteers and I would like to sincerely thank the SCA (NSW) Board and Committee members, who generously contribute their time, knowledge and expertise to the Association, alongside the significant demands of running their own businesses and professional commitments. Their leadership, contribution and commitment to the future of the profession are an important part of what makes SCA (NSW) strong.

PRESIDENT'S REPORT CONTINUED

This year also marked one of the most significant periods of change the strata industry has experienced in more than 30 years, with the profession taking the important step towards moving away from the traditional insurance commission model.

We recognise that this transition has not been without challenges or consequences for members and their businesses. We thank those members who have bravely commenced the transition, demonstrating leadership and commitment to the future of our profession, and encourage those who have not yet made the move to begin preparing for this important change.

Finally, we thank the SCA (NSW) Secretariat for their ongoing commitment and support. Our Secretariat continues to deliver across advocacy, education, compliance, events, membership and operations while responding to an increasingly complex industry environment. Together, the commitment of our members, volunteers and team enables SCA (NSW) to continue strengthening the profession, advocating for our sector and building a more professional, sustainable and trusted future for strata in NSW.

Robert Anderson

robert anderson

PRESIDENT
SCA (NSW)

BOARD OF DIRECTORS

SCA (NSW) is governed by a Board of Directors, which is responsible for setting the organisation's strategic direction and overseeing the delivery of its strategic objectives. The Board works collaboratively with the Secretariat and Committees to ensure that strategic priorities are effectively implemented and aligned with the organisation's purpose.

During FY2025/2026, the Board held 13 formal meetings. Between formal meetings, Management provided the Board with material business updates and other information in response to Board requests and as required to support effective governance and oversight.


Robert Anderson
PRESIDENT


Liza Perera
SENIOR VICE-PRESIDENT


Matthew Jenkins
VICE-PRESIDENT


Rod Smith
VICE-PRESIDENT


Peter Berney
DIRECTOR
(18/11/2025 resigned)


Rodney Douglass
DIRECTOR
(25/07/2025 appointed
30/06/2026 resigned)


Edwina Feilen
DIRECTOR
(21/10/2025 resigned)


Natalie Fitzgerald
DIRECTOR


Simon George
DIRECTOR


Leanne Habib
DIRECTOR
(18/11/2025 resigned)


Mitchell Lipscombe
DIRECTOR
(19/11/2025 appointed)


Michael Longhurst
DIRECTOR
(02/06/2026 appointed)


Wade McKenzie
DIRECTOR


Simone Spanos
DIRECTOR
(18/11/2025 appointed)

COMMITTEES

The Board of Directors is supported by committees that oversee the implementation of the projects, initiatives and strategic objectives identified by the Board of Directors. The committee members, working with the Board, are a team of dedicated and highly accomplished individuals within our industry who give their time and knowledge to guide the association to achieve results that benefit the industry as a whole. The Board has oversight over the following committees:

Risk & Finance Committee

Rod Douglass (Chair)
Robert Anderson
Simon George
Liza Perera
Rod Smith

Policy & Legislative Committee

Matt Jenkins (Chair)
Daniel Cockerell
Stuart Cox
Paul Culbi
Ben Gibbons
Joshua Jasnos
Nick Johnson
Paul Keating
Tully McGann
David Sachs
Andrew Tunks

Events, Marketing & Sponsorship Committee (merged with Education & Events Committee in January 2026)

Peter Berney (Chair)
Simone Spanos
Elaine Fin
Keith Hallet
Danny Kabbara
Matthew Mayberry

Education & Events Committee (merged with Events, Marketing & Sponsorship Committee in January 2026)

Natalie Fitzgerald (Chair)
Elizabeth Avery
Aylie Brutman
Simone Collaros
Lachlan Hunt
Bill Kritharis
Fiona Lloyd
Marina Prayster
Ruth Smyth
Peter Ton
Greg Williamson
Ariyan Yousefi

Professional Strata Management Committee

Rod Smith (Chair)
Tom Black
Ryan Donoghue
Michael Longhurst
Tracey Payne
Magdalena Tsonev

Strata Services Committee

Simone Spanos (Chair)
Matt Byrne
Daniel Carunana
Tony Conway
Edwina Feilen
Mitchell Lipscombe
Ariyan Yousefi

SPONSORS

SCA (NSW) is pleased to honour the ongoing support of our sponsors, who are listed below. Our sponsors are our trusted and preferred suppliers in their area of expertise. We thank them for their ongoing commitment to SCA (NSW) and our mission to support, equip, and empower our members to be the very best they can be.

Premium Partners

Major Sponsors

Supporting Sponsors

PRESIDENTS OF ISTM AND SCA (NSW)

Don Cameron	1980-1984
Muriel Barasso	1984-1989
Max Dunn	1989-1992
John O'Brien	1992-1994
Rex Schmiidt	1994-1996
Alastair Dunn	1996-1999
Peter Callaghan	1999-2000
Robert Anderson	2000-2003
Peter Clisdell	2003-2004
Robert Anderson	2004
David Morris	2004-2008
David Ferguson	2008-2013
Greg Haywood	2013-2016
Chris Duggan	2016-2021
Stephen Brell	2021-2024
Tony Irvine	2024-2025
Robert Anderson	2025-

ROBERT ANDERSON
2000-2003, 2004, 2025 -

LIFE MEMBERS (as of 30 June 2026)

To honour SCA (NSW) members who made a significant contribution to the sector and had continuous membership for a minimum of 20 years, the SCA (NSW) Board can nominate individuals to become SCA (NSW) Life Members.

Life members (as of 30 June 2026)

Robert Anderson
Douglas Armstrong
Muriel Barasso
Peter Callaghan
Peter Clisdell OAM
John Coleman
Bill Coles
Chris Darby PSCM
Ken Demlakian
Chris Duggan HFSCM
Alistair Dunn FSCM
John Edwards
David Ferguson HFSCM
Olivera Ferguson HFSCM
Colin Grace
Richad Holloway
Heather Lake
David Le Page
Maria Linders FSCM
Max Moretti
Margaret O’Connor
George Vumbaca CSCM

COLIN GRACE & BILL COLES

GREG HAYWOOD PRESIDENT'S AWARD

The Greg Haywood President's award is awarded to an individual in the industry who has made a significant contribution through goals, development and overall leadership in the strata industry in NSW. It was renamed in 2022 following the passing of former President and 2019 recipient Greg Haywood.

Noting in 2025, no recipient was awarded.

ANNE-MAREE PAULL
2024 Winner

Past Recipients

2002 - Bob Browne
2003 - Wally Patterson
2004 - Maria Linders
2005 - Rod James & Tony Maxwell
2006 - Robert Anderson
2007 - John Edwards
2008 - Bill Coles
2009 - Richard Holloway
2011 - David Morris & Austin Robinson
2012 - Dr Hazel Easthope & Professor Bill Randolph
2013 - Peter Daly
2014 - Michael Courtney
2015 - Ian McKnight
2016 - David Ferguson
2017 - Christine Byrne
2019 - Greg Haywood
2021 - Matthew Press & Tony Irvine
2022 - Colin Grace
2023 - David Bannerman
2024 – Anne-Maree Paull

MAX DUNN AWARD

The Max Dunn Award recognises an individual who fosters goodwill, comradeship and support amongst SCA (NSW) members and the broader industry. It is awarded in memory of Max Dunn who was a strata manager and made strong contributions in these areas both to ISTM and the industry in the 1980's and 1990's.

