

Strata management in WA

Aggregated Data from the 2024 Strata Manager Annual Returns

Results published by Landgate, August 2025



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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.
- This annual return is legislated as an annual requirement of strata managers until 2025.
- The information from these annual returns is used to inform Landgate about the industry, helping government to develop informed policies relating to the strata management industry.
- For any questions about these returns, please contact Landgate's strata reform team at StrataTitlesActReform@landgate.wa.gov.au.



2024 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 2024 to 31 December 2024.

The 2024 returns results reflect the following 122 submissions received:

- 107 submissions received by the initial cut-off date of 31 March 2025.
- 15 submissions received by the extended cut-off date of 24 April 2025.

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.

General details | 2024

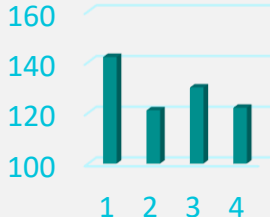
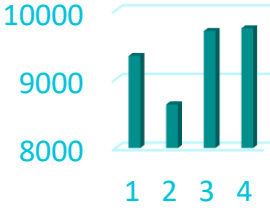
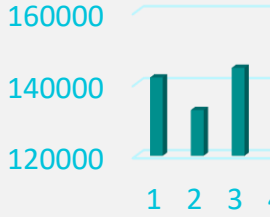
Item	Total
No. of Returns	122
Total No. of Schemes Reported	9,741
Total No. of Lots Reported	147,638
Total Funds Reported	\$657,257,302
Total Reserve Funds Reported	\$333,364,544
Total Admin Funds Reported	\$323,892,758
Total Insured Values*	\$53,094,491,399
Total Fully Qualified Persons*	208
Total Partially Qualified Persons*	192
Total Nil Qualified Persons*	253
Total Reported Persons*	653

* Non-mandatory requirement for reporting

Key findings

- A. The number of returns submitted has slightly decreased from 130 in 2023 to 122 in 2024.
- B. Based on information received on “non-mandatory fields” (*) from the 122 respondents, the following has been observed:
- 12 respondents (10%) did not provide Total Insured Values.
 - 3 respondents did not provide any details on schemes by use type (Residential, Commercial, Industrial, Mixed Use and Miscellaneous)
 - 15 respondents (12%) did not provide Spending Type details (Professional, Building, Property, Other Services)
 - 9 respondents (7%) did not provide qualification details (Fully Qualified, Partially Qualified or Not Qualified).
- C. The total insured value figure has decreased from the 2023 reporting by 12%. This could be due to the decrease in responses and the fact that the Total Insured Value field is non-mandatory.

Comparison: Responses | 2021 to 2024

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

Key findings

A. There was a 6% decrease in the number of returns lodged in 2023.

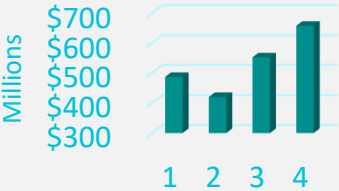
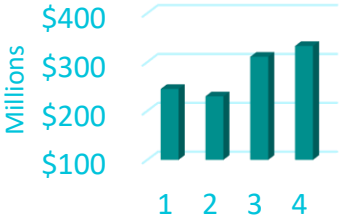
B. The number of schemes reported in 2024 is the highest since 2021, with a 0.4% increase in schemes reported from 2023.

C. Similarly, the number of lots reported in 2024 is the highest since 2021, showing a 2.2% increase from 2023.

D. The slight decrease in responses numbers 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 2024 than in previous years.

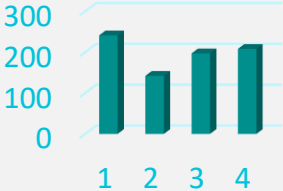
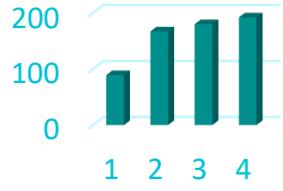

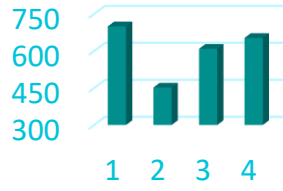
Comparison: Funds and Insured Value | 2021 to 2024

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

Key findings

- A. After an initial decrease in the reported Admin and Reserve Funds in 2022 compared to 2021, the reported funds increased in 2023 and again by 19% in 2024.
- B. Consistent with the trend in finding A, the Total Funds Reported has steadily risen since the initial decrease in 2022, with a nearly 35% increase in 2024 when compared to 2021 data.
- C. After a significant increase in Total Insured Value of 162% (~\$37.3b) from 2022 to 2023, a 12% decrease was observed in the 2024 data.
- D. The reason for the decrease in Total Insured Value is unclear but could be due to the decrease in responses and the Total Insured Value field being non-mandatory.

Comparison: Qualifications | 2021 to 2024 (Strata Managers Only)

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

Key findings

- A. After a 41% decline in 2022, the number of fully qualified persons in the industry increased by almost 39% in 2023 and a further 6% in 2024.
- B. The number of partially qualified persons has increased year on year, despite the drop in the number of responses. It increased by 7% in 2024.
- C. The number of nil qualified persons initially decreased in 2022 but has since increased in 2023 and 2024.
- D. 2024 saw a 9% increase in reported nil qualified persons.
- E. The total reported persons increased by 7% from 2023, compared to the 35% increase observed from 2022 to 2023.

Schemes and lots | 2024 vs Western Australia’s Land Registry (WALR)

Total number of schemes managed (regulation 102(4)(a)) and lots managed (regulation 102(4)(b)):

Scheme Size	Schemes Reported	Schemes (WALR)	Schemes %	Lots Reported	Lots (WALR)	Lots %
Small Up to 5 lots	1,951	43,349	5%	7,964	109,893	7%
Medium 6 – 20 lots	6,240	7,708	81%	62,211	74,923	83%
Large 21 to 50 lots	1,096	1,097	100%	34,252	34,241	>100%
Very Large More than 50 lots	454	449	101%	43,211	43,040	>100%
Total Reported	9,741	52,603	19%	147,638	262,097	56%

Key findings

- A. Total reported small schemes account for only 5% of all small schemes within the WALR. This under-representation is attributed to schemes of this size rarely having a strata manager and therefore not being captured in annual returns reporting. This discrepancy was also observed in previous years and was expected and this period.
- B. The number of medium schemes reported is closely representative of the actual figure as it appears on WALR, reporting 81% reported vs actual.
- C. The reported number of large sized schemes reflects almost 100% of the actual number on WALR, with only one less large scheme being reported in comparison to the WALR figure.
- D. Overall, there has been an improvement observed in the capture of large and very large schemes when compared to 2023 data.
- E. There has been a slight over-reporting of very large schemes by 1%, and large and very large lots by less than 1%, when compared to WALR this year.
- F. Over-reporting is likely attributed to human input error during the submissions phase. There is a high level of confidence that all large and very large schemes and lots under management within WA in 2024 have been captured.

Comparison: Schemes | For calendar year/s vs WALR

Scheme Size	Number of Responses Reporting Scheme Data			Schemes Reported By Scheme Size			Average Reported Schemes per response received by Scheme Size			Schemes (WALR) by Scheme Size			Schemes % (Reported vs WALR) by Scheme Size		
	2022	2023	2024	2022	2023	2024	2022	2023	2024	2022	2023	2024	2022	2023	2024
Small	103	109	104	1,775	1,894	1,951	17.23	17.37	18.76	43,055	43,253	43,349	4%	4%	5%
Medium	107	120	111	5,477	6,227	6,240	51.19	51.89	56.22	7,609	7,670	7,708	72%	81%	81%
Large	95	97	91	1,002	1,168	1,096	10.55	12.04	12.04	1,068	1,088	1,097	94%	107%	100%
Very Large	62	70	62	380	413	454	6.13	5.82	7.32	432	437	449	88%	95%	101%
Totals:	Total Responses Received			Total Schemes Reported			Total Average Reported Schemes per Response			Total Schemes (WALR)			Total Schemes % (Reported vs WALR)		
	121	130	122	8,634	9,702	9,741	71.36	74.63	79.84	52,164	52,448	52,603	17%	18%	19%

Key findings

Note: The information from the returns does not allow for further analysis of instances of over-reporting when compared to the WALR.

A. Despite the noted over-reporting, there has been a 0.4% increase in the total number of strata schemes reported in 2024 compared to 2023. This increase is unexpected given the decrease in the number of responses received.

