

Strata management in WA

Aggregated Data from the
2025 Strata Manager Annual Returns



Locate



Value



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Strata manager annual returns

- Under the Strata Titles (General) Regulations 2019, **strata manager annual returns are required to be submitted to Landgate by 31 March each year.**
- Amendments that took effect on 20 August 2026 extended the annual returns requirement beyond 2025 for a further five years, covering the 2026 to 2030 reporting years.
- The next annual return, covering the 2026 reporting year, is due by 31 March 2027.
- The annual returns program provides information about Western Australia's strata management sector to support policy development and advice to Government.
- Landgate will continue to provide information and guidance to support strata managers in meeting their annual reporting requirements.
- For any questions about these returns, please contact Landgate's strata reform team at StrataTitlesActReform@landgate.wa.gov.au.



2025 annual results

This presentation provides an overview and analysis of the aggregated data received from the strata management industry for the reporting period 1 January 2025 to 31 December 2025.

The 2025 returns results reflect the following 121 submissions received:

- 93 submissions received by the initial cut-off date of 31 March 2026.
- 28 submissions received by the extended cut-off date of 21 April 2026.

Please note:

- The data represents only the strata titles schemes in WA operating with a strata manager. Schemes without a strata manager or with a volunteer strata manager are not required to undertake reporting and are not included in the data.
- Blank responses have been counted as nil responses (unless otherwise stated as zero).
- Due to changes in the type and format of data collected since the requirement for annual returns was introduced in 2020, it has not been viable to include 2021 data in all instances. Therefore, 2021 data has only been included in high-level comparisons.
- It was recently identified that the Western Australian Land Titles Register (LTR) figures used to compare in previous years' annual returns analysis had inadvertently only captured built strata, omitting survey strata figures. This has now been corrected and figures have been updated for all previous years within this presentation.

General details | 2025

Item	Total
No. of Returns	121
Total No. of Schemes Reported	10,210
Total No. of Lots Reported	154,224
Total Funds Reported	\$976,269,284
Total Reserve Funds Reported	\$509,554,472
Total Admin Funds Reported	\$466,714,812
Total Insured Values*	\$73,442,074,892
Total Fully Qualified Persons*	190
Total Partially Qualified Persons*	189
Total Nil Qualified Persons*	269
Total Reported Persons*	648

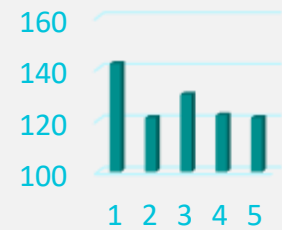
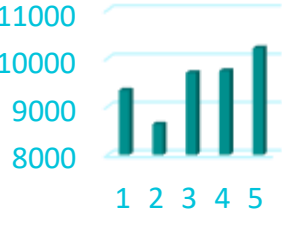
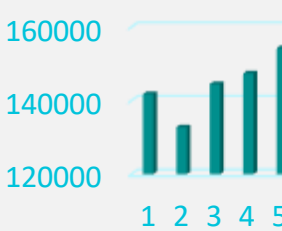
* Non-mandatory requirement for reporting

The number of returns submitted in 2025 has decreased by one from the number of returns submitted in 2024.

Based on information received on “non-mandatory fields” (*) from the 121 respondents, the following has been observed:

- 9 respondents (7%) did not provide Total Insured Values.
- 6 respondents (5%) did not provide any details on schemes by use type (Residential, Commercial, Industrial, Mixed Use and Miscellaneous)
- 18 respondents (15%) did not provide Spending Type details (Professional, Building, Property, Other Services)
- 9 respondents (7%) did not provide qualification details (Fully Qualified, Partially Qualified or Nil Qualified).

Comparison: Responses | 2021 to 2025

Item	Responses 2021	Responses 2022	Responses 2023	Responses 2024	Responses 2025	Trend
No. of Returns	142	121	130	122	121	
Total No. of Schemes Reported	9,339	8,634	9,702	9,741	10,210	
Total No. of Lots Reported	141,774	132,716	144,443	147,638	154,224	

The number of returns has seen minor fluctuations over the five-year reporting period, overall decreasing in 2025 by approximately 15% since 2021. A slight decrease of less than 1% has been observed from 2024.

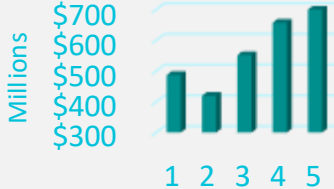
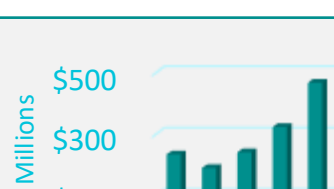
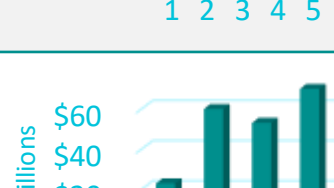
The number of schemes reported in 2025 is the highest recorded over the five-year period, with a 5% increase in schemes reported in 2025 from 2024.

The number of lots reported has increased consistently over the past four-year period.

The slight decrease in numbers of responses and increase in schemes and lots could indicate any of the following:

- strata managers are managing more schemes on average
- data has been captured from new or different respondents from previous years
- a greater number of large and very large schemes have been captured in 2025 than in previous years.

Comparison: Funds and Insured Value | 2021 to 2025

Item	Responses 2021	Responses 2022	Responses 2023	Responses 2024	Responses 2025	Trend
Total Funds Reported	\$487,288,548	\$420,591,924	\$552,459,618	\$657,247,302	\$976,269,284	
Total Reserve Funds Reported	\$245,201,601	\$229,957,434	\$311,193,887	\$333,364,544	\$509,554,472	
Total Admin Funds Reported	\$234,294,913	\$190,634,490	\$241,265,732	\$323,892,758	\$466,714,812	
Total Insured Value	N/A Data not required in 2021	\$22,991,070,787	\$60,283,101,974	\$53,094,491,399	\$73,442,074,892	

After an initial decrease from 2021 to 2022, the total funds reported has shown a steady increase over the 2022 to 2025 period, with a significant increase of just over 100% shown in 2025 when compared to 2021, and just over 132% compared to 2022.

A smaller, yet not insignificant, increase of 48.5% is observed from 2024 to 2025.

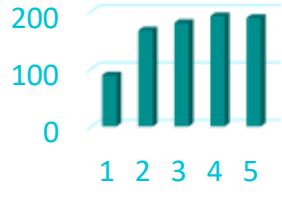
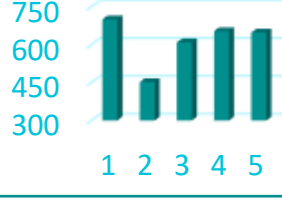
Similarly, the total reported reserve and admin funds follow the same upward trend after an initial decrease observed from 2021 to 2022.

Although we have observed a minor decrease in the number of returns submitted this year, the total insured value figure has significantly increased form the 2024 reporting by 38%.

A number of factors could account for such an increase across these figures in 2025. It could be attributed to a higher number of schemes being reported on or the general cost of living increases being observed in WA. Increases in the cost of strata living is consistent with feedback being received by Landgate.

It is also important to note that reporting insured value is non-mandatory, which could skew the growth perception when compared to previous years' figures.

Comparison: Qualifications | 2021 to 2025 (Strata Managers Only)

Item	Responses 2021	Responses 2022	Responses 2023	Responses 2024	Responses 2025	Trend
Total Fully Qualified Persons	241	142	197	208	190	
Total Partially Qualified Persons	89	167	180	192	189	
Total Nil Qualified Persons	370	143	232	253	269	
Total Reported Persons	700	452	609	653	648	

The number of reported fully qualified persons was at its highest in 2021, with a further peak observed in 2024. At 190, there has been an 8% decrease seen in 2025, however it remains approximately 35% higher than the number reported in 2022.

The number of partially qualified persons has remained relatively stable, with a small decrease of just over 1% from 2024 to 2025.

The number of not qualified persons reported in the industry has continued to increase after a significant decrease from 2021 to 2022.

The total reported persons has remained relatively steady in 2025 from 2024, with 2025 seeing only a 5 person decrease from the number reported in 2024.

(note: see slide 17 for further information).

Schemes and Lots | 2025 vs Western Australia’s Land Titles Register (LTR)

Total number of schemes managed (regulation 102(4)(a)) and lots managed (regulation 102(4)(b)):						
Scheme Size	Schemes Reported	Schemes (LTR)	Schemes %	Lots Reported	Lots (LTR)	Lots %
Small Up to 5 lots	2,037	69,700	3%	8,531	182,389	5%
Medium 6 – 20 lots	6,550	9,312	70%	65,939	89,903	73%
Large 21 to 50 lots	1,151	1,319	87%	34,953	40,726	86%
Very Large More than 50 lots	472	496	95%	44,801	47,673	94%
Total Reported	10,210	52,603	13%	154,224	360,691	43%

The total reported small schemes account for approximately 3% of all small schemes in Western Australia per the LTR, while the reported small lots represent around 5% of LTR small lots.

This indicates a significant under representation of small schemes in the annual returns and is likely due to many small schemes being self-managed, or managed by volunteer strata managers, who are not required to lodge an annual return.

The reporting of medium schemes is significantly closer to the LTR figures, however only around 70% of the schemes reported in the LTR have been captured in annual returns.

The reporting on large and very large schemes captures the highest percentage when compared to LTR data at 87% and 95% respectively of schemes reported.

The reporting on lots for medium, large and very large schemes is consistent with the trends observed at scheme level.