Noting in 2025, no recipient was awarded.

KIRSTEN TERRY
2023 Winner

Past Recipients

1999 - Valerie Howland
2000 - Sharyn Machin
2001 - Dominic Votano & Kim Votano
2004 - John Coleman
2007 - Bill Coles
2008 - Elie Assaly
2009 - Jane Lord
2010 - Colin Grace
2011 - George Vumbaca
2012 - Richard Holloway
2013 - Frank Boross
2014 - David Bannerman
2015 - Peter Berney & James Freestun
2016 - Philippa Ryan
2017 - Scott Martin
2018 - David Edgerton
2019 - Phil Duggan OAM
2023 - Kirsten Terry

PROFESSIONAL STANDARDS SCHEME

PROTECTING CONSUMERS, SUPPORTING MEMBERS AND RAISING PROFESSIONAL STANDARDS

SCA (NSW)'s Professional Standards Scheme is an important legal framework that helps lift professional and ethical standards across the strata management sector and strengthen consumer protection. The current Scheme commenced on 1 July 2026 and operates for a further three-year period.

Members covered by the Scheme must meet professional standards, education, insurance and other compliance requirements. SCA (NSW) is responsible for monitoring those obligations, managing professional risks, responding to complaints and disciplinary matters, and reviewing the Scheme's effectiveness over time.

OUR MEMBERS

190	Strata Agency Members
1,983	Strata Management Individuals
0	Strata Scheme Exemptions

In 2025, the Professional Standards Scheme covered 1,983 individual strata management members. SCA (NSW) also had 190 strata agencies within its membership base.

Under the new Scheme commencing 1 July 2026, participating strata agencies will be included alongside individual members. No Scheme exemptions were granted during 2025.

WHAT WE REPORT

Each year, SCA (NSW) submits an Annual Professional Standards Report to the Professional Standards Councils. The report is prepared on a calendar-year basis.

The figures and outcomes on this page are drawn from SCA (NSW)'s 2025 Annual Professional Standards Report and supporting membership assurance data.

- member compliance and regulatory oversight
- complaints and disciplinary outcomes
- Continuing Professional Development and education compliance
- professional indemnity insurance and risk management
- member review and broader professional standards monitoring activity

PROFESSIONAL STANDARDS SCHEME CONTINUED

Scheme membership was slightly lower than in 2024, reflecting ongoing consolidation in the strata sector, including business closures and the acquisition of smaller practices by larger agencies.

EDUCATION AND COMPLIANCE

CPD & PSS Education Compliance Rate	95%
Mandatory ethics education	100%
Limited Liability Disclosure Compliance	100%
PI Insurance Compliance	100%

SCA (NSW) monitors member compliance across CPD, professional indemnity insurance and other Scheme obligations. Where members don't meet requirements, follow-up and escalation processes are used to bring them back into compliance. Member Compliance Reviews provide an additional check on how professional and regulatory obligations are applied in practice.

PROFESSIONAL CONDUCT AND STRATA SUPPORT

Strata Support Helpdesk enquiries	1,379
Formal complaints received	49
Complaints investigated	48
Complaints dismissed after assessment	40
Remedial or disciplinary outcomes	7
Matters referred to NSW Fair Trading	1

SCA (NSW) reviews complaints to assess whether they concern professional conduct, ethics compliance, or consumer harm.
In 2025, eleven matters were considered by the Professional Standards and Membership Board Advisory Group.

Outcomes included cautions or reprimands, requirements for members to improve their professional practice, one membership suspension, and referrals to NSW Fair Trading.

Complaint and Helpdesk data are also reviewed jointly to identify recurring issues, emerging risks and areas where further member education, guidance or compliance action may be required.

LOOKING AHEAD

SCA (NSW) will continue to support members in meeting their professional standards and compliance obligations, including through practical guidance on conflicted remuneration and the transition to more transparent fee-for-service arrangements. We will also remain proactive in engaging with government, regulators and other stakeholders as reforms develop across the strata sector.

Compliance monitoring will be strengthened through the external Member Compliance Review program, which provides an independent assessment of members' practices against the SCA (NSW) Strata Management Practice Standard and relevant legislative and Scheme obligations.

We will continue to use complaints, Helpdesk enquiries and Member Compliance Review findings to identify emerging risks and areas where members may benefit from further guidance, education or compliance support.

EVENTS

Our events provide an important opportunity for members to step away from the day-to-day demands of their roles, connect with peers, hear from industry leaders and experts, and stay informed about the issues shaping the future of the strata sector.

Throughout the year, SCA (NSW) delivered a range of educational, professional and networking opportunities, bringing together strata managers, business leaders, suppliers, government representatives and other industry stakeholders. From specialist forums and educational seminars to leadership events, regional activities and major industry gatherings, our events program continued to provide meaningful opportunities for members to engage with their profession and with each other.

A key focus during the year was strengthening the educational value of our events, ensuring that members not only had opportunities to network and build relationships, but also gained practical insights and knowledge they could take back into their businesses and professional practice.

CHU AWARDS FOR EXCELLENCE - 25 JULY

Under the theme of Christmas in July, SCA (NSW) came together to celebrate excellence, achievement and outstanding contribution across the strata community at our annual Awards for Excellence.

EVENTS CONTINUED

The Awards provide an important opportunity to recognise the people, businesses and professionals who demonstrate leadership, innovation, professionalism and a commitment to delivering positive outcomes for the communities they serve.

The evening was a wonderful celebration of the depth of talent and dedication across our industry, recognising those who continue to raise the bar and contribute to the ongoing professionalisation of the strata sector.

SCA (NSW extends its sincere thanks to CHU, our Naming Sponsor, for its continued support of the Awards for Excellence, as well as to all of our category and event sponsors. Their generous support enables us to continue recognising and celebrating the achievements of our members and the broader strata community.

We also congratulate all finalists and award recipients for their achievements and thank everyone who contributed to making the evening such a memorable celebration of our profession.

NSW PRINCIPALS RETREAT (JAPAN) – 27 - 29 AUGUST

In August, SCA (NSW) took a delegation of Principals and Strata Business Owners to Tokyo, Japan, for a Principals' Retreat designed specifically for the leaders of strata management businesses.

The retreat provided a unique opportunity for senior industry leaders to step away from the demands of day-to-day business and focus on **leadership, strategic thinking, industry trends and connection with their peers.**

The retreat provided a unique opportunity for senior industry leaders to step away from the demands of day-to-day business and focus on leadership, strategic thinking, industry trends and connection with their peers.

Set against the backdrop of Tokyo, the program combined tailored leadership development and industry insights with opportunities to build relationships, share experiences and explore new perspectives. The retreat was designed not only as a professional development experience, but as an opportunity for leaders to reflect on their businesses, their role within the profession and the future direction of the strata sector.