Comparison: Lots | For calendar year/s vs WALR

Scheme Size	Number of Responses Reporting Lot Data			Lots Reported By Scheme Size			Average Reported Lots per response received by Scheme Size			Lots (WALR) by Scheme Size			Lots % (Reported vs WALR) by Scheme Size		
	2022	2023	2024	2022	2023	2024	2022	2023	2024	2022	2023	2024	2022	2023	2024
Small	103	109	104	7,298	7,807	7,964	70.85	71.62	76.58	108,957	109,564	109,893	7%	7%	7%
Medium	107	120	111	56,792	61,750	62,211	530.77	514.58	560.46	73,976	74,572	74,923	77%	83%	83%
Large	95	97	91	30,933	35,536	34,252	325.61	366.35	376.40	33,295	33,965	34,241	93%	105%	>100%
Very Large	62	70	62	37,693	39,350	43,211	607.95	562.14	696.95	40,798	41,203	43,040	92%	96%	>100%
Totals:	Total Responses Received			Total Lots Reported			Total Average Reported Lots per Response			Total Lots (WALR)			Total Lots % (Reported vs WALR)		
	121	130	122	132,716	144,443	147,638	1,105.97	1,119.71	1210.15	257,026	259,304	262,097	52%	56%	56%

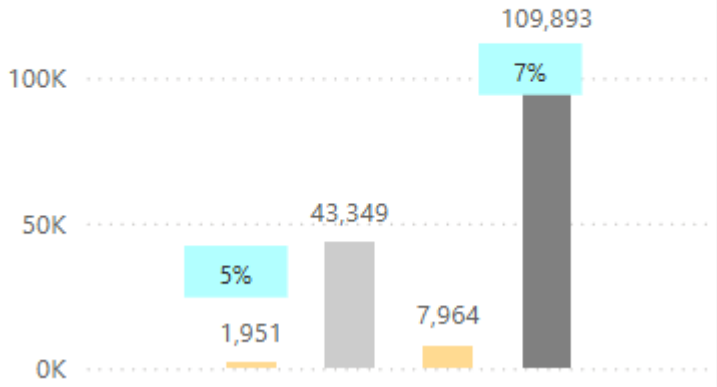
Key findings

- A. The increase of 2% in the number of lots reported correlates with the 0.4% increase in the number schemes reported and indicates a greater number of large and very large schemes than previously reported.
- B. The reported number of lots per scheme size has increased for all scheme sizes, with exception of large schemes, which saw a 3.6% decrease (1,284 lots). This could be reflective of the over-reporting experienced in 2023 data, which reported 5% more lots in large schemes than the WALR data.
- C. 56% of lots known within WALR have been reported on in 2024, which is consistent with data in the previous two years.

Schemes and Lots | 2024

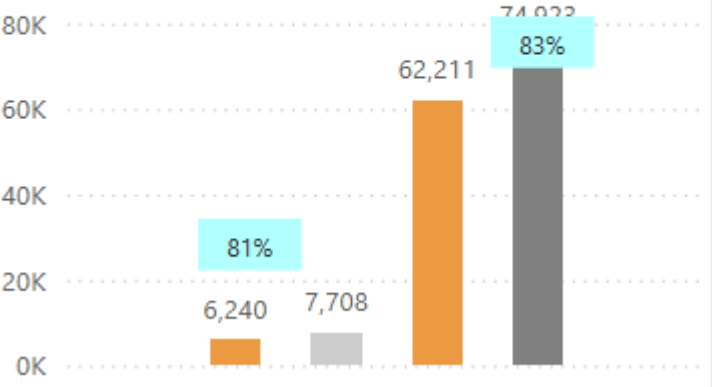
Total Lots and Schemes (Small)

Schemes Schemes WALR Lots Lots WALR

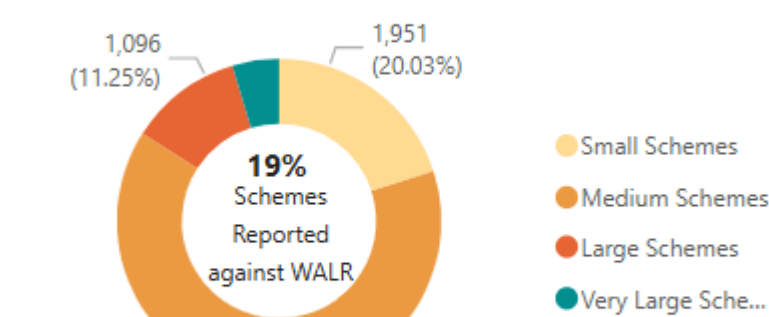


Total Lots and Schemes (Medium)

Schemes Schemes WALR Lots Lots WALR

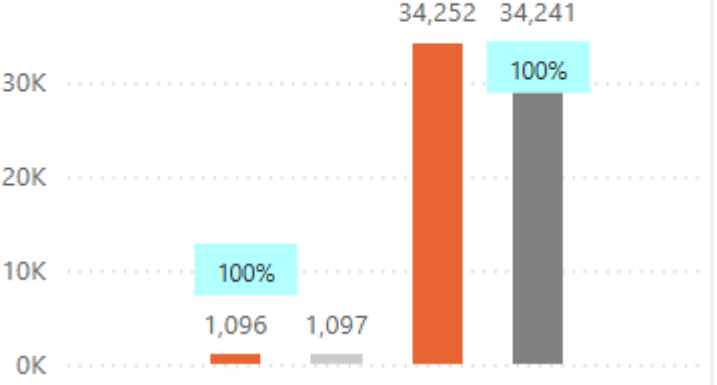


Total Schemes Reported



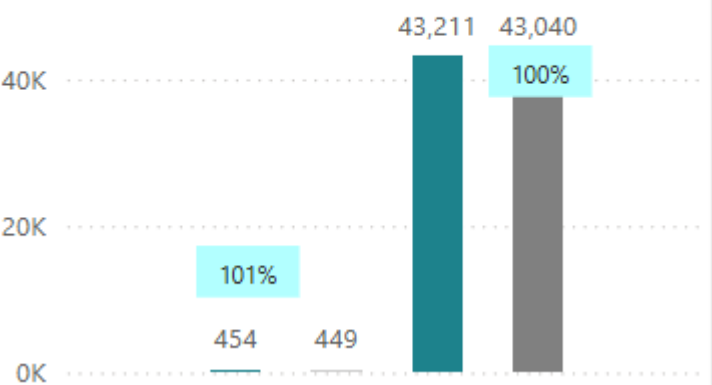
Total Lots and Schemes (Large)

Schemes Schemes WALR Lots Lots WALR

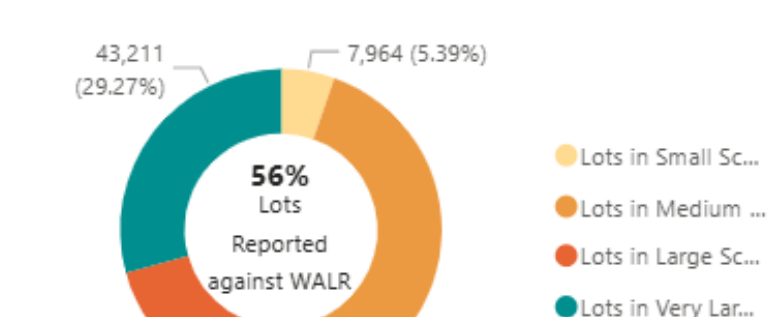


Total Lots and Schemes (Very Large)

Schemes Schemes WALR Lots Lots WALR



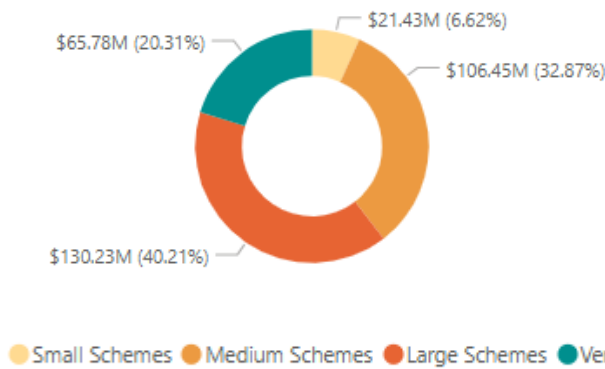
Total Lots Reported Based on Scheme Size