Comparison: Schemes | For calendar years 2022 – 2025 vs LTR

Scheme Size	Number of Responses Reporting Scheme Data				Schemes Reported By Scheme Size				Average Reported Schemes per response received by Scheme Size				Schemes (LTR) by Scheme Size				Schemes % (Reported vs LTR) by Scheme Size			
	2022	2023	2024	2025	2022	2023	2024	2025	2022	2023	2024	2025	2022	2023	2024	2025	2022	2023	2024	2025
Small	103	109	104	105	1,775	1,894	1,951	2,037	17.23	17.37	18.76	19.40	66,453	67,565	68,615	69,700	2%	5%	3%	3%
Medium	107	120	111	112	5,477	6,227	6,240	6,550	51.19	51.89	56.22	58.48	8,958	9,059	9,173	9,312	54%	68%	68%	70%
Large	95	97	91	96	1,002	1,168	1,096	1,151	10.55	12.04	12.04	11.99	1,253	1,281	1,300	1,319	74%	91%	84%	87%
Very Large	62	70	62	63	380	413	454	472	6.13	5.82	7.32	7.49	472	477	489	496	75%	86%	93%	95%
Totals:	Total Responses Received				Total Schemes Reported				Total Average Reported Schemes per Response				Total Schemes (LTR)				Total Schemes % (Reported vs LTR)			
	121	130	122	121	8,634	9,702	9,741	10,210	71.36	74.63	79.84	84.38	77,136	78,382	79,577	80,827	11%	12%	12%	13%

Very large schemes are reported at approximately 95% of the reported LTR data (472 reported in annual returns vs 496 reported in the LTR), reporting a strong but slightly under-reported coverage. This suggests that the reporting is well-aligned with the underlying registry.

There has been a 5% increase in the total number of strata schemes reported in 2025 compared to 2024. This uplift is primarily driven by the increases observed in small and medium scheme reporting, with medium schemes continuing to comprise the largest portion of schemes reported.

Reporting continues to vary significantly by scheme size, consistent with prior years.

Small schemes remain heavily under-represented, with only around 3% of LTR captured in annual returns.

Medium schemes show improved by incomplete capture, reaching approximately 70% of the schemes provided in LTR data.

Large and very large schemes are broadly representative of the market, with coverage ranging from 87% to 95%, providing confidence the majority of higher-lot schemes under strata management in WA are being captured by the annual return process.

Comparison: Lots | For calendar years 2022 – 2025 vs LTR

Scheme Size	Number of Responses Reporting Lot Data				Lots Reported By Scheme Size				Average Reported Lots per response received by Scheme Size				Lots (LTR) by Scheme Size				Lots % (Reported vs LTR) by Scheme Size			
	2022	2023	2024	2025	2022	2023	2024	2025	2022	2023	2024	2025	2022	2023	2024	2025	2022	2023	2024	2025
Small	103	109	104	105	7,298	7,807	7,964	8,531	70.85	71.62	76.58	70.50	173,226	176,332	179,318	182,389	4%	4%	4%	5%
Medium	107	120	111	112	56,792	61,750	62,211	65,939	530.77	514.58	560.46	544.95	86,499	87,497	88,595	89,903	66%	71%	70%	73%
Large	95	97	91	96	30,933	35,536	34,252	34,953	325.61	366.35	376.40	288.87	38,655	39,589	40,215	40,726	80%	90%	85%	86%
Very Large	62	70	62	63	37,693	39,350	43,211	44,801	607.95	562.14	696.95	370.26	44,595	45,001	46,819	47,673	85%	87%	92%	94%
Totals:	Total Responses Received				Total Lots Reported				Total Average Reported Lots per Response				Total Lots (LTR)				Total Lots % (Reported vs LTR)			
	121	130	122	121	132,716	144,443	147,638	154,224	1,096.8	1,111.1	1210.2	1274.6	342,972	348,419	354,947	360,691	39%	41%	42%	43%

There has been a 4.5% increase in the total number of lots reported in 2025 compared to 2024, consistent with the increase observed in total schemes reported. This growth is reflected across all scheme sizes, with average reported lots per scheme also increasing, which could indicate broader coverage, larger portfolios being captured as well as varying strata managers submitting annual returns.

Overall coverage of lots against LTR remains moderate but improving, with approximately 43% of all LTR data captured in 2025, up from 42% in 2024 and 29% in 2022. This indicates a gradual improvement in reporting, although a significant proportion of lots remain outside of the reported data.

Coverages of lots varies by scheme size and is consistent with scheme-level findings.

Small schemes remain under-represented with only approximately 5% of LTR lots captured in annual return data.

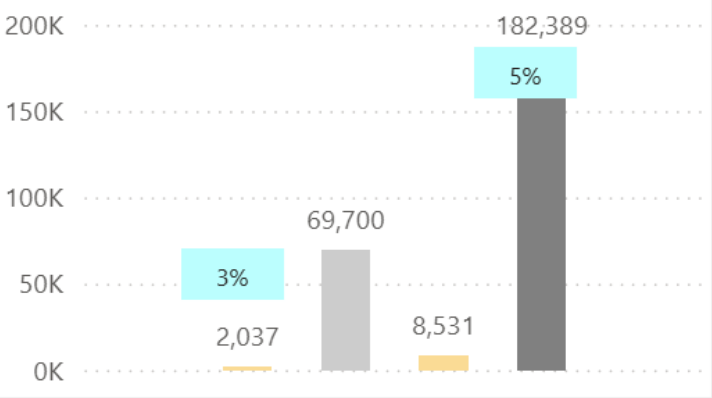
Medium schemes show improved but incomplete coverage, at approximately 73% of LTR lots captured in annual return data.

Large and very large schemes are broadly representative of the market, with coverage at approximately 86% and 94% of lots respectively, providing confidence that most lots within higher-density schemes under strata management in WA are captured.

Schemes and Lots | 2025

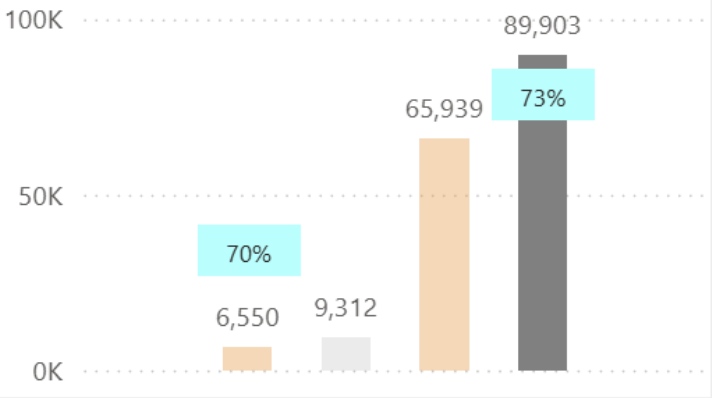
Total Lots and Schemes (Small)

Schemes Schemes WALR Lots Lots LTR

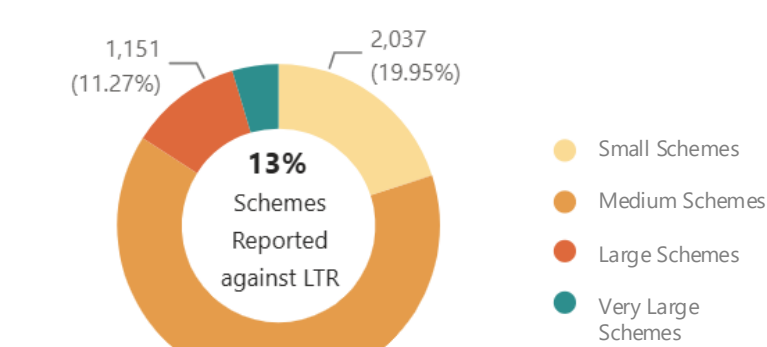


Total Lots and Schemes (Medium)

Schemes Schemes WALR Lots Lots LTR

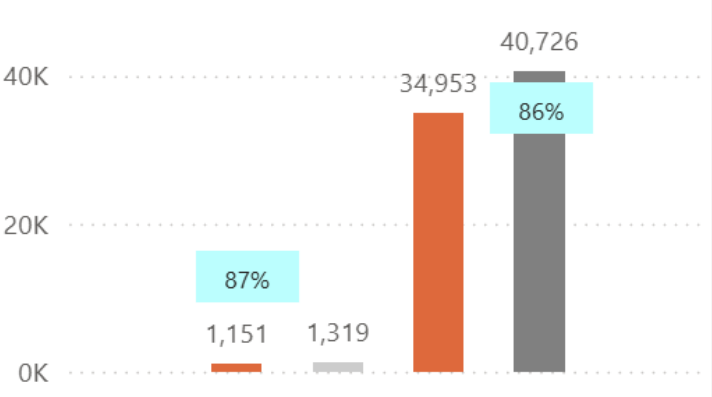


Total Schemes Reported



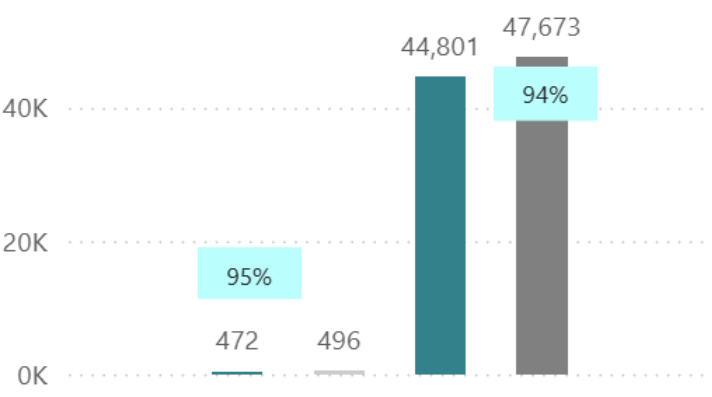
Total Lots and Schemes (Large)

