



# **Australasian Strata Insights 2022**

**Report & Infographics**



**UNSW**  
City Futures  
Research Centre

# Australasian Strata Insights 2022

Authored by Hazel Easthope, Danielle Hynes, Yi Lu, Reg Wade.

City Futures Research Centre  
Faculty of Built Environment  
UNSW Sydney  
[www.cityfutures.net.au](http://www.cityfutures.net.au)

Published by: City Futures Research Centre, UNSW Sydney, June 2023.

Design of the infographics was undertaken by Tanja Edwards of Luova.

## Acknowledgements

Sincere thanks to Alisha Fisher and Shaun Brockman (SCA) for their assistance with this report.

This report contains strata titles data provided under licence from:

- NSW Land Registry Services
- Land Victoria
- QLD Titles Registry
- Western Australian Land Information Authority
- Government of South Australia
- Australian Capital Territory Office of the Surveyor-General and Land Information
- Land Tasmania ([www.theLIST.tas.gov.au](http://www.theLIST.tas.gov.au))
- Northern Territory Land Information Systems
- LINZ (Land Information New Zealand) Data Service

## Copyright information

© City Futures Research Centre 2023



This work is licensed under a Creative Commons Attribution Non-Commercial 4.0 licence. You may distribute, remix and build upon the work for non-commercial purposes only, as long as you credit City Futures Research Centre. For more information visit [creativecommons.org/licenses/by-nc/4.0](http://creativecommons.org/licenses/by-nc/4.0).

This report is based on research undertaken with funding from Strata Community Association. Any opinions expressed in this report are those of the authors and do not necessarily reflect the views of UNSW Sydney or Strata Community Association.

## For further information

See *Australasian Strata Insights Report* at <https://cityfutures.adu.unsw.edu.au/2022-australasian-strata-insights/>

or contact Professor Hazel Easthope, UNSW Sydney at [hazel.easthope@unsw.edu.au](mailto:hazel.easthope@unsw.edu.au)

## A note on data use

The data presented in this report comes from different sources (statistics bureaus, land titles offices and private companies). The data has different degrees of reliability and different datasets cannot necessarily be directly compared.

### Data reliability

Some figures reported are based on 100% samples and are therefore highly reliable, other figures are estimates based on smaller samples and are less reliable. The image below provides an overview of the reliability of the data presented.

**Excellent**

100% sample

- Who lives in apartments (Census data)
- Number of strata schemes & lots (Land titles data)

**Good**

>50% sample

- Property value (Insurance data)

**Fair**

10-30% sample (in most cases, occasionally higher)

- Economic benefits of strata (Strata company data)

### Calculating the economic benefits of strata

The data provided in the economic benefits of strata sections of the infographics are based on estimates drawing on a fair (10-30%) sample of strata companies in each jurisdiction. Estimates will be impacted by the nature of the management companies who responded to the survey, which are not necessarily representative of all strata management companies operating in each jurisdiction.

Regarding the estimates of direct employment of strata managers and other employees, these estimates are based on an assumption that all strata schemes employ a strata manager. In those jurisdictions with a high proportion of self-managed lots, this will result in an over-estimation of the number of strata managers employed.

### Calculating the proportion of the population who live in strata

While the Census data (apartment population) and land titles data (number of lots) are highly reliable, they are not measuring exactly the same thing. This means one should not simply divide the number of apartment residents by the number of strata lots to determine the proportion of the population who live in strata. More complex calculations to estimate the proportion of people who live in strata are possible however, and these are provided in Appendix 4: Estimated residential population in strata.

## Calculating trends in data between the 2020 and 2022 report

If comparing data in this report with data in the 2020 report, please use the 2020 report published at <https://cityfutures.ada.unsw.edu.au/research/projects/2020-australasian-strata-insights/>, which was reissued in 2023 with amendments.

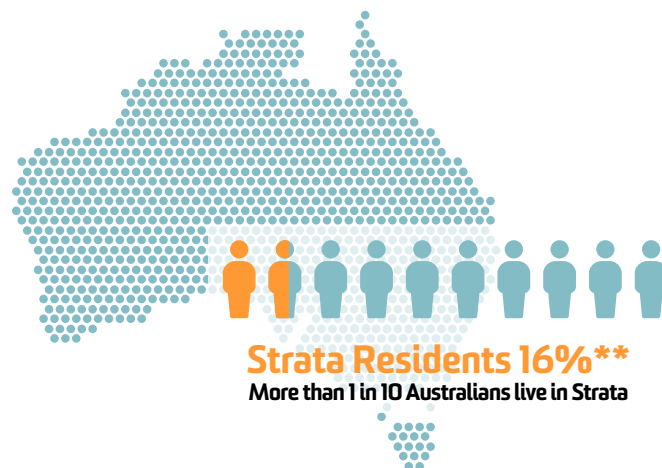
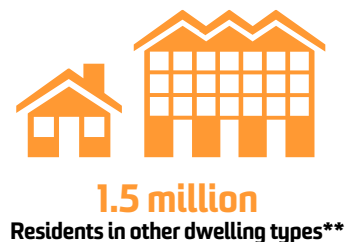
When using this data to look at changes over time, please take note of:

- i. **The reliability of the data being compared.** It is wise not to make too much of statements about the growth or decline in the market over time based only on 'fair' data (see above).
- ii. **The exact date of the datasets being compared.** Note that the most recent New Zealand Census was conducted in 2018. As such, these figures have not changed since the 2020 report. All of the other data reported in this report is from 2021 (Census) or 2022.
- iii. Take note of by state:
  - a. QLD, ACT: There was a significant shift in the estimated value of professional services reported by management companies. This is likely due to the nature of management companies that responded to the call for data.
  - b. NSW: The estimated number callout jobs increased significantly between 2020 and 2022. This may be partially explained by the nature of management companies who responded to the call for data.
- iv. Conservative estimate of populations living in strata: The conservative estimate of populations living in strata has fallen between the 2020 (appearing in appendix 4) and 2022 (appearing in appendix 4 and the infographics) reports across NSW, WA, TAS, NT and Australia nationally. This is likely influenced by two things: first, the total population figures have increased between the 2016 and 2021 Australian Censuses and second, the average household size for all households and for apartment households have fallen between the 2016 and 2021 Australian Censuses.

## Contents

|                                                        |    |
|--------------------------------------------------------|----|
| <b>Infographics</b>                                    | 6  |
| Australia                                              | 6  |
| New South Wales                                        | 8  |
| Victoria                                               | 10 |
| Queensland                                             | 12 |
| Western Australia                                      | 14 |
| South Australia                                        | 16 |
| Australian Capital Territory                           | 18 |
| Tasmania                                               | 20 |
| Northern Territory                                     | 22 |
| New Zealand                                            | 24 |
| North Island                                           | 25 |
| South Island                                           | 26 |
| <b>Explanatory Report</b>                              | 27 |
| Background                                             | 28 |
| The growth of the strata sector in Australia and NZ    | 28 |
| Dwelling starts                                        | 28 |
| Population growth                                      | 30 |
| Scope and approach of 2022 data collection             | 32 |
| Section 1: Who lives in apartments?                    | 33 |
| Section 2: Number of strata schemes and lots           | 37 |
| Section 3: Economic benefits of strata                 | 40 |
| Appendix 1: WA Survey Strata                           | 48 |
| Appendix 2: NZ Cross Lease                             | 49 |
| Appendix 3: Size of schemes by jurisdiction            | 50 |
| Appendix 4: Estimated residential population in strata | 62 |
| References                                             | 69 |

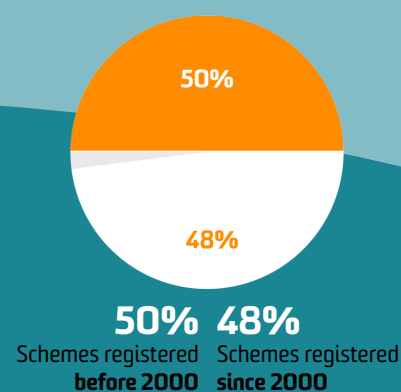
## HOW MANY PEOPLE LIVE IN STRATA?



\*2021 census data

\*\*Conservative estimate derived from analysis of land titles data on strata and community schemes and census data on dwellings, households and individuals. See appendix 4.

## NUMBER OF STRATA SCHEMES & LOTS



Data obtained from: i) the Australian Capital Territory Office of the Surveyor-General and Land Information; ii) Land Tasmania; iii) Land Use Victoria; iv) NSW Land and Property Information; v) Northern Territory Land Information Systems; vi) QLD Titles Registry; vii) Government of South Australia; viii) Western Australian Land Information Authority (Landgate).

## PROPERTY VALUE

Total insured value  
of schemes



**\$1,257,046,957,550**  
**1.3 trillion dollars**

Estimate based on data provided by strata insurers who insure 53% of all strata and community lots in Australia.

# ECONOMIC BENEFITS OF STRATA

## Direct employment



## Callout jobs



3 most common callout jobs



**4,697,772**

Total number of callout jobs in 2021

**\$6,921,145,390**

Total value of callout jobs in 2021

## Professional services



3 most common professional services



**441,432**

Total number of professional services engaged in 2021

**\$674,955,396**

Total value of professional services engaged in 2021

Estimate based on data provided by strata management companies who represent between 16% and 22% of the market in Australia.

# WHO LIVES IN APARTMENTS?

## Residents

In Australia, about 10% of the population live in apartments

**2,501,351**

apartment residents

**25,422,788**

all Australian residents

## Households

In Australia, about 13% of households live in apartments

**1,311,630**

apartment households

**9,808,428**

all Australian households

## Country of birth

Less than half of all apartment residents are born in Australia

Australia 46% India 5%  
China 6% Other 43%



## Language spoken

More than half of all apartment residents speak English at home

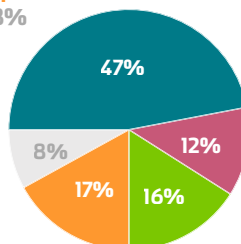
English 53% Cantonese 2%  
Mandarin 7% Other 38%



## Tenure

More apartment households rent than are owner-occupied

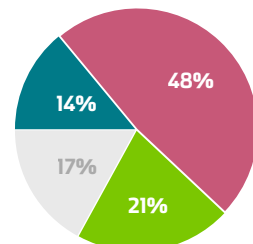
Rented 47%  
Owned outright 12%  
Owned with a mortgage 16%  
Unoccupied 17%  
Other 8%



## Age

Almost half of all apartment residents are 20-39 years old

Under 20 - 14%  
20-39 - 48%  
40-59 - 21%  
Over 60 - 17%



## Residents



## Households



## Household type - Many different types of households live in apartments

Lone person 39% | Couple - no children 25% | Couple - with children 12% | Group household 8% | Single parent 6% | Other 10%



**2021 Census data.** Residents and households in occupied private flats, units and apartments, the majority of which are owned under strata title. Because other property types, including townhouses and villas, can be owned under strata title, the actual number of people living in strata properties will be greater. Tenure figure includes unoccupied dwellings. Further details available in the supporting report.

## ACKNOWLEDGEMENTS

This project was undertaken by City Futures Research Centre, and funded by Strata Community Association. The authors would like to acknowledge the Australian Capital Territory Office of the Surveyor-General and Land Information, Land Tasmania, Land Use Victoria, New South Wales Land and Property Information, Northern Territory Land Information Systems, Queensland Titles Registry, Government of South Australia, Western Australian Land Information Authority (Landgate) and Land Information NZ for providing the land titles data; ABS Tablebuilder and the customised data team at Stats NZ for Census data; and the strata management and insurance companies that provided data about their businesses. For more details on this and other strata-related research projects, visit <https://cityfutures.adu.unsw.edu.au/research/compact-cities/> or contact Hazel Easthope, UNSW Sydney, [hazel.easthope@unsw.edu.au](mailto:hazel.easthope@unsw.edu.au)

## LICENSING

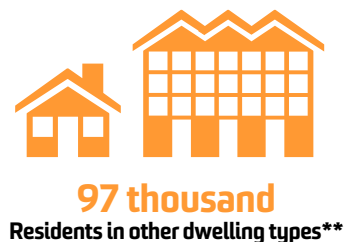
This work is licensed under a Creative Commons Attribution NonCommercial 4.0 licence. You may distribute, remix and build upon the work for non-commercial purposes only, as long as you credit City Futures Research Centre. For more information visit [creativecommons.org/licenses/by-nc/4.0/](https://creativecommons.org/licenses/by-nc/4.0/)

Published in June 2023 by City Futures Research Centre. Design by Tanja Edwards at Luova.





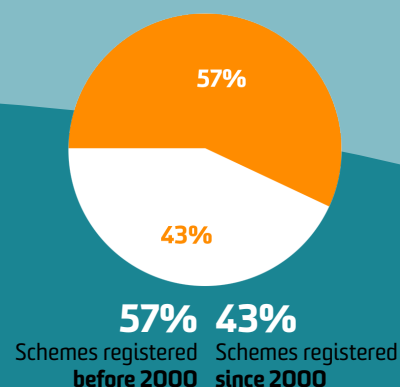
## HOW MANY PEOPLE LIVE IN STRATA?



\*2021 census data

\*\*Conservative estimate derived from analysis of land titles data on strata and community schemes and census data on dwellings, households and individuals. See appendix 4.

## NUMBER OF STRATA SCHEMES & LOTS



Data obtained from NSW Land and Property Information with registry information up to November 2022 and includes both residential and/or mixed use strata and community schemes as well as non-residential schemes.

## PROPERTY VALUE

Total insured value of schemes



**\$456,397,610,766**  
**456.4 billion dollars**

Estimate based on data provided by strata insurers who insure 55% of all strata and community lots in NSW.



# ECONOMIC BENEFITS OF STRATA

## Direct employment



## Callout jobs



3 most common callout jobs



**1,713,046**

Total number of callout jobs in 2021

**\$2,563,126,852**

Total value of callout jobs in 2021

## Professional services



3 most common professional services



**151,596**

Total number of professional services engaged in 2021

**\$308,372,694**

Total value of professional services engaged in 2021

Estimate based on data provided by strata management companies who represent between 28% and 38% of the market in NSW.

# WHO LIVES IN APARTMENTS?

## Residents

In NSW, about 16% of the population live in apartments

**1,287,377**

apartment residents

**8,072,163**

all NSW residents

## Households

In NSW, about 20% of households live in apartments

**620,090**

apartment households

**3,058,269**

all NSW households

## Country of birth

Less than half of all apartment residents are born in Australia

Australia 41% India 6%  
China 7% Other 46%



## Language spoken

Less than half of all apartment residents speak English at home

English 47% Nepali 3%  
Mandarin 8% Other 42%



## Residents

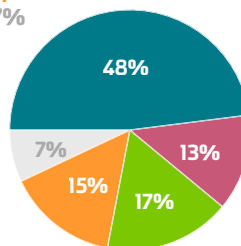


## Households

## Tenure

More apartment households rent than are owner-occupied

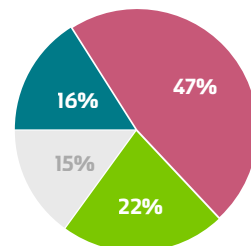
Rented 48%  
Owned outright 13%  
Owned with a mortgage 17%  
Unoccupied 15%  
Other 7%



## Age

Almost half of all apartment residents are 20-39 years old

Under 20 - 16%  
20-39 - 47%  
40-59 - 22%  
Over 60 - 15%



## Household type - Many different types of households live in apartments

Lone person 35% | Couple - no children 26% | Couple - with children 17% | Group household 8% | Single parent 7% | Other 7%



**2021 Census data.** Residents and households in occupied private flats, units and apartments, the majority of which are owned under strata title. Because other property types, including townhouses and villas, can be owned under strata title, the actual number of people living in strata properties will be greater. Tenure figure includes unoccupied dwellings. Further details available in the supporting report.

## ACKNOWLEDGEMENTS

This project was undertaken by City Futures Research Centre, and funded by Strata Community Association. The authors would like to acknowledge the Australian Capital Territory Office of the Surveyor-General and Land Information, Land Tasmania, Land Use Victoria, New South Wales Land and Property Information, Northern Territory Land Information Systems, Queensland Titles Registry, Government of South Australia, Western Australian Land Information Authority (Landgate) and Land Information NZ for providing the land titles data; ABS Tablebuilder and the customised data team at Stats NZ for Census data; and the strata management and insurance companies that provided data about their businesses.

## LICENSING

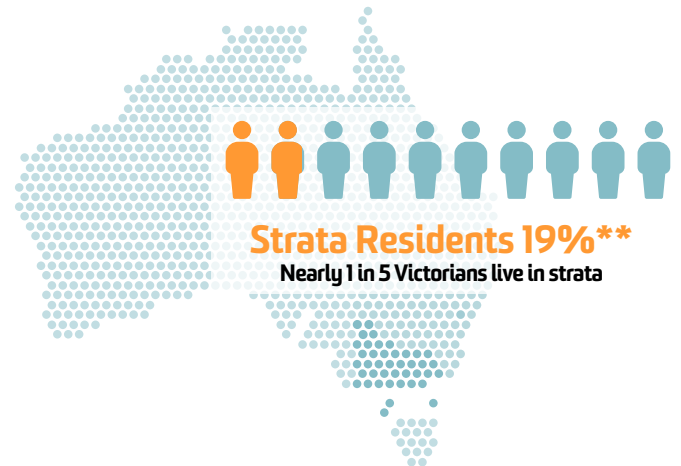
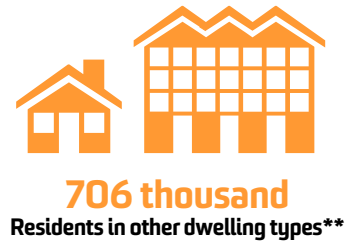
This work is licensed under a Creative Commons Attribution NonCommercial 4.0 licence. You may distribute, remix and build upon the work for non-commercial purposes only, as long as you credit City Futures Research Centre.

For more information visit [creativecommons.org/licenses/by-nc/4.0](https://creativecommons.org/licenses/by-nc/4.0)

Published in June 2023 by City Futures Research Centre. Design by Tanja Edwards at Luova.



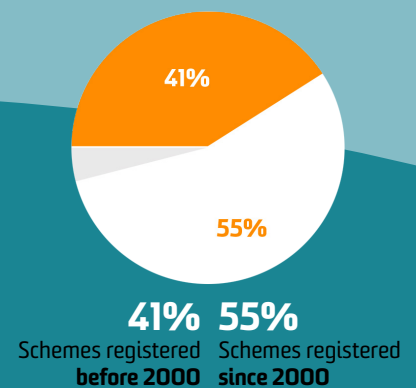
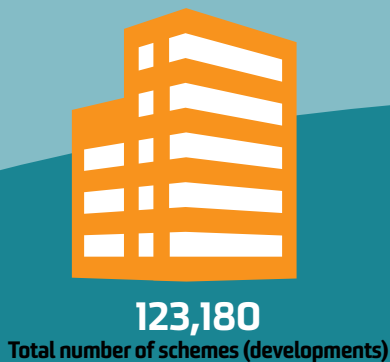
## HOW MANY PEOPLE LIVE IN STRATA?



\*2021 census data

\*\*Conservative estimate derived from analysis of land titles data on strata and community schemes and census data on dwellings, households and individuals. See appendix 4.

## NUMBER OF STRATA SCHEMES & LOTS



Data obtained from Land Use Victoria up to August 2022 and includes both commercial and residential/mixed use community title and strata schemes.

## PROPERTY VALUE

Total insured value of schemes



**\$399,418,312,040**  
**399.4 billion dollars**

Estimate based on data provided by strata insurers who insure 42% of all strata and community lots in VIC.

# ECONOMIC BENEFITS OF STRATA

## Direct employment



Estimate based on data provided by strata management compaies who represent 10% the market in VIC

## WHO LIVES IN APARTMENTS?

### Residents

In VIC, about 8% of the population live in apartments

**501,781**  
apartment residents

**6,503,491**  
all VIC residents

### Households

In VIC, about 12% of households live in apartments

**291,899**  
apartment households

**2,507,626**  
all VIC households

### Country of birth

Less than half of all apartment residents are born in Australia

Australia 47% India 6%  
China 6% Other 41%



### Language spoken

More than half of all apartment residents speak English at home

English 56% Cantonese 2%  
Mandarin 8% Other 34%



### Residents



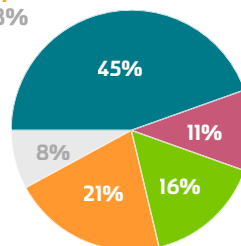
### Households



### Tenure

More apartment households rent than are owner-occupied

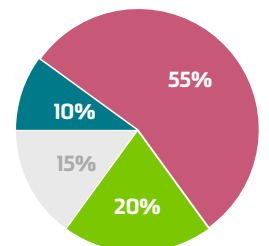
Rented 45%  
Owned outright 11%  
Owned with a mortgage 16%  
Unoccupied 21%  
Other 8%



### Age

More than half of all apartment residents are 20-39 years old

Under 20 - 10%  
20-39 - 55%  
40-59 - 20%  
Over 60 - 15%



### Household type - Many different types of households live in apartments

Lone person 46% Couple - no children 24% Couple - with children 8% Group household 8% Single parent 5% Other 9%



**2021 Census data.** Residents and households in occupied private flats, units and apartments, the majority of which are owned under strata title. Because other property types, including townhouses and villas, can be owned under strata title, the actual number of people living in strata properties will be greater. Tenure figure includes unoccupied dwellings. Further details available in the supporting report.

## ACKNOWLEDGEMENTS

This project was undertaken by City Futures Research Centre, and funded by Strata Community Association. The authors would like to acknowledge the Australian Capital Territory Office of the Surveyor-General and Land Information, Land Tasmania, Land Use Victoria, New South Wales Land and Property Information, Northern Territory Land Information Systems, Queensland Titles Registry, Government of South Australia, Western Australian Land Information Authority (Landgate) and Land Information NZ for providing the land titles data; ABS Tablebuilder and the customised data team at Stats NZ for Census data; and the strata management and insurance companies that provided data about their businesses. For more details on this and other strata-related research projects, visit <https://cityfutures.ad.unsw.edu.au/research/compact-cities/> or contact Hazel Easthope, UNSW Sydney, [hazel.easthope@unsw.edu.au](mailto:hazel.easthope@unsw.edu.au)

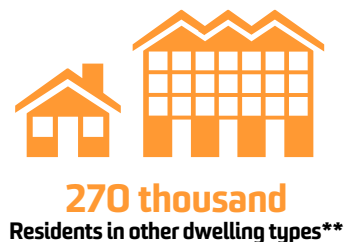
## LICENSING

This work is licensed under a Creative Commons Attribution NonCommercial 4.0 licence. You may distribute, remix and build upon the work for non-commercial purposes only, as long as you credit City Futures Research Centre. For more information visit [creativecommons.org/licenses/by-nc/4.0/](https://creativecommons.org/licenses/by-nc/4.0/)

Published in June 2023 by City Futures Research Centre. Design by Tanja Edwards at Luova.