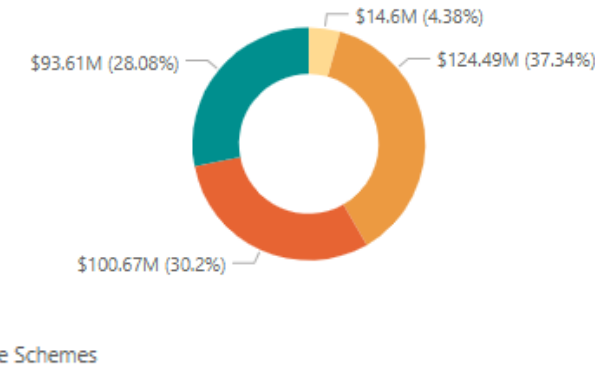
Admin and Reserve Funds | 2022 - 2024

Fund Type	2022				2023				2024			
	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
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
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

Breakdown of Admin Funds (2024)



Breakdown of Reserve Funds (2024)



Key findings

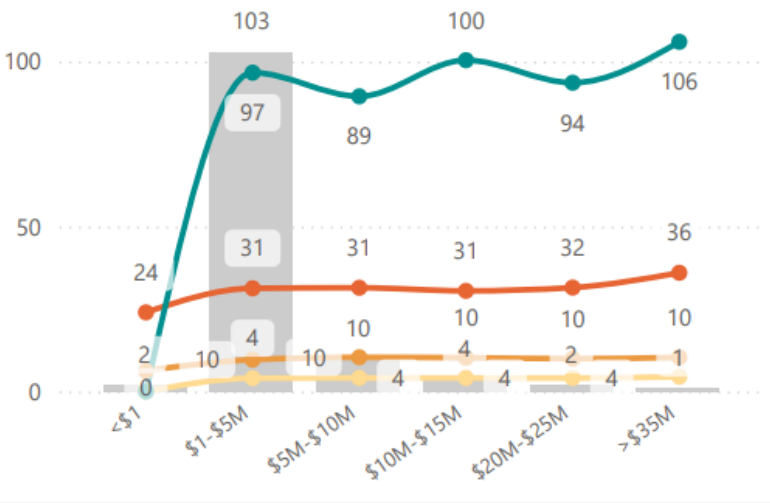
- A. In 2024 on average, the industry retained \$4,452 total funds per lot, showing an increase on previous years. The gap between the admin and reserve funds narrowed to 2%.
- B. There are almost 43% more reserve funds than admin funds for very large schemes and 17% more reserve funds than admin funds for medium schemes.
- C. For large schemes, 2024 figures show a greater amount in admin funds compared to reserve funds whereas in 2023, large schemes reported more reserve funds on average.

Relevant Question(s) in Approved Form 2024-113422

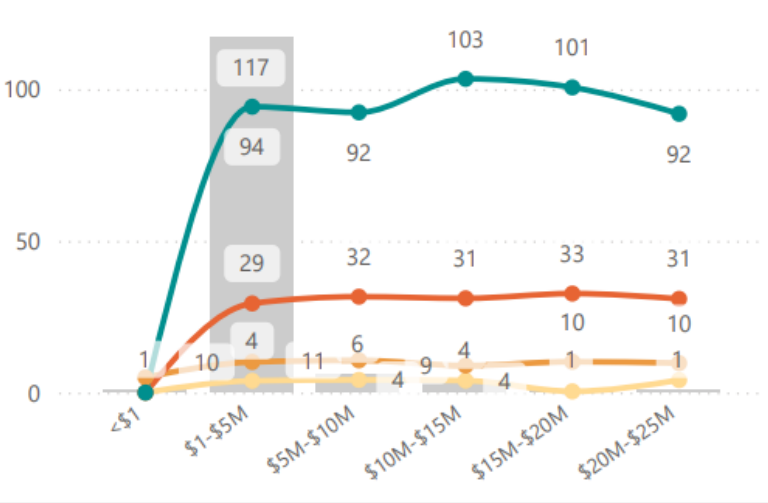
- 3. Money held in Trust for all schemes (regulation 102(4)(c))
 - 3.1 Total amount of money held on trust in administrative funds for all schemes managed
 - 3.2 Total amount of money held on trust in reserve funds for all schemes managed
 - 3.3 Total Funds (Admin and Reserve Funds)

Admin Funds | 2024 - 2022

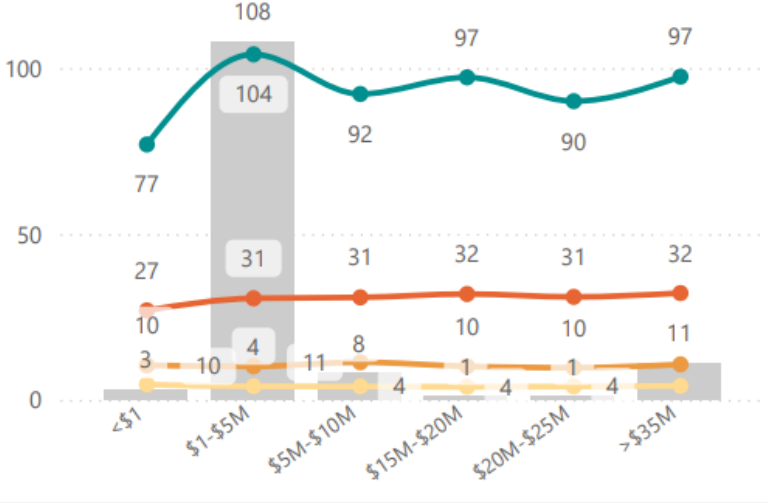
Average Lots by Scheme Size per Admin Funds Range 2024



Average Lots by Scheme Size per Admin Funds Range 2023



Average Lots by Scheme Size per Admin Funds Range 2022



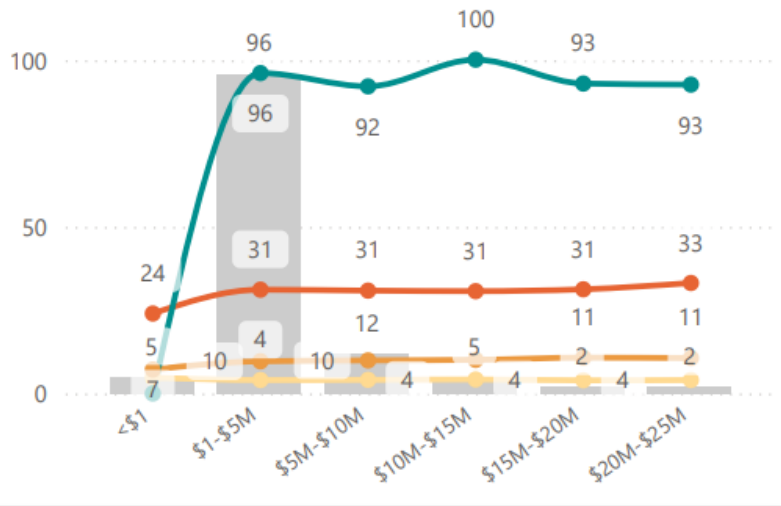
● No. of Returns ● Small Schemes ● Medium Schemes ● Large Schemes ● Very Large Schemes

Key findings

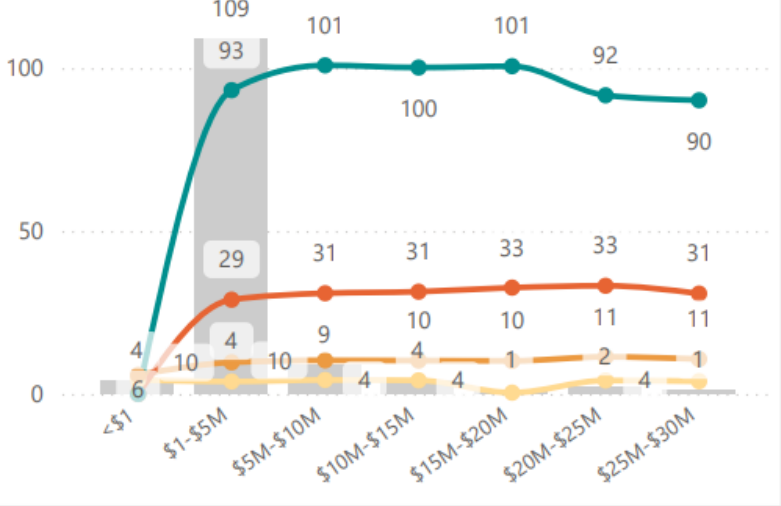
- A. The high number of respondents that retain \$1 - \$5m in admin funds appears consistent from 2022 – 2024.
- B. In 2024, the average number of lots per large schemes reporting admin fun retention of less than \$1 increased to 24, up from 1 in 2023 and more consistent with 27 in 2022. This may be due to changes in reporting behaviours or adjustments to fund management strategies.
- C. Overall, trends for admin funds have remained fairly consistent, except for a significant drop in very large schemes reporting less than \$1 retention.