Schemes Schemes WALR Lots Lots LTR

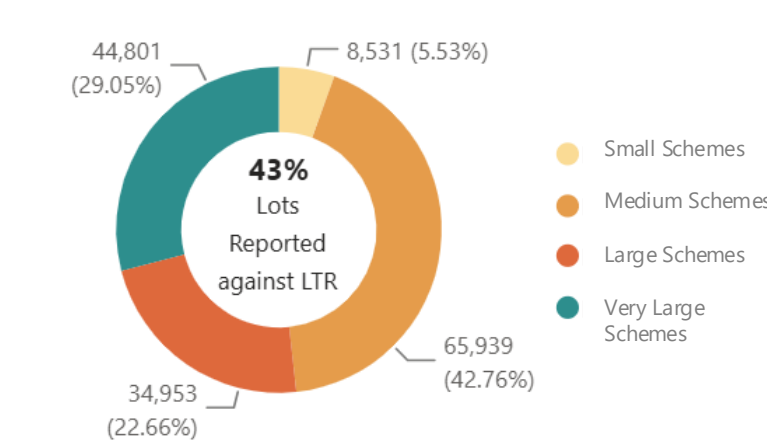


Total Lots and Schemes (Very Large)

Schemes Schemes WALR Lots Lots LTR



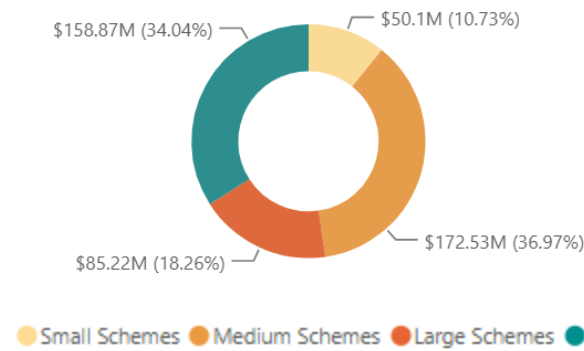
Total Lots Reported Based on Scheme Size



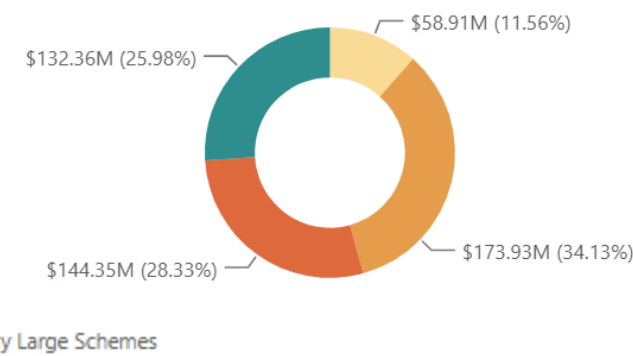
Admin and Reserve Funds | 2022 - 2024

Fund Type	2022				2023				2024				2025			
	Funds Reported	Funds %	\$ per Scheme	\$ per Lot	Funds Reported	Funds %	\$ per Scheme	\$ per Lot	Funds Reported	Funds %	\$ per Scheme	\$ per Lot	Funds Reported	Funds %	\$ per Scheme	\$ per Lot
Admin	\$190,634,489	45%	\$22,080	\$1,436	\$241,265,732	44%	\$24,867	\$1,670	\$323,892,758	49%	\$33,250	\$2,194	\$466,714,812	48%	\$45,712	\$3,026
Reserve	\$229,957,434	55%	\$26,394	\$1,733	\$311,193,887	56%	\$32,075	\$2,154	\$333,364,544	51%	\$34,223	\$2,258	\$509,554,472	52%	\$49,907	\$3,304
Total Reported	\$420,591,924	100%	\$48,713	\$3,169	\$552,459,618	100%	\$56,942	\$3,825	\$657,257,302	100%	\$67,473	\$4,452	\$976,269,284	100%	\$95,619	\$6,330

Breakdown of Admin Funds (2025)



Breakdown of Reserve Funds (2025)



In 2025 on average, the industry retained \$6,330 total funds per lot, which is an increase on previous years.

The gap between admin and reserve funds remained narrow at 4%, with 48% of total funds represented by admin funds, and 52% by reserves funds.

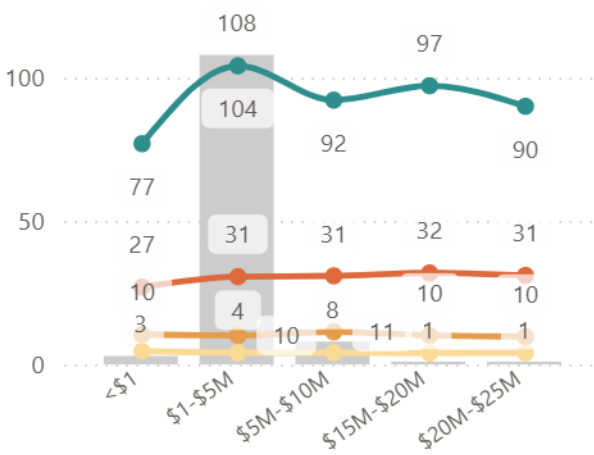
In the breakdown of funds shown, large schemes hold significantly more reserve funds than admin funds when compared to other scheme sizes, with reserve funds nearly double that of admin funds for this scheme size.

Relevant Question(s) in Approved Form 2025-83398

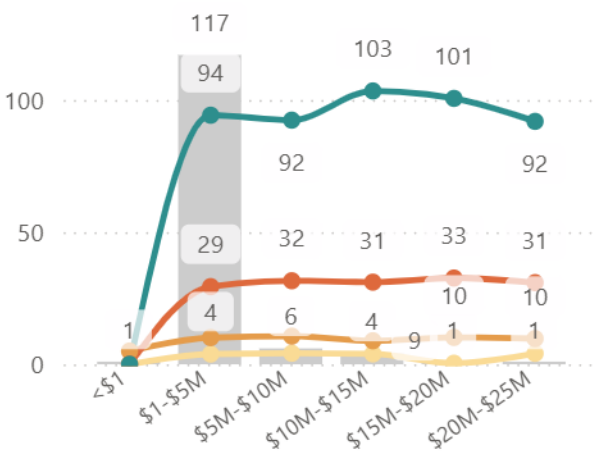
- 3. Money held in Trust for all schemes (regulation 102(4)(c))
 - 3.1 Total amount of money held on trust in administrative funds for all schemes managed
 - 3.2 Total amount of money held on trust in reserve funds for all schemes managed
 - 3.3 Total Funds (Admin and Reserve Funds)

Admin Funds | 2022 - 2025

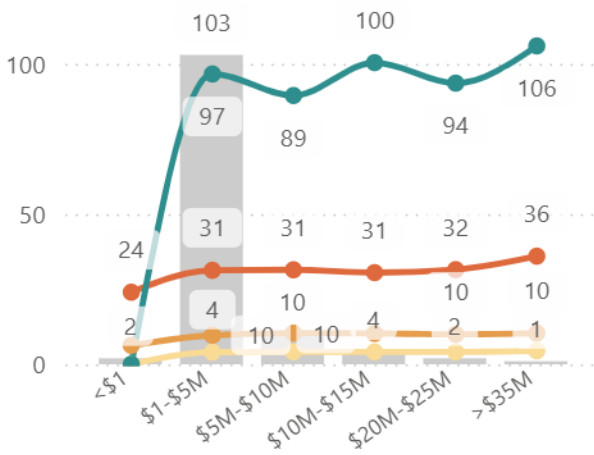
Average Lots by Scheme Size per Admin Funds Range 2022



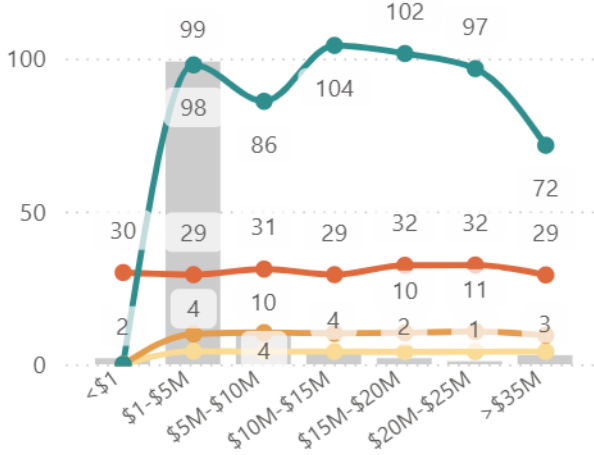
Average Lots by Scheme Size per Admin Funds Range 2023



Average Lots by Scheme Size per Admin Funds Range 2024



Average Lots by Scheme Size per Admin Funds Range 2025



● No. of Returns ● Small Schemes ● Medium Schemes ● Large Schemes ● Very Large Schemes

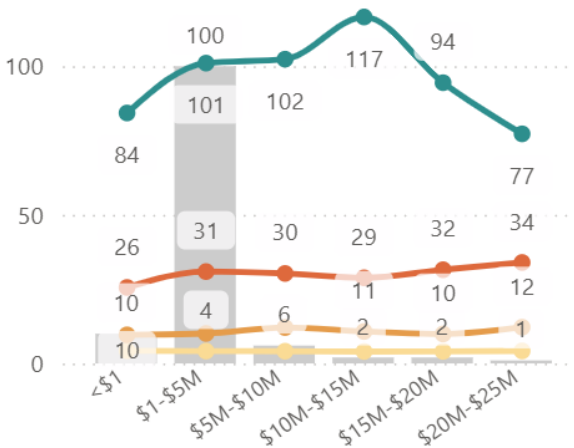
The high number of respondents that retain \$1 - \$5m in admin funds appears consistent from 2022 – 2025.

In 2025, the average number of lots per large schemes reporting admin fund retention of less than \$1 increased to 30. This data saw a significant drop to 1 in 2023, with data from 2022 and 2024 being more consistent with the data seen in 2025. This may be due to changes in reporting behaviours or adjustments to fund management strategies.