A key strength of the Principals' Retreat was the opportunity for participants to connect with peers who understand the unique opportunities and challenges of leading strata management businesses. The informal environment encouraged open conversations, the sharing of experiences and the development of relationships that extend beyond the retreat itself.

CELEBRATING MEMBERS OVER 20 YEARS – 23 SEPTEMBER

This year, SCA (NSW) proudly celebrated members who have been part of the Association for **20 years or more**, recognising their long-standing commitment and contribution to the strata profession.

It was a privilege to acknowledge the individuals and businesses who have supported SCA (NSW) over many years and played an important role in the growth and development of our Association and the broader strata community.

EVENTS CONTINUED

As part of the celebration, SCA (NSW) President Robert Anderson presented special 20-Year and 30-Year Member Badges to our long-standing members. In a fitting reflection of the strength of our membership community, Robert was also recognised as a 20-year member and received a badge himself.

EDUCATION FORUM: DEFECTS AND CAPITAL WORKS FUNDS – 26 SEPTEMBER

SCA (NSW) continued to respond to the complex and evolving needs of the strata sector through targeted education and industry forums, including our Education Forum on Defects, Maintenance and Capital Works Funds.

The forum brought together experienced leaders and specialists from across the industry to explore the practical challenges facing strata managers in identifying, managing and resolving defects, while also considering the important role of maintenance planning and capital works funds in protecting the long-term interests of owners and communities.

The program focused on providing members with practical strategies, tools and insights that could be applied directly to their day-to-day roles. It also provided an opportunity for open discussion and knowledge sharing across the profession, recognising that effective management of defects often requires collaboration between strata managers, building specialists, legal professionals, financial experts and other industry stakeholders.

Forums such as this form an important part of SCA (NSW)'s commitment to practical, relevant and accessible professional development, helping members build their capability and confidence while navigating some of the most complex issues facing the strata sector.

NSW PARLIAMENTARY RECEPTION – 15 OCTOBER

SCA (NSW) hosted its inaugural NSW Parliamentary Reception, bringing together Members of Parliament, government representatives, industry leaders and members of the strata community to strengthen dialogue and engagement on the issues affecting the sector.

The Reception provided an important opportunity to showcase the role of the strata management profession and to ensure the experiences and perspectives of our members continue to inform government and policy discussions.

We were pleased to welcome the Minister for Better Regulation and Fair Trading, The Hon. Anoulack Chanthivong, and Shadow Minister Tim James, who shared their perspectives on the strata sector and their respective backgrounds and engagement with the industry. We were also grateful for the participation of Michael Regan MP, Rod Roberts MLC and Mark Buttigieg MLC.

A key highlight of the evening was the launch of SCA (NSW)'s Your Property. Our Priority campaign, which shines a light on the critical role strata managers play in supporting communities and protecting what is, for many Australians, their greatest financial asset — their home.

SCA (NSW) CONVENTION 2025 – 22 TO 23 OCTOBER

In October, SCA (NSW) brought the strata community together for our 2025 Convention.
Held over two days at the Hyatt Regency Sydney, the Convention brought together strata managers, business leaders, industry partners and professionals from across NSW for an expanded program of education, connection and professional development.

The 2025 Convention was designed to look beyond the immediate challenges facing the sector and explore how professionals can respond to change, embrace new opportunities and continue to strengthen the future of strata management.

With 20+ sessions, tailored streams for Principals and Licensees in Charge and Strata Managers, and three keynote speakers, the program provided delegates with a diverse range of perspectives and practical insights.

A strong focus was placed on supporting the people behind the profession. Sessions explored sustainable careers, wellbeing, service delivery, managing expectations and building stronger professional relationships — recognising that the long-term strength of the sector depends on the capability and resilience of its people.

Beyond the formal program, the Convention provided valuable opportunities for members to connect with peers, meet industry partners, share experiences and build relationships across the strata community.

INTERNATIONAL WOMEN'S DAY - 5 MARCH

SCA (NSW) celebrated International Women's Day with an afternoon tea bringing together women and supporters from across the strata community for an afternoon of connection, reflection and inspiration.

The event provided an opportunity to celebrate the contribution of women across our profession, recognise the diverse experiences that shape our industry and create space for meaningful conversations about leadership, courage, community and inclusion.

A highlight of the afternoon was an inspiring keynote from Abang Anade Othow, whose extraordinary journey from child refugee to leader, educator, author, speaker and mother captivated our audience. Abang shared her story of resilience and determination, providing a powerful reminder of the impact that courage, opportunity and community can have in shaping lives.

The program continued with an engaging panel discussion, led by MC Kimberley Jonsson, featuring Liza Perera, Anna Hahm and Kenya Pascoe-Thompson. The panel explored the importance of courage in leadership, the value of community and the role we all play in creating more inclusive and supportive workplaces and professional environments.

The afternoon reflected SCA (NSW)'s commitment to creating opportunities for our members to connect, learn from one another and celebrate the people who contribute to the strength and diversity of our profession.

EVENTS CONTINUED

PPG TAUBMANS GOLF DAY – 8 MAY

The 2026 SCA (NSW) Taubmans Golf Day was a fantastic day on the greens, bringing together more than 190 members, industry partners and guests for a sold-out day of golf, networking and community connection at St Michael's Golf Club.

Whether competing for the honours or simply enjoying the opportunity to connect with colleagues and industry peers, the day provided a relaxed and enjoyable setting for the strata community to come together outside the workplace.

A particularly important part of the day was the generosity of our attendees, who helped SCA (NSW) raise more than $13,000 for The Kids' Cancer Project. This outstanding contribution demonstrated the generosity of our members and industry partners and reinforced the important role our events can play in supporting the wider community.

We extend our sincere thanks to everyone who participated, donated and contributed to the success of the day, and to our valued sponsors whose support makes events such as this possible.

EDUCATION FORUM: STRATA LAW REFORM – 19 MAY

With strata legislation continuing to evolve at pace, SCA (NSW) introduced its inaugural Strata Law Forum as the first of our four pillar education events for the year.

EVENTS CONTINUED

The inaugural forum was a sold-out event, bringing together strata professionals, regulators, legal experts and industry leaders to examine the significant legislative and regulatory changes affecting the sector.

With substantial reform occurring over the past two years and further changes already legislated or on the horizon, the forum provided members with an opportunity to understand not only what has changed and what is coming next, but what these changes mean in practice.

The program explored key legal precedents, emerging reforms and practical implications for strata managers and their businesses, with a strong focus on compliance, risk management and confidently navigating an increasingly complex regulatory environment.

The depth and diversity of the program reflected the importance of collaboration across the sector, with contributions from NSW Fair Trading, leading legal practitioners, experienced strata professionals and SCA (NSW) representatives.

NSW PRINCIPALS DAY OUT – 18 JUNE

Designed specifically for those leading strata management businesses, the program focused on the issues shaping the profession and the challenges facing business leaders today. The day provided an opportunity for participants to step away from the day-to-day, consider emerging risks and opportunities, and share experiences with fellow industry leaders.