Reserve Funds | 2024 - 2022

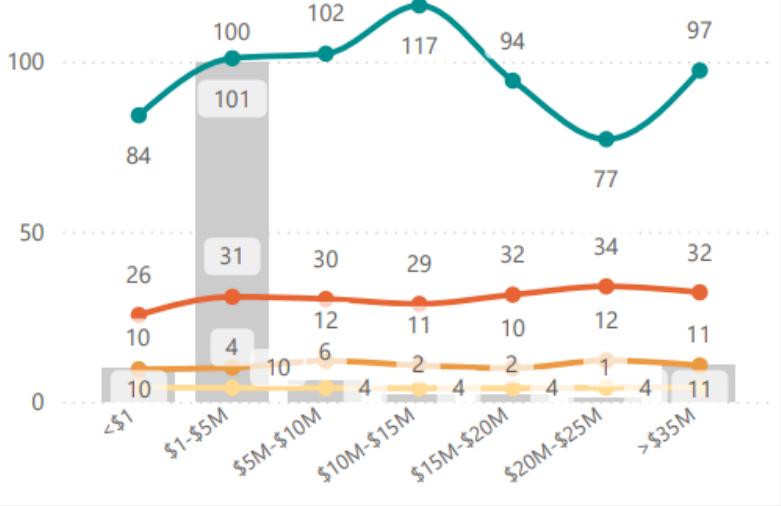
Average Lots by Scheme Size per Reserve Funds Range 2024



Average Lots by Scheme Size per Reserve Funds Range 2023



Average Lots by Scheme Size per Reserve Funds Range 2022

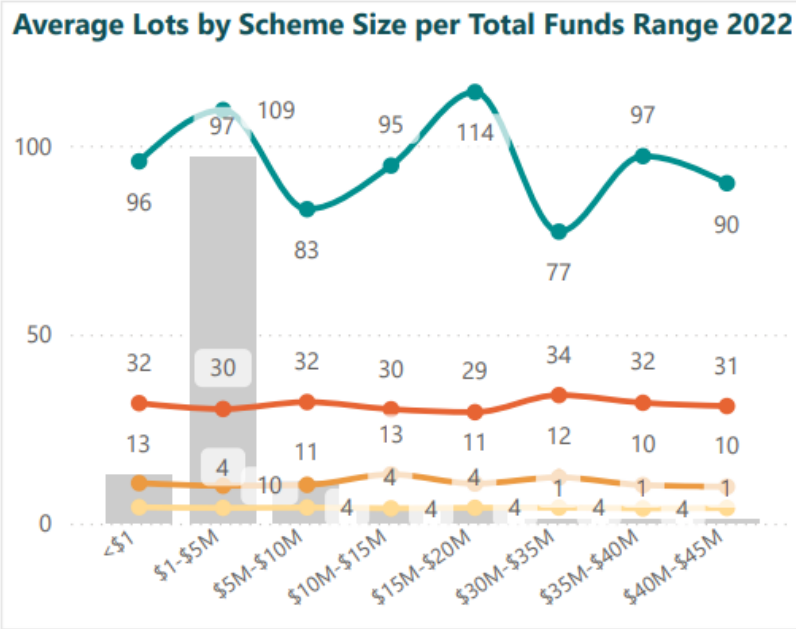
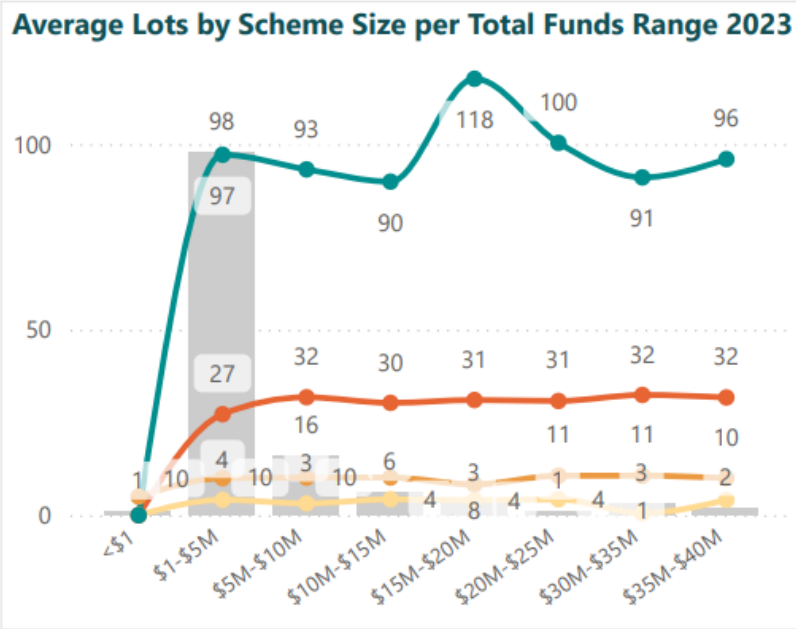
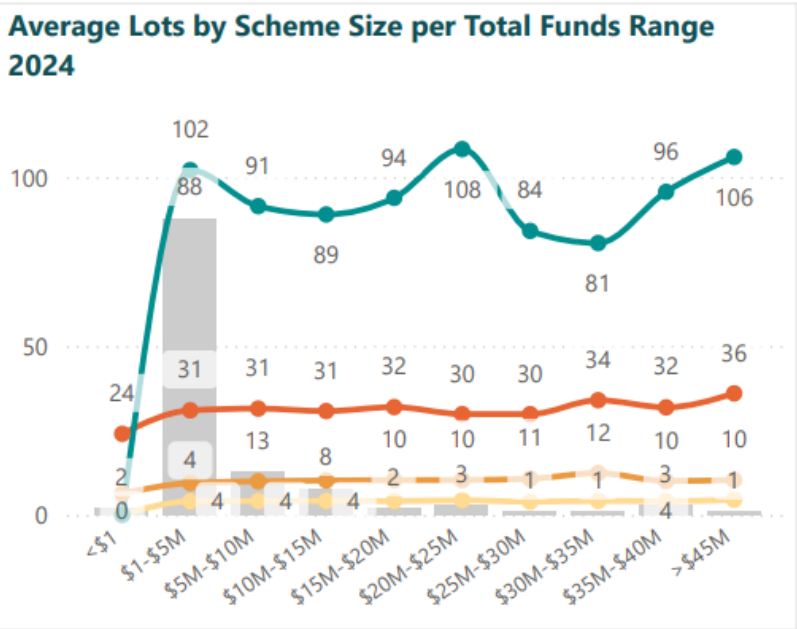


● No. of Returns ● Small Schemes ● Medium Schemes ● Large Schemes ● Very Large Schemes

Key findings

- A. The high number of respondents retaining \$1 - \$5m in Reserve Funds has remained consistent from 2022 to 2024.
- B. The data from 2023 to 2024 is consistent across all scheme sizes, except for an increase in the average number of lots per large scheme reporting less than \$1 in reserve funds in 2024.
- C. The reserve fund data follows the same trends as the admin funds across years 2022 to 2024.