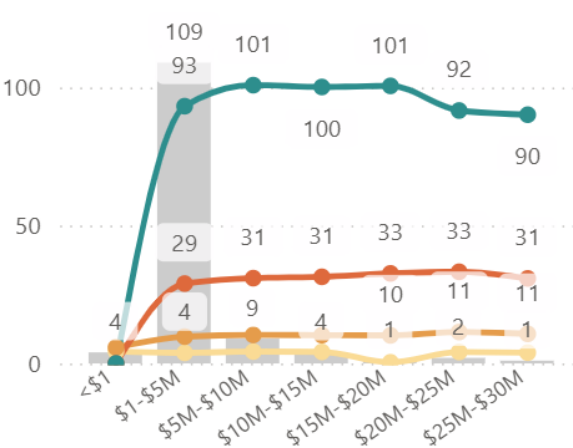
Overall, the trends for admin funds for small, medium and large schemes have remained fairly consistent. After reporting retention of over \$35M for the first time in 2024, very large schemes have seen a fair decrease of schemes retaining this amount in 2025 compared to 2024.

Reserve Funds | 2022 - 2025

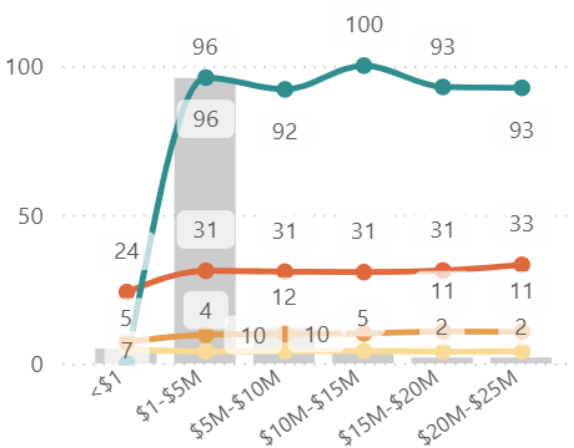
Average Lots by Scheme Size per Reserve Funds Range 2022



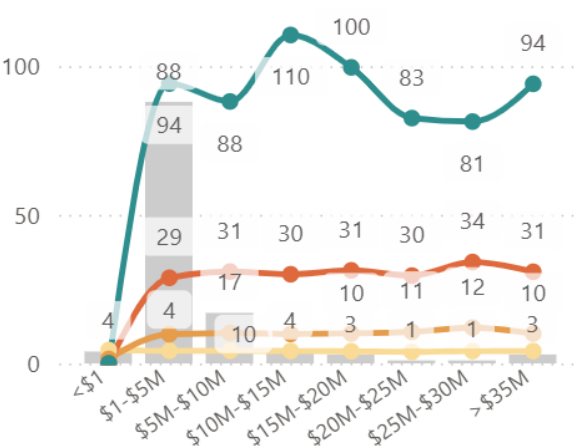
Average Lots by Scheme Size per Reserve Funds Range 2023



Average Lots by Scheme Size per Reserve Funds Range 2024



Average Lots by Scheme Size per Reserve Funds Range 2025



● No. of Returns ● Small Schemes ● Medium Schemes ● Large Schemes ● Very Large Schemes

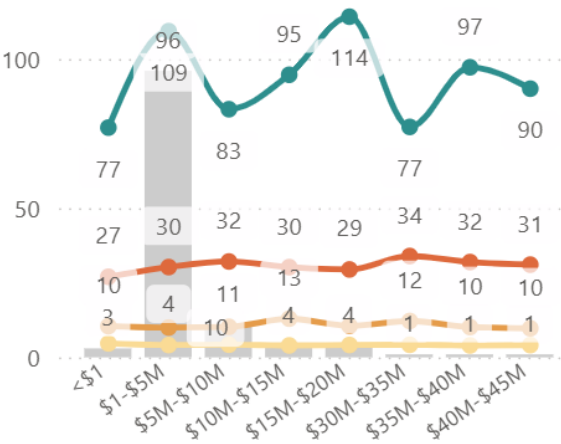
As with admin funds, the high number of respondents retaining \$1 - \$5m in reserve appears consistent across 2022 to 2025.

In 2025, the number of respondents reporting reserve fund retention of less than \$1M has decreased for large schemes, down from 24 in 2024, while small and medium schemes remain stable. This may be attributed to a change in reporting behaviour, or adjustments to fund management strategies.

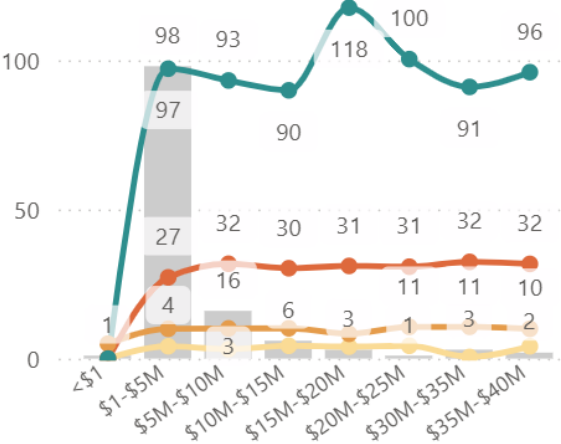
The reserve fund data follows the same trends as the admin funds across years 2022 to 2025.

Total Funds | 2022 - 2025

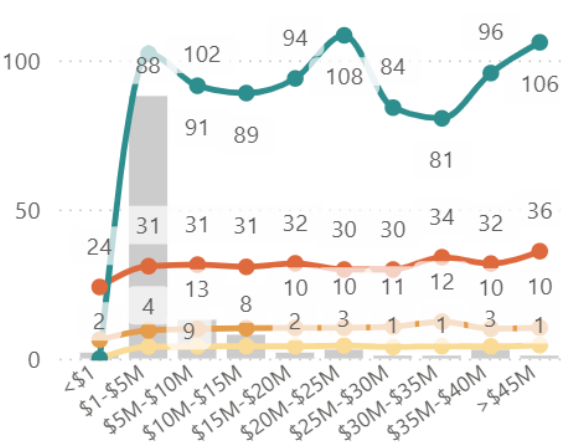
Average Lots by Scheme Size per Total Funds Range 2022



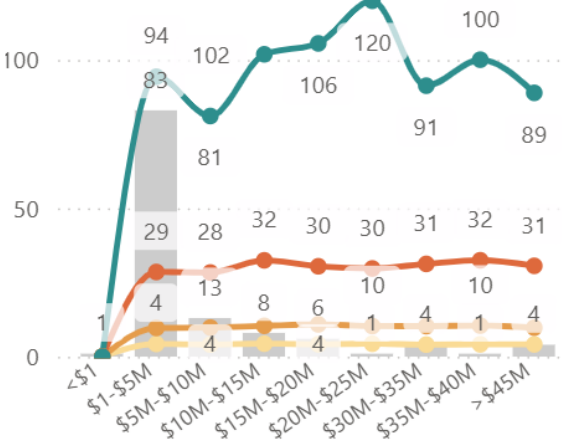
Average Lots by Scheme Size per Total Funds Range 2023



Average Lots by Scheme Size per Total Funds Range 2024



Average Lots by Scheme Size per Total Funds Range 2025



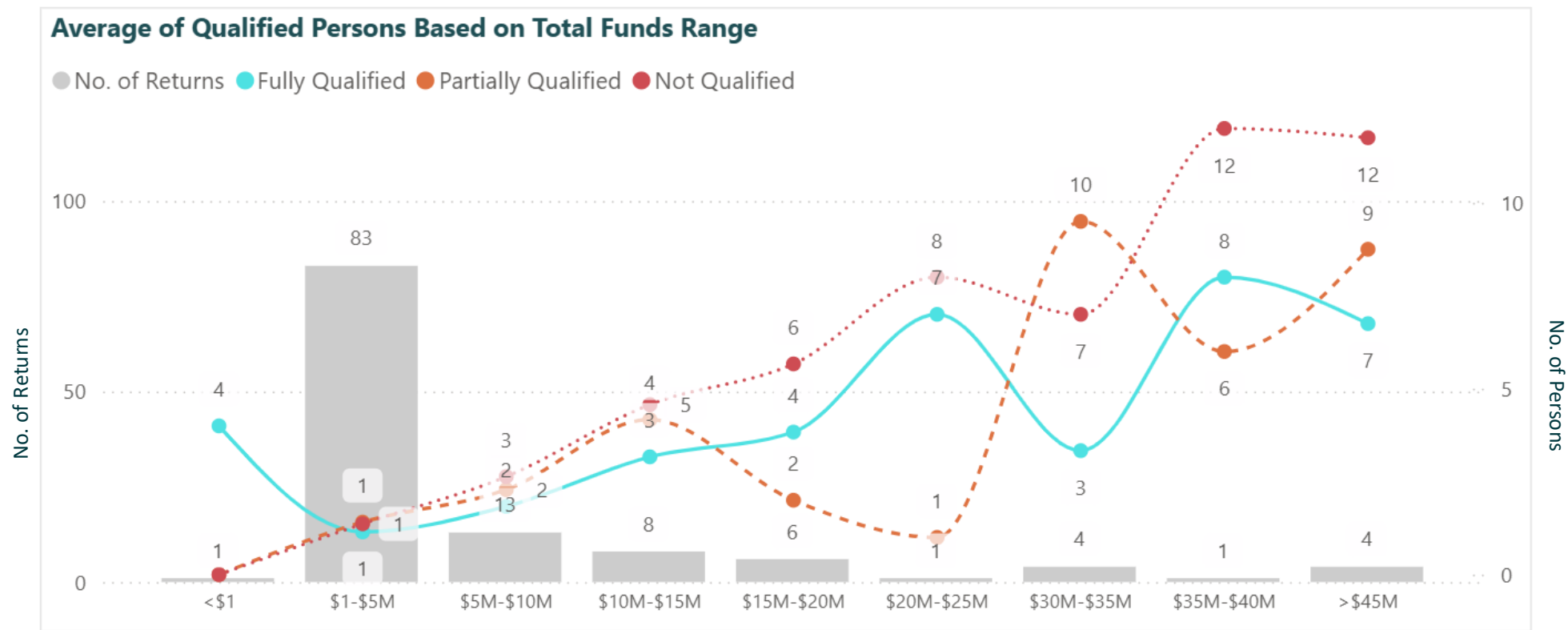
● No. of Returns
 ● Small Schemes
 ● Medium Schemes
 ● Large Schemes
 ● Very Large Schemes

The high number of very large schemes in the <\$1 bracket in 2022 dropped to 0 in 2023. This number stayed at 0 in 2024, with just 1 being reported in 2025.