EVENTS CONTINUED

The day reinforced the important role of strong leadership in navigating an increasingly complex operating environment and provided Principals and Licensees-in-Charge with practical insights they could take back into their businesses.

Principals' Day Out continues to provide an important platform for the leaders of our profession to connect, learn, challenge thinking and prepare for what comes next.

FINANCE REPORT 2025/2026

FINANCE REPORT CONTENTS

General information

The financial statements cover Strata Community Association (NSW) Limited as an individual entity. The financial statements are presented in Australian dollars, which is Strata Community Association (NSW) Limited's functional and presentation currency.

Strata Community Association (NSW) Limited is a company limited by guarantee, incorporated and domiciled in Australia.

A description of the nature of the company's operations and its principal activities are included in the directors' report, which is not part of the financial statements.

The financial statements were authorised for issue, in accordance with a resolution of directors, on 18 August 2026. The directors have the power to amend and reissue the financial statements.

STRATA COMMUNITY ASSOCIATION (NSW) LIMITED
DIRECTORS' REPORT
30 JUNE 2026

The directors present their report, together with the financial statements, on the company for the year ended 30 June 2026.

Directors
The following persons were directors of the company during the whole of the financial year and up to the date of this report, unless otherwise stated:

Name	Title	Date appointed	Resigned
Robert Anderson	President	24/10/2024	
Liza Perera	Senior Vice President	31/01/2022	
Matthew Jenkins	Vice President	19/10/2023	
Roderick Smith	Vice President	15/07/2024	
Simon George	Company Director	15/07/2024	
Natalie Fitzgerald	Company Director	24/10/2024	
Edwina Feilen	Company Director	24/10/2024	
Leanne Habib	Company Director	24/10/2024	21/10/2025
Peter Berney	Company Director	24/10/2024	18/11/2025
Rodney Douglass	Company Director	25/07/2025	18/11/2025
Wade McKenzie	Company Director	18/06/2025	30/06/2026
Simone Spanos	Company Director	18/11/2025	
Mitchell Lipscombe	Company Director	19/11/2025	
Michael Longhurst	Company Director	02/06/2026	

Principal activities

(a) The promotion of a high standard of expertise and integrity in the management of group title properties and provision of services to group title properties.
(b) The promotion of education, discourse and instruction about any matter relating to the management of group title properties.
(c) The promotion of ethical standards of conduct in dealings by members of the company with their clients or the general public.
(d) The provision of assistance and information about management of group title properties to its members and to members of the general public.
(e) The enhancement of recognition by the public of the company and of its members in their management of and provision of services to group title properties, including representation of the views of the company and its members to government and other bodies.
(f) The performance of any regulatory, educational or supervisory function of the company according to the requirements of government.
(g) The promotion of professional relationships with persons practicing group title management or providing other services to group title properties in other states and territories of Australia and other countries.
(h) The performance of all such other things as are necessary, incidental or conducive to the attainment of these objects.

Review of operations
The profit forthe company after providing for income tax amounted to $48,849 (30 June 2025: loss of $281,821).

SCA NSW Board has adopted a fiscal policy to gradually use the accumulated surpluses on strategic projects to be adopted by the board over the coming 5 years. These projects will be to grow member services and value proposition, and also to increase the brand awareness of SCA in the consumer marketplace.

Meetings of directors
The number of meetings of the company's Board of Directors ('the Board') held during the year ended 30 June 2026, and the number of meetings attended by each director were:

STRATA COMMUNITY ASSOCIATION (NSW) LIMITED DIRECTORS' REPORT 30 JUNE 2026

	Meetings attended	Meetings eligible to attend
Robert Anderson	13	13
Liza Perera	13	13
Matthew Jenkins	12	13
Roderick Smith	10	13
Simon George	7	13
Natalie Fitzgerald	13	13
Edwina Feilen	0	0
Leanne Habib	3	6
Peter Berney	3	6
Rodney Douglass	12	13
Wade McKenzie	10	13
Simone Spanos	6	7
Mitchell Lipscombe	5	6
Michael Longhurst	1	1

Held: represents the number of meetings held during the time the director held office.

Significant changes in the state of affairs
There were no significant changes in the state of affairs of the company during the financial year.

Matters subsequent to the end of the financial year
No matter or circumstance has arisen since 30June 2026 that has significantly affected, or may significantly affect the company's operations, the results of those operations, or the company's state of affairs in future financial years.

Likely developments and expected results of operations
Information on likely developments in the operations of the company and the expected results of operations have not been included in this report because the directors believe it would be likely to result in unreasonable prejudice to the company.

Number of members
The number of members at 30 June 2026 was 2,267 (2025: 2520), which was broken up as follows:

	2026	2025
Life	22	24
Strata Agency	190	204
Strata Individual Member	1,792	2,046
Supplier Company (Srvcs Companies req. 1 individual member)	250	241
Supplier Individual (Additional members above the 1 individual)	13	5
	2,267	2,520

An EGM was held to remove the Owners Chapter and revert them to subscribers.

Environmental regulation
The company is not subject to any significant environmental regulation under Australian Commonwealth or State law.

Shares under option
There were no unissued ordinary shares of the company under option outstanding at the date of this report.

Shares issued on the exercise of options
There were no ordinary shares of the company issued on the exercise of options during the year ended 30 June 2026 and up to the date of this report.

STRATA COMMUNITY ASSOCIATION (NSW) LIMITED DIRECTORS' REPORT 30 JUNE 2026

Directors transactions
No director of the company has received or become entitled to receive a benefit because of a contract made by the company or a related body corporate with the director or with a firm of which they are a member, or with a company in which they have a substantial financial interest.

M Jenkins, while a director of SCA (NSW), his legal firm, Bannermans Lawyers, entered into a sponsorship contract with SCA (NSW) for the relevant period. The sponsorship fee has been paid to SCA (NSW).

Directors' indemnity
The company has indemnified the directors and executives of the company for costs incurred, in their capacity as a director or executive, for which they may be held personally liable, except where there is a lack of good faith.

During the financial year, the company paid a premium in respect of a contract to insure the directors and executives of the company against a liability to the extent permitted by the Corporations Act 2001. The contract of insurance prohibits disclosure of the nature of the liability and the amount of the premium.

Indemnity and insurance of officers
The company has indemnified the directors and executives of the company for costs incurred, in their capacity as a director or executive, for which they may be held personally liable, except where there is a lack of good faith.

During the financial year, the company paid a premium in respect of a contract to insure the directors and executives of the company against a liability to the extent permitted by the Corporations Act 2001. The contract of insurance prohibits disclosure of the nature of the liability and the amount of the premium.

Indemnity and insurance of auditor
The company has not, during or since the end of the financial year, indemnified or agreed to indemnify the auditor of the company or any related entity against a liability incurred by the auditor.

During the financial year, the company has not paid a premium in respect of a contract to insure the auditor of the company or any related entity.

Proceedings on behalf of the company
No person has applied to the Court under section 237 of the Corporations Act 2001 for leave to bring proceedings on behalf of the company, or to intervene in any proceedings to which the company is a party for the purpose of taking responsibility on behalf of the company for all or part of those proceedings.