Total Funds | 2024 - 2022

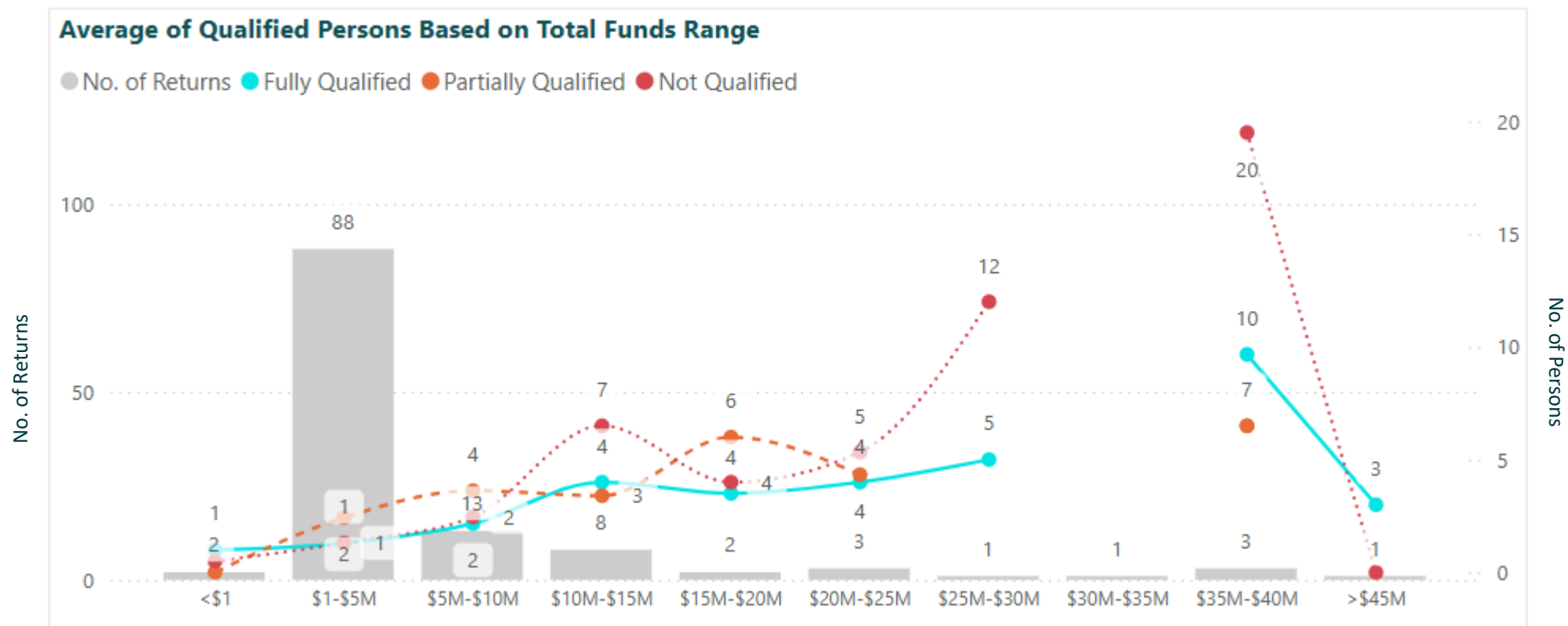


● No. of Returns ● Small Schemes ● Medium Schemes ● Large Schemes ● Very Large Schemes

Key findings

- A. The high number of average lots per very large schemes reporting retention of less than \$1 in 2022 fell to zero in 2023 and remained at zero for the 2024 reporting period.
- B. 2022 and 2023 data reports a spike in the number of average lots for very large schemes in the total fund range of \$15M - \$20M. 2024 data shows that this spike has shifted upwards into the \$20M - \$25M range.
- C. The reported total funds per scheme size are fairly consistent with the trends observed in 2023. The same is true for 2022, except for a significant drop in <\$1 reported total funds.

Total Funds vs Qualifications | 2024



Key findings

- A. 72% of respondents reported a total fund bracket of \$1 - \$5M and have an average of 1 qualified person.
- B. The average number of fully qualified persons trends upwards as the total funds brackets increase and peaks within the \$35M - \$40M bracket, which indicates that on average more qualified persons are managing the larger funds.
- C. The average number of not qualified persons appears to trend upwards as the total funds bracket increase until a drop off at the >\$45M bracket.
Note: qualification reporting is not a mandatory requirement on the form.

Qualifications and Personnel | 2024

Role	Total	Not Qualified	1-3 Units	4-8 Units	9-18 Units	Fully Qualified
Principals	205 ^a	41	22	22	40	80
Designated Person(s)	307 ^b	103	28	30	29	117
Additional Person(s)	141 ^c	109 ^d	6 ^e	12 ^f	3 ^g	11 ^h
Total Reported	653	253	56	64	72	208

- 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 2024-113422

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

Key findings

- A. Approximately 208 individuals are fully qualified, up from 197 in 2023.
- B. Another 192 individuals are working towards being fully qualified in Cert IV, an increase of 12 from 2023.
- C. Only 38% of principals and designated persons are fully qualified in Cert IV.
- D. Only 8% of additional persons reported are fully qualified in Cert IV (not principals or designated persons).

Qualifications and Personnel | 2022 - 2024

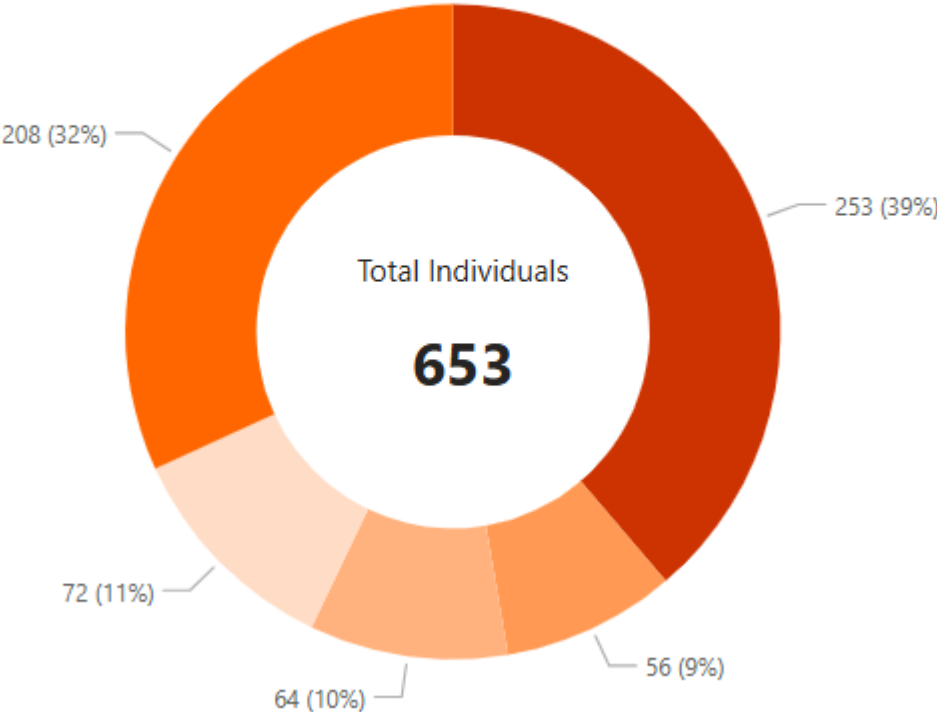


Key findings

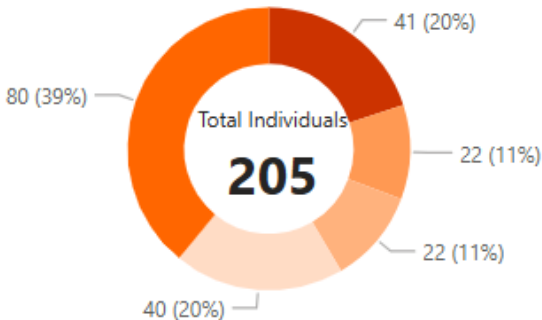
- A. There is a reported increase (↑ 5.6%) of fully qualified personnel in 2024 when compared to 2023 results, following on from a greater increase (↑ 38.8%) observed from 2022 to 2023.
- B. A small increase (↑ 6.5%) in partially qualified personnel is reported in 2024, which is similar to the increase reported in 2023 from 2022 (↑ 7.8%).
- C. The number of unqualified personnel has seen a much lower increase (↑ 9%) in 2024 compared to the sharp increase observed in 2023 from 2022 (↑ 62%).
- D. The number of overall personnel has increased in 2024 (↑ 7%) reporting a slower increase from that observed in 2023 (↑ 35%).
- E. It should be noted that reporting on industry qualifications and personnel is non-mandatory and therefore reported numbers may not accurately represent the industry as a whole.

