

**New Zealand**

# NZ welcomed into SCA family



In February 2016 SCA went international! We are proud to have founded the NZ chapter of SCA (NZ) and feel privileged to have been welcomed into the SCA family!

Having experienced firsthand the advantages of SCA across the states of Australia and attended the annual conferences for the past 3 years, with valuable

guidance from the Australian parent body, I facilitated the establishment of our chapter. The aim is for SCA (NZ) to be seen as a professional body acting as an independent voice in the industry.

Having worked alongside some of the industry leaders in New Zealand and Australia for the past 18 years, I believed it was time to increase the education and professionalism across all elements of the industry. The various disciplines involved in this sector as a whole needed to evolve with the times through government lobbying, consistent practices and standards, codes of conduct, education and regulation and what better way to do it than to learn from Australia's \$1.2 trillion sector! While the New Zealand Sector is smaller, the issues we face mirror those of Oz pre-SCA.

We have already made significant progress in terms of future events, education, training and qualifications. The Executive and sub-committees have agreed the focus for 2016 is on education and embracing the resources available to us. We are currently contextualizing the A100 course for roll out in NZ. I was lucky enough to meet some key stakeholders at the Alice Springs conference and combined with the EAB the advice, support and assistance has been exceptional! We have been able to engage with industry leaders in taking a positive step forward towards raising the bar in NZ.

One thing New Zealand does have going for it is one piece of legislation that applies to the whole Country! For our first Inside Strata article, we would like to outline some statistics prepared by one of our Inaugural members with respect to the Strata Numbers Auckland and North as illustrated by the supplied table.

From this, a rough measure might be that 35% of NAKLD BC (representing say 2,000 BC's) having around 55,000 titles (an average of 28 titles per BC) could be described as being vertically strata'd titles. That is, Unit Titles being horizontally and vertically layered – a strata title.

In respect to total Unit Titles in NZ, the present LINZ Online system shows the following information:

- Total land titles 2.2 million, with Unit Titles being 8.5% or 184,000 titles.
- 65% of NAKLD BC's have 5 or fewer titles, Strata Titles in NAKLD are approx. 55,000 in 35% of BC

Summary of BC	North Auckland Land Registry		To June 2016		
Titles per BC	Number of BC	Total titles	Average titles per BC	% BC in size category	% of Titles
2	1,866	3,732		32%	6%
3	870	2,610		15%	4%
4	633	2,532		11%	4%
5	385	1,925		7%	3%
6	308	1,848		5%	3%
7	154	1,078		3%	2%
8	187	1,496		3%	2%
9	123	1,107		2%	2%
<b>Total 2-9</b>	<b>4,526</b>	<b>16,328</b>	<b>3.6</b>	<b>79%</b>	<b>25%</b>
<b>10-30</b>	<b>844</b>	<b>13,503</b>	<b>16.0</b>	<b>21%</b>	<b>75%</b>
<b>31-50</b>	<b>158</b>	<b>6,224</b>	<b>39.4</b>		
<b>51-99</b>	<b>120</b>	<b>8,420</b>	<b>70.2</b>		
<b>100-199</b>	<b>66</b>	<b>8,908</b>	<b>135.0</b>		
<b>200-299</b>	<b>27</b>	<b>6,368</b>	<b>235.9</b>		
<b>300+</b>	<b>15</b>	<b>6,515</b>	<b>434.3</b>		
<b>ALL</b>	<b>5,756</b>	<b>66,266</b>	<b>11.5</b>		
<b>Total database extract</b>	<b>100.0%</b>				
<b>12-Jun-16</b>					

- NAKLD titles at 66,266 are approximately 36% of New Zealand Unit Titles
- If NAKLD profile is representative of NZ profile, then total NZ-wide strata titles could be 150,000 (55,000 / 0.36).
- Value of sector, if each of the Unit Titles were valued at \$300,000 then the value of the sector would be \$45 billion (150,000 x \$300,000).

Some members of SCA (NZ) Chapter have participated in their individual capacities in a major working group review of the Unit Titles Act 2010. This review, which was submitted to Minister of Housing Hon Dr Nick Smith on 25th May 2016 recommending a number of legislative changes, included a new focus on education and membership of professional bodies.

We are delighted to report that as a result of this working group report, a review of the Act is underway and I have been asked to assist on the advisory board both individually and on behalf of SCA (NZ).

The introduction of an independent reputable body to add professionalism, resource, knowledge and training to the strata industry will benefit everyone in the long run.

We look forward to working with our trans-Tasman Neighbours to drive membership, sponsorship and achieve ongoing goals.

Should you have any sponsorship or membership inquiries, please contact us at [admin@stratacommunity.org.au](mailto:admin@stratacommunity.org.au)

**Joanne Barreto**  
SCA (NZ) President





# SCA National President's message



**Erik Adriaanse** *FCPA*  
National President  
Strata Community Australia

**As my term of National President draws to a close, I can proudly reflect on the accomplishments that have been achieved for the strata industry.**

## **Education**

SCA is committed to the education of the "People of Strata" and has introduced additional educational courses to help achieve a complete training package. In 2015, the SCA A100: National Introduction to Living and Working in the Strata Community course was developed and launched. The course has been delivered across Australia, with extremely positive feedback from newcomers to the industry as well as experienced Strata Managers wanting to refresh their skills.

SCA's National Education Committee has partnered with RMIT to develop new, nationally recognised qualifications – Certificate III, IV and Diploma in Strata Community Management. The development of these courses is a huge step forward for the strata industry – they are the first national qualifications that recognise strata as its own segment of the property industry. These courses aim to help educate the strata community, add value for SCA members, and help raise the image of professionalism to the wider public. Registrations for the Certificate IV will be open in October and I encourage you to contact SCA National for further details.

## **Accreditation scheme**

The implementation of a four step SCA Accreditation pathway was developed to recognise Managers' commitment to the profession. A combination of formal qualifications, continuing professional development and work experience are recognised under the pathway.

## **SCA goes global**

Joanne Barreto, Director of Auckland based Property 101, recognised the benefits and achievements of our professional industry body in Australia,

and has worked with SCA to develop a New Zealand chapter. With the assistance of Joanne as the SCA (NZ) President, Strata Community Association (NZ) was formed. The chapter encompasses Body Corporate Managers, strata owners and strata services suppliers; a true representation of the industry. The first educational event kicked off in August focusing on health and safety at work, which is a promising start to the very engaged chapter.

I've been very lucky to be supported by Kim Henshaw and his very capable staff; Claudia Montiel, Anne Cai, Sarah Cha and Erin Gillin. The National Board are another fundamental aspect to the growth and development of SCA. We are a very cohesive action-based group who build strategies and monitor SCA's progress nationally. The National Board consists of; Andrew Chambers, Bill Coles, Fiona Michel, Greg Haywood, Kim Henshaw, Simon Barnard, Stephen Raff and Stuart Mellington and I. Together, we've established a very sound financial footing, which puts us in a fantastic space for future growth for our valued members. Daily, I experience something new and exciting that is happening within Strata Community Australia. An example is a creation of our National Disciplinary Committee and, of course, the huge achievements within education and accreditation. The appointment of Carole Anderson as the National Education Officer indicates our use of resources to provide continued member services.

The voluntary work performed by our committees has been outstanding. The time, dedication and contributions by volunteers in the industry significantly assist SCA in delivering more for our members, and allow us to grow as an organisation. The committees are a testament of how SCA relies on the valued input of its members to create exponential growth in this rapidly evolving industry.