While numbers in the small, medium and large schemes have remained mostly consistent across all total fund amounts and years from 2022 to 2025, the average lots in very large schemes varies across both the total funds brackets and years from 2022 to 2025.

After reporting retention of over \$45M for the first time in 2024, very large schemes have seen a fair decrease of schemes retaining this amount in 2025 compared to 2024.

Total Funds vs Qualifications | 2025



There appears to be some correlation when comparing the average number of lots per funds bracket within very large schemes (refer previous slide) with the number of fully qualified personnel per funds bracket.

The average number of fully qualified persons generally increases as the total fund brackets increase, with exception of the \$15M - \$20M, \$30M - \$35M and >\$45M brackets. It is important to note that the disclosure of number of qualified persons is non-mandatory.

The average number of personnel that are partially qualified or fully qualified is generally higher in the larger total funds' brackets. This could indicate that personnel managing schemes with larger total funds are more likely to be working towards qualifications, or fully qualified.

Qualifications and Personnel | 2025

Role	Total	Not Qualified	1-3 Units	4-8 Units	9-18 Units	Fully Qualified
Principals	191 ^a	50	26	23	20	72
Strata Community Manager(s)	309 ^b	96	39	29	39	106
Additional Person(s)	148 ^c	123 ^d	4 ^e	5 ^f	4 ^g	12 ^h
Total Reported	648	269	69	57	63	190

- Notes:**
- a. These represent principals of the strata management companies who may or may not have Cert IV in Strata Management
 - b. Designated persons having a key role that are engaged in the strata management companies (but not principals), who may or may not have Cert IV in Strata Management
 - c. Either principals or designated persons who have Cert IV in Strata Management
 - d. Assumed to be additional employees who perform office support functions and roles (receptionists, administrative officers, bookkeepers).
 - e. Assumed to be additional employees who are currently undertaking roles such as Strata Managers and Strata Assistants, in addition to principals and designated persons.
 - f. Assumed to be additional employees who are currently undertaking roles such as Strata Managers and Strata Assistants, in addition to principals and designated persons.
 - g. Assumed to be additional employees who are currently undertaking roles such as Strata Managers in addition to principals and designated persons.
 - h. Assumed to be additional employees who are currently undertaking roles such as Strata Managers in addition to principals and designated persons and are fully qualified

Relevant Question(s) in Approved Form 2025-83398

Strata Manager Qualifications:

- Number of persons who are principals of the business of the strata manager
- Number of employees, contractors or agents of the strata manager who are designated persons having a key role
- Number of persons employed or engaged in the business who are qualified persons

Number of persons employed or engaged in the business:

- With no strata management qualifications
- With 1-3 units of a Cert IV
- With 4-8 units of a Cert V
- With 9-18 units of Cert IV
- With a Cert IV

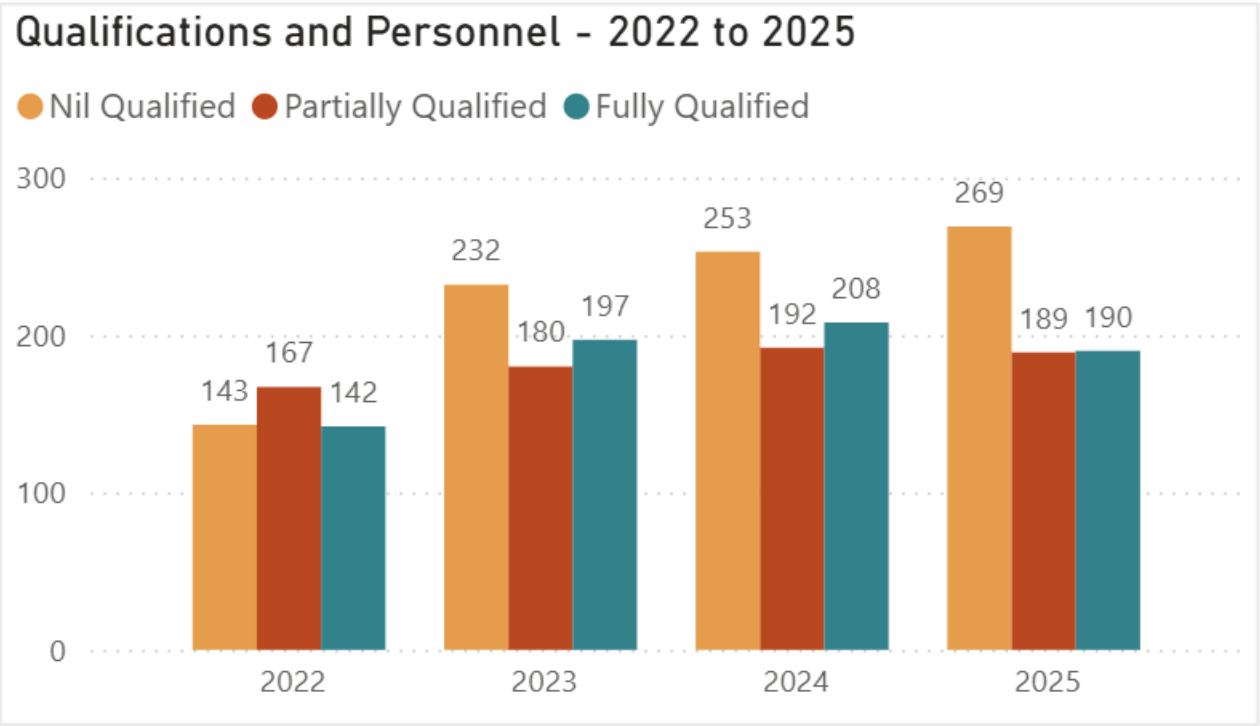
Approximately 190 individuals are fully qualified, which is reduced from 208 in 2024.

Another 189 individuals are working towards being fully qualified in Cert IV, a decrease of 3 from 2024.

Only approximately 36% of principals and strata community managers are fully qualified in Cert IV.

It is important to note that the question requesting qualification data of personnel is non-mandatory.

Qualifications and Personnel | 2022 - 2025



There is a reported decrease (- 9%) of fully qualified personnel in 2025 when compared to 2024 results, after a steady increase over the previous 3 years.

A small decrease (- 2%) in partially qualified personnel is reported in 2025. The previous years' figures show the same steady growth as is observed for fully qualified personnel.

The number of unqualified persons in the industry has continued to increase (+ 6%) in 2025, consistent with the trend observed since 2022, though at a slower rate than prior years.

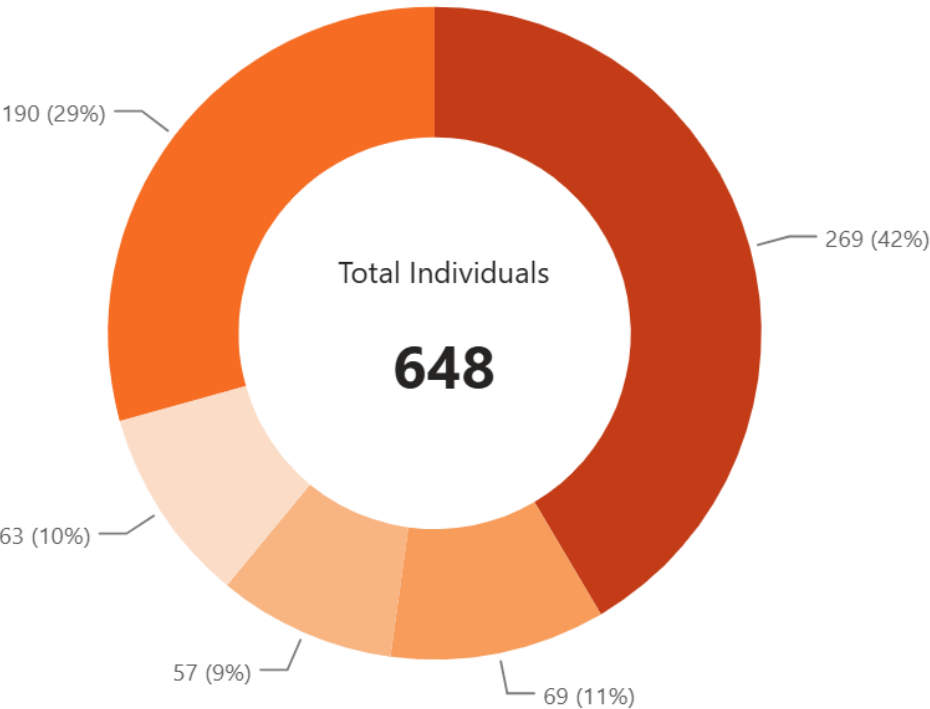
The number of overall personnel reported has remained relatively steady in 2025 from 2024, with a difference in only 5 persons reported. Growth over previous years has been more significant with a 7% increase in persons in 2024, and 35% in 2023.