Total Reported Qualifications in Industry

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

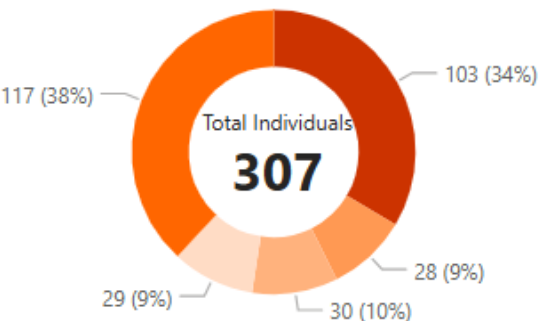


Total Reported Principal in Industry



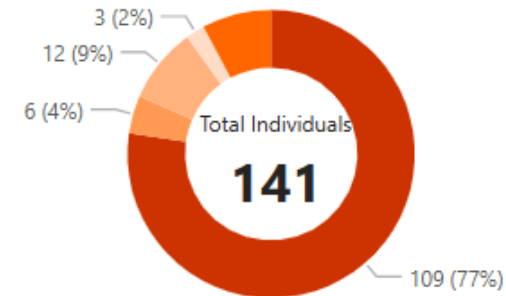
- Not Qualified
- Partial Qualified - Units 1-3
- Partial Qualified - Units 4-8
- Partial Qualified - Units 9-18
- Fully Qualified

Total Reported Designated in Industry



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

Total Reported Additional in Industry

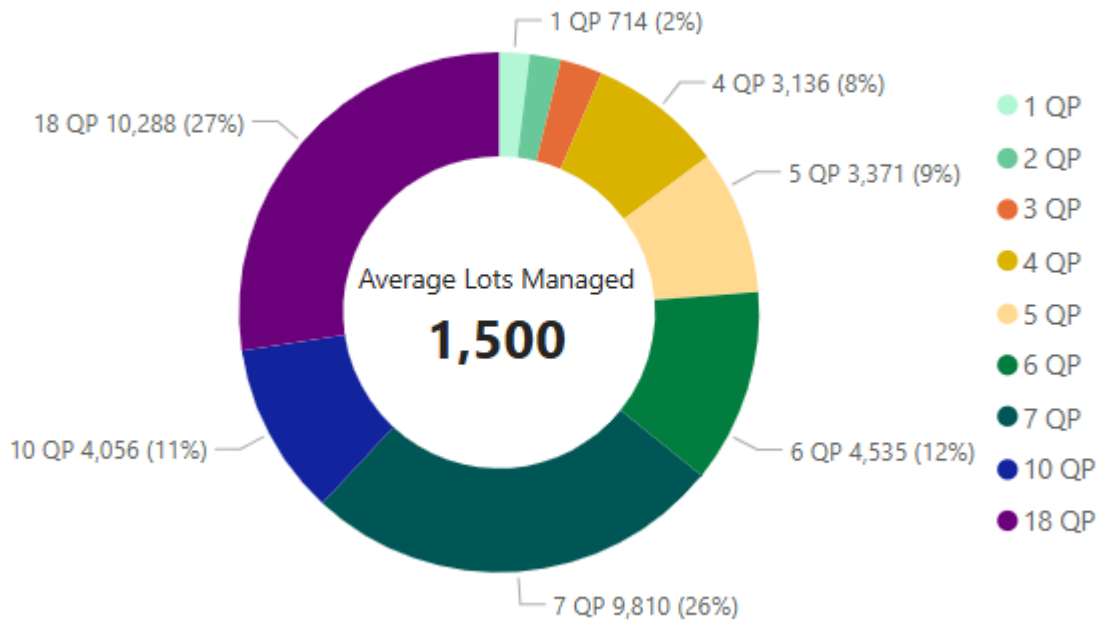


- Not Qualified
- Partial Qualified - Units 1-3
- Partial Qualified - Units 4-8
- Partial Qualified - Units 9-18
- Fully Qualified

Qualifications and Personnel | 2024

Fully Qualified Principal / Designated / Additional	No. of Returns	Total Schemes	Total Lots	Average Schemes Managed Per QP	Average Lots Managed Per QP
-	19	839	13,685	44	720
0 QP	22	971	12,426	44	565
1 QP	29	1,724	20,710	59	714
2 QP	28	1,517	20,529	54	733
3 QP	7	365	6,859	52	980
4 QP	6	1,424	18,816	237	3,136
5 QP	5	947	16,854	189	3,371
6 QP	3	683	13,605	228	4,535
7 QP	1	591	9,810	591	9,810
10 QP	1	338	4,056	338	4,056
18 QP	1	342	10,288	342	10,288
Total	122	9,741	147,638	97.9	1,500.3

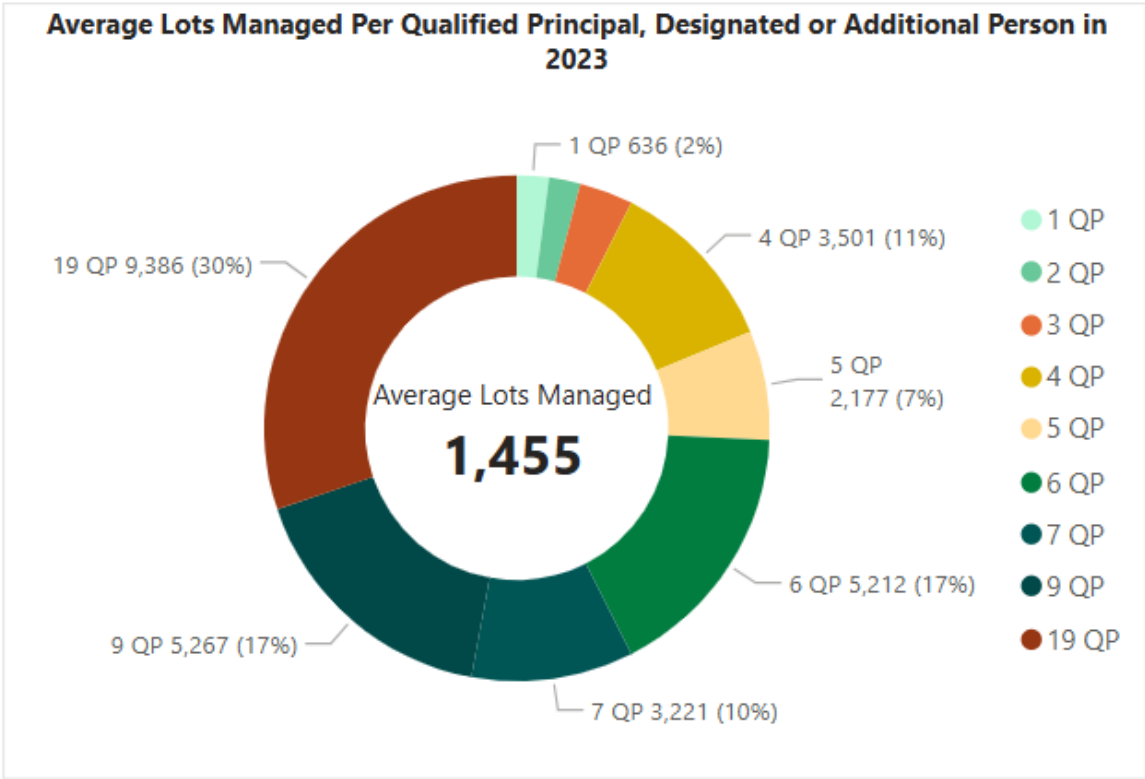
Average Lots Managed Per Qualified Principal, Designated or Additional Person