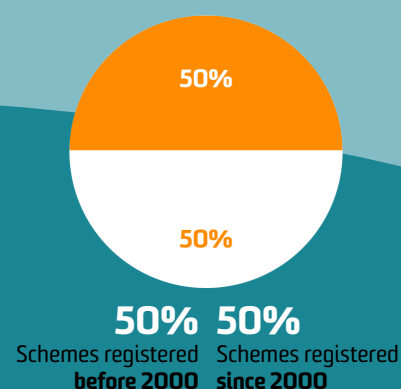
## HOW MANY PEOPLE LIVE IN STRATA?



\*2021 census data

\*\*Conservative estimate derived from analysis of land titles data on strata and community schemes and census data on dwellings, households and individuals. See appendix 4.

## NUMBER OF STRATA SCHEMES & LOTS



Data obtained from the QLD Titles Registry up to July 2022 and includes both residential/mixed use and non-residential community title schemes.

## PROPERTY VALUE

Total insured value of schemes



**\$216,061,136,846**  
**216.1 billion dollars**

Estimate based on data provided by strata insurers who insure 65% of all strata and community lots in QLD.

# ECONOMIC BENEFITS OF STRATA

## Direct employment



## Callout jobs



3 most common callout jobs



**1,006,227**

Total number of callout jobs in 2021

**\$1,187,985,868**

Total value of callout jobs in 2021

## Professional services



3 most common professional services



**112,871**

Total number of professional services engaged in 2021

**\$75,662,159**

Total value of professional services engaged in 2021

Estimate based on data provided by strata management companies who represent between 13% and 16% of the market in QLD.

# WHO LIVES IN APARTMENTS?

## Residents

In QLD, about 8% of the population live in apartments

**425,657**

apartment residents

**5,156,138**

all QLD residents

## Households

In QLD, about 12% of households live in apartments

**236,568**

apartment households

**1,998,032**

all QLD households

## Country of birth

More than half of all apartment residents are born in Australia

Australia 56% England 4%  
New Zealand 4% Other 36%



## Language spoken

More than half of all apartment residents speak English at home

English 69% Spanish 2%  
Mandarin 3% Other 26%



## Residents



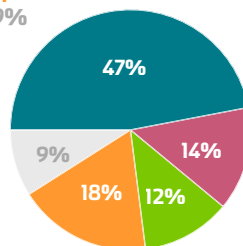
## Households

12%

## Tenure

More apartment households rent than are owner-occupied

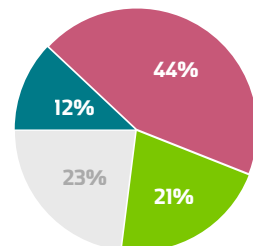
Rented 47%  
Owned outright 14%  
Owned with a mortgage 12%  
Unoccupied 18%  
Other 9%



## Age

Almost half of all apartment residents are 20-39 years old

Under 20 - 12%  
20-39 - 44%  
40-59 - 21%  
Over 60 - 23%



## Household type - Many different types of households live in apartments

Lone person 40% | Couple - no children 26% | Couple - with children 8% | Group household 9% | Single parent 7% | Other 10%



**2021 Census data.** Residents and households in occupied private flats, units and apartments, the majority of which are owned under strata title. Because other property types, including townhouses and villas, can be owned under strata title, the actual number of people living in strata properties will be greater. Tenure figure includes unoccupied dwellings. Further details available in the supporting report.

## ACKNOWLEDGEMENTS

This project was undertaken by City Futures Research Centre, and funded by Strata Community Association. The authors would like to acknowledge the Australian Capital Territory Office of the Surveyor-General and Land Information, Land Tasmania, Land Use Victoria, New South Wales Land and Property Information, Northern Territory Land Information Systems, Queensland Titles Registry, Government of South Australia, Western Australian Land Information Authority (Landgate) and Land Information NZ for providing the land title data; ABS Tablebuilder and the customised data team at Stats NZ for Census data; and the strata management and insurance companies that provided data about their businesses. For more details on this and other strata-related research projects, visit <https://cityfutures.adu.unsw.edu.au/research/compact-cities/> or contact Hazel Easthope, UNSW Sydney, [hazel.easthope@unsw.edu.au](mailto:hazel.easthope@unsw.edu.au)

## LICENSING

This work is licensed under a Creative Commons Attribution NonCommercial 4.0 licence. You may distribute, remix and build upon the work for non-commercial purposes only, as long as you credit City Futures Research Centre. For more information visit [creativecommons.org/licenses/by-nc/4.0/](https://creativecommons.org/licenses/by-nc/4.0/)

Published in June 2023 by City Futures Research Centre. Design by Tanja Edwards at Luova.



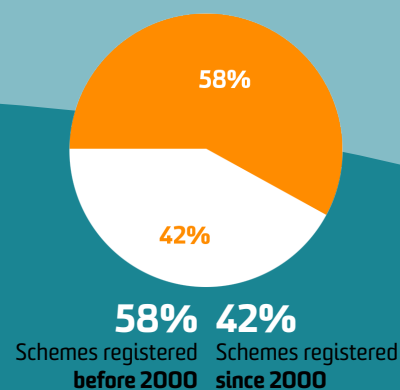
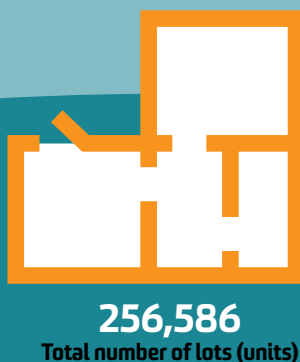
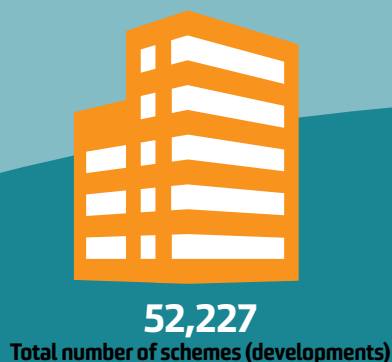
## HOW MANY PEOPLE LIVE IN STRATA?



\*2021 census data

\*\*Conservative estimate derived from analysis of land titles data on strata and community schemes and census data on dwellings, households and individuals. See appendix 4.

## NUMBER OF STRATA SCHEMES & LOTS



Data obtained from Western Australian Land Information Authority (Landgate) with strata scheme data up to June 2022, excluding survey strata.

## PROPERTY VALUE

Total insured value  
of schemes



**\$99,385,058,967**  
**99.4 billion dollars**

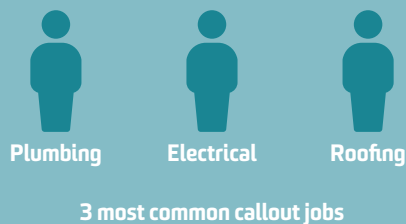
Estimate based on data provided by strata insurers who insure 46% of all strata and community lots in WA.

# ECONOMIC BENEFITS OF STRATA

## Direct employment



## Callout jobs



Estimate based on data provided by strata management companies who represent 12% of the market in WA.

# WHO LIVES IN APARTMENTS?

## Residents

In WA, about 4% of the population live in apartments

**105,171**  
apartment residents

**2,660,026**  
all WA residents

## Households

In WA, about 6% of households live in apartments

**67,782**  
apartment households

**1,029,762**  
all WA households

## Country of birth

Less than half of all apartment residents are born in Australia

Australia 44%    India 6%  
England 6%    Other 45%



## Language spoken

More than half of all apartment residents speak English at home

English 60%    Other Southern  
Mandarin 4%    Asian languages 2%  
Other 34%



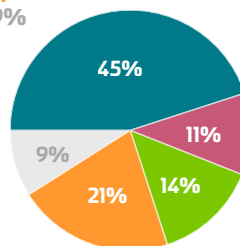
## Residents



## Tenure

More apartment households rent than are owner-occupied

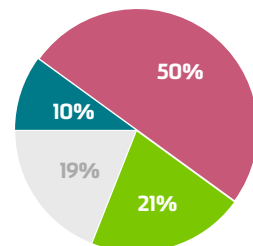
Rented 45%  
Owned outright 11%  
Owned with a mortgage 14%  
Unoccupied 21%  
Other 9%



## Age

Half of all apartment residents are 20-39 years old

Under 20 - 10%  
20-39 - 50%  
40-59 - 21%  
Over 60 - 19%



## Household type

Almost half of all apartment households are lone person households

Lone person 47% | Couple - no children 24% | Couple - with children 8% | Group household 6% | Single parent 5% | Other 10%



**2021 Census data.** Residents and households in occupied private flats, units and apartments, the majority of which are owned under strata title. Because other property types, including townhouses and villas, can be owned under strata title, the actual number of people living in strata properties will be greater. Tenure figure includes unoccupied dwellings. Further details available in the supporting report.

## ACKNOWLEDGEMENTS

This project was undertaken by City Futures Research Centre, and funded by Strata Community Association. The authors would like to acknowledge the Australian Capital Territory Office of the Surveyor-General and Land Information, Land Tasmania, Land Use Victoria, New South Wales Land and Property Information, Northern Territory Land Information Systems, Queensland Titles Registry, Government of South Australia, Western Australian Land Information Authority (Landgate) and Land Information NZ for providing the land titles data; ABS Tablebuilder and the customised data team at Stats NZ for Census data; and the strata management and insurance companies that provided data about their businesses. For more details on this and other strata-related research projects, visit <https://cityfutures.ad.unsw.edu.au/research/compact-cities/> or contact Hazel Easthope, UNSW Sydney, [hazel.easthope@unsw.edu.au](mailto:hazel.easthope@unsw.edu.au)

## LICENSING

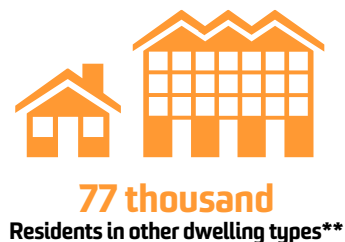
This work is licensed under a Creative Commons Attribution NonCommercial 4.0 licence. You may distribute, remix and build upon the work for non-commercial purposes only, as long as you credit City Futures Research Centre. For more information visit [creativecommons.org/licenses/by-nc/4.0/](https://creativecommons.org/licenses/by-nc/4.0/)

Published in June 2023 by City Futures Research Centre. Design by Tanja Edwards at Luova.





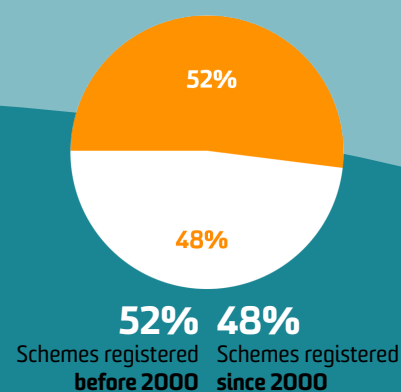
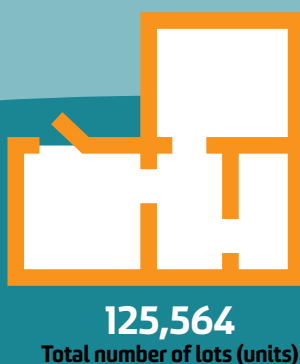
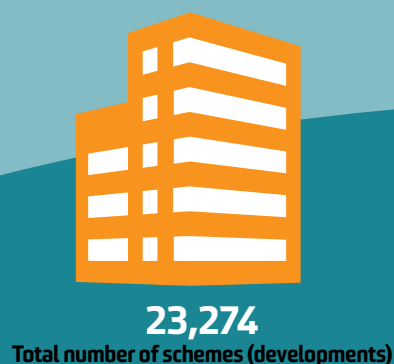
## HOW MANY PEOPLE LIVE IN STRATA?



\*2021 census data

\*\*Conservative estimate derived from analysis of land titles data on strata and community schemes and census data on dwellings, households and individuals. See appendix 4.

## NUMBER OF STRATA SCHEMES & LOTS



Data obtained from Government of South Australia up to December 2022 and includes both commercial and residential/mixed use community title and strata schemes.

## PROPERTY VALUE

Total insured value of schemes



**\$32,243,691,475**  
**32.2 billion dollars**

Estimate based on data provided by strata insurers who insure 77% of all strata and community lots in SA.

# ECONOMIC BENEFITS OF STRATA

## Direct employment



## Callout jobs



### 3 most common callout jobs



**156,581**

Total number of callout jobs in 2021

**\$122,781,837**

Total value of callout jobs in 2021

## Professional services



### 3 most common professional services



**2,917**

Total number of professional services engaged in 2021

**\$2,967,405**

Total value of professional services engaged in 2021

Estimate based on data provided by strata management companies who represent between 17% and 21% of the market in SA

# WHO LIVES IN APARTMENTS?

## Residents

In SA, about 4% of the population live in apartments

**75,413**

apartment residents

**1,781,516**

all SA residents

## Households

In SA, about 6% of households live in apartments

**43,938**

apartment households

**723,158**

all SA households

## Country of birth

Less than half of apartment residents are born in Australia

Australia 48%    China 5%  
India 10%    Other 37%



## Language spoken

More than half of all apartment residents speak English at home

English 55%    Punjabi 5%  
Mandarin 6%    Other 34%



## Residents



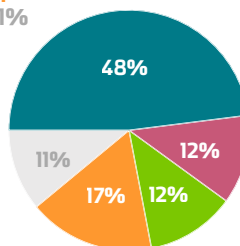
## Households



## Tenure

More apartment households rent than are owner-occupied

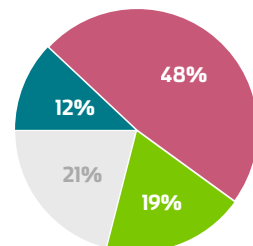
Rented 48%  
Owned outright 12%  
Owned with a mortgage 12%  
Unoccupied 17%  
Other 11%



## Age

Almost half of all apartment residents are 20-39 years old

Under 20 - 12%  
20-39 - 48%  
40-59 - 19%  
Over 60 - 21%



## Household type

Almost half of all apartment households are lone person households

Lone person 48% | Couple - no children 22% | Couple - with children 9% | Group household 7% | Single parent 6% | Other 8%



**2021 Census data.** Residents and households in occupied private flats, units and apartments, the majority of which are owned under strata title. Because other property types, including townhouses and villas, can be owned under strata title, the actual number of people living in strata properties will be greater. Tenure figure includes unoccupied dwellings. Further details available in the supporting report.

## ACKNOWLEDGEMENTS

This project was undertaken by City Futures Research Centre, and funded by Strata Community Association. The authors would like to acknowledge the Australian Capital Territory Office of the Surveyor-General and Land Information, Land Tasmania, Land Use Victoria, New South Wales Land and Property Information, Northern Territory Land Information Systems, Queensland Titles Registry, Government of South Australia, Western Australian Land Information Authority (Landgate) and Land Information NZ for providing the land titles data; ABS Tablebuilder and the customised data team at Stats NZ for Census data; and the strata management and insurance companies that provided data about their businesses. For more details on this and other strata-related research projects, visit <https://cityfutures.adg.unsw.edu.au/research/compact-cities/> or contact Hazel Easthope, UNSW Sydney, [hazel.easthope@unsw.edu.au](mailto:hazel.easthope@unsw.edu.au)

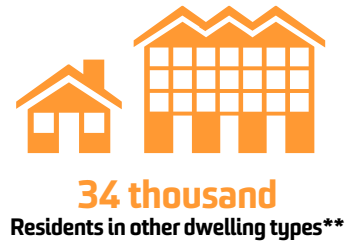
## LICENSING

This work is licensed under a Creative Commons Attribution NonCommercial 4.0 licence. You may distribute, remix and build upon the work for non-commercial purposes only, as long as you credit City Futures Research Centre. For more information visit [creativecommons.org/licenses/by-nc/4.0/](https://creativecommons.org/licenses/by-nc/4.0/)

Published in June 2023 by City Futures Research Centre. Design by Tanja Edwards at Luova.



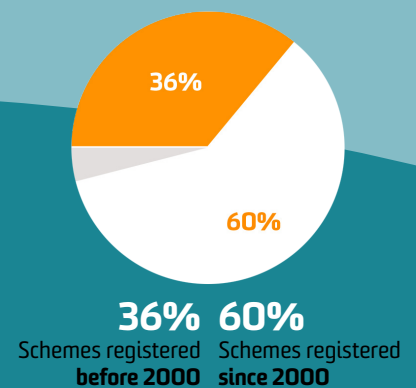
## HOW MANY PEOPLE LIVE IN STRATA?



\*2021 census data

\*\*Conservative estimate derived from analysis of land titles data on strata and community schemes and census data on dwellings, households and individuals. See appendix 4.

## NUMBER OF STRATA SCHEMES & LOTS



Data obtained from the Australian Capital Territory Office of the Surveyor-General and Land Information with unit title data up to November 2022, including both residential and/or mixed use schemes and non-residential schemes.

## PROPERTY VALUE

Total insured value of schemes



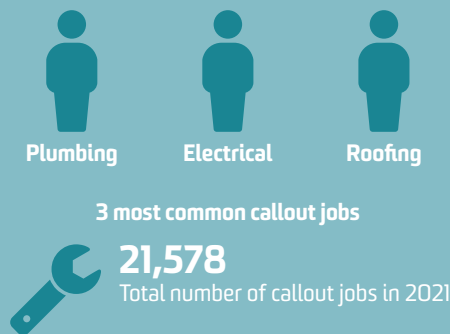
**\$32,008,408,396**  
**32.0 billion dollars**

# ECONOMIC BENEFITS OF STRATA

## Direct employment



## Callout jobs



## Professional services



Estimate based on data provided by strata management companies who represent between 10% and 30% of the market in the ACT.

# WHO LIVES IN APARTMENTS?

## Residents

In ACT, about 13% of the population live in apartments

**60,033**  
apartment residents

**454,499**  
all ACT residents

## Households

In ACT, about 19% of households live in apartments

**32,831**  
apartment households

**174,972**  
all ACT households

## Country of birth

More than half of apartment residents are born in Australia

Australia 54% China 5%  
India 6% Other 35%



## Language spoken

More than half of all apartment residents speak English at home

English 59% Nepali 4%  
Mandarin 6% Other 31%



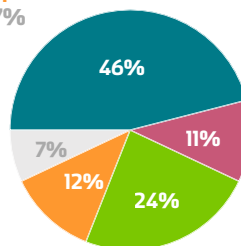
## Residents



## Tenure

More apartment households rent than are owner-occupied.

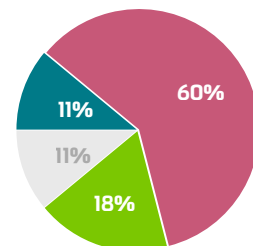
Rented 46%  
Owned outright 11%  
Owned with a mortgage 24%  
Unoccupied 12%  
Other 7%



## Age

More than half of all apartment residents are 20-39 years old

Under 20 - 11%  
20-39 - 60%  
40-59 - 18%  
Over 60 - 11%



## Household type - Many different types of households live in apartments

Lone person 41% Couple - no children 28% Couple - with children 9% Group household 8% Single parent 4% Other 10%



**2021 Census data.** Residents and households in occupied private flats, units and apartments, the majority of which are owned under strata title. Because other property types, including townhouses and villas, can be owned under strata title, the actual number of people living in strata properties will be greater. Tenure figure includes unoccupied dwellings. Further details available in the supporting report.

## ACKNOWLEDGEMENTS

This project was undertaken by City Futures Research Centre, and funded by Strata Community Association. The authors would like to acknowledge the Australian Capital Territory Office of the Surveyor-General and Land Information, Land Tasmania, Land Use Victoria, New South Wales Land and Property Information, Northern Territory Land Information Systems, Queensland Titles Registry, Government of South Australia, Western Australian Land Information Authority (Landgate) and Land Information NZ for providing the land titles data; ABS Tablebuilder and the customised data team at Stats NZ for Census data; and the strata management and insurance companies that provided data about their businesses. For more details on this and other strata-related research projects, visit <https://cityfutures.adu.unsw.edu.au/research/compact-cities/> or contact Hazel Easthope, UNSW Sydney, [hazel.easthope@unsw.edu.au](mailto:hazel.easthope@unsw.edu.au)

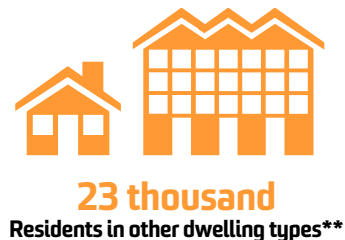
## LICENSING

This work is licensed under a Creative Commons Attribution NonCommercial 4.0 licence. You may distribute, remix and build upon the work for non-commercial purposes only, as long as you credit City Futures Research Centre. For more information visit [creativecommons.org/licenses/by-nc/4.0/](https://creativecommons.org/licenses/by-nc/4.0/)

Published in June 2023 by City Futures Research Centre. Design by Tanja Edwards at Luova.



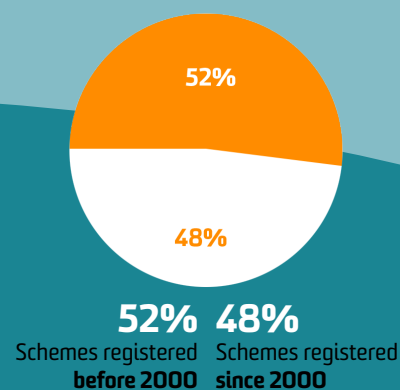
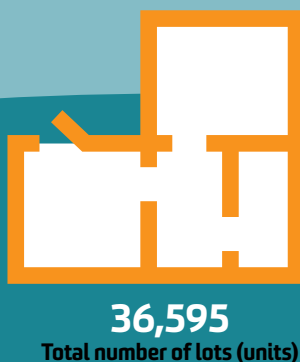
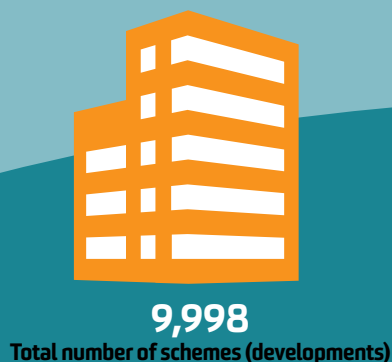
## HOW MANY PEOPLE LIVE IN STRATA?