Consolidated entity disclosure statement
Section 295(3A)(a) does not apply to the company as the it does not have any controlled entities and therefore is not required by the Australian Accounting Standards to prepare consolidated financial statements.

Auditor's independence declaration
A copy of the auditor's independence declaration as required under section 307C of the Corporations Act 2001 is set out immediately after this directors' report.

This report is made in accordance with a resolution of directors, pursuant to section 298(2)(a) of the Corporations Act 2001.

On behalf of the directors

Robert Anderson

R. Anderson
Director

L. Perera
Director

18 August 2026

William Buck
ACCOUNTANTS & ADVISORS

Lead Auditor's Independence Declaration under Section 307C of the Corporations Act 2001

To the Directors of Strata Community Association (NSW) Limited

As lead auditor for the audit of the financial report of Strata Community Association (NSW) Limited for the year ended 30 June 2026, I declare that, to the best of my knowledge and belief, there have been:

— No contraventions of the auditor independence requirements as set out in the *Corporations Act 2001* in relation to the audit; and

— No contraventions of any applicable code of professional conduct in relation to the audit.

Your faithfully

William Buck

William Buck (NSW)

ABN 16 021 300 521

Lloyd Crawford

Lloyd Crawford

Partner

Sydney, 18 August 2026

STRATA COMMUNITY ASSOCIATION (NSW) LIMITED
CONTENTS
30 JUNE 2026

General information

The financial statements cover Strata Community Association (NSW) Limited as an individual entity. The financial statements are presented in Australian dollars, which is Strata Community Association (NSW) Limited's functional and presentation currency.

Strata Community Association (NSW) Limited is a company limited by shares, incorporated and domiciled in Australia. Its registered office and principal place of business is:

Suite 203 Level 2
50 Berry Street
North Sydney NSW 2060

A description of the nature of the company's operations and its principal activities are included in the directors' report, which is not part of the financial statements.

The financial statements were authorised for issue, in accordance with a resolution of directors, on 18 August 2026. The directors have the power to amend and reissue the financial statements.

STRATA COMMUNITY ASSOCIATION (NSW) LIMITED STATEMENT OF PROFIT OR LOSS AND OTHER COMPREHENSIVE INCOME FOR THE YEAR ENDED 30 JUNE 2026

	Note	2026 $	2025 $
Revenue			
Revenue	3	3,170,477	3,358,889
Other income	4	400	32,159
Expenses			
Accounting and audit fees		(41,111)	(12,492)
Bank fees and charges		(8,579)	(8,309)
Board expenses		(11,166)	(18,076)
Communications and public relations		(3,964)	(22,114)
Depreciation and amortisation expense	5	(61,945)	(45,135)
Development expense - CRM		-	(284,211)
Education platform service and hosting fees		(244,741)	(218,226)
Employee benefits expense		(1,222,181)	(1,032,249)
Events and education		(834,659)	(1,035,614)
Fees	6	(230,235)	(292,222)
Finance costs		(4,697)	(3,799)
Insurance expenses		(19,154)	(21,386)
Membership and subscriptions		(332,676)	(527,295)
Occupancy costs		(37,403)	(73,110)
Other expenses		(33,109)	(42,334)
Printing and stationery		(8,530)	(11,957)
Telephone and internet		(21,445)	(20,679)
Travel and accommodation		(6,433)	(3,661)
Profit/(loss) before income tax expense		48,849	(281,821)
Income tax expense		-	-
Profit/(loss) after income tax expense for the year attributable to the members of Strata Community Association (NSW) Limited	16	48,849	(281,821)
Other comprehensive income for the year, net of tax		-	-
Total comprehensive income for the year attributable to the members of Strata Community Association (NSW) Limited		48,849	(281,821)

The above statement of profit or loss and other comprehensive income should be read in conjunction with the accompanying notes

STRATA COMMUNITY ASSOCIATION (NSW) LIMITED
STATEMENT OF FINANCIAL POSITION
AS AT 30 JUNE 2026

	Note	2026 $	2025 $
Assets			
Current assets			
Cash and cash equivalents	7	344,784	94,784
Trade and other receivables	8	531,442	87,916
Other assets	9	155,566	405,010
Total current assets		1,031,792	587,710
Non-current assets			
Property, plant and equipment	10	20,973	24,621
Right-of-use assets	11	72,404	178,344
Total non-current assets		93,377	202,965
Total assets		1,125,169	790,675
Liabilities			
Current liabilities			
Trade and otherpayables	12	100,404	197,603
Lease liabilities	13	51,823	65,950
Employee benefits	14	49,997	46,448
Other liabilities	15	583,762	86,426
Total current liabilities		785,986	396,427
Non-current liabilities			
Lease liabilities	13	25,664	110,453
Employee benefits	14	-	19,125
Total non-current liabilities		25,664	129,578
Total liabilities		811,650	526,005
Net assets		313,519	264,670
Equity			
Retained profits	16	313,519	264,670
Total equity		313,519	264,670

The above statement of financial position should be read in conjunction with the accompanying notes

STRATA COMMUNITY ASSOCIATION (NSW) LIMITED STATEMENT OF CHANGES IN EQUITY FOR THE YEAR ENDED 30 JUNE 2026

	Retained profits $	Total equity $
Balance at 1 July 2024	546,491	546,491
Loss after income tax expense for the year	(281,821)	(281,821)
Other comprehensive income for the year, net of tax	-	-
Total comprehensive income for the year	(281,821)	(281,821)
Balance at 30 June 2025	264,670	264,670

	Retained profits $	Total equity $
Balance at 1 July 2025	264,670	264,670
Profit after income tax expense for the year	48,849	48,849
Other comprehensive income for the year, net of tax	-	-
Total comprehensive income for the year	48,849	48,849
Balance at 30 June 2026	313,519	313,519

The above statement of changes in equity should be read in conjunction with the accompanying notes

STRATA COMMUNITY ASSOCIATION (NSW) LIMITED STATEMENT OF CASH FLOWS FOR THE YEAR ENDED 30 JUNE 2026

	Note	2026 $	2025 $
Cash flows from operating activities			
Receipts from customers (inclusive of GST)		3,224,687	3,625,585
Payments to suppliers and employees (inclusive of GST)		(2,918,717)	(3,639,190)
		305,970	(13,605)
Interest and other finance costs paid		-	(3,799)
Net cash from/(used in) operating activities	19	305,970	(17,404)
Cash flows from investing activities			
Payments for property, plant and equipment		(5,708)	(19,660)
Proceeds from disposal of property, plant and equipment		-	13,332
Net cash used in investing activities		(5,708)	(6,328)
Cash flows from financing activities			
Repaymentof leaseliabilities		(50,262)	(31,788)
Net cash used in financing activities		(50,262)	(31,788)
Net increase/(decrease) in cash and cash equivalents		250,000	(55,520)
Cash and cash equivalents at the beginning of the financial year		94,784	150,304
Cash and cash equivalents at the end of the financial year	7	344,784	94,784

The above statement of cash flows should be read in conjunction with the accompanying notes

Note 1. Material accounting policy information

The accounting policies that are material to the company are set out below. The accounting policies adopted are consistent with those of the previous financial year, unless otherwise stated.