While there is a notable drop in the number of qualified personnel being reported in 2025, it may not be indicative of an actual drop in qualified persons in the industry. The reporting of personnel qualifications is not mandatory and does not track or account for staff turnover or changes in business operation. With the recent changes to education qualification requirements due to be completely in force as at 1 November 2027, it could be expected that increases will be observed going forward.

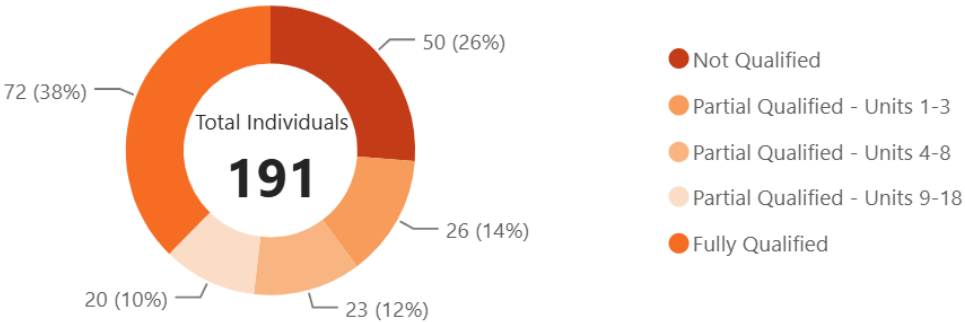
Qualifications and Personnel | 2025

Total Reported Qualifications in Industry

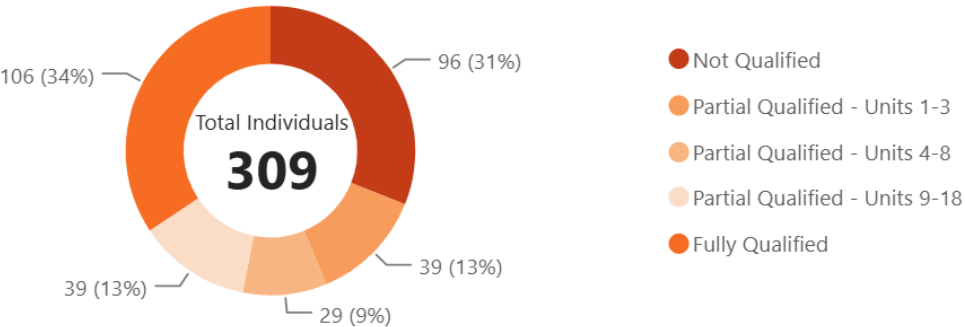
Not Qualified Partial Qualified - Units 1-3 Partial Qualified - Units 4-8 Partial Qualified - Units 9-18 Fully Qualified



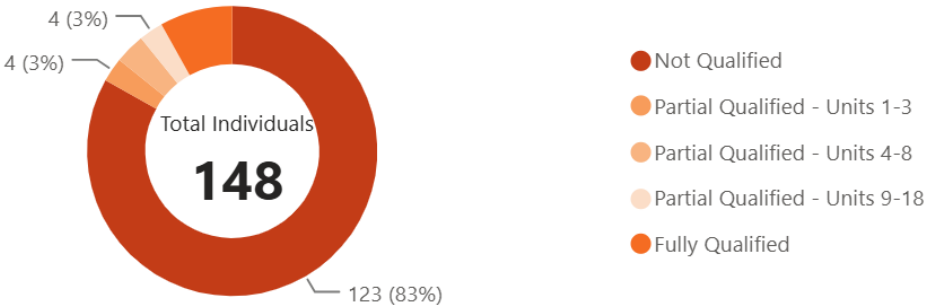
Total Reported Principals in Industry



Total Reported Strata Community Managers in Industry

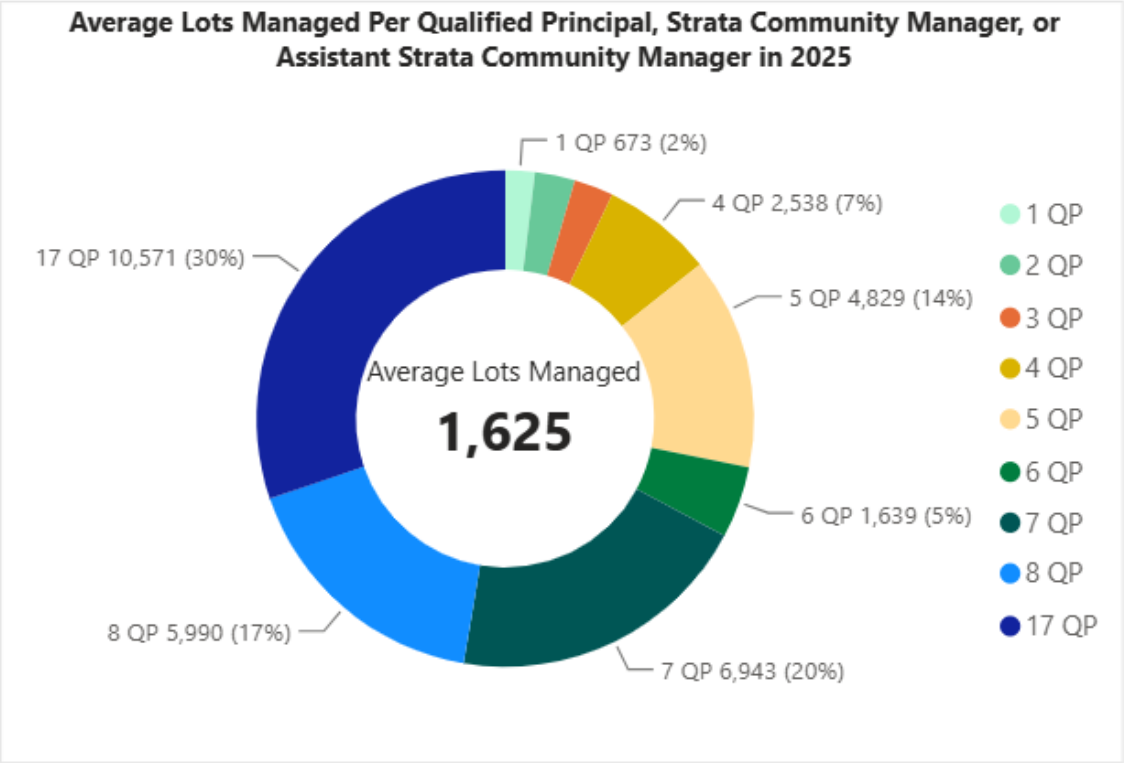


Total Reported Additional in Industry



Qualifications and Personnel | 2025

Fully Qualified Principal / Strata Community Manager / Assistant Strata Community Manager	No. of Returns	Total Schemes	Total Lots	Avg. Schemes Managed per Strata Manager (by QP)	Avg. Lots Managed Per Strata Manager (by QP)
-	26	1,145	19,187	44	738
0 QP	20	1,185	13,162	59	658
1 QP	33	1,754	22,208	53	673
2 QP	19	1,021	17,308	54	911
3 QP	5	361	4,483	72	897
4 QP	7	1,471	17,769	210	2,538
5 QP	6	1,667	28,975	278	4,829
6 QP	1	79	1,639	79	1,639
7 QP	1	387	6,943	387	6,943
8 QP	2	787	11,979	394	5,990
17 QP	1	353	10,571	353	10,571
Total	121	10,210	154,224	84	1,275

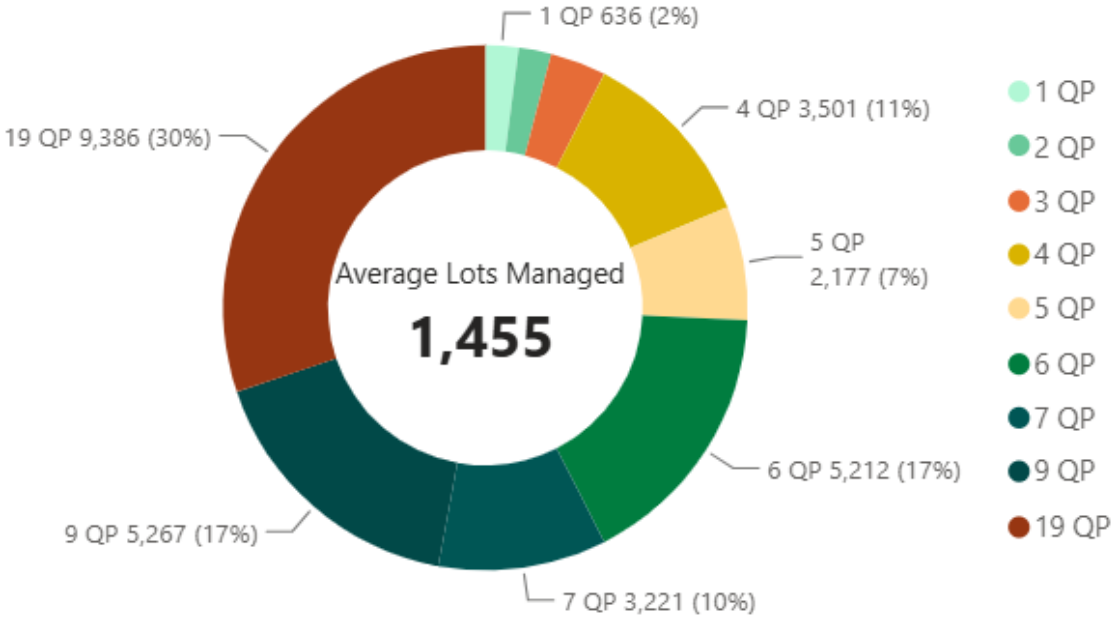


The average number of lots managed per strata manager with a fully qualified principal and/or strata community manager in 2025 (1,625) has increased from 2024, however is still lower than the number reported in 2022, noting that the reporting of qualified persons is non-mandatory.