\*2021 census data

\*\* Conservative estimate derived from analysis of land titles data on strata and community schemes and census data on dwellings, households and individuals. See appendix 4.

## NUMBER OF STRATA SCHEMES & LOTS



Data obtained from Land Tasmania with strata scheme data up to August 2022 and includes both residential and/or mixed-use schemes and non-residential schemes.

## PROPERTY VALUE

Total insured value of schemes



**\$16,080,387,616**  
**16.1 billion dollars**

Estimate based on data provided by strata insurers who insure 37% of all strata and community lots in TAS.

# ECONOMIC BENEFITS OF STRATA

## Direct employment



## Callout jobs



**30,545**  
Total number of callout jobs in 2021

## Professional services



Estimate based on data provided by strata management companies who represent 10% of the market in TAS.

# WHO LIVES IN APARTMENTS?

## Residents

In TAS, about 3% of the population live in apartments

**18,636**  
apartment residents

**557,571**  
all TAS residents

## Households

In TAS, about 4% of households live in apartments

**10,272**  
apartment households

**229,427**  
all TAS households

## Country of birth

More than half of all apartment residents are born in Australia

Australia 54%    India 5%  
Nepal 6%    Other 35%



## Language spoken

More than half of all apartment residents speak English at home

English 60%    Mandarin 5%  
Nepali 7%    Other 28%



## Residents



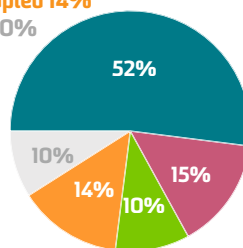
## Households



## Tenure

More apartment households rent than are owner-occupied

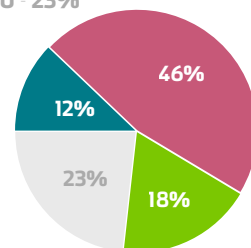
Rented 52%  
Owned outright 15%  
Owned with a mortgage 10%  
Unoccupied 14%  
Other 10%



## Age

Almost half of all apartment residents are 20-39 years old

Under 20 - 12%  
20-39 - 46%  
40-59 - 18%  
Over 60 - 23%



## Household type

Almost half of all apartment households are lone person households

Lone person 48%    Couple - no children 22%    Couple - with children 8%    Group household 7%    Single parent 7%    Other 8%



**2021 Census data.** Residents and households in occupied private flats, units and apartments, the majority of which are owned under strata title. Because other property types, including townhouses and villas, can be owned under strata title, the actual number of people living in strata properties will be greater. Tenure figure includes unoccupied dwellings. Further details available in the supporting report.

## ACKNOWLEDGEMENTS

This project was undertaken by City Futures Research Centre, and funded by Strata Community Association. The authors would like to acknowledge the Australian Capital Territory Office of the Surveyor-General and Land Information, Land Tasmania, Land Use Victoria, New South Wales Land and Property Information, Northern Territory Land Information Systems, Queensland Titles Registry, Government of South Australia, Western Australian Land Information Authority (Landgate) and Land Information NZ for providing the land titles data; ABS Tablebuilder and the customised data team at Stats NZ for Census data; and the strata management and insurance companies that provided data about their businesses. For more details on this and other strata-related research projects, visit <https://cityfutures.adu.unsw.edu.au/research/compact-cities/> or contact Hazel Easthope, UNSW Sydney, [hazel.easthope@unsw.edu.au](mailto:hazel.easthope@unsw.edu.au)

## LICENSING

This work is licensed under a Creative Commons Attribution NonCommercial 4.0 licence. You may distribute, remix and build upon the work for non-commercial purposes only, as long as you credit City Futures Research Centre. For more information visit [creativecommons.org/licenses/by-nc/4.0/](https://creativecommons.org/licenses/by-nc/4.0/)

Published in June 2023 by City Futures Research Centre. Design by Tanja Edwards at Luova.



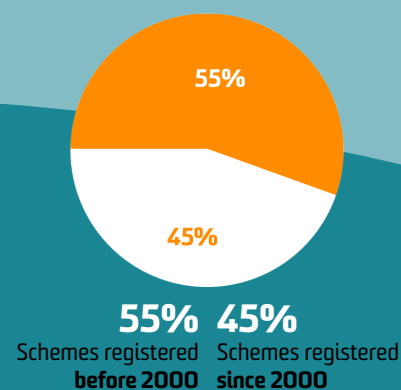
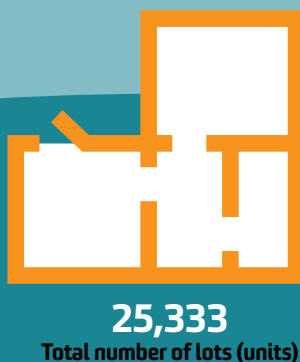
## HOW MANY PEOPLE LIVE IN STRATA?



\*2021 census data

\*\*Conservative estimate derived from analysis of land titles data on strata and community schemes and census data on dwellings, households and individuals. See appendix 4.

## NUMBER OF STRATA SCHEMES & LOTS



Data obtained from Northern Territory Land Information Systems with strata scheme data up to August 2022 and includes both residential and/or mixed-use schemes and non-residential schemes

## PROPERTY VALUE

Total insured value of schemes



**\$9,692,285,182**  
**9.6 billion dollars**

Estimate based on data provided by strata insurers who insure 30% of all strata and community lots in the NT.



# ECONOMIC BENEFITS OF STRATA

## Direct employment



## Callout jobs



3 most common callout jobs



**65,562**

Total number of callout jobs in 2021

**\$58,104,515**

Total value of callout jobs in 2021

## Professional services



3 most common professional services



**7,512**

Total number of professional services engaged in 2021

**\$3,014,503**

Total value of professional services engaged in 2021

Estimate based on data provided by strata management companies who represent 22% of the market share in the NT.

# WHO LIVES IN APARTMENTS?

## Residents

In NT, about 12% of population live in apartments

**27,078**

apartment residents

**232,605**

all NT residents

## Households

In NT, about 15% of households live in apartments

**13,155**

apartment households

**83,374**

all NT households

## Country of birth

Less than half of all apartment residents are born in Australia

Australia 48% India 6%  
Nepal 7% Other 39%



## Language spoken

More than half of all apartment residents speak English at home

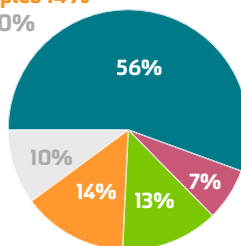
English 54% Mandarin 3%  
Nepali 7% Other 36%



## Tenure

More apartment households rent than are owner-occupied

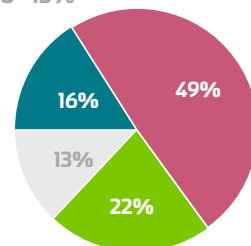
Rented 56%  
Owned outright 7%  
Owned with a mortgage 13%  
Unoccupied 14%  
Other 10%



## Age

Almost half of all apartment residents are 20-39 years old

Under 20 - 16%  
20-39 - 49%  
40-59 - 22%  
Over 60 - 13%



## Residents



## Households



## Household type - Many different types of households live in apartments

Lone person 33% | Couple - no children 24% | Couple - with children 15% | Group household 9% | Single parent 6% | Other 13%



**2021 Census data.** Residents and households in occupied private flats, units and apartments, the majority of which are owned under strata title. Because other property types, including townhouses and villas, can be owned under strata title, the actual number of people living in strata properties will be greater. Tenure figure includes unoccupied dwellings. Further details available in the supporting report.

## ACKNOWLEDGEMENTS

This project was undertaken by City Futures Research Centre, and funded by Strata Community Association. The authors would like to acknowledge the Australian Capital Territory Office of the Surveyor-General and Land Information, Land Tasmania, Land Use Victoria, New South Wales Land and Property Information, Northern Territory Land Information Systems, Queensland Titles Registry, Government of South Australia, Western Australian Land Information Authority (Landgate) and Land Information NZ for providing the land titles data; ABS Tablebuilder and the customised data team at Stats NZ for Census data; and the strata management and insurance companies that provided data about their businesses. For more details on this and other strata-related research projects, visit <https://cityfutures.unsw.edu.au/research/compact-cities/> or contact Hazel Easthope, UNSW Sydney, [hazel.easthope@unsw.edu.au](mailto:hazel.easthope@unsw.edu.au)

## LICENSING

This work is licensed under a Creative Commons Attribution NonCommercial 4.0 licence. You may distribute, remix and build upon the work for non-commercial purposes only, as long as you credit City Futures Research Centre. For more information visit [creativecommons.org/licenses/by-nc/4.0/](https://creativecommons.org/licenses/by-nc/4.0/)

Published in June 2023 by City Futures Research Centre. Design by Tanja Edwards at Luova.



## NUMBER OF STRATA SCHEMES & LOTS



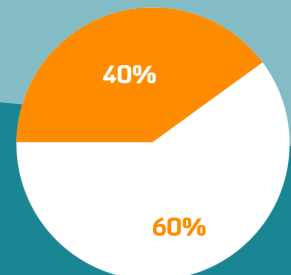
**15,180**

Total number of schemes (developments)



**164,246**

Total number of lots (units)



**60%** **40%**  
Schemes registered before 2000 Schemes registered since 2000

Contains unit title data sourced from the LINZ Data Service and licensed for reuse under CC BY 4.0, with unit title data up to June 2022, including both residential and/or mixed use schemes and non-residential schemes.

## WHO LIVES IN APARTMENTS?

### Households

In NZ, about 7% of households live in apartments\*

**115,347**

Apartment households

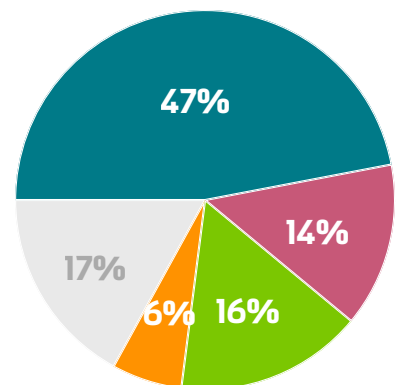
**1,653,792**

all NZ households

### Tenure

More apartment households rent than are owner-occupied

Rented 47%  
Owned outright 14%  
Owned with a mortgage 16%  
Owned not further defined 6%  
Unoccupied 17%



\*2018 Census data. Households in occupied joined dwellings excluding those in buildings of one storey and those with public/community housing landlords, the majority of which are owned under unit title. Because other property types, including single-storey joined dwellings and detached dwellings, can be owned under unit title, these figures are conservative and the actual number of people living in unit title properties will be greater. Tenure figure includes unoccupied dwellings. Resident numbers, age, country of birth, language, household type data unavailable. Further details available in the supporting report. This work is based on customised Stats NZ data which is licensed by Stats NZ for re-use under the Creative Commons Attribution 4.0 International licence.

### ACKNOWLEDGEMENTS

This project was undertaken by City Futures Research Centre, and funded by Strata Community Association. The authors would like to acknowledge the Australian Capital Territory Office of the Surveyor-General and Land Information, Land Tasmania, Land Use Victoria, New South Wales Land and Property Information, Northern Territory Land Information Systems, Queensland Titles Registry, Government of South Australia, Western Australian Land Information Authority (Landgate) and Land Information NZ for providing the land titles data; ABS Tablebuilder and the customised data team at Stats NZ for Census data; and the strata management and insurance companies that provided data about their businesses. For more details on this and other strata-related research projects, visit <https://cityfutures.ad.unsw.edu.au/research/compact-cities/> or contact Hazel Easthope, UNSW Sydney, [hazel.easthope@unsw.edu.au](mailto:hazel.easthope@unsw.edu.au)

### LICENSING

This work is licensed under a Creative Commons Attribution NonCommercial 4.0 licence. You may distribute, remix and build upon the work for non-commercial purposes only, as long as you credit City Futures Research Centre. For more information visit [creativecommons.org/licenses/by-nc/4.0/](https://creativecommons.org/licenses/by-nc/4.0/)

Published in June 2023 by City Futures Research Centre. Design by Tanja Edwards at Luova.

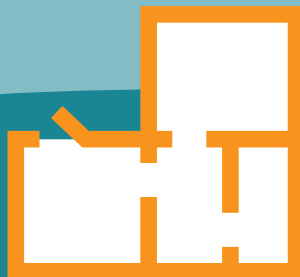


## NUMBER OF STRATA SCHEMES & LOTS



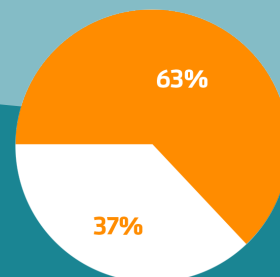
**11,465**

Total number of schemes (developments)



**136,520**

Total number of lots (units)



**63%** Schemes registered before 2000  
**37%** Schemes registered since 2000

Contains unit title data sourced from the LINZ Data Service and licensed for reuse under CC BY 4.0, with unit title data up to June 2022, including both residential and/or mixed use schemes and non-residential schemes.

## WHO LIVES IN APARTMENTS?

### Households

In the North Island, about 8% of households live in apartments

**96,954**

Apartment households

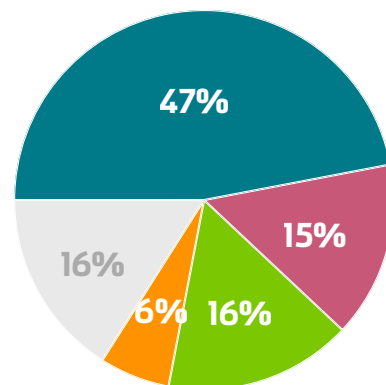
**1,231,932**

all North Island households

### Tenure

More apartment households rent than are owner-occupied

Rented 47%  
Owned outright 15%  
Owned with a mortgage 16%  
Owned not further defined 6%  
Unoccupied 16%



**\*2018 Census data.** Households in occupied joined dwellings excluding those in buildings of one storey and those with public/community housing landlords, the majority of which are owned under unit title. Because other property types, including single-storey joined dwellings and detached dwellings, can be owned under unit title, these figures are conservative and the actual number of people living in unit title properties will be greater. Tenure figure includes unoccupied dwellings. Resident numbers, age, country of birth, language, household type data unavailable. Further details available in the supporting report. This work is based on customised Stats NZ data which is licensed by Stats NZ for re-use under the Creative Commons Attribution 4.0 International licence.

### ACKNOWLEDGEMENTS

This project was undertaken by City Futures Research Centre, and funded by Strata Community Association. The authors would like to acknowledge the Australian Capital Territory Office of the Surveyor-General and Land Information, Land Tasmania, Land Use Victoria, New South Wales Land and Property Information, Northern Territory Land Information Systems, Queensland Titles Registry, Government of South Australia, Western Australian Land Information Authority (Landgate) and Land Information NZ for providing the land titles data; ABS Tablebuilder and the customised data team at Stats NZ for Census data; and the strata management and insurance companies that provided data about their businesses. For more details on this and other strata-related research projects, visit <https://cityfutures.ad.unsw.edu.au/research/compact-cities/> or contact Hazel Easthope, UNSW Sydney, [hazel.easthope@unsw.edu.au](mailto:hazel.easthope@unsw.edu.au)

### LICENSING

This work is licensed under a Creative Commons Attribution NonCommercial 4.0 licence. You may distribute, remix and build upon the work for non-commercial purposes only, as long as you credit City Futures Research Centre. For more information visit [creativecommons.org/licenses/by-nc/4.0/](https://creativecommons.org/licenses/by-nc/4.0/)

Published in June 2023 by City Futures Research Centre. Design by Tanja Edwards at Luova.

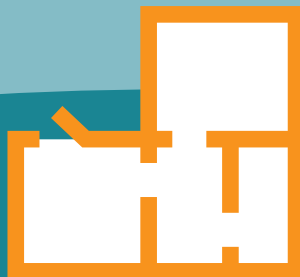


## NUMBER OF STRATA SCHEMES & LOTS



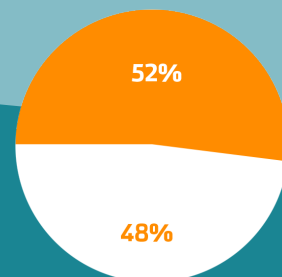
**3,715**

Total number of schemes (developments)



**27,726**

Total number of lots (units)



**52%** **48%**

Schemes registered before 2000 Schemes registered since 2000

Contains unit title data sourced from the LINZ Data Service and licensed for reuse under CC BY 4.0, with unit title data up to June 2022, including both residential and/or mixed use schemes and non-residential schemes.

## WHO LIVES IN APARTMENTS?

### Households

In the South Island, about 4% of households live in apartments

**18,387**

Apartment households

**420,852**

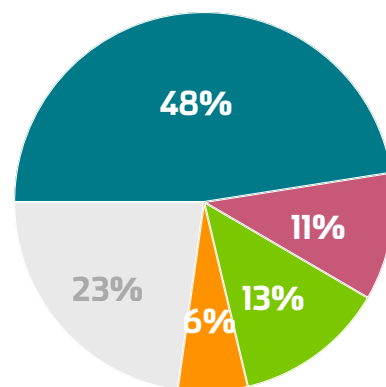
all South Island households



### Tenure

More apartment households rent than are owner-occupied

Rented 48%  
Owned outright 11%  
Owned with a mortgage 13%  
Owned not further defined 6%  
Unoccupied 23%



**\*2018 Census data.** Households in occupied joined dwellings excluding those in buildings of one storey and those with public/community housing landlords, the majority of which are owned under unit title. Because other property types, including single-storey joined dwellings and detached dwellings, can be owned under unit title, these figures are conservative and the actual number of people living in unit title properties will be greater. Tenure figure includes unoccupied dwellings. Resident numbers, age, country of birth, language, household type data unavailable. Further details available in the supporting report. This work is based on customised Stats NZ data which is licensed by Stats NZ for re-use under the Creative Commons Attribution 4.0 International licence.

### ACKNOWLEDGEMENTS

This project was undertaken by City Futures Research Centre, and funded by Strata Community Association. The authors would like to acknowledge the Australian Capital Territory Office of the Surveyor-General and Land Information, Land Tasmania, Land Use Victoria, New South Wales Land and Property Information, Northern Territory Land Information Systems, Queensland Titles Registry, Government of South Australia, Western Australian Land Information Authority (Landgate) and Land Information NZ for providing the land titles data; ABS Tablebuilder and the customised data team at Stats NZ for Census data; and the strata management and insurance companies that provided data about their businesses. For more details on this and other strata-related research projects, visit <https://cityfutures.ad.unsw.edu.au/research/compact-cities/> or contact Hazel Easthope, UNSW Sydney, [hazel.easthope@unsw.edu.au](mailto:hazel.easthope@unsw.edu.au)

### LICENSING

This work is licensed under a Creative Commons Attribution NonCommercial 4.0 licence. You may distribute, remix and build upon the work for non-commercial purposes only, as long as you credit City Futures Research Centre. For more information visit [creativecommons.org/licenses/by-nc/4.0/](https://creativecommons.org/licenses/by-nc/4.0/)

Published in June 2023 by City Futures Research Centre. Design by Tanja Edwards at Luova.





## Explanatory Report



## Background

Strata Community Association (SCA) is the peak body for the strata<sup>1</sup> industry in Australia and New Zealand. SCA identified a need for comprehensive national data on the strata sector in Australia in 2018 and partnered with City Futures to prepare the first ever national figures on the numbers of strata schemes (plans) and lots (units), the estimated numbers of people employed in the strata management industry and the estimated value of property owned under strata title. In 2020 SCA again partnered with City Futures to deliver an updated report, extended to include data for New Zealand. The 2018 report is available [here](#) and the 2020 report is available [here](#). SCA and City Futures have once again partnered to present an updated report for 2022.

This report details the explanatory notes for the collation and analysis of information on the state of the strata industry in Australia and New Zealand. It also provides additional background data on the growth of the strata sector in Australia and New Zealand.

The report continues to provide valuable information for SCA's advocacy on behalf of the strata industry, for academics undertaking research on the industry, and for the broader strata community.

## The growth of the strata sector in Australia and NZ

Presently, approximately 1 in 6 Australians live in strata. Strata titled properties can include apartments, townhouses and detached houses. Almost all private apartments are strata titled in Australia, while some townhouses and detached houses are (especially those in master planned estates). Because the ABS Census doesn't collect information about land title, and because almost all private apartments are strata titled, it is helpful to look at the demographic characteristics of private apartment residents as a proxy for strata residents.

Both Australia and New Zealand have seen a growth in attached dwellings (apartments and townhouses) over the past decade (Figure 1). This growth in attached dwellings reflects population growth, especially pronounced in the larger urban areas of both countries, as well as government policies to promote urban consolidation (building up, rather than out) within existing urban areas. While these twin policy drivers of population growth supported by migration, and urban consolidation in existing areas have decreased in response to the Covid-19 pandemic, the apartment market continues to experience high demand. JLL report that this is supported by downsizers moving from detached dwellings to apartments, and home buyers pushed out of the detached dwelling market to the relatively affordable rental market<sup>2</sup>. In this context, we can expect strata developments to play an important role in urban development for many years to come.