New or amended Accounting Standards and Interpretations adopted
The company has adopted all of the new or amended Accounting Standards and Interpretations issued by the Australian Accounting Standards Board ('AASB') that are mandatory for the current reporting period.

Any new or amended Accounting Standards or Interpretations that are not yet mandatory have not been early adopted.

Basis of preparation
In the directors' opinion, the company is not a reporting entity because there are no users dependent on general purpose financial statements.

These are special purpose financial statements that have been prepared for the purposes of complying with the Corporations Act 2001 requirements to prepare and distribute financial statements to the members of Strata Community Association (NSW) Limited. The directors have determined that the accounting policies adopted are appropriate to meet the needs of the members of Strata Community Association (NSW) Limited.

These financial statements have been prepared in accordance with the recognition and measurement requirements specified by the Australian Accounting Standards and Interpretations issued by the Australian Accounting Standards Board ('AASB') and the disclosure requirements of AASB 101 'Presentation of Financial Statements', AASB 107 'Statement of Cash Flows', AASB 108 'Accounting Policies, Changes in Accounting Estimates and Errors', AASB 1048 'Interpretation of Standards' and AASB 1054 'Australian Additional Disclosures', as appropriate for for-profit oriented entities.

Historical cost convention
The financial statements have been prepared under the historical cost convention.

Critical accounting estimates
The preparation of the financial statements requires the use of certain critical accounting estimates. It also requires management to exercise its judgement in the process of applying the company's accounting policies. The areas involving a higher degree of judgement or complexity, or areas where assumptions and estimates are significant to the financial statements, are disclosed in note 2.

Revenue recognition
The company recognises revenue as follows:

Revenue from contracts with customers
Revenue is recognised at an amount that reflects the consideration to which the company is expected to be entitled in exchange for transferring goods or services to a customer. For each contract with a customer, the company: identifies the contract with a customer; identifies the performance obligations in the contract; determines the transaction price which takes into account estimates of variable consideration and the time value of money; allocates the transaction price to the separate performance obligations on the basis of the relative stand-alone selling price of each distinct good or service to be delivered; and recognises revenue when or as each performance obligation is satisfied in a manner that depicts the transfer to the customer of the goods or services promised.

Variable consideration within the transaction price, if any, reflects concessions provided to the customer such as discounts, rebates and refunds, any potential bonuses receivable from the customer and any other contingent events. Such estimates are determined using either the 'expected value' or 'most likely amount' method. The measurement of variable consideration is subject to a constraining principle whereby revenue will only be recognised to the extent that it is highly probable that a significant reversal in the amount of cumulative revenue recognised will not occur. The measurement constraint continues until the uncertainty associated with the variable consideration is subsequently resolved. Amounts received that are subject to the constraining principle are recognised as a refund liability.

Sale of goods

Revenue from the sale of goods is recognised at the point in time when the customer obtains control of the goods, which is generally at the time of delivery.

Note 1. Material accounting policy information (continued)

Rendering of services
Revenue from a contract to provide services is recognised over time as the services are rendered based on either a fixed price or an hourly rate.

Interest
Interest revenue is recognised as interest accrues using the effective interest method. This is a method of calculating the amortised cost of a financial asset and allocating the interest income over the relevant period using the effective interest rate, which is the rate that exactly discounts estimated future cash receipts through the expected life of the financial asset to the net carrying amount of the financial asset.

Other revenue
Other revenue is recognised when it is received or when the right to receive payment is established.

Income tax
Thetax expense recognised in the statement of surplus or deficit comprises of current income tax expense. Current tax is the amount of income taxes payable (recoverable) in respect of the taxable surplus (deficit) for the year and is measured at the amount expected to be paid to (recovered from) the taxation authorities, using the tax rates and laws that have been enacted or substantively enacted by the end of the reporting period.

Non member income of the company is only assessable for income tax, as member income is excluded under the principle of mutuality.

Current and non-current classification
Assets and liabilities are presented in the statement of financial position based on current and non-current classification.

An asset is classified as current when: it is either expected to be realised or intended to be sold or consumed in the company's normal operating cycle; it is held primarily for the purpose of trading; it is expected to be realised within 12 months after the reporting period; or the asset is cash or cash equivalent unless restricted from being exchanged or used to settle a liability for at least 12 months after the reporting period. All other assets are classified as non-current.

A liability is classified as current when: it is either expected to be settled in the company's normal operating cycle; it is held primarily for the purpose of trading; it is due to be settled within 12 months after the reporting period; or there is no right at the end of the reporting period to defer the settlement of the liability for at least 12 months after the reporting period. All other liabilities are classified as non-current.

Cash and cash equivalents
Cash and cash equivalents includes cash on hand, deposits held at call with financial institutions, other short-term, highly liquid investments with original maturities of three months or less that are readily convertible to known amounts of cash and which are subject to an insignificant risk of changes in value.

Trade and other receivables
Trade receivables are initially recognised at fair value and subsequently measured at amortised cost using the effective interest method, less any allowance for expected credit losses. Trade receivables are generally due for settlement within 30 days.

The company has applied the simplified approach to measuring expected credit losses, which uses a lifetime expected loss allowance. To measure the expected credit losses, trade receivables have been grouped based on days overdue.

Property, plant and equipment
Plant and equipment is stated at historical cost less accumulated depreciation and impairment. Historical cost includes expenditure that is directly attributable to the acquisition of the items.

Depreciation is calculated on a straight-line basis to write off the net cost of each item of property, plant and equipment (excluding land) over their expected useful lives as follows:

The residual values, useful lives and depreciation methods are reviewed, and adjusted if appropriate, at each reporting date.

Note 1. Material accounting policy information (continued)

An item of property, plant and equipment is derecognised upon disposal or when there is no future economic benefit to the company. Gains and losses between the carrying amount and the disposal proceeds are taken to profit or loss.

Right-of-use assets
Aright-of-use asset is recognised at the commencement date of a lease. The right-of-use asset is measured at cost, which comprises the initial amount of the lease liability, adjusted for, as applicable, any lease payments made at or before the commencement date net of any lease incentives received, any initial direct costs incurred, and, except where included in the cost of inventories, an estimate of costs expected to be incurred for dismantling and removing the underlying asset, and restoring the site or asset.

Right-of-use assets are depreciated on a straight-line basis over the unexpired period of the lease or the estimated useful life of the asset, whichever is the shorter. Where the company expects to obtain ownership of the leased asset at the end of the lease term, the depreciation is over its estimated useful life. Right-of use assets are subject to impairment or adjusted for any remeasurement of lease liabilities.

The company has elected not to recognise a right-of-use asset and corresponding lease liability for short-term leases with terms of 12 months or less and leases of low-value assets. Lease payments on these assets are expensed to profit or loss as incurred.

Impairment of non-financial assets
Non-financial assets are reviewed for impairment whenever events or changes in circumstances indicate that the carrying amount may not be recoverable. An impairment loss is recognised for the amount by which the asset's carrying amount exceeds its recoverable amount.