46 of the 121 returns (38%) did not report having a qualified principal and/or strata community manager in their strata management companies. This is based on respondents reporting '0' (20) or leaving the question blank (26).

Qualifications and Personnel | 2023 and 2024

Average Lots Managed Per Qualified Principal, Strata Community Manager, or Assistant Strata Community Manager in 2023

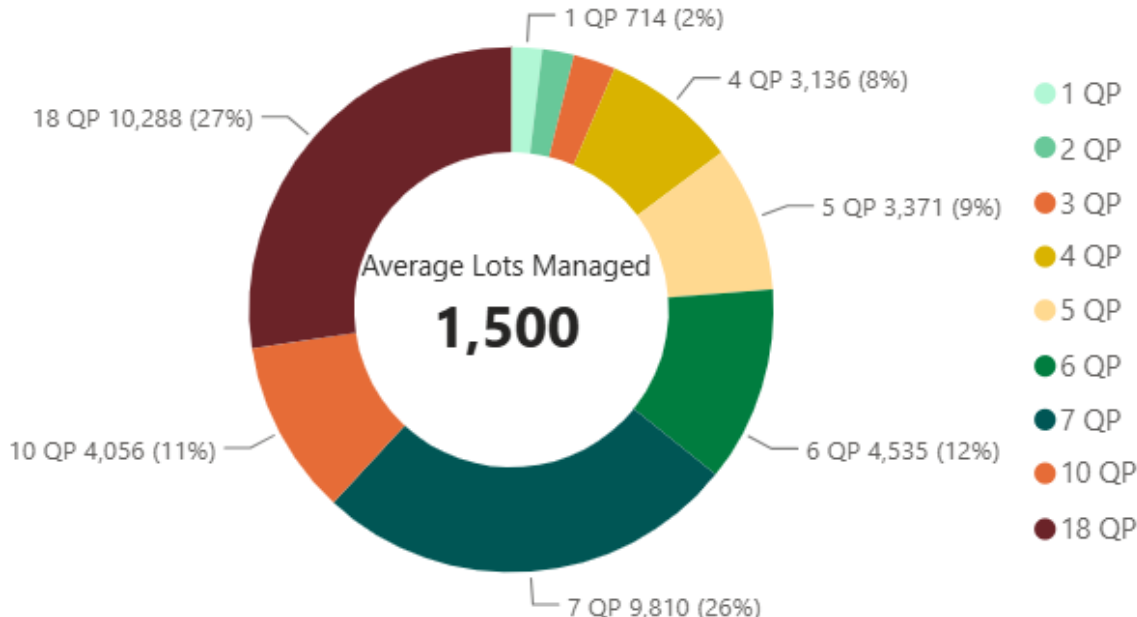


In 2023, strata management businesses with fully qualified principals and/or strata community managers were managing an average of 95 schemes and 1,455 lots.

53 of the 130 returns (41%) did not have any reported qualified principals and/or designated persons in their strata management companies.

The largest reported number of qualified persons in a strata management business was 19, managing an average of 9,386 lots (30%)

Average Lots Managed Per Qualified Principal, Strata Community Manager, or Assistant Strata Community Manager in 2024



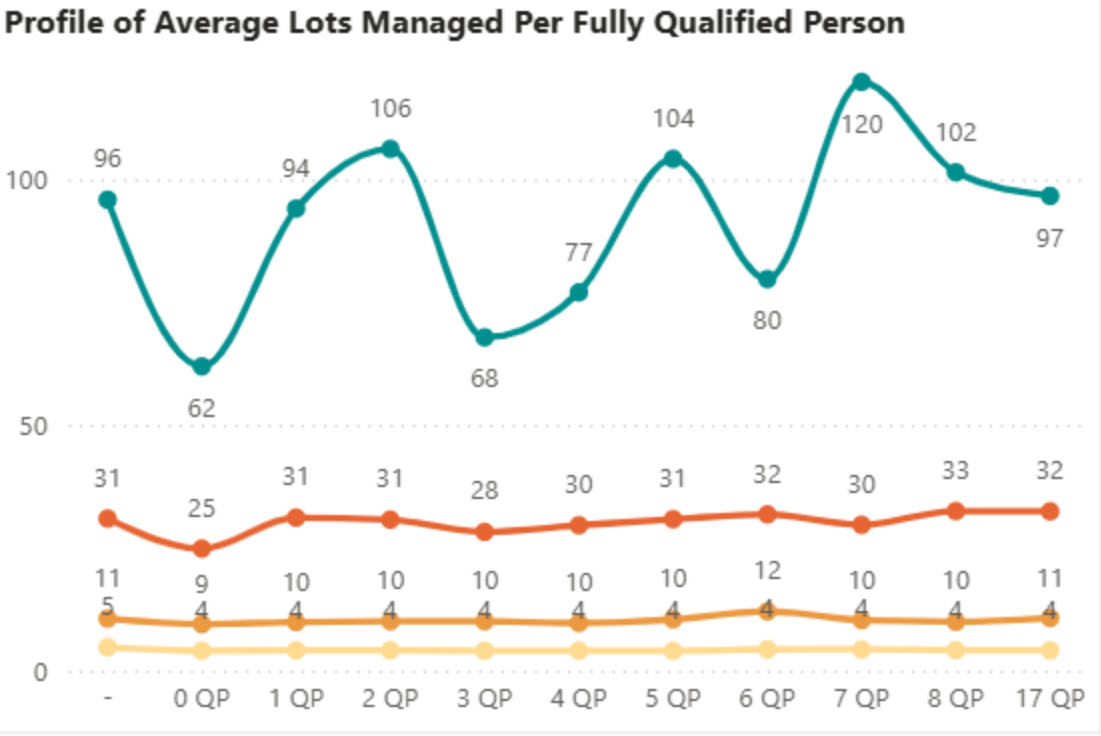
In 2024, strata management businesses with fully qualified principals and/or strata community managers were managing an average of 98 schemes and 1500 lots.

41 of the 122 returns (34%) did not report having any qualified principal and/or designated persons in their strata management companies.

The largest reported number of qualified persons in a strata management business was 18, managing an average of 10,288 lots (27%).

Qualifications and Personnel | 2025

Fully Qualified Principal / Designated / Additional	No. of Returns	Ave. Lots (Small)	Ave. Lots (Medium)	Ave. Lots (Large)	Ave. Lots (Very Large)
-	26	5	11	31	96
0 QP	20	4	9	25	62
1 QP	33	4	10	31	94
2 QP	19	4	10	31	106
3 QP	5	4	10	28	68
4 QP	7	4	10	30	77
5 QP	6	4	10	31	104
6 QP	1	4	12	32	80
7 QP	1	4	10	30	120
8 QP	2	4	10	33	102
17 QP	1	4	11	32	97
Total	121	4	10	30	95



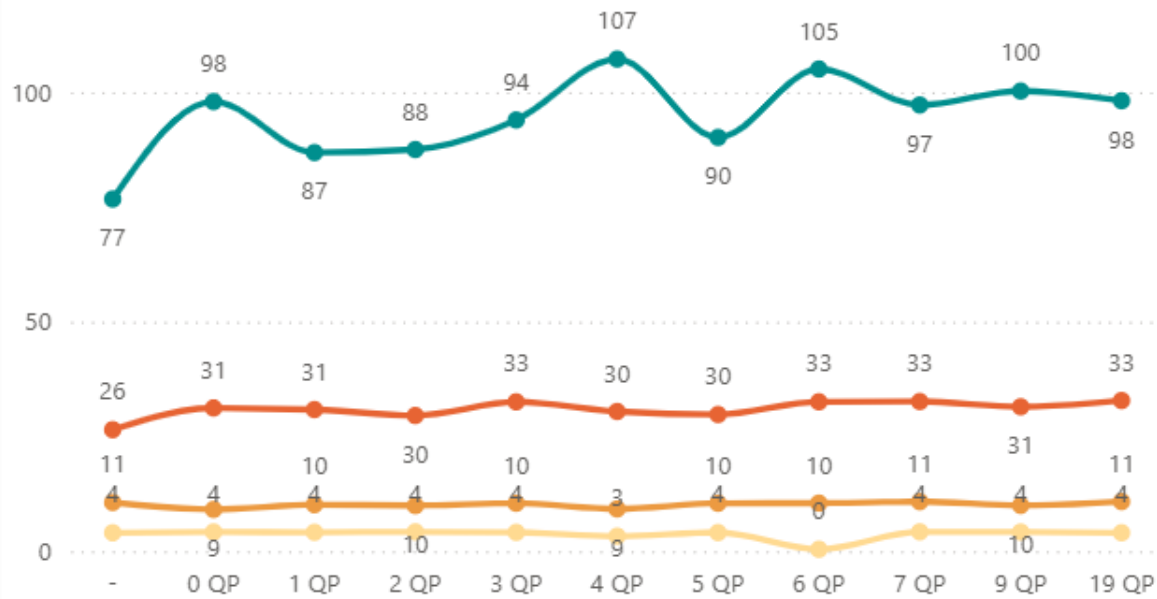
● Avg Lots (Small) ● Avg Lots (Medium) ● Avg Lots Managed (Large) ● Avg Lots Managed (Very Large)

In 2025, those strata management businesses with no reported qualified persons were managing an **average** profile of 4 small lots, 9 medium lots, 25 large lots and 62 very large lots. This does not include forms that were left blank.

When compared with 2024 results, the overall profile looks almost identical, however the average lots for large schemes has decreased by 1.