## Dwelling starts

2015 was the first year that there were more dwelling starts for attached properties than for detached houses in Australia's history (see Figure 1). Attached dwelling commencements subsequently remained approximately equivalent to detached house commencements for three to four years, before dipping more recently. Much of this growth is accounted for by a rapid rise in the numbers of approvals for apartment buildings with 4 or more storeys over the past decade<sup>3</sup> and is concentrated in the eastern states of New South Wales, Victoria and Queensland<sup>4</sup>. Recent analysis by JLL predicts

---

<sup>1</sup> Including strata title, unit title and community title

<sup>2</sup> Warner & Hart (2022)

<sup>3</sup> Rosewall & Shoory (2017)

<sup>4</sup> Australian Bureau of Statistics (2020) Building Activity 8752.0

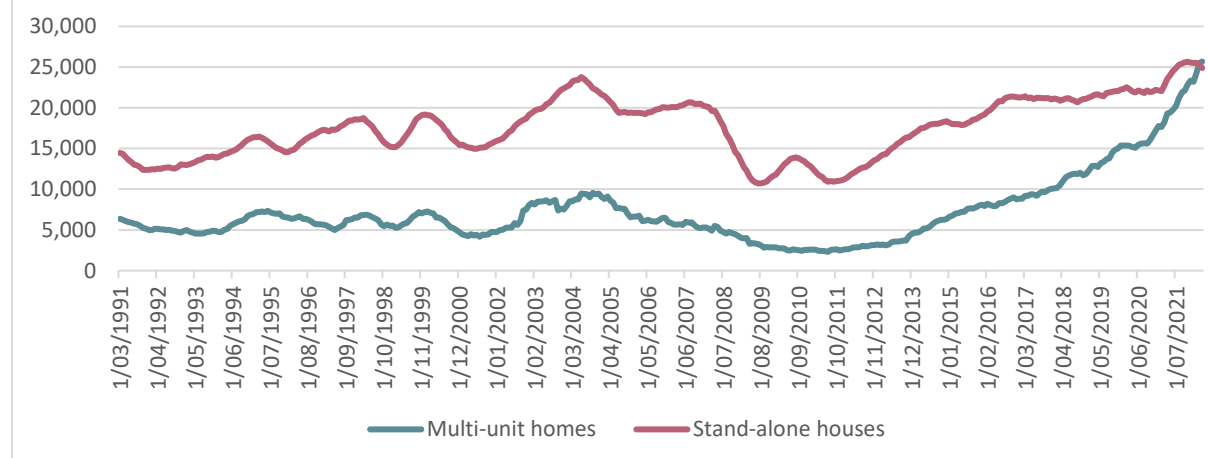
continuing lower levels of apartment supply due to rising construction costs, however developer sentiment is improving and the number of planning approvals increased over the year to Q1 2022<sup>5</sup>.

Figure 1: Dwelling Commencements, Australia  
(Source: ABS Building Activity 2020)



Multi-unit home consents<sup>6</sup> have also risen sharply in New Zealand since 2013-14, reaching unprecedented levels since 2017. This rise has been concentrated in Auckland in particular, and to a lesser extent in Wellington and Christchurch.

Figure 2: Dwelling consents, New Zealand  
(Source: Stats NZ 2022a)



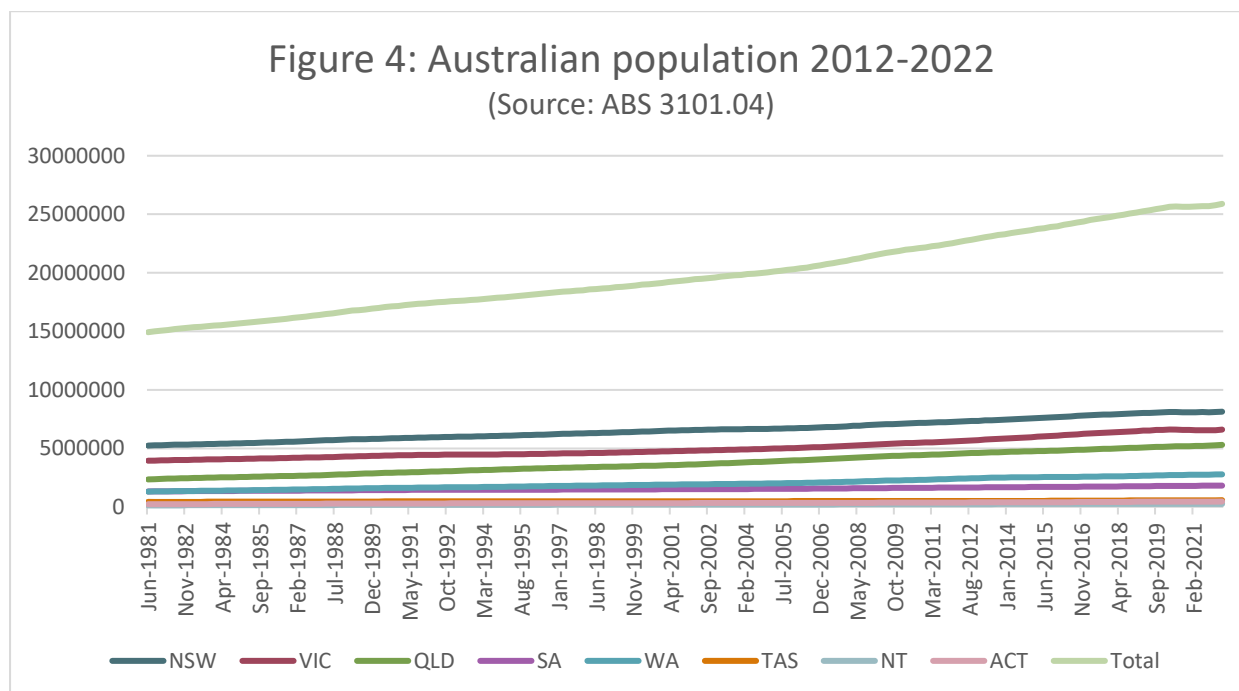
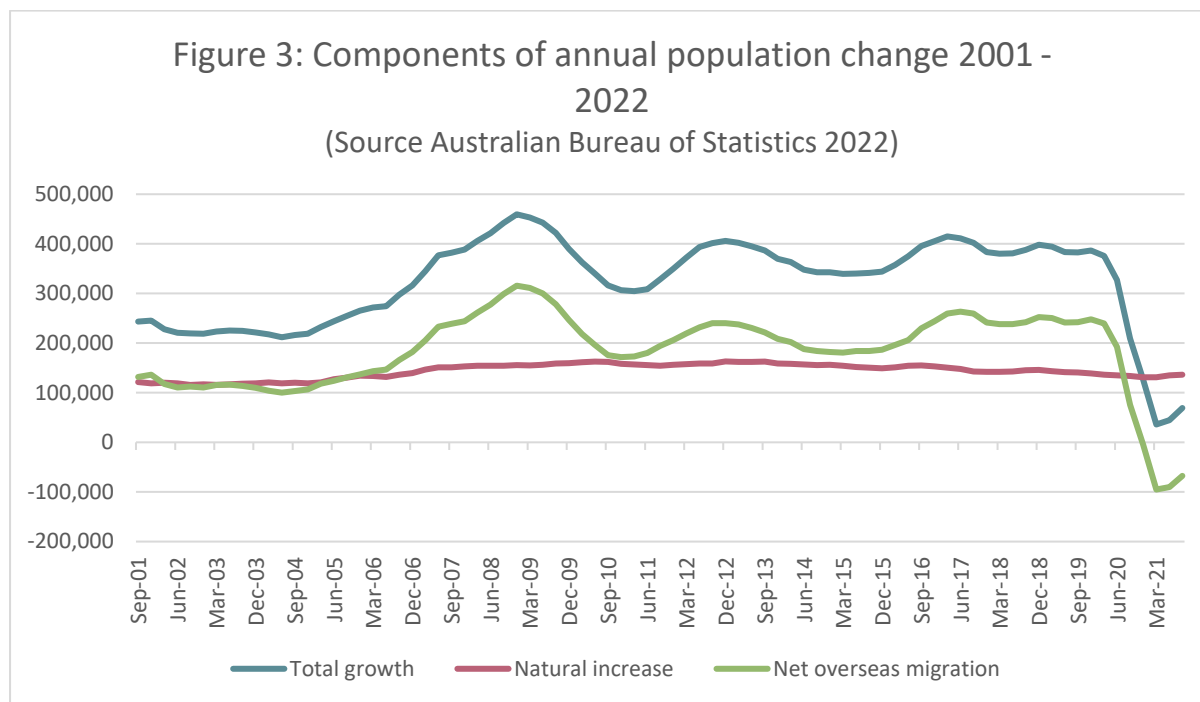
<sup>5</sup> Warner & Hart (2022)

<sup>6</sup> Consents differ from starts in that they represent planning permission to build a new dwelling, as opposed to commencement of construction.



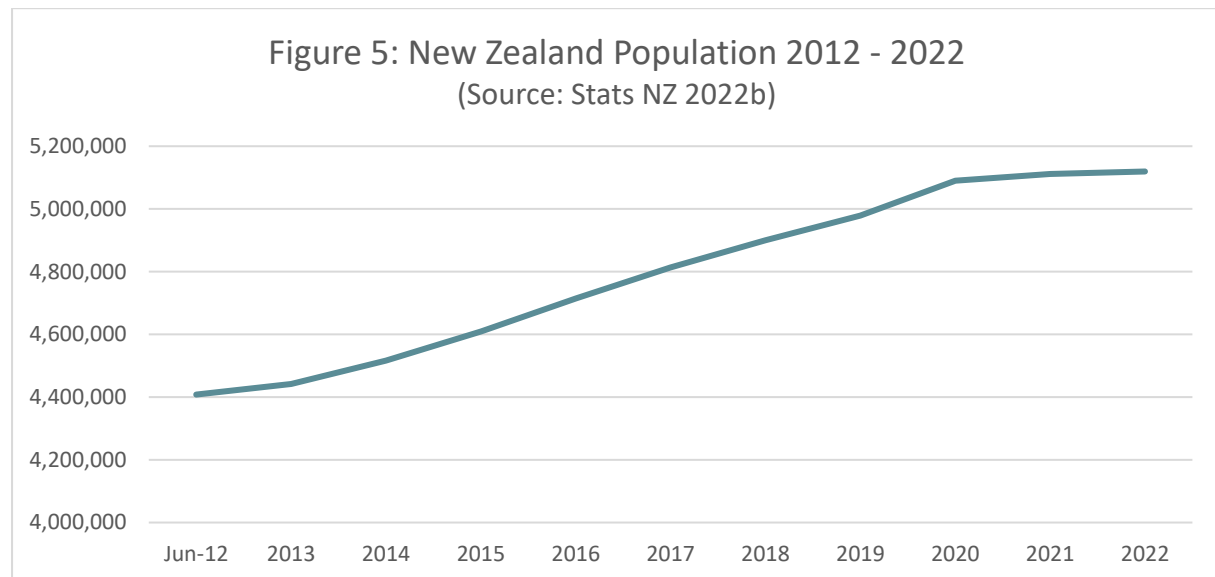
## Population growth

The population of Australia in 2021 is estimated at over 25.7 million. The Australian population increased 1.63% between September 2016 and September 2017, the largest annual gain since 2012-2013<sup>7</sup>, gains since then have been more moderate at 1.58% to 2018 and 1.48% to 2019 (see also Figure 4). Australia's population grew only 0.77% to 2020, and 0.25% in the year to 2021 because of the decrease in overseas migration following the Covid-19 pandemic (Figure 3).



<sup>7</sup> Australian Bureau of Statistics (2020) Australian Demographic Statistics 3101.0

The population of New Zealand in 2022 is estimated at 5.1 million<sup>8</sup>, with three quarters of the population living in the North Island. The highest volume of multi-unit dwelling consents are in the Auckland region (7,924),<sup>9</sup> where one third of New Zealand's population lives.<sup>10</sup> Waikato<sup>11</sup> (1,512), Canterbury<sup>12</sup> (1,535) and Wellington (1,351) regions also show high numbers of multi-unit dwelling consents in 2019<sup>13</sup>.



<sup>8</sup> Stats NZ (2022b)

<sup>9</sup> Stats NZ (2019) High-density housing on the rise

<sup>10</sup> Stats NZ (2019) DPE Estimated Resident Population for Regional Council Areas, at 30 June (1996+) (Annual-Jun)

<sup>11</sup> Largest city: Hamilton

<sup>12</sup> Largest city: Christchurch

<sup>13</sup> Stats NZ (2019) High-density housing on the rise

## Scope and approach of 2022 data collection

The project collected and analysed the following data:

| <i>Data</i>                                                                                                                                                                                                                                                                                                                              | <i>Source</i>                                           | <i>Limitations</i>                                                                                                                                                                                                                                                                                                                                                                                               |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Demographic characteristics of residents of private flats, units & apartments                                                                                                                                                                                                                                                            | Australian Bureau of Statistics<br>Census data for 2021 | The Census does not collect information about property title, so the data presented relates to residents of private apartments, rather than residents of strata and community titled properties.                                                                                                                                                                                                                 |
| Demographic characteristics of households in joined dwellings, excluding those of one storey and those with public/community landlords                                                                                                                                                                                                   | Stats NZ<br>Tatauranga<br>Aotearoa Census data for 2018 | Some Census data was unavailable at time of publishing due to data quality concerns (see Stats NZ's explanation <a href="#">here</a> ). The Census does not collect information about property title, so the data presented relates to households in joined dwellings, excluding those of one storey and those with public/community landlords, rather than residents of strata and community titled properties. |
| Number of schemes, number of lots, date of registration                                                                                                                                                                                                                                                                                  | State, territory and NZ land titles offices             | Each jurisdiction has different methods for collecting and storing this data.                                                                                                                                                                                                                                                                                                                                    |
| Details of insured value of strata and community title schemes by state/territory/island                                                                                                                                                                                                                                                 | Strata insurance companies                              | Not all strata and community title properties are represented in the datasets obtained, so state/territory and national figures presented are estimations.                                                                                                                                                                                                                                                       |
| Size of the strata industry including:<br>People employed as strata managers;<br>Other staff employed by strata management firms;<br>Funds under management;<br>Number and total value of callout jobs originating in strata management firms;<br>Number and total value of professional services originating in strata management firms | Management firms                                        | Not all strata management firms are represented in the datasets obtained, so figures presented are estimations.                                                                                                                                                                                                                                                                                                  |

## Section 1: Who lives in apartments?

The following is a breakdown of the method used to determine numbers and demographic characteristics of apartment residents<sup>14</sup>.

### *'Apartment residents' definition*

As the Australian Bureau of Statistics Census of Population and Housing does not collect information on the titling of properties, residents of private apartments were used as a proxy for strata residents. Apartment residents include residents of private flats, units and apartments (and exclude residents of apartments renting from a government housing authority or housing department, or a housing co-operative, community or church group). The majority of private apartments in Australia are strata titled. Other property types, including townhouses, villas/semi-detached and detached houses can be owned under strata title and community title but many are owned under other forms of title, therefore these types of properties have been excluded. In sum, **these figures are conservative and the actual number of people living in strata properties will be greater than the figures presented here** (see Appendix 4 for more detailed estimates of the population living in strata).

Similarly, the New Zealand Census does not collect information on the titling of properties. It also asks different questions and reports different data than the Australian Census, therefore we made the following decisions on households to include in our definition of apartment residents, aiming to match the Australian data as closely as possible.

- It was not possible to differentiate between apartments/units and other joined dwellings from the most recent available NZ Census data at time of publication. We therefore use figures for all joined dwellings, excluding single-storey buildings as these are more likely to be owned under a fee simple or cross lease title. We include two and three storey joined dwellings, as a greater proportion of these will be owned under unit title. We include joined dwellings with no storey information (10% of all joined dwelling households, 63% of all joined unoccupied dwellings) as the majority of these will be dwellings of two or more storeys.
- The NZ Census collects tenure data in two questions (ownership for all dwellings, and landlord sector for households paying rent). To capture only privately-owned dwellings (proxy for unit title) totals were derived by excluding households with government, Māori and community housing landlords in 2+ storey/no storey information dwellings from the total 2+ storey/no storey information dwellings as indicated in Table 2. This final figure includes 3,336 'dwellings not owned and not held in a family trust, rent payments not made/rental arrangements not further defined' without landlord information.
- Due to concerns about the quality of data collected in the most recent NZ Census<sup>15</sup>, information on household type and number, age, country of birth and language of residents was not available by type of dwelling at time of publication. We therefore report only number of households and tenure. The following Census categories were included in the definition of 'apartment residents' to cover apartment residents with private tenure:

---

<sup>14</sup> Percentages in some graphics sum to slightly more or less than 100%, due to rounding of figures.

<sup>15</sup> See [Stats NZ's 2018 Census data quality page](#) for more information.

Table 1. Australian Census categories used in the definition of 'apartment residents'

|                                                       |                                                   |
|-------------------------------------------------------|---------------------------------------------------|
| <b>Dwelling Structure<br/><u>included</u></b>         | Flat or apartment in a one or two storey block    |
|                                                       | Flat or apartment in a three storey block         |
|                                                       | Flat or apartment in a four to eight storey block |
|                                                       | Flat or apartment in a nine or more storey block  |
| <b>Tenure &amp; Landlord<br/>Type <u>included</u></b> | Owned outright                                    |
|                                                       | Owned with a mortgage                             |
|                                                       | Rented: Real estate agent                         |
|                                                       | Rented: Person not in same household              |
|                                                       | Rented: Other landlord type                       |
|                                                       | Rented: Landlord type not stated                  |
|                                                       | Other tenure type <sup>16</sup>                   |
|                                                       | Tenure type not stated                            |
|                                                       | Tenure type not applicable                        |

Table 2. New Zealand Census categories used in the definition of 'apartment households'

|                                                                                                                    |                                                                                               |
|--------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------|
| <b>Dwelling Type<br/><u>included</u></b>                                                                           | Joined dwelling no storey information                                                         |
|                                                                                                                    | Joined dwelling in a two or three storey building                                             |
|                                                                                                                    | Joined dwelling in a four to six storey building                                              |
|                                                                                                                    | Joined dwelling in a seven to nine storey building                                            |
|                                                                                                                    | Joined dwelling in a ten or more storey building                                              |
| <b>Sector of Landlord<br/>(collected for<br/>households paying<br/>rent only, <u>excluded</u><br/>from totals)</b> | Local authority or city council                                                               |
|                                                                                                                    | Housing New Zealand Corporation                                                               |
|                                                                                                                    | Iwi, hapū, or Māori land trust                                                                |
|                                                                                                                    | Other community housing provider                                                              |
|                                                                                                                    | Other state-owned corporation or state-owned enterprise, or government department or ministry |

### *Number of apartment residents*

Total number of apartment residents in each Australian state and territory was obtained from ABS TableBuilder for 2021 Census 'Counting Persons, Place of Enumeration (MB)'.

Due to Stats NZ's data quality concerns, information on residents in New Zealand was not available at time of publication.

### *Tenure of apartment households*

Percentage of apartment households that live in selected tenure types in each Australian state and territory was obtained from ABS TableBuilder for 2021 Census 'Counting Dwellings, Place of Enumeration (MB): Selected Housing and Dwelling Characteristics: TENLLD (Tenure and Landlord type)'.

The five Tenure types reported were:

<sup>16</sup> This includes people living in properties occupied under a life tenure scheme.

1. Rented: Real estate agent, person not in the same household, Other landlord type, and Landlord type not stated. Note this includes households paying nil rent.
2. Owned outright
3. Owned without a mortgage
4. Unoccupied: Tenure type not applicable (equivalent to Unoccupied private dwellings once dwelling structure is filtered to flat, unit or apartment). In the 2018 report, unoccupied dwellings (status determined by ABS Field Officers) were included in the 'Other' category. Note that landlord data is unavailable for unoccupied dwellings, therefore some public and community housing dwellings may be included, however given waiting lists this number is likely to be low.
5. Other: Other tenure type, Tenure type not stated

Percentage of apartment households that live in selected tenure types in New Zealand was obtained from Stats NZ's customised data services.

The five Tenure types reported were:

1. Rented: Total for Dwelling not owned and not held in a family trust, rent payments made, Dwelling not owned and not held in a family trust, rent payments not made; Dwelling not owned and not held in a family trust, rental arrangements not further defined; *minus* Total for Local authority or city council; Housing New Zealand Corporation; Iwi, hapū, or Māori land trust; Other community housing provider; Other state-owned corporation or state-owned enterprise, or government department or ministry
2. Owned outright: Dwelling owned or partly owned, mortgage payments not made, Dwelling held in a family trust, mortgage payments not made<sup>17</sup>
3. Owned with a mortgage: Dwelling owned or partly owned, mortgage payments made, Dwelling held in a family trust, mortgage payments made
4. Owned not further defined: Dwelling owned or partly owned, mortgage arrangements nfd, Dwelling held in a family trust, mortgage arrangements nfd<sup>18</sup>
5. Unoccupied: Unoccupied dwellings, for private joined dwellings not of one storey. Note that landlord data is not available if dwellings are unoccupied, therefore some of these dwellings may be government, Māori or CHP dwellings. Given housing waiting lists, this number is likely to be low.

Note there is no 'other' category for New Zealand; there were nil responses for the 'Response unidentifiable' and 'Not stated' categories for joined dwellings in the 2018 Census which would otherwise be represented in 'other'.

In Australia and New Zealand unoccupied dwellings may include second homes, holiday homes and dwellings undergoing renovation in addition to more permanently vacant dwellings.<sup>19</sup>

### *Age of apartment residents (Australia only)*

Percentage of apartment residents for each age group in each state and territory was obtained from ABS TableBuilder for 2021 Census 'Counting Persons, Place of Enumeration: Selected Person Characteristics: AGE 10P (Age in 10 year groups)'. The data was merged into four categories; under 20 years old, 20-39 years old, 40-59 years old and over 60 years old.

### *Country of birth of apartment residents (Australia only)*

Percentage of apartment residents from the top three (3) countries of birth in each state and territory, with all other countries of birth categorised in the 'Other' category. The data was obtained from ABS

<sup>17</sup> A large number of dwellings in New Zealand are owned by family trusts due to advantageous protections.

<sup>18</sup> Owner respondents answering 'don't know' to 'Are mortgage payments made...'

<sup>19</sup> See [SGS Economics & Planning \(2017\)](#) for an analysis of Australian Census figures.

TableBuilder for 2021 Census 'Counting Persons, Place of Enumeration: Cultural and Language Diversity: BPLP (Country of birth of person)'.

### *Language spoken at home by apartment residents (Australia only)*

Percentage of apartment residents from the top three (3) languages spoken at home reported on for each state and territory with all other languages spoken at home categorised in the 'Other' category. The data was obtained from ABS TableBuilder for 2021 Census: 'Counting Persons, Place of Enumeration: Cultural and Language Diversity: LANP (Language spoken at home)'.