Key findings

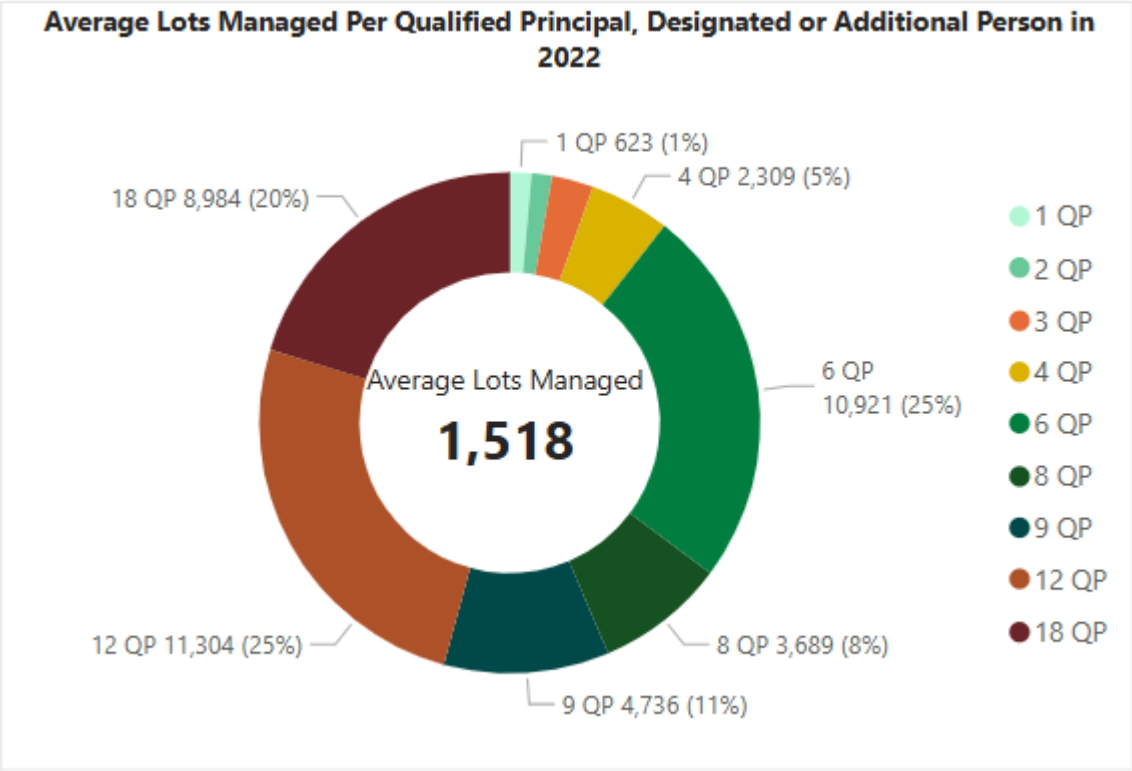
- A. The average number of lots managed per fully qualified principal and/or designated person in 2024 (1500) has increased slightly from 2023, however is still lower than the number reported in 2022, noting that the reporting of qualified persons is non-mandatory.
- B. 41 of the 122 returns (34%) did not report having a qualified principal and/or designated persons in their strata management companies. This is based on respondents reporting '0' (22) or leaving the question blank (19).

Qualifications and Personnel | 2023 and 2022



Key findings

- A. Those with fully qualified principals and/or designated persons are managing on average of 95 schemes and 1,455 lots.
- B. 53 of the 130 returns (41%) did not have any reported qualified principals and/or designated persons in their strata management companies.



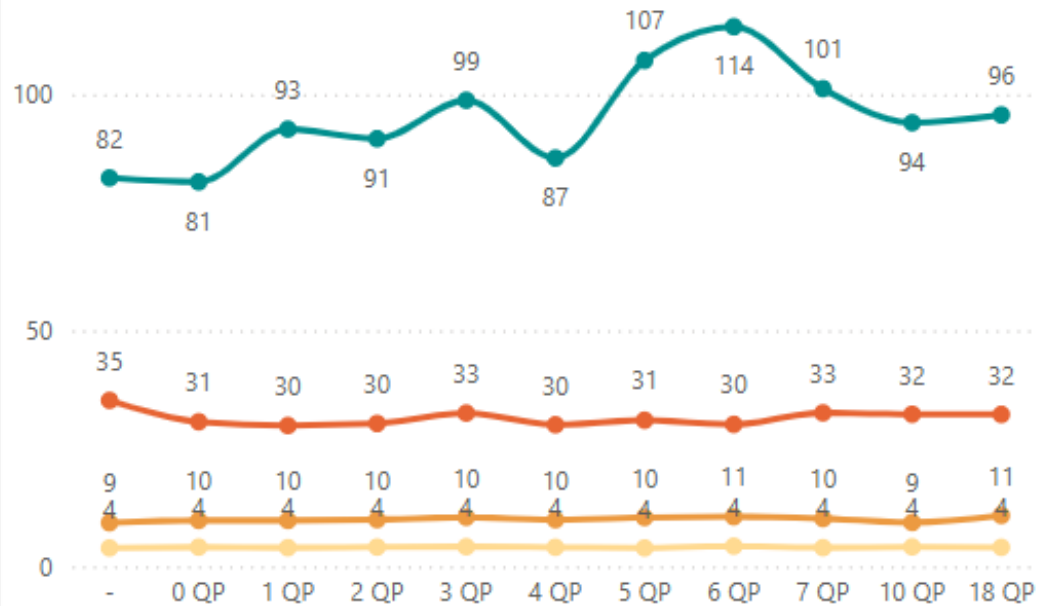
Key findings

- A. Those with fully qualified principals and/or designated persons are managing on average of 94 schemes and 1,518 lots.
- B. 69 of the 121 returns (57%) did not report having any qualified principal and/or designated persons in their strata management companies.

Qualifications and Personnel | 2024

Fully Qualified Principal / Designated / Additional	No. of Returns	Ave. Lots (Small)	Ave. Lots (Medium)	Ave. Lots (Large)	Ave. Lots (Very Large)
-	19	4	9	35	82
0 QP	22	4	10	31	81
1 QP	29	4	10	30	93
2 QP	28	4	10	30	91
3 QP	7	4	10	33	99
4 QP	6	4	10	30	87
5 QP	5	4	10	31	107
6 QP	3	4	11	30	114
7 QP	1	4	10	33	101
10 QP	1	4	9	32	94
18 QP	1	4	11	32	96
Total	130	4	10	31	95

Profile of Average Lots Managed Per Fully Qualified Person



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

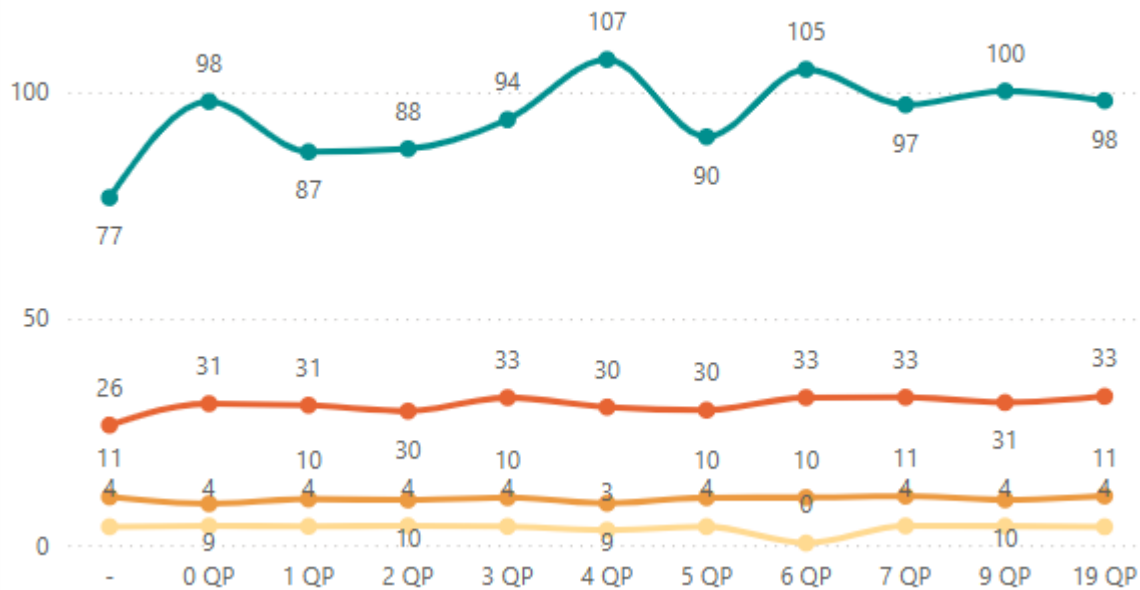
Key findings

- A. In 2024, those with no reported qualified persons were managing an **average** profile of 4 lots (small), 9 lots (medium), 35 lots (large) and 82 lots (very large).
- B. When compared with the previous results, the profile looks similar except the average lots in large and very large schemes have increased respectively from 21 and 42 in 2023 to 35 and 82 in 2024.