Recoverable amount is the higher of an asset's fair value less costs of disposal and value-in-use. The value-in-use is the present value of the estimated future cash flows relating to the asset using a pre-tax discount rate specific to the asset or cash-generating unit to which the asset belongs. Assets that do not have independent cash flows are grouped together to form a cash-generating unit.

Trade and other payables
These amounts represent liabilities for goods and services provided to the company prior to the end of the financial year and which are unpaid. Due to their short-term nature they are measured at amortised cost and are not discounted. The amounts are unsecured and are usually paid within 30 days of recognition.

Lease liabilities
A lease liability is recognised at the commencement date of a lease. The lease liability is initially recognised at the present value of the lease payments to be made over the term of the lease, discounted using the interest rate implicit in the lease or, if that rate cannot be readily determined, the company's incremental borrowing rate. Lease payments comprise of fixed payments less any lease incentives receivable, variable lease payments that depend on an index or a rate, amounts expected to be paid under residual value guarantees, exercise price of a purchase option when the exercise of the option is reasonably certain to occur, and any anticipated termination penalties. The variable lease payments that do not depend on an index or a rate are expensed in the period in which they are incurred.

Lease liabilities are measured at amortised cost using the effective interest method. The carrying amounts are remeasured if there is a change in the following: future lease payments arising from a change in an index or a rate used; residual guarantee; lease term; certainty of a purchase option and termination penalties. When a lease liability is remeasured, an adjustment is made to the corresponding right-of use asset, or to profit or loss if the carrying amount of the right-of-use asset is fully written down.

Employee benefits

Short-term employeebenefits
Liabilities for wages and salaries, including non-monetary benefits, annual leave and long service leave expected to be settled wholly within 12 months of the reporting date are measured at the amounts expected to be paid when the liabilities are settled.

Note 1. Material accounting policy information (continued)

Other long-term employee benefits
The liability for annual leave and long service leave not expected to be settled within 12 months of the reporting date are measured at the present value of expected future payments to be made in respect of services provided by employees up to the reporting date using the projected unit credit method. Consideration is given to expected future wage and salary levels, experience of employee departures and periods of service. Expected future payments are discounted using market yields at the reporting date on high quality corporate bonds with terms to maturity and currency that match, as closely as possible, the estimated future cash outflows.

Goods and Services Tax ('GST') and other similar taxes
Revenues, expenses and assets are recognised net of the amount of associated GST, unless the GST incurred is not recoverable from the tax authority. In this case it is recognised as part of the cost of the acquisition of the asset or as part of the expense.

Receivables and payables are stated inclusive of the amount of GST receivable or payable. The net amount of GST recoverable from, or payable to, the tax authority is included in other receivables or other payables in the statement of financial position.

Cash flows are presented on a gross basis. The GST components of cash flows arising from investing or financing activities which are recoverable from, or payable to the tax authority, are presented as operating cash flows.

Commitments and contingencies are disclosed net of the amount of GST recoverable from, or payable to, the tax authority.

New Accounting Standards and Interpretations not yet mandatory or early adopted
Australian Accounting Standards and Interpretations that have recently been issued or amended but are not yet mandatory, have not been early adopted by the company for the annual reporting period ended 30 June 2026. The company has not yet assessed the impact of these new or amended Accounting Standards and Interpretations.

Note 2. Critical accounting judgements, estimates and assumptions
The preparation of the financial statements requires management to make judgements, estimates and assumptions that affect the reported amounts in the financial statements. Management continually evaluates its judgements and estimates in relation to assets, liabilities, contingent liabilities, revenue and expenses. Management bases its judgements, estimates and assumptions on historical experience and on other various factors, including expectations of future events, management believes to be reasonable under the circumstances. The resulting accounting judgements and estimates will seldom equal the related actual results. The judgements, estimates and assumptions that have a significant risk of causing a material adjustment to the carrying amounts of assets and liabilities (refer to the respective notes) within the next financial year are discussed below.

Estimation of useful lives of assets
The company determines the estimated useful lives and related depreciation and amortisation charges for its property, plant and equipment and finite life intangible assets. The useful lives could change significantly as a result of technical innovations or some other event. The depreciation and amortisation charge will increase where the useful lives are less than previously estimated lives, or technically obsolete or non-strategic assets that have been abandoned or sold will be written off or written down.

Employee benefits provision

As discussed in note 1, the liability for employee benefits expected to be settled more than 12 months from the reporting date are recognised and measured at the present value of the estimated future cash flows to be made in respect of all employees at the reporting date. In determining the present value of the liability, estimates of attrition rates and pay increases through promotion and inflation have been taken into account.

STRATA COMMUNITY ASSOCIATION (NSW) LIMITED
NOTES TO THE FINANCIAL STATEMENTS
30 JUNE 2026

Note 3. Revenue

	2026 $	2025 $
Membership	955,806	977,712
Sponsorship	713,514	875,101
Events and education	1,072,946	1,096,364
PSS membership	428,211	409,712
	3,170,477	3,358,889

Note 4. Other income

	2026 $	2025 $
Other income	400	640
Gain on lease termination	-	31,519
	400	32,159

Note 5. Depreciation and amortisation expense

	2026 $	2025 $
Depreciation	9,356	15,287
Amortisation (right-of-use assets)	52,589	29,848
	61,945	45,135

Note 6. Fees

	2026 $	2025 $
General legal and consulting expenses	125,668	186,322
Professional standards scheme fees	104,567	105,900
	230,235	292,222

Note 7. Cash and cash equivalents

	2026 $	2025 $
Current assets		
Cash at bank	344,784	94,784

Note 8. Trade and other receivables

	2026 $	2025 $
Current assets		
Trade receivables	4,538	67,823
Other receivables	526,904	20,093
	531,442	87,916

Note 9. Other assets

	2026 $	2025 $
Current assets		
Prepayments	99,684	349,128
Security deposits	55,882	55,882
	155,56	405,010

Note 10. Property, plant and equipment

	2026 $	2025 $
Non-current assets		
Fixturesandfittings - at cost	1,707	1,707
Less: Accumulated depreciation	(731)	(487)
	976	1,220
Office equipment - at cost	82,043	76,336
Less: Accumulated depreciation	(62,046)	(52,935)
	19,997	23,401
	20,973	24,621

Reconciliations

Reconciliationsof the written down values at the beginning and end of the current and previous financial year are set out below:

	Fixtures and fittings $	Office equipment $	Total $
Balance at 30 June 2025	1,220	23,401	24,621
Additions	-	5,707	5,707
Depreciation expense	(244)	(9,111)	(9,355)
Balance at 30 June 2026	976	19,997	20,973

Note 11. Right-of-use assets

	2026 $	2025 $
Non-current assets		
Land and buildings - right-of-use	144,411	208,192
Less: Accumulated depreciation	(72,007)	(29,848)
	72,404	178,344

Reconciliations
Reconciliations of the written down values at the beginning and end of the current and previous financial year are set out below:

	Land and buildings $	Total $
Balance at 30 June 2025	178,344	178,344
Adjustments	(53,351)	(53,351)
Depreciation expense	(52,589)	(52,589)
Balance at 30 June 2026	72,404	72,404