### *Household type of apartment residents (Australia only)*

Percentage of apartment residents for each household type in each state and territory was obtained from ABS TableBuilder for 2021 Census 'Counting Dwellings, Place of Enumeration: Selected Family Characteristics: HCFMD Family Household Composition (Dwelling)'. The 'Other' category is comprised of the Census categories: 'One family household: Other family', 'Two family household: Couple family with no children', 'Two family household: Couple family with children', 'Two family household: One parent family', 'Two family household: Other family', 'Three or more family household: Couple family with no children', 'Three or more family household: Couple family with children', 'Three or more family household: One parent family', 'Three or more family household: Other family', 'Visitors only household' and 'Other non-classifiable household'. The category 'Not applicable' was excluded from the calculation.



## Section 2: Number of strata schemes and lots

The total number of residential and non-residential strata schemes and lots, and the proportion of registration dates prior to 31<sup>st</sup> December 1999 and since 1<sup>st</sup> January 2000 were determined through analysis of land titles data obtained from each jurisdiction's land titles office.

Below is a breakdown of each of the land titles data provided, with explanatory notes.

| <i>Land Titles Office</i>                                 | <i>Land Titles Data Information</i>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
|-----------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <i>New South Wales<br/>NSW Land Registry<br/>Services</i> | <ul style="list-style-type: none"> <li>• Summary data were provided by New South Wales Land Registry Services, with data for schemes registered up to November 2022.</li> <li>• Numbers presented are for both strata and community titled properties.</li> <li>• Because data at lot level was not made available to the research team, it was not possible for the research team to remove ancillary lots such as car parks and storage areas from the total lot count.</li> <li>• The summary data included '55 schemes unknown (cancelled pre-ITS). These were excluded from the total count of schemes.</li> <li>• Community title scheme counts include all community title and neighbourhood schemes. Precinct schemes are excluded from the scheme counts as all precinct schemes must sit within a community title scheme. Some neighbourhood schemes can also sit within a community title scheme (while others can be independent) and so scheme counts may be slightly inflated in those cases where both a community scheme and the neighbourhood scheme/s that sit within it are counted. Lot counts include all community, neighbourhood and precinct lots.</li> </ul> |
| <i>Victoria<br/>Land Victoria</i>                         | <ul style="list-style-type: none"> <li>• Obtained from Land Victoria with data for schemes registered up to August 2022.</li> <li>• Numbers presented are for both strata and community titled properties.</li> <li>• For 5,446 schemes the registration date data was not provided but are imputed to have been registered prior to 2000 based on the sequencing of the registration numbers.</li> <li>• Carparks and storage units were identified from text containing the words "Carspace", "Carpark", and "Store" in the 'Land Address' field and removed.</li> <li>• Lots with duplicate lot addresses were removed to ensure that lots that sit within nested schemes were not double counted.</li> <li>• 10 schemes, each containing 1-3 common property lots (15 lots total) but no other lots, were excluded.</li> </ul>                                                                                                                                                                                                                                                                                                                                                    |

## *Land Titles Office*

## *Land Titles Data Information*

|                                                                                                                                |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
|--------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <i>Queensland</i><br><i>QLD Titles Registry</i>                                                                                | <ul style="list-style-type: none"><li>• Obtained from the Queensland Titles Registry with data for schemes registered up to July 2022.</li><li>• Numbers presented are for community titled properties. Queensland does not differentiate between community and strata title schemes and these figures are equivalent to the sum of both strata and community schemes in other states.</li><li>• Broken down by residential and non-residential schemes. Residential category consists of the modules 'accommodation', 'small schemes', 'specified two-lot schemes' and 'standard schemes'. 'Non-residential' category consists of the module 'commercial schemes'. Note: modules in Queensland denote the predominant use and there may be residential lots contained within a commercial scheme and commercial lots within a residential scheme.</li></ul>                                                                                                                                                                                                                                                                                                            |
| <i>Western Australia</i><br><i>Landgate WA</i>                                                                                 | <ul style="list-style-type: none"><li>• Obtained from Western Australian Land Information Authority (Landgate) with data for schemes registered up to June 2022.</li><li>• Numbers presented are for strata title properties only and exclude survey strata. Appendix 1: WA Survey Strata provides data on survey strata.</li></ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
| <i>South Australia</i><br><i>Government of South Australia</i>                                                                 | <ul style="list-style-type: none"><li>• Obtained from Government of South Australia with data for schemes approved up to December 2022, where the 'approved date' is the date of completion for registration of the subsequent sub-division plan.</li><li>• Lot counts are based on FL-lot, QP-parcel and UN-unit. All other values of "parcel_type" including FC-common property (community plan) and UC-common property (strata plan) are excluded.</li><li>• Numbers presented are for both strata and community titled properties.</li></ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
| <i>Australian Capital Territory</i><br><i>Australian Capital Territory Office of the Surveyor-General and Land Information</i> | <ul style="list-style-type: none"><li>• Obtained from the Australian Capital Territory Office of the Surveyor-General and Land Information with data for unit title schemes registered up to August 2022.</li><li>• Numbers presented for unit (strata) title only.</li></ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
| <i>Tasmania</i><br><i>Land Tasmania</i>                                                                                        | <ul style="list-style-type: none"><li>• Obtained from Land Tasmania with data for schemes registered up to October 2022.</li><li>• Numbers presented are for strata title only. In Tasmania, there is no separate community title, instead community development schemes are possible under the Strata Titles Act 1998.</li><li>• For 3,679 schemes (17.2%) the registration date data was not provided but are imputed to have been registered prior to 2000. The research team ordered the data by scheme registration number and, as numbers are allocated roughly sequentially, assigned as prior to 2000 all schemes that had no registration date and with scheme numbers lower than the first scheme identified as having been registered in 1999, and as subsequent to 2000 all schemes that had no registration date and with scheme numbers higher than the first scheme identified as having been registered in 2001. 1999 and 2001 were chosen as cut-off dates to ensure that no schemes were miscategorised, as there was typically one-year variation in the sequencing of scheme registration dates when ordered by scheme number. There were</li></ul> |

*Land Titles Office**Land Titles Data Information*

|                                                                                 |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
|---------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                                                                                 | <p>four schemes with no registration date between the first scheme identified as registered in 1999 and the first scheme identified as registered in 2001, and so the percentages for land titles dates are based on the data available for the remaining 11,703 schemes.</p> <ul style="list-style-type: none"><li>• 379 schemes with no lots were excluded from the dataset.</li></ul>                                                                                                                                                                                                                                                                                              |
| <i>Northern Territory</i><br><i>Northern Territory Land Information Systems</i> | <ul style="list-style-type: none"><li>• Obtained from Northern Territory Land Information Systems with data for schemes registered up to September 2022.</li><li>• Numbers presented are for both strata and community titled properties.</li></ul>                                                                                                                                                                                                                                                                                                                                                                                                                                   |
| <i>Australian National</i><br><i>Various</i>                                    | <ul style="list-style-type: none"><li>• National figures (schemes, lots and scheme registration dates) are aggregated from all available totals from each state or territory land titles data.</li><li>• The scheme and lot totals include strata and community title numbers, excluding community title from the ACT.</li><li>• The land titles registration date proportions include strata and community title numbers, excluding community title from the ACT.</li></ul>                                                                                                                                                                                                          |
| <i>New Zealand</i><br><i>Land Information New Zealand Toitū te Whenua</i>       | <ul style="list-style-type: none"><li>• Data obtained from Land Information New Zealand Toitū te Whenua with data for units registered up to July 2022.</li><li>• The dataset includes unit titles and timeshare units. Cross lease titles are not included in this dataset. Appendix 2: NZ Cross Lease provides information on cross lease titles.</li><li>• Data was divided by land district to calculate totals for the North and South Islands. The North Island land districts are North Auckland, South Auckland, Gisborne, Taranaki, Hawkes Bay and Wellington. The South Island land districts are Nelson, Marlborough, Westland, Canterbury, Otago and Southland.</li></ul> |

### Section 3: Economic benefits of strata

SCA and City Futures contacted key strata specialist insurance and management companies in Australia and New Zealand, inviting them to participate in a brief online survey. SCA also distributed invitations to all members of SCA branches. In response, **112 companies provided data. This was a slight decrease in the number of management companies responding compared with the 2020 report (130 responses)**. The market share that these 112 companies represented of their respective markets was deemed sufficient to make state and national estimates in most cases.

The market share that each company represented was calculated by dividing the number of strata lots that each company manages or insures by the total number of strata title lots in the company's respective state or territory to estimate their percentage market share. All data from companies that did not disclose the number of lots they manage or insure was excluded. The number of lots in each jurisdiction was taken from the land titles data (see previous section for notes and limitations).

**Example.** Company A manages 30,000 strata and community title lots in a state which has 300,000 strata and community title lots registered. Company A's estimated market share is  $30,000/300,000 = 0.1$  (10%)

The market share for all companies that responded to each survey question was then aggregated for each state and territory (detailed below). In those cases where the aggregated market share of companies was less than 10% the data was deemed insufficient and is not reported.<sup>20</sup> An estimation was made on these figures for the entire jurisdiction market (100%). Note that these estimates are based on the assumption that all strata properties are professionally managed, which is not the case. It was not possible with the data available to us to reliably determine the proportion that are self-managed.

**Example.** Company A, B and C manage 60,000 strata and community title lots in a state which has 300,000 strata and community title lots registered. The aggregated market share is  $60,000/300,000 = 0.2$  (20%). The companies have 300 full-time equivalent strata managers combined. The estimate for the entire state (100% of the market) would be  $300 \times 5 = 1,500$  full-time equivalent strata managers.

National figures are an aggregation of all state and territory figures in Australia, and island figures in New Zealand.

---

<sup>20</sup> An exception was made for South Australia's call-out job value estimate, where data is reported with a 9.7% market representation.

## *Strata management firms*

Strata management firms were asked to complete a survey asking a series of questions (underlined in the following sections) on how many strata managers and other employees they employ, the value of administration and sinking funds they have under management, the number and value of callout jobs and the number and value of professional services they engaged through their businesses. They were also asked how many schemes they manage and how many lots there are in those schemes. With this information we estimated the market share in each jurisdiction represented by the responding companies, and we present data in the infographics where a 10% market share was reached.

As we received less than 1% market share of companies that responded in New Zealand for all questions, we have not reported economic benefits of strata for New Zealand.

## **Direct employment**

Response to the question: How many full-time-equivalent strata managers does your company employ (in each jurisdiction)? (e.g. 2 part time staff members would count as 1)

*Table 3. Aggregated market share of companies that responded by jurisdiction/area*

| State                               | Market Share (%) |
|-------------------------------------|------------------|
| <i>New South Wales</i>              | 38%              |
| <i>Victoria</i>                     | 10%              |
| <i>Queensland</i>                   | 16%              |
| <i>Western Australia</i>            | 12%              |
| <i>South Australia</i>              | 21%              |
| <i>Australian Capital Territory</i> | 30%              |
| <i>Tasmania</i>                     | 10%              |
| <i>Northern Territory</i>           | 22%              |
| <i>Australia</i>                    | 22%              |
| <i>NZ: North Island</i>             | <2%              |
| <i>NZ: South Island</i>             | <0.5%            |
| <i>New Zealand</i>                  | <2%              |

Response to the question: How many full-time-equivalent staff does your company employ who are not strata managers (in each jurisdiction)? (e.g. 2 part time staff members would count as 1)

*Table 4. Aggregated market share of companies that responded by jurisdiction/area*

| State                               | Market Share (%) |
|-------------------------------------|------------------|
| <i>New South Wales</i>              | 38%              |
| <i>Victoria</i>                     | 10%              |
| <i>Queensland</i>                   | 16%              |
| <i>Western Australia</i>            | 12%              |
| <i>South Australia</i>              | 21%              |
| <i>Australian Capital Territory</i> | 30%              |
| <i>Tasmania</i>                     | 10%              |
| <i>Northern Territory</i>           | 22%              |
| <i>Australia</i>                    | 22%              |
| <i>NZ: North Island</i>             | <2%              |
| <i>NZ: South Island</i>             | <0.5%            |
| <i>New Zealand</i>                  | <2%              |

## Funds under management

Response to the question: What are the total funds you have under management? Administrative funds across portfolio (\$)

*Table 5. Aggregated market share of companies that responded by jurisdiction/area*

| State                               | Market Share (%) |
|-------------------------------------|------------------|
| <i>New South Wales</i>              | 34%              |
| <i>Victoria</i>                     | 10%              |
| <i>Queensland</i>                   | 16%              |
| <i>Western Australia</i>            | 12%              |
| <i>South Australia</i>              | 21%              |
| <i>Australian Capital Territory</i> | 26%              |
| <i>Tasmania</i>                     | 10%              |
| <i>Northern Territory</i>           | 0%               |
| <i>Australia</i>                    | 20%              |
| <i>NZ: North Island</i>             | <2%              |
| <i>NZ: South Island</i>             | <0.5%            |
| <i>New Zealand</i>                  | <2%              |

We set a higher market share (20%) for reporting on funds under management because of the sensitivity of this data. Unfortunately, we only reached this market share in two jurisdictions. In the ACT, where our responses reflect a 26% market share, we estimate that there are approximately \$106,215,937 administration funds under management. In NSW, where our responses reflect a 34% market share, we estimate that there are approximately \$1,580,354,878 administration funds under management.

Response to the question: What are the total funds you have under management? Capital works/ sinking/ maintenance funds across portfolio (\$)

Table 6. Aggregated market share of companies that responded by jurisdiction/area

| State                        | Market Share (%) |
|------------------------------|------------------|
| New South Wales              | 31%              |
| Victoria                     | 10%              |
| Queensland                   | 16%              |
| Western Australia            | 11%              |
| South Australia              | 19%              |
| Australian Capital Territory | 22%              |
| Tasmania                     | 10%              |
| Northern Territory           | 0%               |
| Australia                    | 19%              |
| NZ: North Island             | <2%              |
| NZ: South Island             | <0.5%            |
| New Zealand                  | <2%              |

We only reached an adequate market share in two jurisdictions. In the ACT, where our responses reflect a 22% market share, we estimate that there are approximately \$150,985,833 sinking funds under management. In NSW, where our responses reflect a 31% market share, we estimate that there approximately \$4,224,449,532 sinking funds under management.

### Callout jobs

Response to the question: How many call-out/trades jobs were made to strata schemes/plans (e.g. plumbers, electricians, gardeners, maintenance, repairs) in the calendar year 2021 (OR financial year 21/22)?

Table 7. Aggregated market share of companies that responded by jurisdiction/area

| State                        | Market Share (%) |
|------------------------------|------------------|
| New South Wales              | 28%              |
| Victoria                     | 6%               |
| Queensland                   | 16%              |
| Western Australia            | 8%               |
| South Australia              | 18%              |
| Australian Capital Territory | 16%              |
| Tasmania                     | 10%              |
| Northern Territory           | 22%              |
| Australia                    | 16%              |
| NZ: North Island             | <2%              |
| NZ: South Island             | <0.5%            |
| New Zealand                  | <2%              |



Response to the question: What was their total estimated cost in the calendar year in the calendar year 2021 (OR financial year 21/22)? (Count jobs where trades attended the property)

*Table 8. Aggregated market share of companies that responded by jurisdiction/area*

| State                               | Market Share (%) |
|-------------------------------------|------------------|
| <i>New South Wales</i>              | 30%              |
| <i>Victoria</i>                     | 5%               |
| <i>Queensland</i>                   | 15%              |
| <i>Western Australia</i>            | 4%               |
| <i>South Australia</i>              | 18%              |
| <i>Australian Capital Territory</i> | 6%               |
| <i>Tasmania</i>                     | 4%               |
| <i>Northern Territory</i>           | 22%              |
| <i>Australia</i>                    | 16%              |
| <i>NZ: North Island</i>             | <2%              |
| <i>NZ: South Island</i>             | <0.5%            |
| <i>New Zealand</i>                  | <2%              |

Response to the question: What was the nature of call-out/trades jobs to strata schemes/plans? Please write the TOP 3 most common types of job e.g. plumbing, gardening, lift maintenance.

The top three responses were determined by taking the most common first choice, followed by the next most common first and/or second choice, followed by the next most common first and/or second and/or third choice.

*Table 9. Aggregated market share of companies that responded by jurisdiction/area*

| State                               | Market Share (%)  |
|-------------------------------------|-------------------|
| <i>New South Wales</i>              | 36%               |
| <i>Victoria</i>                     | 7%                |
| <i>Queensland</i>                   | 16%               |
| <i>Western Australia</i>            | 12%               |
| <i>South Australia</i>              | 18%               |
| <i>Australian Capital Territory</i> | 14%               |
| <i>Tasmania</i>                     | 10%               |
| <i>Northern Territory</i>           | 22%               |
| <i>Australia</i>                    | N/A <sup>21</sup> |
| <i>NZ: North Island</i>             | <2%               |
| <i>NZ: South Island</i>             | <0.5%             |
| <i>New Zealand</i>                  | <2%               |

<sup>21</sup> The top three callout jobs for Australia as a whole were calculated with reference to the top 3 in each state and territory where an adequate sample was achieved (all except for Victoria), with those ranked 1 scoring 3 points, those ranked 2 scoring 2 points and those ranked 3 scoring 1 point.

## Professional services

Response to the question: How many professional services (e.g. engineers, lawyers, accountants, auditors, valuers) were made for strata schemes/plans in the calendar year 2021 (OR financial year 21/22)?

*Table 10. Aggregated market share of companies that responded by jurisdiction/area*

| State                               | Market Share (%) |
|-------------------------------------|------------------|
| <i>New South Wales</i>              | 33%              |
| <i>Victoria</i>                     | 7%               |
| <i>Queensland</i>                   | 16%              |
| <i>Western Australia</i>            | 8%               |
| <i>South Australia</i>              | 18%              |
| <i>Australian Capital Territory</i> | 6%               |
| <i>Tasmania</i>                     | 4%               |
| <i>Northern Territory</i>           | 22%              |
| <i>Australia</i>                    | 18%              |
| <i>NZ: North Island</i>             | <2%              |
| <i>NZ: South Island</i>             | <0.5%            |
| <i>New Zealand</i>                  | <2%              |

Response to the question: What was their estimated total cost across your portfolio?

*Table 11. Aggregated market share of companies that responded by jurisdiction/area*

| State                               | Market Share (%) |
|-------------------------------------|------------------|
| <i>New South Wales</i>              | 32%              |
| <i>Victoria</i>                     | 7%               |
| <i>Queensland</i>                   | 16%              |
| <i>Western Australia</i>            | 7%               |
| <i>South Australia</i>              | 17%              |
| <i>Australian Capital Territory</i> | 10%              |
| <i>Tasmania</i>                     | 4%               |
| <i>Northern Territory</i>           | 22%              |
| <i>Australia</i>                    | 18%              |
| <i>NZ: North Island</i>             | <2%              |
| <i>NZ: South Island</i>             | <0.5%            |
| <i>New Zealand</i>                  | <2%              |

Response to the question: What was the nature of professional services to strata etc. schemes/plans?  
Please write the TOP 3 most common types of job (e.g. engineer, lawyer, valuer).

The top three responses were determined by taking the most common first choice, followed by the next most common first and/or second choice, followed by the next most common first and/or second and/or third choice.

*Table 12. Aggregated market share of companies that responded by jurisdiction/area*

| State                               | Market Share (%)  |
|-------------------------------------|-------------------|
| <i>New South Wales</i>              | 36%               |
| <i>Victoria</i>                     | 8%                |
| <i>Queensland</i>                   | 16%               |
| <i>Western Australia</i>            | 8%                |
| <i>South Australia</i>              | 21%               |
| <i>Australian Capital Territory</i> | 14%               |
| <i>Tasmania</i>                     | 10%               |
| <i>Northern Territory</i>           | 22%               |
| <i>Australia</i>                    | N/A <sup>22</sup> |
| <i>NZ: North Island</i>             | <2%               |
| <i>NZ: South Island</i>             | <0.5%             |
| <i>New Zealand</i>                  | <2%               |

---

<sup>22</sup> The top three professional services for Australia as a whole were calculated with reference to the top 3 in each state and territory where an adequate sample was achieved (all except for Victoria), with those ranked 1 scoring 3 points, those ranked 2 scoring 2 points and those ranked 3 scoring 1 point.

## *Insurance companies*

Insurance companies were asked to provide information on the insured value of strata and community title schemes they insure, as well as the number of schemes they insure and the number of lots in those schemes.

### Property value

Response to the question: What is the total insured value of non-residential schemes insured by your company? & What is the total insured value of schemes containing residential lots/units insured by your company?

*Table 13. Aggregated market share of companies that responded by jurisdiction/area*

| State                               | Market Share (%) |
|-------------------------------------|------------------|
| <i>New South Wales</i>              | 55%              |
| <i>Victoria</i>                     | 42%              |
| <i>Queensland</i>                   | 65%              |
| <i>Western Australia</i>            | 46%              |
| <i>South Australia</i>              | 77%              |
| <i>Australian Capital Territory</i> | 65%              |
| <i>Tasmania</i>                     | 37%              |
| <i>Northern Territory</i>           | 30%              |
| <i>Australia</i>                    | 53%              |
| <i>NZ: North Island</i>             | 0%               |
| <i>NZ: South Island</i>             | 0%               |
| <i>New Zealand</i>                  | 0%               |

# Appendix 1: WA Survey Strata

The figures for strata and community title schemes and lots presented in the Australasian Strata Insights Report 2022 do not include figures for survey strata schemes in Western Australia (WA).

Survey strata schemes are created under the Strata Titles Act 1985 (WA). They differ from strata schemes in that the plans only include a surveyed plan of the land subdivision and do not contain a floor plan for any building(s) within the scheme. Survey strata schemes show unit entitlements for each lot, but these are based on site values, not lot values as in strata schemes. Survey strata schemes can contain common property, but often contain none at all. They are commonly used to enable two or more lots to be created from a parcel of land previously housing a single residence (e.g. battle-axe subdivision), and in this respect they play a similar role to land sub-divisions in other states (which would not be recorded in strata and community scheme figures for those states). However, survey strata is also used for larger scale strata subdivision that can comprise a large number of lots and common areas that include extensive facilities, parks and private roads.

Figures for survey strata schemes and lots in WA are provided below:\*

**Total number of survey strata schemes: 25,063**

**Total number of survey strata lots: 74,316**

**Percentage of survey strata schemes registered before 2000: 5%**

**Percentage of survey strata schemes registered since 2000: 95%**

\*Data from © Western Australian Land Information Authority up to June 2022. Lot counts exclude lots designated as common property.