Qualifications and Personnel | 2023 and 2022

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

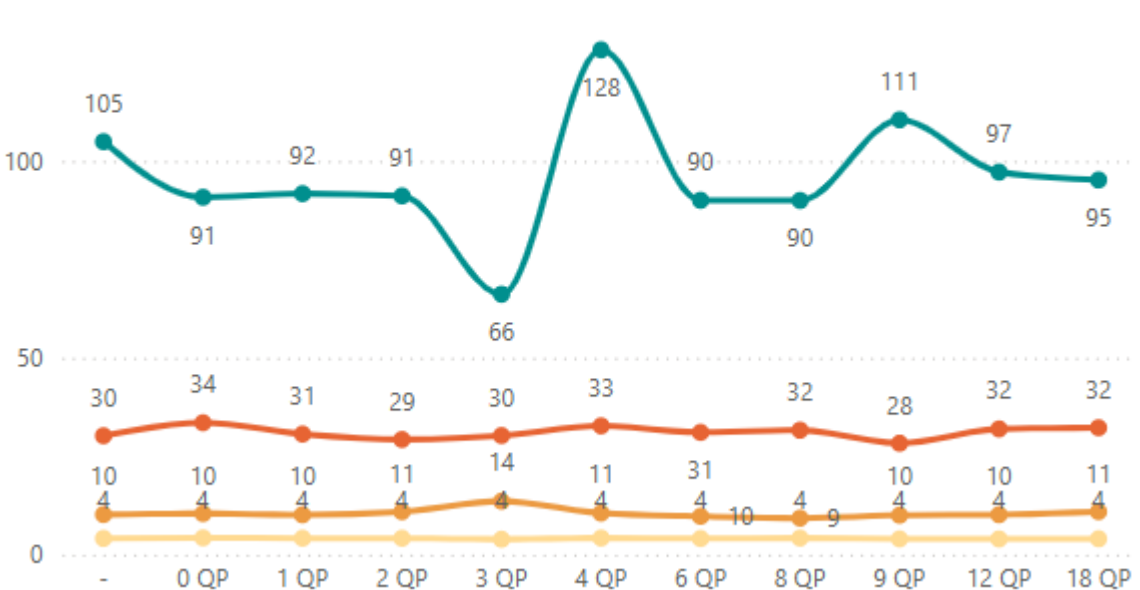
Profile of Average Lots Managed Per Fully Qualified Person in 2023



Key finding

A. The above graph for 2023 data shows that on average, those with no reported qualified persons were managing an average profile of 4 lots (small), 11 lots (medium), 26 lots (large) and 77 lots (very large).

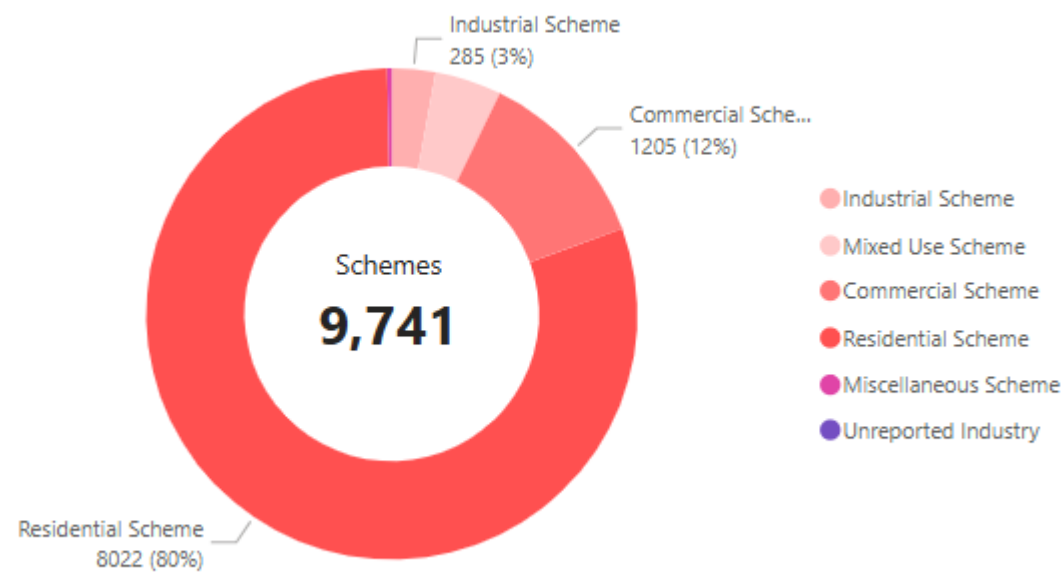
Profile of Average Lots Managed Per Fully Qualified Person in 2022



Key finding

A. 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), 30 lots (large) and 105 lots (very large).

Schemes by Industry Type



Total Schemes Range	Total Insurance Value (Billion)	Average Insurance Value (Million)
1-100	\$17.86	\$207.68
101-200	\$15.02	\$1,155.39
201-300	\$3.41	\$1,136.41
301-400	\$9.57	\$1,595.20
401-500	\$2.83	\$2,829.34
801-900	\$4.40	\$4,404.46
Grand Total	\$53.09	\$482.68

Key findings

- A. The total reported schemes is 9,741, with only 4 respondents not providing any data on industry type.
- B. As expected, the largest component (80%) comprises of residential use, with the remaining schemes in commercial, mixed use and industrial.
- C. The table above also showcases the total and average insurance values by strata management companies depending on the number of schemes in their portfolio. \$482.68M was the average insured value in this response. Note that insurance is a non-mandatory section of the form however approximately 90% of respondents provided a value.

Expenditure | 2024

Professional Services

Expenditure Range	No. of Responses	Admin Funds	Reserve Funds
	16	\$48,561,844	\$83,535,625
Under \$5K	29	\$7,462,403	\$6,415,968
\$5K to \$10 K	11	\$4,413,530	\$9,168,359
\$10K to \$50K	28	\$95,649,882	\$44,408,145
\$50k to \$150K	14	\$42,707,670	\$42,617,373
\$150K to \$250K	8	\$22,143,444	\$26,246,802
\$250K to \$500K	9	\$57,554,747	\$66,791,816
\$500K to \$1Mill	5	\$33,614,794	\$36,826,954
\$1Mill to \$2Mill	2	\$11,784,444	\$17,353,502
Total	122	\$323,892,758	\$333,364,544

Building Services

Expenditure Range	No. of Responses	Admin Funds	Reserve Funds
	20	\$119,910,382	\$89,653,268
Under \$5K	15	\$5,901,891	\$5,774,701
\$5K to \$10 K	7	\$4,234,056	\$4,317,045
\$10K to \$50K	20	\$7,016,865	\$6,404,832
\$50k to \$150K	14	\$10,522,624	\$11,128,248
\$150K to \$250K	11	\$21,795,445	\$33,598,722
\$250K to \$500K	10	\$20,727,799	\$25,138,069
\$500K to \$1Mill	9	\$15,567,700	\$27,806,847
\$1Mill to \$2Mill	6	\$21,754,595	\$27,573,917
Above \$2Mill	10	\$96,461,400	\$101,968,894
Total	122	\$323,892,758	\$333,364,544

Property Services

Expenditure Range	No. of Responses	Admin Funds	Reserve Funds
	18	\$119,543,460	\$89,518,936
Under \$5K	6	\$1,695,463	\$2,754,148
\$5K to \$10K	5	\$853,775	\$997,363
\$10K to \$50K	20	\$7,195,198	\$6,526,860
\$50k to \$150K	17	\$12,175,429	\$9,099,548
\$150K to \$250K	6	\$4,070,651	\$7,489,383
\$250K to \$500K	14	\$18,366,995	\$21,257,131
\$500k to \$1Mill	16	\$34,028,631	\$57,796,539
\$1-\$2Mill	7	\$26,244,728	\$37,393,887
Above \$2Mill	13	\$99,718,428	\$100,530,750
Total	122	\$323,892,758	\$333,364,544

Other Services

Expenditure Range	No. of Responses	Admin Funds	Reserve Funds
	85	\$225,526,869	\$213,886,956
Under \$5K	12	\$4,689,702	\$6,241,047
\$5K to \$10 K	2	\$829,736	\$1,608,867
\$10K to \$50K	6	\$6,853,418	\$8,435,957
\$150K to \$250K	3	\$2,205,127	\$3,793,099
\$250K to \$500K	4	\$26,538,472	\$36,386,300
\$500K to \$1Mill	4	\$12,535,285	\$16,296,359
\$1Mill to \$2Mill	2	\$6,046,172	\$7,871,905
Above \$2Mill	4	\$38,667,976	\$38,844,053
Total	122	\$323,892,758	\$333,364,544

Key findings

- 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.
- As expected, and consistent with 2023 data, most responses have indicated that spending is undertaken in the <\$5K range for professional services.
- Responses have also indicated that more than \$2M has been spent across three of the four services, excluding professional services, which when compared with total funds suggest 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.