Note 12. Trade and other payables

	2026 $	2025 $
Current liabilities		
Trade payables	(28)	125,748
GST payable	30,398	16,910
Other payables	70,034	54,945
	100,404	197,603

Note 13. Lease liabilities

	2026 $	2025 $
Current liabilities		
Leaseliability	51,823	65,950
Non-current liabilities		
Leaseliability	25,664	110,453
	77,487	176,403

Note 14. Employee benefits

	2026 $	2025 $
Current liabilities		
Annual leave	49,997	46,448
Non-current liabilities		
Long service leave	-	19,125
	49,997	65,573

Note 15. Other liabilities

	2026 $	2025 $
Current liabilities		
Unearned income	583,762	86,426

Note 16. Retained profits

	2026 $	2025 $
Retained profits at the beginning of the financial year	264,670	546,491
Profit/(loss) after income tax expense for the year	48,849	(281,821)
Retained profits at the end of the financial year	313,519	264,670

Note 17. Contingent liabilities

The Company did not have any contingencies at 30 June 2026 (2025: Nil).

Note 18. Events after the reporting period

No matter or circumstance has arisen since 30 June 2026 that has significantly affected, or may significantly affect the company's operations, the results of those operations, or the company's state of affairs in future financial years.

Note 19. Reconciliation of profit/(loss) after income tax to net cash from/(used in) operating activities

	2026 $	2025 $
Profit/(loss) after income tax expense for the year	48,849	(281,821)
Adjustments for:		
Depreciation and amortisation	61,945	45,135
Write off of property, plant and equipment	-	(640)
Write off of right-of-use assets	-	(31,519)
Interest and other finance costs	4,697	-
Change in operating assets and liabilities:		
Decrease/(increase) in trade and other receivables	(443,526)	26,720
Decrease in prepayments	249,444	407,521
Decrease in trade and other payables	(97,199)	(101,140)
Increase/(decrease) in income in advance	497,336	(89,623)
Increase/(decrease) in employee benefits	(15,576)	7,963
Net cash from/(used in) operating activities	305,970	(17,404)

STRATA COMMUNITY ASSOCIATION (NSW) LIMITED DIRECTORS' DECLARATION 30 JUNE 2026

In the directors' opinion:

- the company is not a reporting entity because there are no users dependent on general purpose financial statements. Accordingly, as described in note 1 to the financial statements, the attached special purpose financial statements have been prepared for the purposes of complying with the Corporations Act 2001 requirements to prepare and distribute financial statements to the members of Strata Community Association (NSW) Limited;
- the attached financial statements and notes comply with the Corporations Act 2001, the Accounting Standards as described in note 1 to the financial statements, the Corporations Regulations 2001 and other mandatory professional reporting requirements;
- the attached financial statements and notes give a true and fair view of the company's financial position as at 30 June 2026 and of its performance for the financial year ended on that date; and
- there are reasonable grounds to believe that the company will be able to pay its debts as and when they become due and payable.

Signed in accordance with a resolution of directors made pursuant to section 295(5)(a) of the Corporations Act 2001.

On behalf of the directors

Robert Anderson

R. Anderson
Director

L. Perera
Director

18 August 2026

WilliamBuck
ACCOUNTANTS & ADVISORS

Independent Auditor's Report to the Members of Strata Community Association (NSW) Limited

Report on the Audit of the Financial Report

Opinion

In ouropinion, theaccompanying financialreport ofStrata Community Association (NSW) Limited (the Company), is in accordance with the *Corporations Act 2001*, including:

— Giving a true and fair view of the Company's financial position as at 30 June 2026 and of its financial performance for the year then ended; and

— Complying with Australian Accounting Standards to the extent described in Note 1, and the *Corporations Regulations 2001.*

What was audited?

We haveaudited the financial report of the Company, which comprises:

— The statement of financial position as at 30 June 2026;

— The statement of profit or loss and other comprehensive income for the year then ended;

— The statement of changes in equity for the year then ended;

— The statement of cash flows for the year then ended;

— Notes to the financial statements, including material accounting policy information; and

— The directors' declaration.

Basis for opinion

We conducted our audit in accordance with Australian Auditing Standards. Our responsibilities under those standards are further described in the *Auditor's responsibilities for the audit of the financial report* section of our report. We are independent of the Company in accordance with the auditor independence requirements of the *Corporations Act 2001* and the ethical requirements of the Accounting Professional & Ethical Standards Board's APES 110 *Code of Ethics for Professional Accountants (including Independence Standards)* (the Code) that are relevant to our audit of the financial report in Australia. We have also fulfilled our other ethical responsibilities in accordance with the Code.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

Emphasis of matter

We draw attention to Note 1 of the financial report, which describes the basis of accounting. The financial report has been prepared to assist the Entity to meet the requirements of complying with the *Corporations Act 2001* to prepare and distribute financial statements to the members of Strata Community Association (NSW) Limited. As a result, the financial report may not be suitable for another purpose. Our opinion is not modified in respect of this matter.

Other matter

The financial report of Strata Community Association (NSW) Limited for the year ended 30 June 2025 was audited by another auditor who expressed an unqualified opinion, their audit report was dated 24 October 2025.

Other information

The directors are responsible for the other information. The other information comprises the information included in the Company's annual report for the year ended 30 June 2026, but does not include the financial report and our auditor's report thereon.

Our opinion on the financial report does not cover the other information and accordingly we do not express any form of assurance conclusion thereon.

In connection with our audit of the financial report, our responsibility is to read the other information and, in doing so, consider whether the other information is materially inconsistent with the financial report or our knowledge obtained in the audit or otherwise appears to be materially misstated.

If, based on the work we have performed, we conclude that there is a material misstatement of this other information, we are required to report that fact. We have nothing to report in this regard.

Responsibilities of the directors for the financial report

The directors of the Company are responsible for the preparation of the financial report that gives a true and fair view in accordance with Australian Accounting Standards to the extent described in Note 1 and the *Corporations Act 2001* and for such internal control as the directors determine is necessary to enable the preparation of the financial report that gives a true and fair view and is free from material misstatement, whether due to fraud or error.

In preparing the financial report, the directors are responsible for assessing the Company's ability to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless the directors either intend to liquidate the Company or to cease operations, or have no realistic alternative but to do so.

Auditor's responsibilities for the audit of the financial report

Our objectives are to obtain reasonable assurance about whether the financial report as a whole is free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance, but is not a guarantee that an audit conducted in accordance with the Australian Auditing Standards will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of this financial report.

Auditor's responsibilities for the audit of the financial report (continued)

A further description of our responsibilities for the audit of the financial report is located at the Auditing and Assurance Standards Board website at: https://www.auasb.gov.au/auditors_responsibilities/ar4.pdf

This description forms part of our auditor's report.

Your faithfully

William Buck

William Buck (NSW)
ABN 16 021 300 521

Lloyd Crawford

Lloyd Crawford
Partner

Sydney, 18 August 2026

strata community association® NSW

ANNUAL REPORT 2026

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