## Appendix 2: NZ Cross Lease

Joined dwellings in New Zealand may also be owned under cross lease title, however the majority of cross lease titles are pre-1991 and relate to stand-alone dwellings.<sup>23</sup> The figures for strata and community title schemes and lots presented in the Australasian Strata Insights Report 2022 do not include figures for cross lease titles in New Zealand (NZ).

Cross lease titles were introduced in the late 1950s to allow division of a fee simple title into flats or units, prior to the introduction of unit title through the Unit Titles Act 1972. They are also used as a method of subdivision enabling the construction of multiple standalone dwellings, similar to WA Survey Strata. Cross lease holders own the underlying estate as tenants in common and lease their units from each other. These schemes do not have bodies corporate and rarely have many units. While they have become less common since the introduction of the Resource Management Act (1991) which reduced their advantages over standard subdivision and unit title, some new developments still use cross lease.

Figures for cross lease titles in New Zealand are provided below:\*

**Total number of cross lease titles: 214,266**

**North Island: 166,185**

**South Island: 48,081**

**Percentage of cross lease titles registered before 2000: 91%**

**Percentage of cross lease titles registered since 2000: 9%**

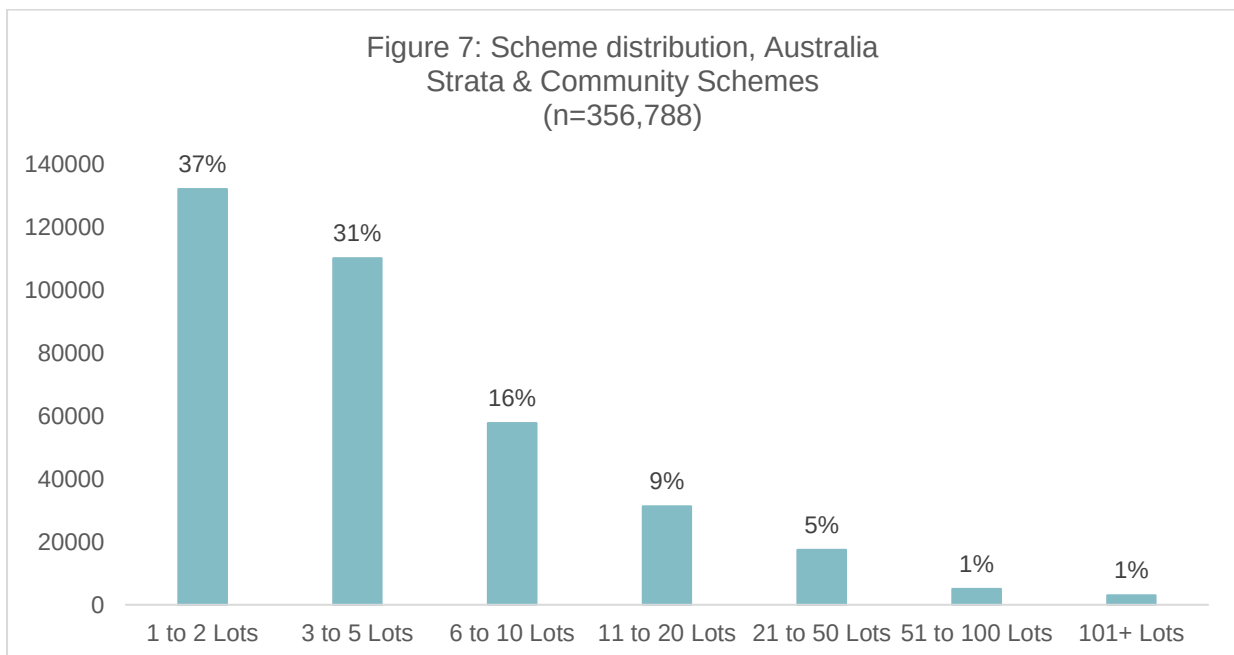
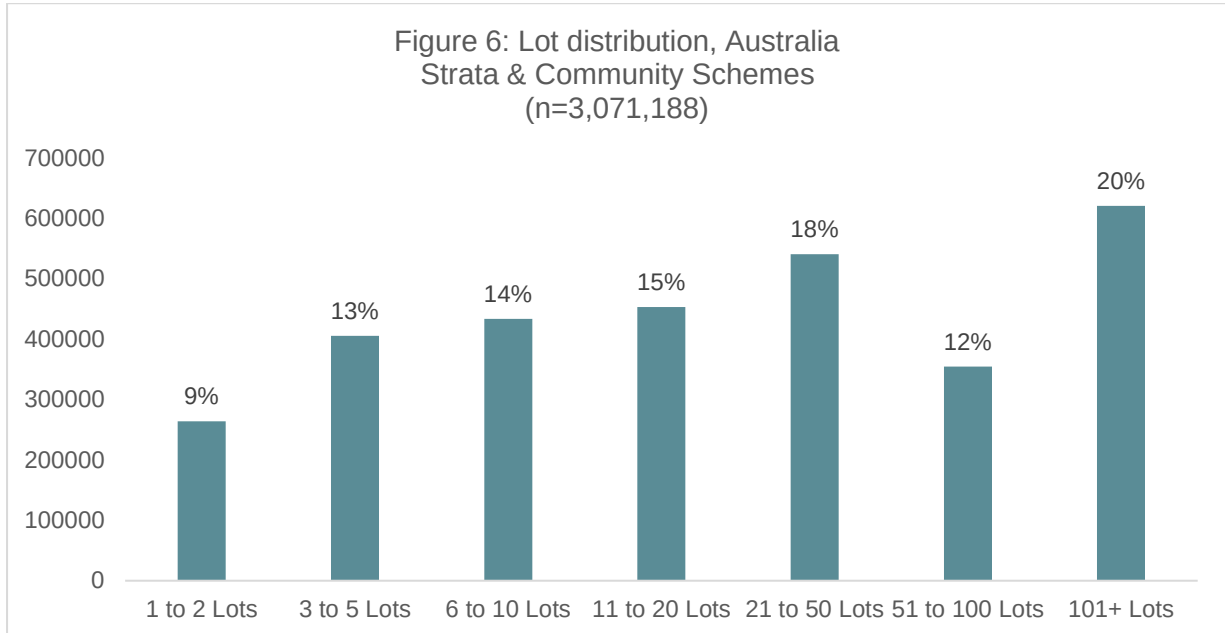
\*Data from © LINZ Data Service up to July 2022. Data includes residential and non-residential cross lease titles.

---

<sup>23</sup> Fredrickson (2017).

## Appendix 3: Size of schemes by jurisdiction

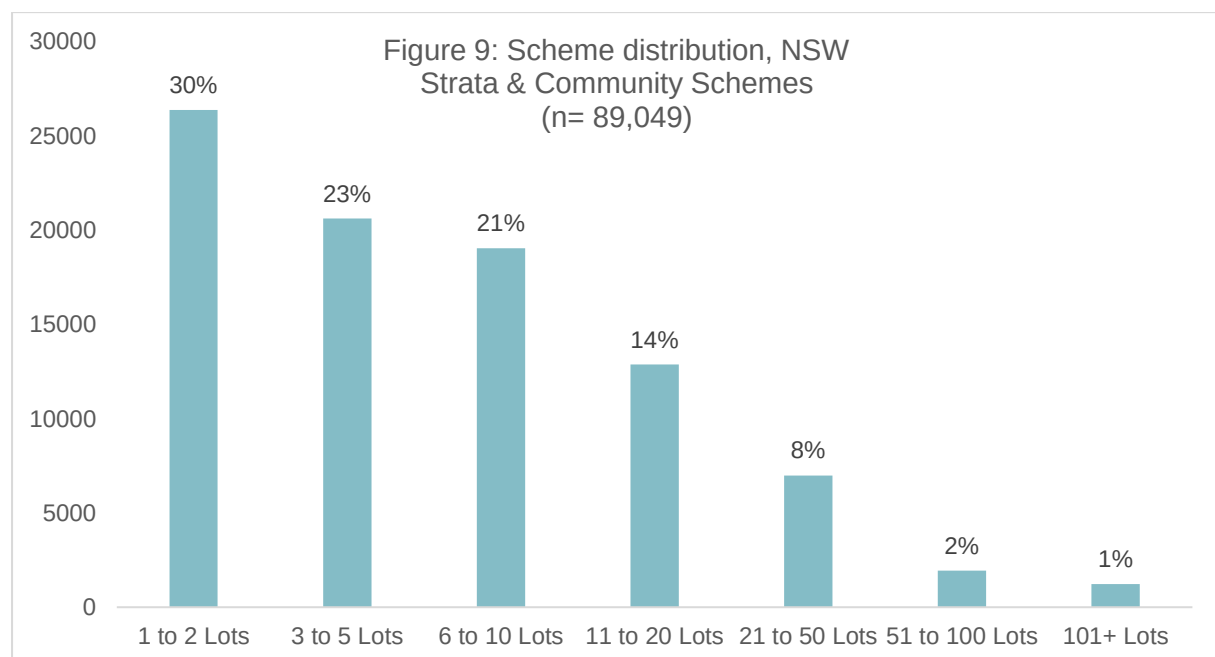
### Australia



While only 2% of schemes in Australia are larger than 50 lots, lots in such schemes account for nearly one third (32%) of all lots. The majority of schemes are five lots or fewer (68%); however, lots in such schemes account for under one quarter (22%) of all lots.

The size of strata schemes has increased in Australia between 2020-2022. Of particular note, the proportion of strata lots in large schemes (with 100 or more lots) has doubled.

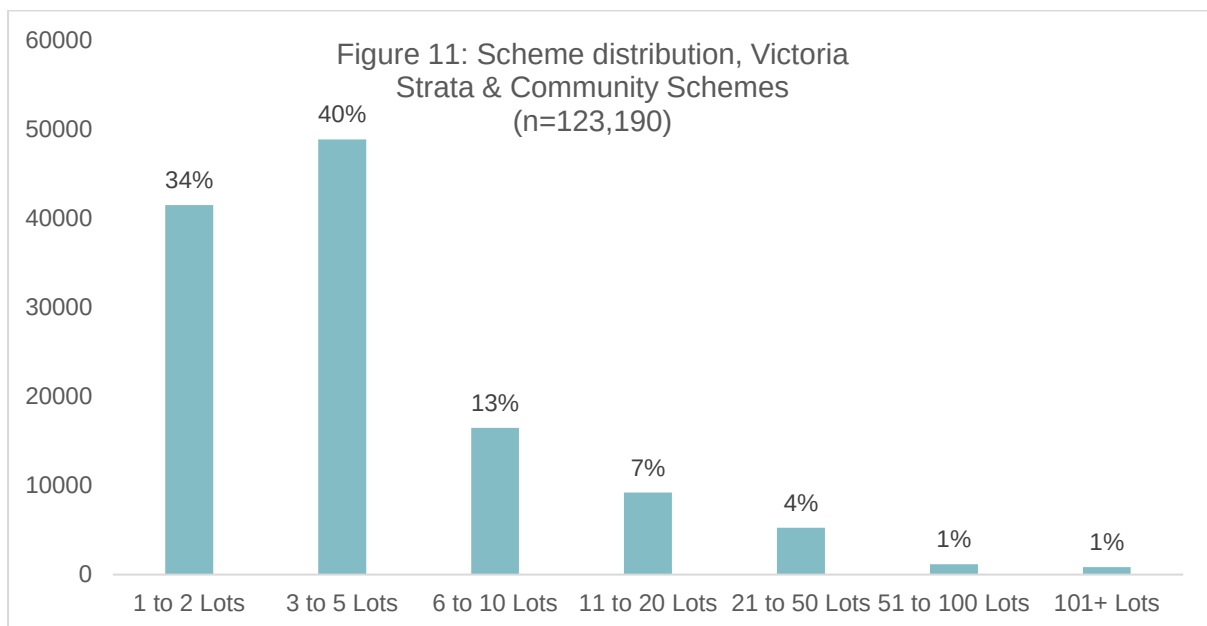
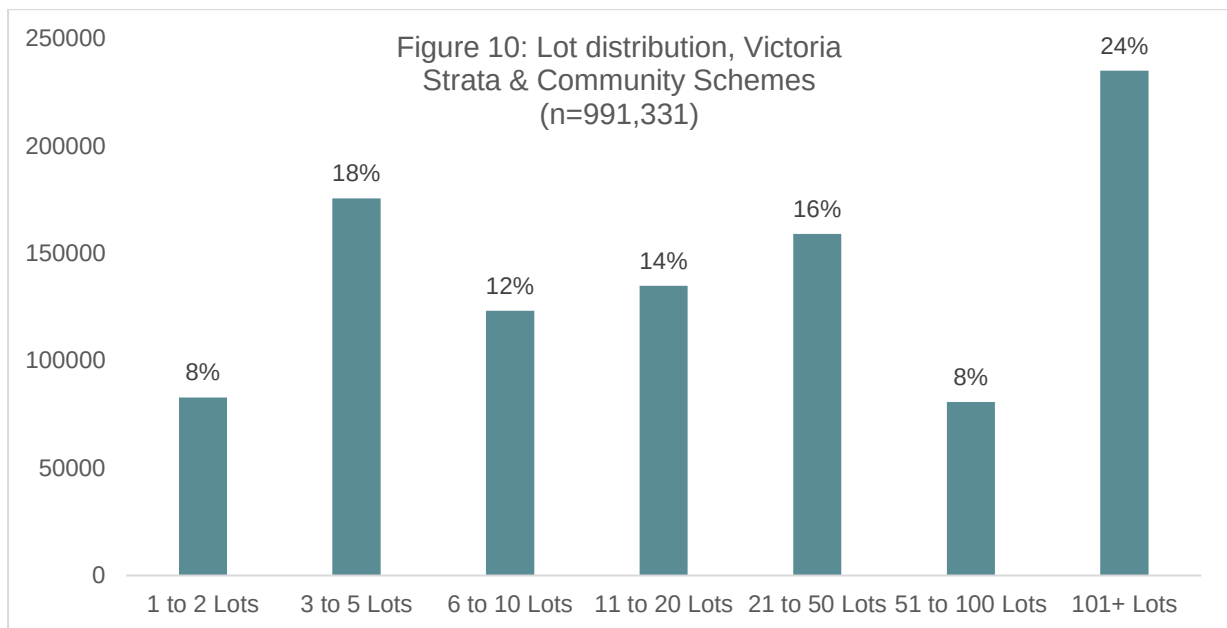
## New South Wales



While 53% of strata schemes in NSW have five lots or fewer, these schemes only contain 13% of all strata lots in the state. More than one third (35%) of strata lots are in schemes larger than 51 lots, although these schemes comprise just 3% of schemes in the state.

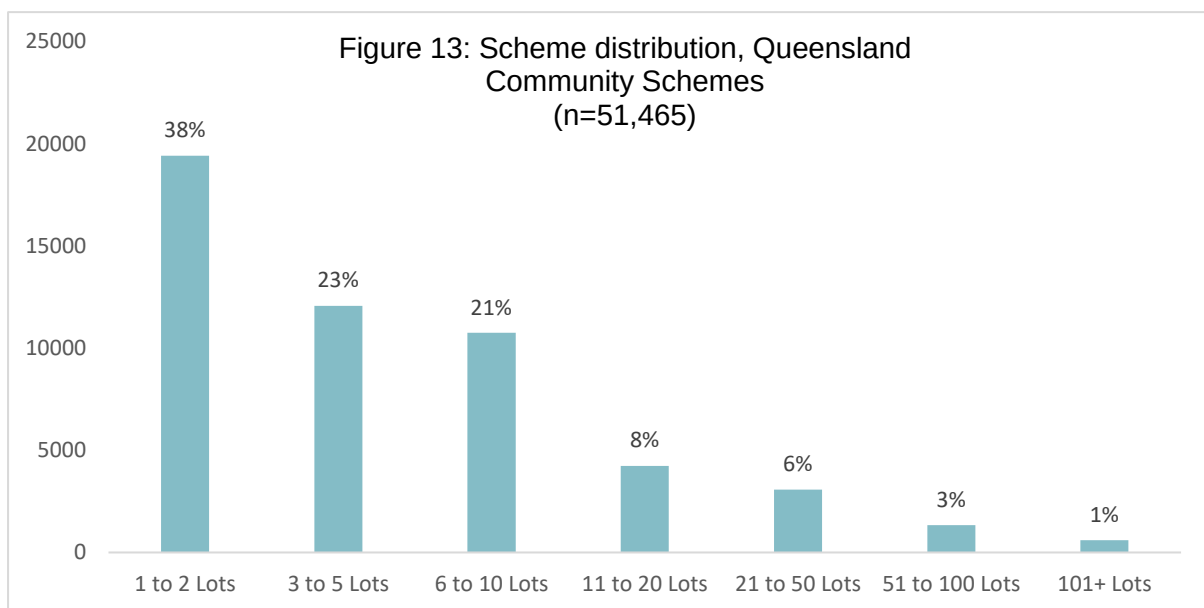
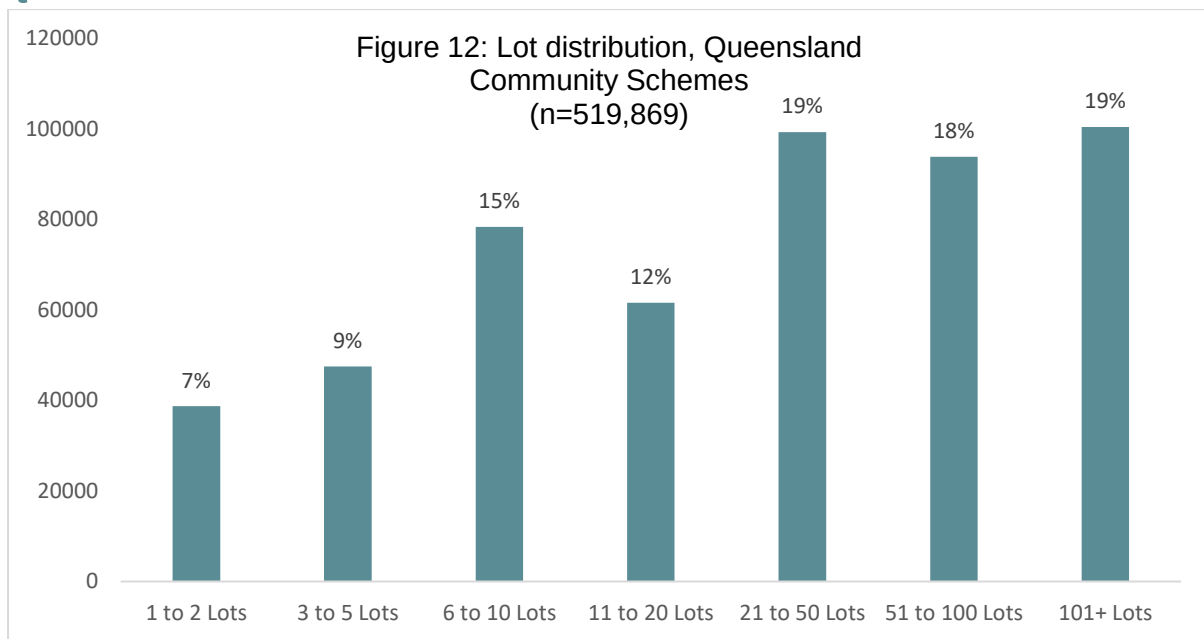


## Victoria



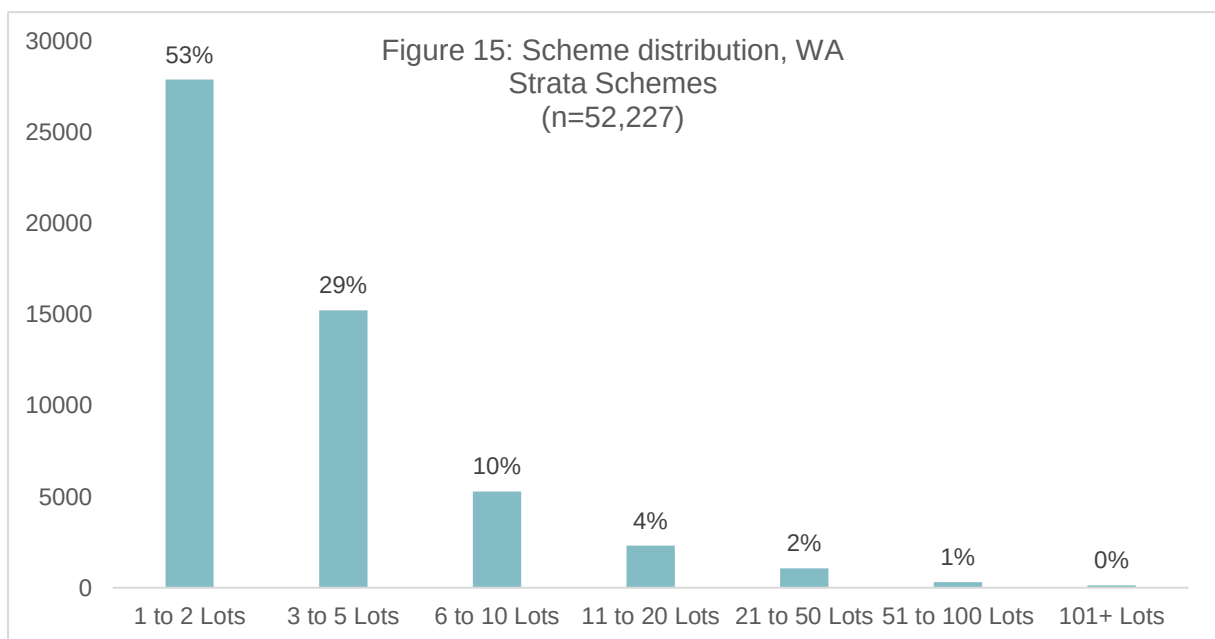
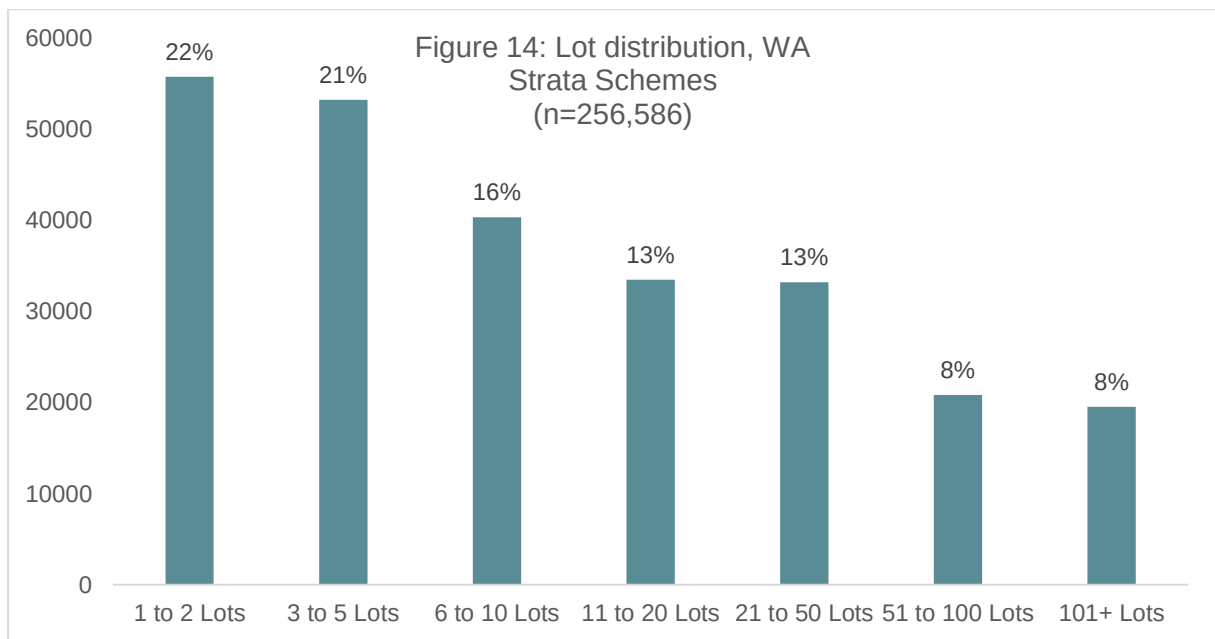
Almost three-quarters (74%) of strata schemes in Victoria have five lots or fewer and these schemes contain 26% of all strata lots in the state. Nearly one third (32%) of strata lots are in schemes larger than 51 lots, although these schemes only comprise 2% of schemes. (Note: for 10 schemes, the number of lots is unknown.)