Qualifications and Personnel | 2023 and 2024

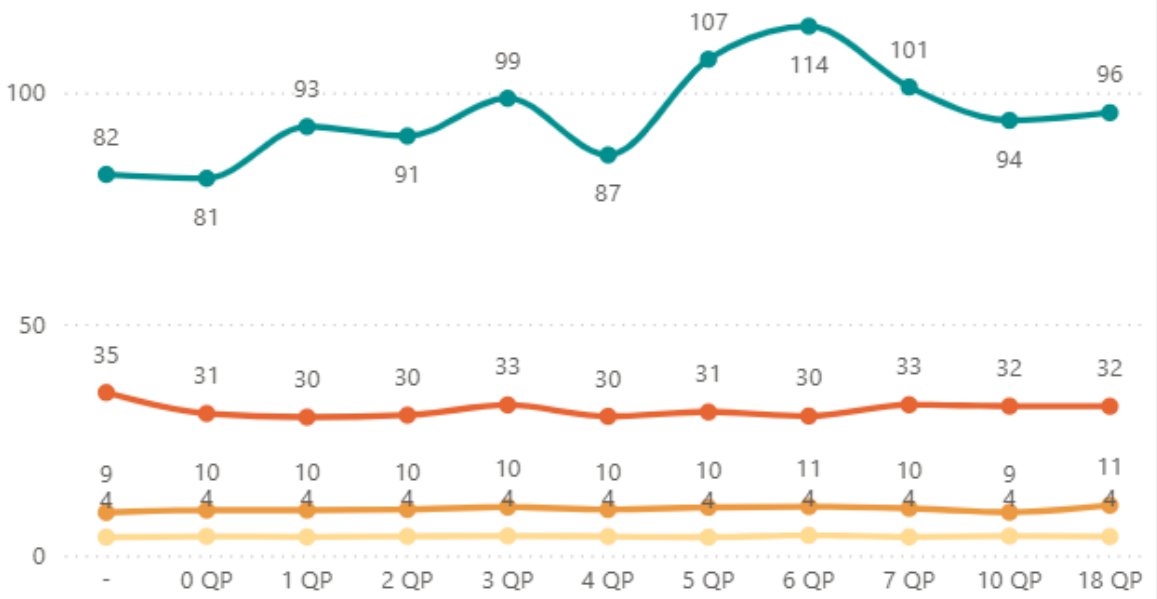
Profile of Average Lots Managed Per Fully Qualified Person in 2023



● Avg Lots (Small) ● Avg Lots (Medium) ● Avg Lots Managed (Large) ● Avg Lots Managed (Very Large)

The above graph for 2023 data shows that on average, those with no reported qualified persons were managing an average profile of 9 small lots, 4 medium lots, 11 large lots and 77 very large lots.

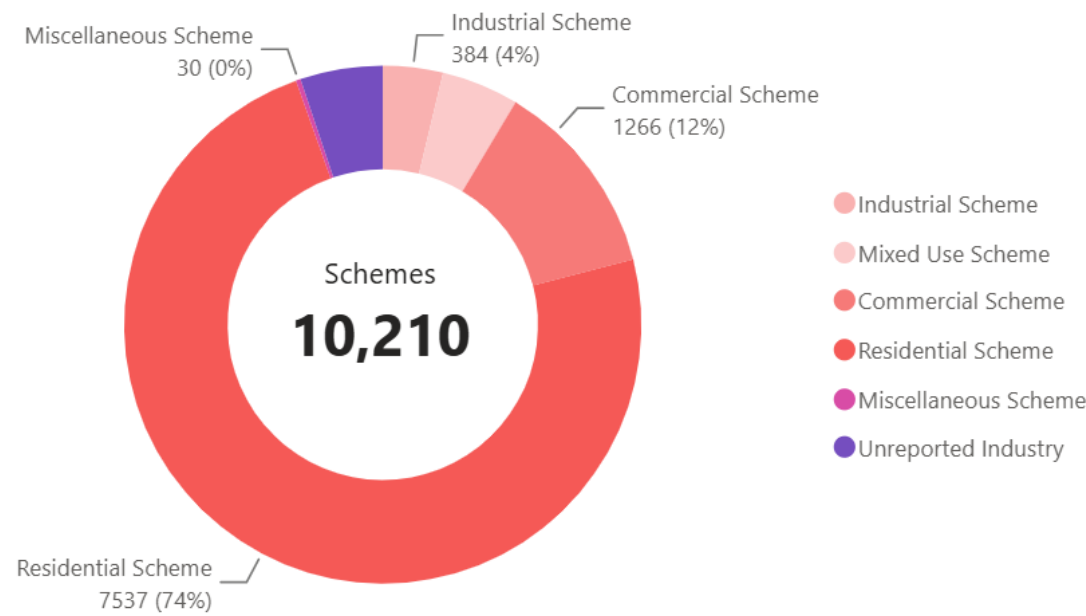
Profile of Average Lots Managed Per Fully Qualified Person in 2024



The above graph for 2022 data shows that on average, those with no reported qualified persons were managing an average profile of 4 lots (small), 10 lots (medium), 9 lots (large) and 82 lots (very large).

Generally, the average lots managed stayed relatively consistent for small, medium and large schemes between 2023 and 2024.

Schemes by Industry Type



The total reported schemes is 10,210, with approximately 528 schemes not reported on in respect to the industry type.

As expected, the largest component (74%) comprises of residential use, with the remaining schemes in commercial (12%), mixed use (4.83%), industrial use (4%) and miscellaneous use (close to 0%).

Total Schemes Range	Total Insurance Value (Billion)	Average Insurance Value (Million)
1-100	\$22.48	\$252.60
101-200	\$7.90	\$987.54
201-300	\$7.30	\$1,216.68
301-400	\$18.57	\$4,643.14
401-500	\$7.20	\$3,598.09
501-600	\$5.72	\$2,858.92
801-900	\$4.27	\$4,273.12
Grand Total	\$73.44	\$655.73

The table above also showcases the total and average insurance values by strata management companies depending on the number of schemes in their portfolio. \$655.73M was the average insured value in this response. Note that insurance is a non-mandatory section of the form however approximately 93% of respondents provided a value.

Expenditure | 2024

Professional Services

Expenditure Range	No. of Responses	Admin Funds	Reserve Funds
	20	\$56,684,732	\$96,923,859
Under \$5K	21	\$60,673,254	\$56,579,554
\$5K to \$10 K	16	\$12,154,811	\$12,673,080
\$10K to \$50K	26	\$35,135,365	\$47,037,619
\$50k to \$150K	21	\$103,839,713	\$82,736,078
\$150K to \$250K	9	\$134,346,182	\$127,759,736
\$250K to \$500K	3	\$20,847,291	\$21,678,308
\$500K to \$1Mill	1	\$2,910,129	\$4,107,105
\$1Mill to \$2Mill	2	\$25,930,168	\$40,731,325
Above \$2Mill	2	\$14,193,168	\$19,327,810
Total	121	\$466,714,812	\$509,554,472

Property Services

Expenditure Range	No. of Responses	Admin Funds	Reserve Funds
	19	\$56,147,381	\$96,898,859
Under \$5K	8	\$57,303,068	\$54,958,753
\$5K to \$10K	5	\$830,653	\$1,341,450
\$10K to \$50K	16	\$3,399,702	\$1,717,600
\$50k to \$150K	11	\$8,929,284	\$11,779,116
\$150K to \$250K	16	\$17,248,281	\$23,505,644
\$250K to \$500K	20	\$113,584,668	\$84,300,705
\$500k to \$1Mill	11	\$37,961,066	\$37,235,720
\$1-\$2Mill	5	\$65,088,462	\$44,841,842
Above \$2Mill	10	\$106,222,248	\$152,974,783
Total	121	\$466,714,812	\$509,554,472

Building Services

Expenditure Range	No. of Responses	Admin Funds	Reserve Funds
	20	\$56,684,732	\$96,923,859
Under \$5K	15	\$58,964,282	\$56,291,211
\$5K to \$10 K	8	\$1,841,727	\$1,436,486
\$10K to \$50K	15	\$7,136,994	\$7,472,734
\$50k to \$150K	10	\$14,223,947	\$12,071,368
\$150K to \$250K	15	\$104,981,476	\$73,560,508
\$250K to \$500K	13	\$23,943,579	\$36,291,141
\$500K to \$1Mill	10	\$55,269,663	\$40,905,564
\$1Mill to \$2Mill	4	\$47,686,590	\$60,283,413
Above \$2Mill	11	\$95,981,823	\$124,318,188
Total	121	\$466,714,812	\$509,554,472

Other Services

Expenditure Range	No. of Responses	Admin Funds	Reserve Funds
	85	\$258,275,760	\$328,587,628
Under \$5K	10	\$60,446,844	\$57,098,148
\$5K to \$10 K	3	\$482,588	\$265,368
\$10K to \$50K	8	\$7,596,295	\$9,452,619
\$50k to \$150K	4	\$16,118,896	\$19,517,080
\$150K to \$250K	1	\$440,208	\$878,315
\$250K to \$500K	1	\$1,013,292	\$1,186,794
\$500K to \$1Mill	3	\$81,773,725	\$46,209,297
\$1Mill to \$2Mill	2	\$15,887,759	\$5,676,164
Above \$2Mill	4	\$24,679,445	\$40,683,059
Total	121	\$466,714,812	\$509,554,472

These tables summarise strata manager spending distribution across the types of services provided. The expenditure on each service type was broken down into ranges (shown in the first column).

For comparison, the number of responses have been included along with the total admin and total reserve funds per row.

In 2025, most responses have indicated that spending is undertaken in the \$10K - \$50K range for professional services.

Responses have also indicated that more than \$2M has been spent across three of the four services, which when compared with total funds, suggests that these are the larger portfolios.

Whilst the results are as anticipated, it should be noted that due to the question being optional, the numbers reported may not accurately reflect the true industry expenditure.