## Queensland



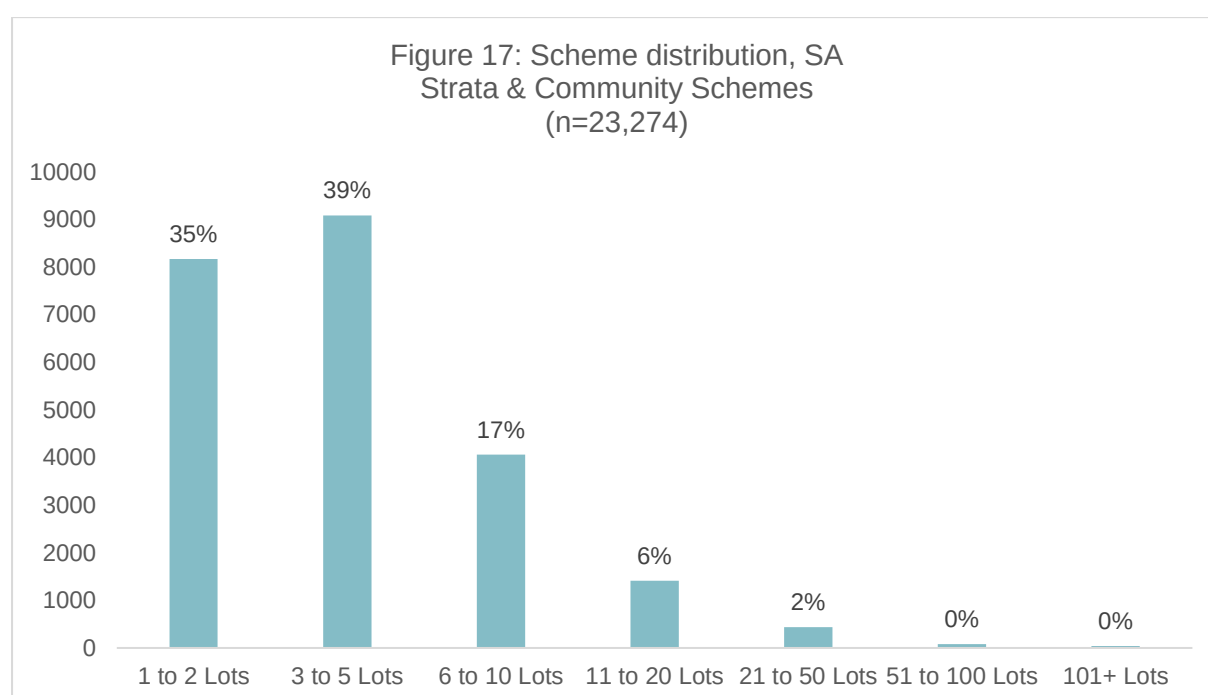
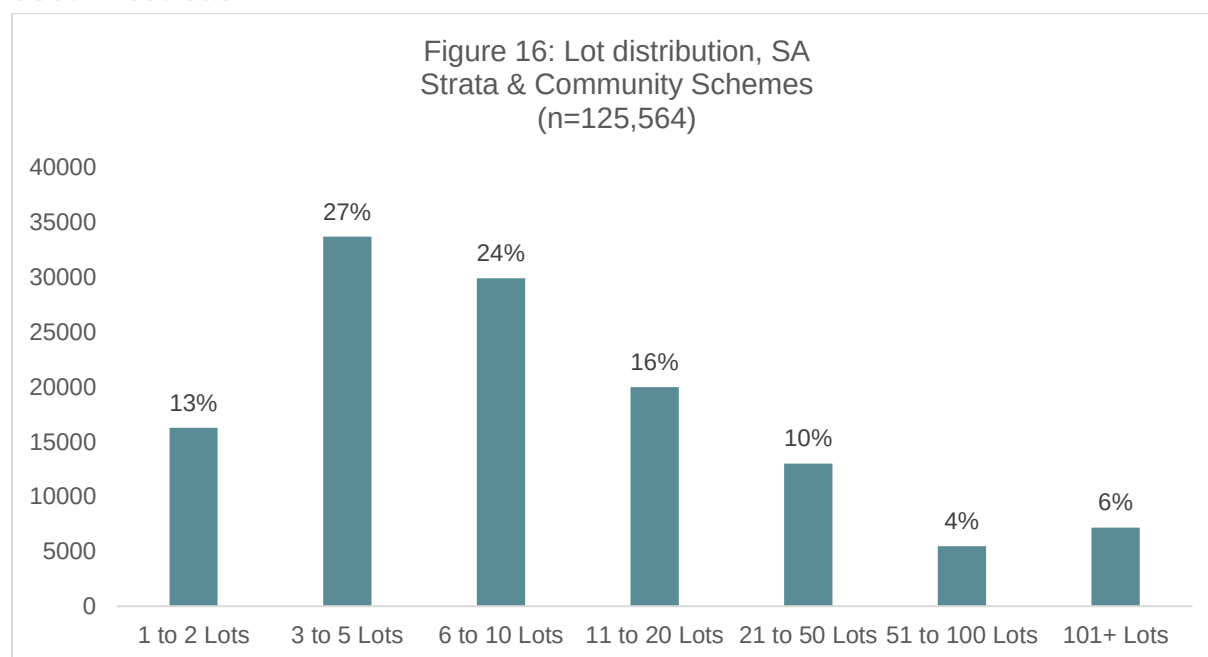
While 61% of strata schemes in Queensland have five lots or fewer, these schemes only contain 16% of all strata lots in the state. Strata lots in schemes larger than 51 lots make up 37% of all lots, but only 4% of schemes.

## Western Australia



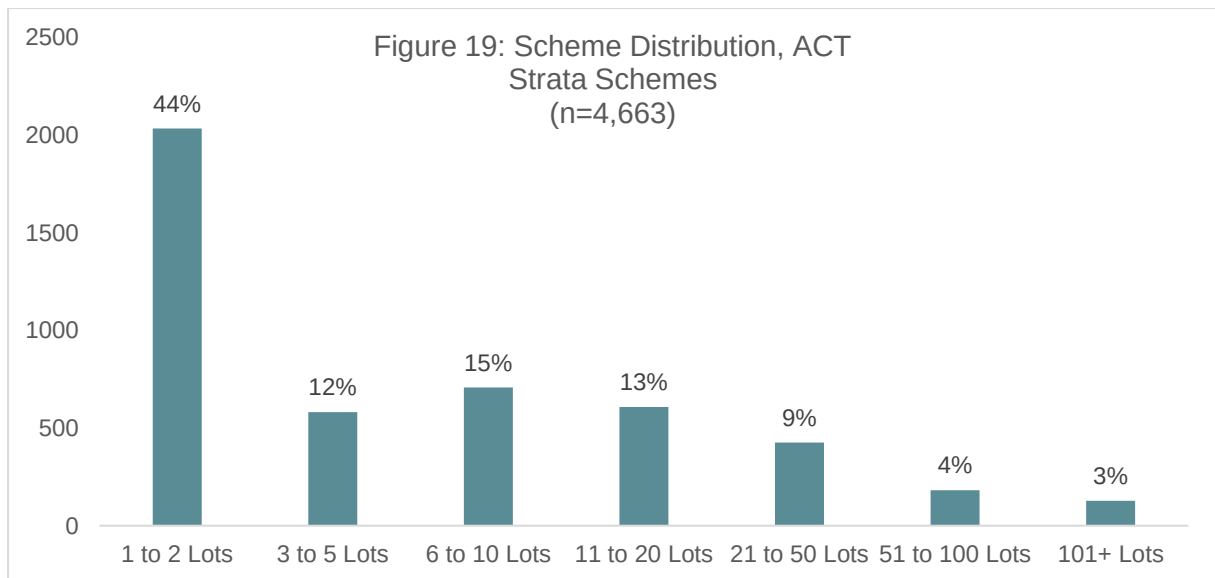
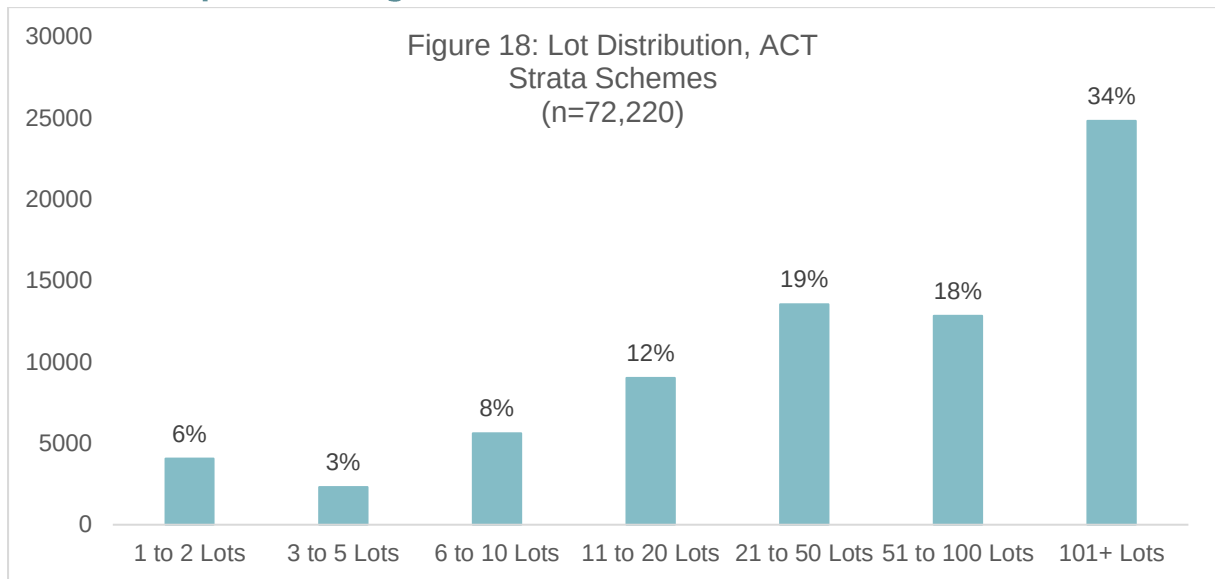
There are very few schemes with more than 50 lots in Western Australia, though the lots in these schemes comprise 16% of the total for the state. The vast majority of schemes (92%) contain ten lots or fewer, and these comprise 59% of lots.

## South Australia



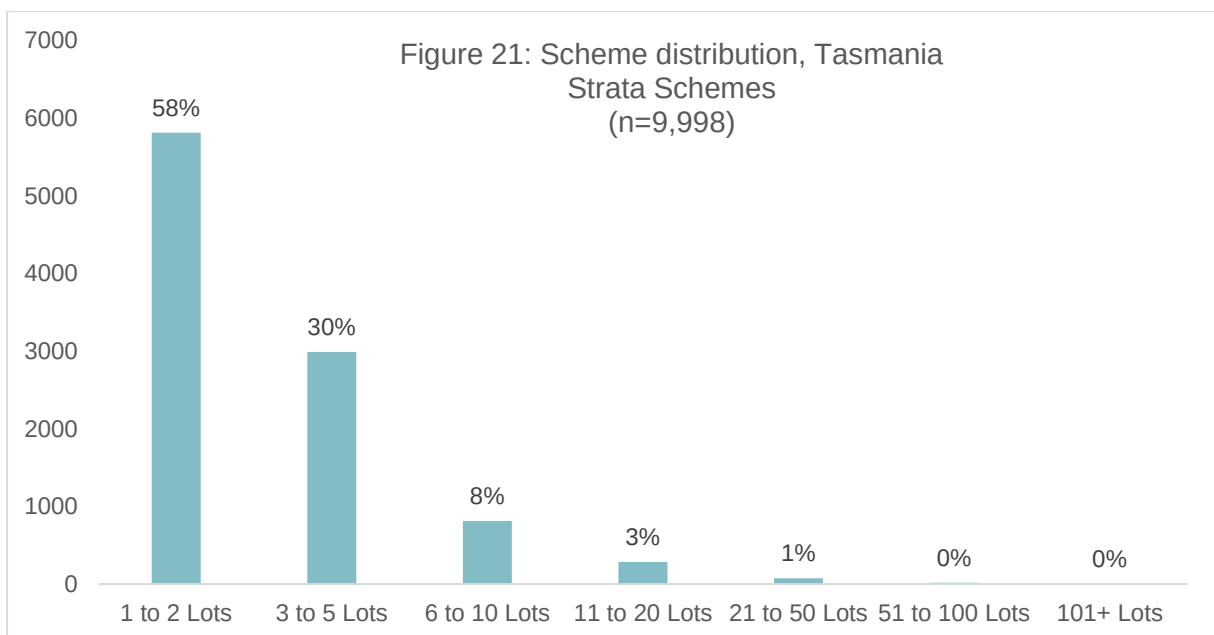
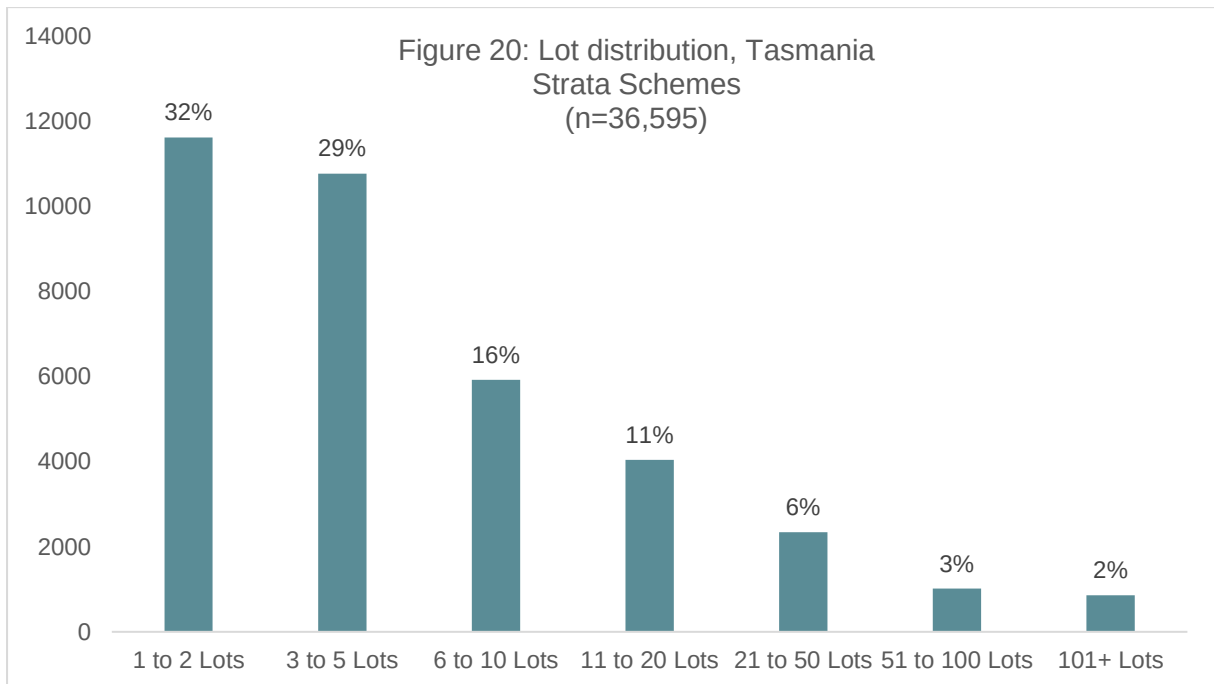
Nearly three quarters (74%) of South Australian schemes contain five lots or fewer, and lots within these schemes comprise 40% of the total lots state-wide. There are very few schemes larger than 50 lots, comprising 10% of lots.

## Australian Capital Territory



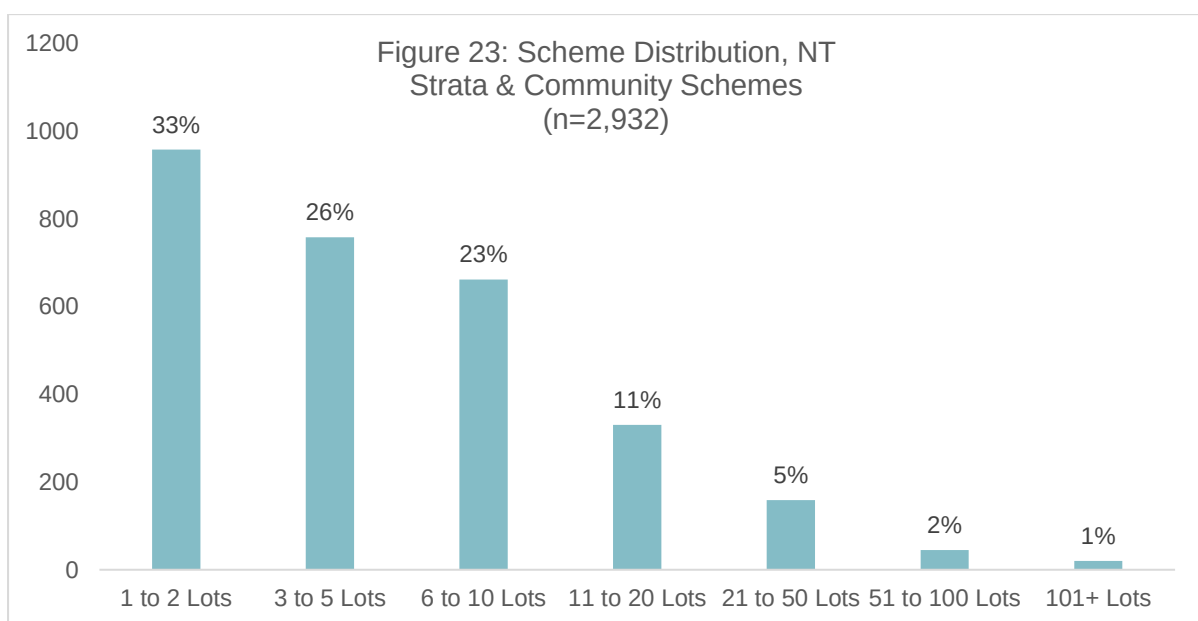
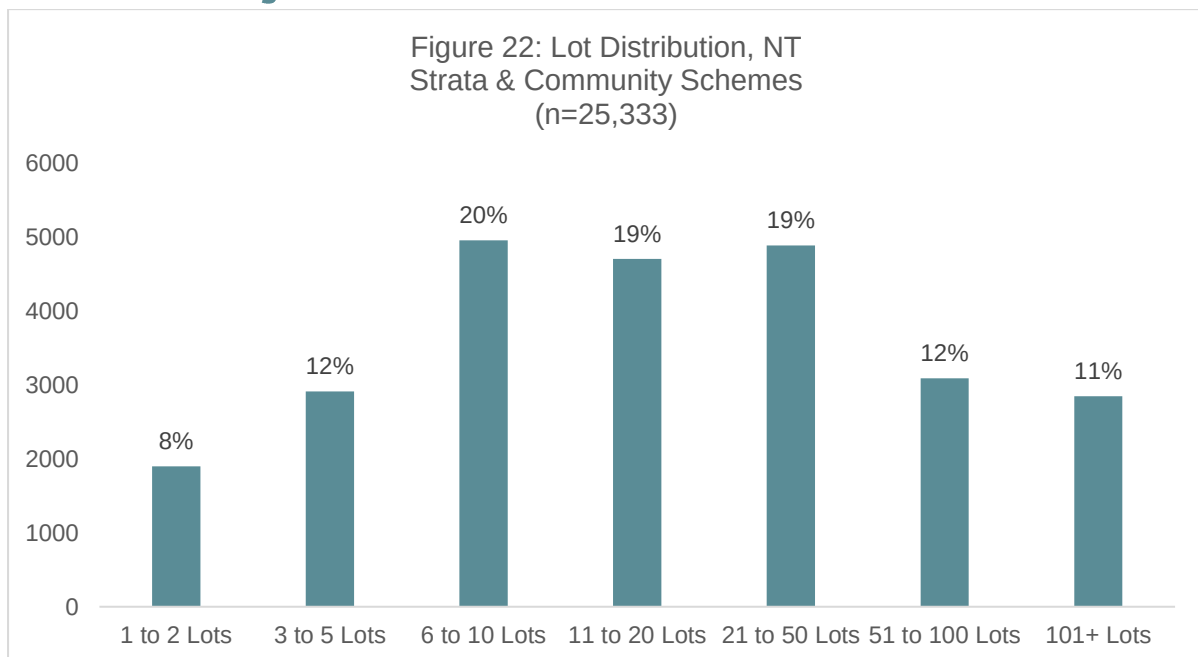
The proportion of schemes containing more than 100 lots increased between 2020 (29%) and 2022 (34%). The majority (56%) of ACT strata schemes contain five lots or fewer, yet these schemes make up only 9% of the total number of total number of strata lots. While only seven per cent of schemes are larger than 50 lots, such schemes contain 52% of all strata lots in the territory.

## Tasmania



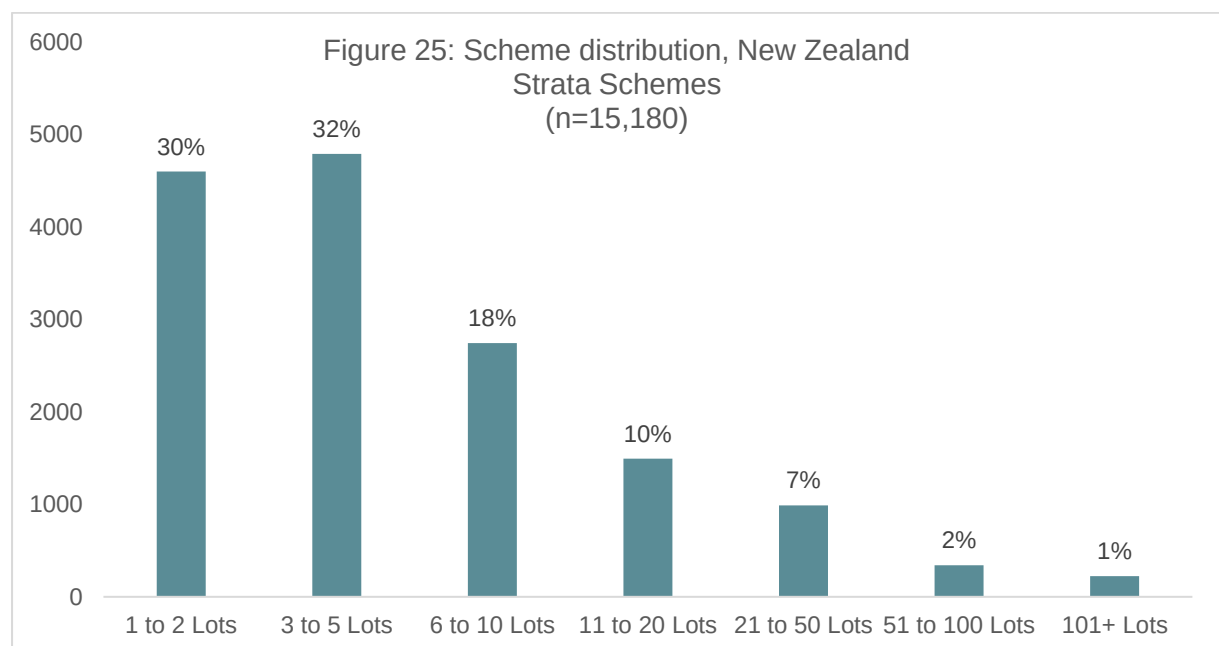
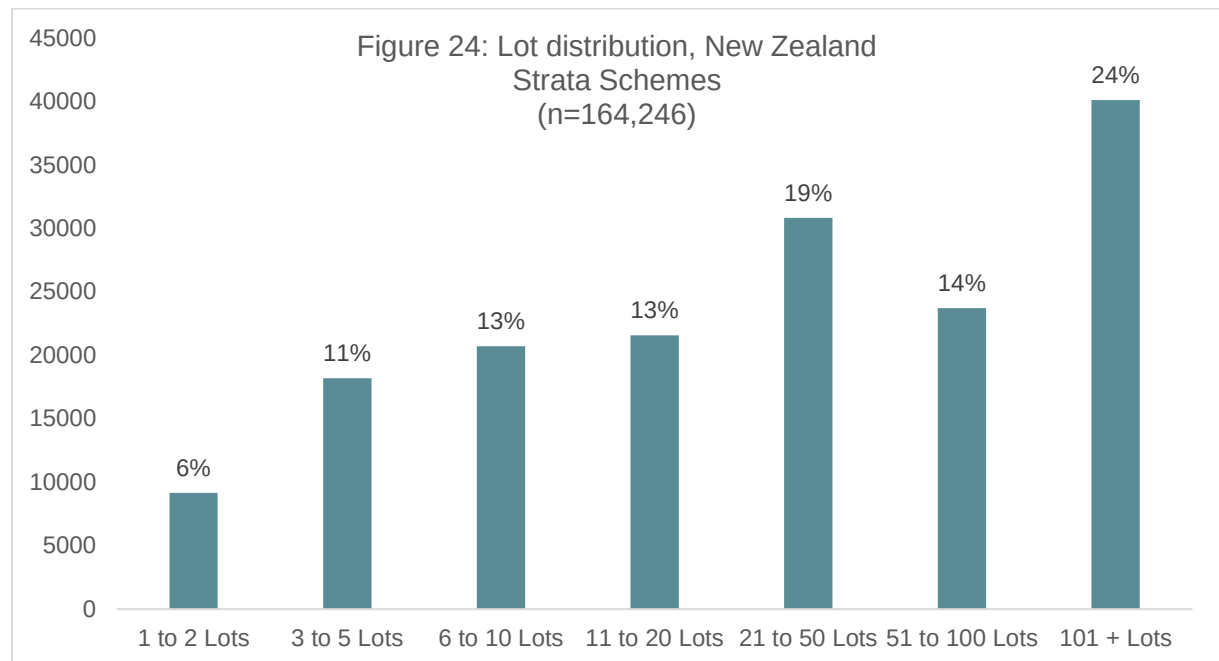
The vast majority (88%) of Tasmanian schemes contain five lots or fewer, comprising 61% of all lots in the state. There are very few schemes with more than 50 lots, which include only 5% of all lots.

## Northern Territory



At just 3%, the Northern Territory contains very few strata schemes larger than 50 lots; lots in these schemes make up 23% of the total for the territory. The majority (59%) of schemes contain five lots or fewer, with such schemes containing 20% of all lots. The distribution of lots and schemes in the NT changed little between the 2020 and 2022 Strata Insights report. (Note: Figures sum to 101% due to rounding.)

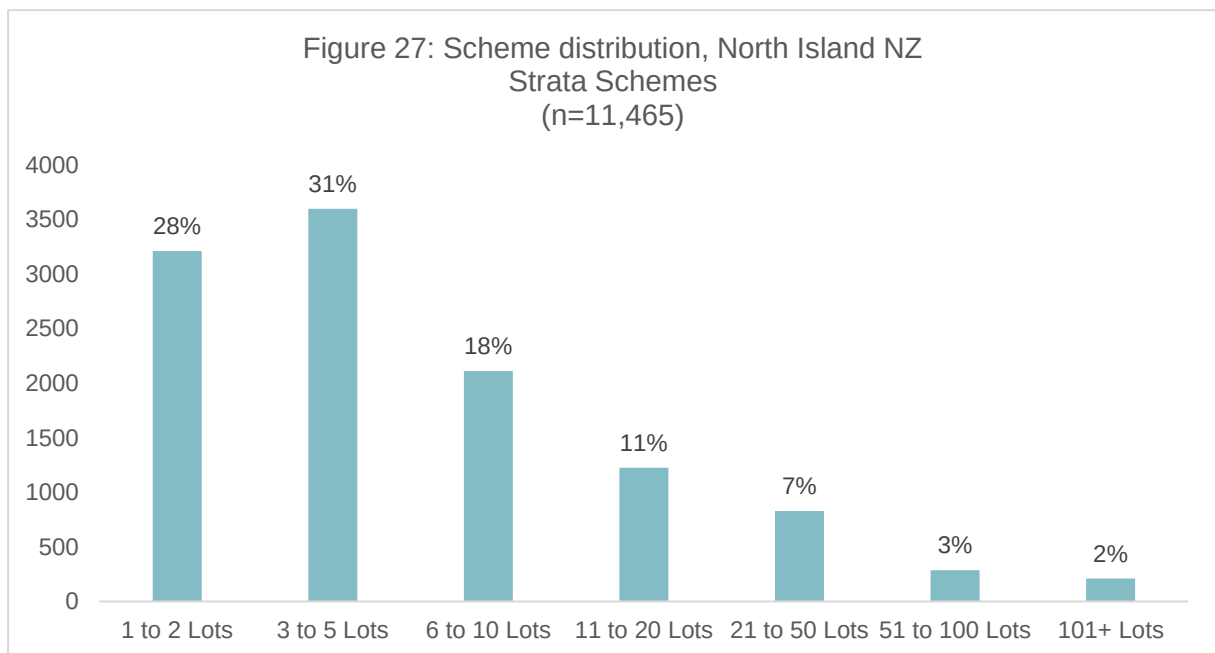
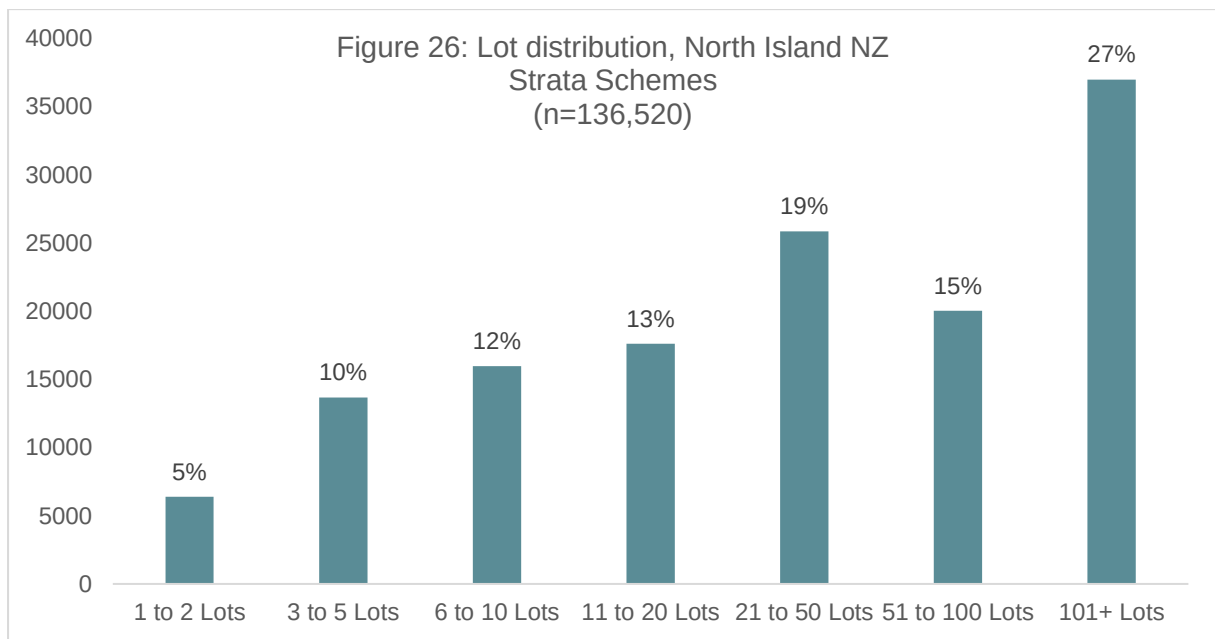
# New Zealand



Only 3% of strata schemes in New Zealand contain more than 50 lots; however, lots in such schemes account for 38% of all lots nation-wide. While a majority of schemes contain five lots or fewer, lots within such schemes account for only 17% of all lots.

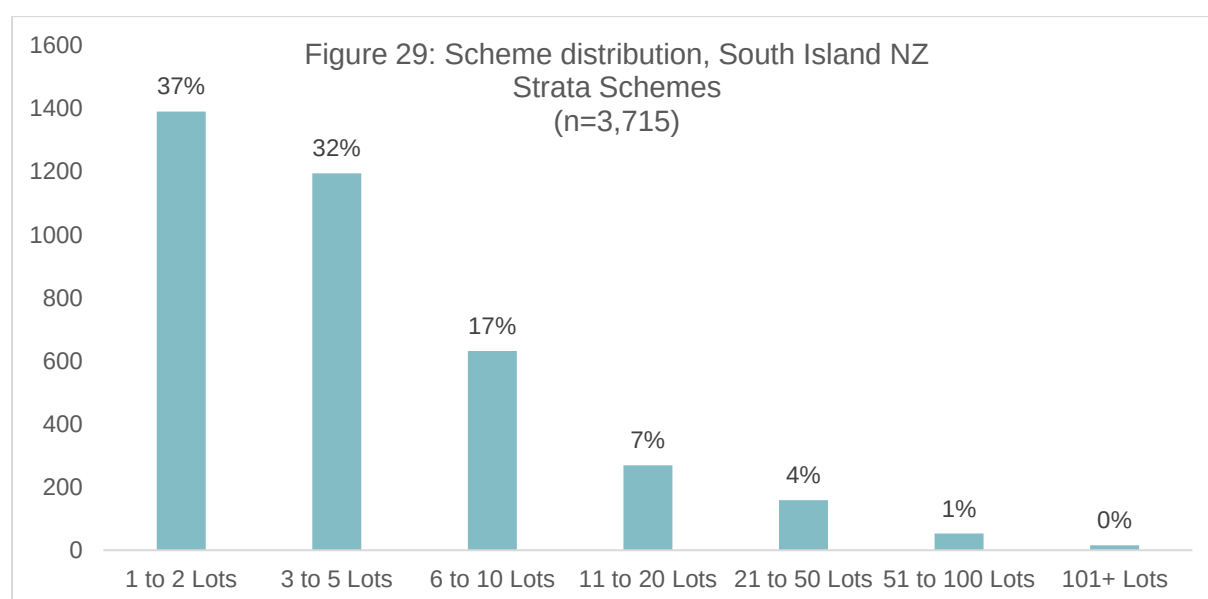
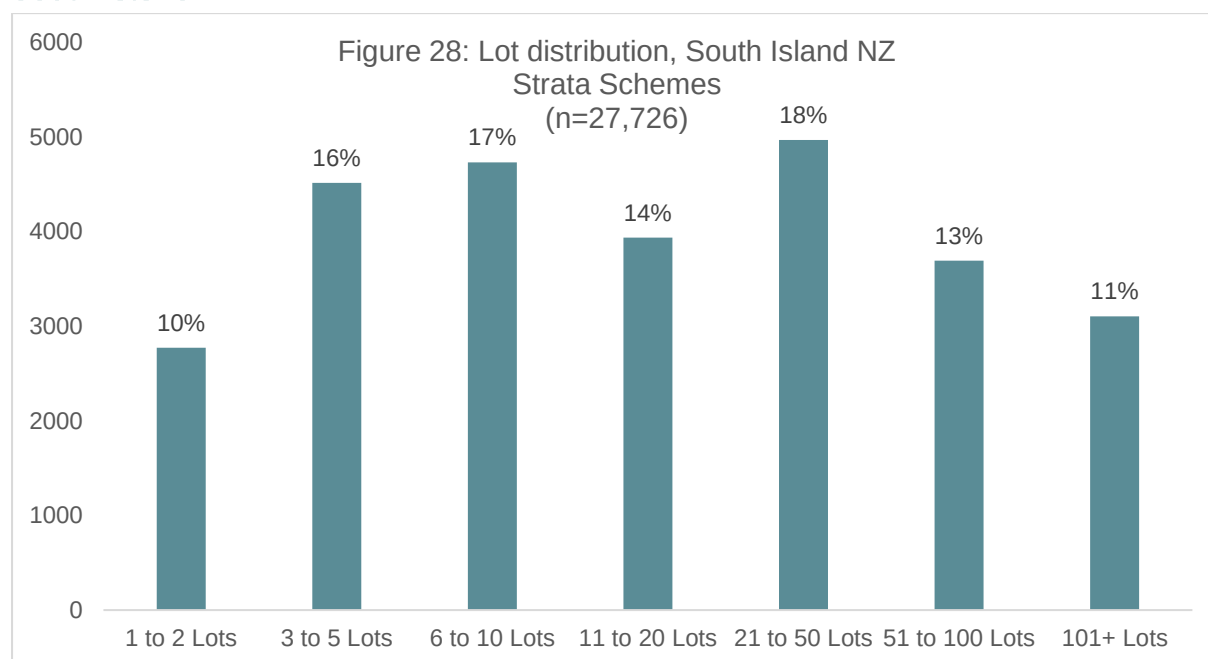


## North Island



New Zealand's North Island has few schemes larger than 50 lots making up only 5% of the total number of schemes, but these schemes comprise 42% of all lots. The majority of schemes (59%) contain five lots or fewer, although these schemes make up only 15% of all lots.

## South Island



Strata schemes in the South Island are largely ten lots or fewer (86%); however, strata lots are more evenly distributed across a range of differently sized schemes. Just over one per cent of schemes are larger than 50 lots, but they contain nearly one quarter (24%) of all lots.

Data from: i) © NSW Land Registry Services; ii) © Land Victoria; iii) © QLD Titles Registry; iv) © 2020 Western Australian Land Information Authority; v) © Government of South Australia; vi) © Australian Capital Territory Office of the Surveyor-General and Land Information; vii) [theLIST](#) © State of Tasmania; viii) © Northern Territory Land Information Systems; © LINZ Data Service.

## Appendix 4: Estimated residential population in strata

Many people will be interested to know what proportion of the population live in strata. It is not feasible to simply divide the apartment population by the number of strata lots to estimate this, as the two datasets are not reporting on the same information. Census data, where we get information about apartment residents, does not collect information about land title. Land titles data, where we get information about strata lots and schemes, does not collect information about residents. It is however possible to provide estimates of the population likely to be living in strata by jurisdictions using calculations based on a series of assumptions. These calculations and assumptions are provided in this appendix. The headline estimates for each jurisdiction are as follows:

| Jurisdiction |              | Conservative estimate of population living in strata |
|--------------|--------------|------------------------------------------------------|
| Australia    | National     | 16%                                                  |
|              | NSW          | 17%                                                  |
|              | VIC          | 19%                                                  |
|              | QLD          | 14%                                                  |
|              | WA           | 11%                                                  |
|              | SA           | 9%                                                   |
|              | ACT          | 21%                                                  |
|              | TAS          | 7%                                                   |
|              | NT           | 17%                                                  |
| New Zealand  | National     | 5%                                                   |
|              | North Island | 6%                                                   |
|              | South Island | 3%                                                   |

# Australia

Land titles data (all states and territories)

- Number of strata lots (2022): 3,071,188
- Estimated number of strata lots in non-commercial schemes (late 2019/early 2020)<sup>24</sup>: 2,671,934

ABS data (Australia)

- Total population of Australia (at 2021 census): 25,422,788
- Average number of people per household for all households (at 2021 census): 2.5

Average number of people per apartment household (based on 2021 census data)<sup>25</sup>: 1.5

## Estimated number of people living in strata title

As we know that many strata title properties are apartments, but that there are also semi-detached and detached house properties under strata title, we can assume that the average household size for households living in strata title is between 1.5 and 2.5. This gives us a projected population range (based on the number of strata title lots in non-commercial schemes) living in strata title in Australia of between 4,007,901 and 6,679,835 people; **between 16% – 26% of the total population.**

# New South Wales

Land titles data (NSW)

- Number of strata lots (November 2022): 1,043,690
- Number of strata lots in non-commercial schemes<sup>26</sup> (November 2022): 814,078

ABS data (NSW)

- Total population of NSW (at 2021 census): 8,072,163
- Average number of people per household for all households (based on 2021 census data): 2.6
- Average number of people per apartment household (based on 2021 census data):<sup>27</sup> 1.7

## Estimated number of people living in strata title

As we know that many strata title properties are apartments, but that there are also semi-detached and detached house properties under strata title, we can assume that the average household size for households living in strata title is between 1.7 and 2.6. This gives us a projected population range (based on the number of strata title lots in non-commercial schemes) living in strata title in NSW of: 1,383,933 and 2,116,603 people; **between 17% – 26% of the total population.**

---

<sup>24</sup> Estimate for NSW not available in 2022. Estimated at 87%, based on the estimate published in the 2020 Strata Insights Report (which is the median of the NSW (78%) and Queensland (96%) proportions of residential schemes in 2020). This includes all schemes, and that include some residential lots, including mixed-use schemes and unoccupied schemes.

<sup>25</sup> According to the 2021 census, 2,587,934 people lived in a flat, unit or apartment in Australia and there were 1,692,333 flats, units or apartments. Note – this figure includes all flats, units and apartments, including those in public and community housing. This is why the figure is slightly higher than in the infographics.

<sup>26</sup> Estimated at 78%, which was the proportion reported in the 2020 Strata Insights report for NSW (this data was not made available to the research team in 2022).

<sup>27</sup> According to the 2021 census, 1,318,374 people lived in a flat, unit or apartment in New South Wales and there were 780,388 flats, units or apartments.

## Victoria

### Land titles data (VIC)

- Number of strata title lots (August 2022): 991,331
- Estimated number of strata title lots in non-commercial schemes<sup>28</sup>: 862,458

### ABS data (VIC)

- Total population of VIC (at 2021 census): 6,503,491
- Average number of people per household for all households (based on 2021 census data): 2.5
- Average number of people per apartment household (based on 2021 census data):<sup>29</sup> 1.4

### Estimated number of people living in strata

As we know that many strata title properties are apartments, but that there are also semi-detached and detached house properties under strata title, we can assume that the average household size for households living in strata title is between 1.4 and 2.5 people. This gives us a projected population range (based on the estimated number of strata title lots in non-commercial schemes) living in strata title in Victoria of between 1,207,441 and 2,156,145 people; **between 19% – 33% of the total population.**

## Queensland

### Land titles data (Queensland)

- Number of strata lots (July 2022): 519,869
- Number of strata lots in non-commercial schemes (July 2022)<sup>30</sup>: 497,252

### ABS data (Queensland)

- Total population of Queensland (at 2021 census): 5,156,138
- Average number of people per household for all households (based on 2021 census data): 2.5
- Average number of people per apartment household (based on 2021 census data): 1.4<sup>31</sup>

### Estimated number of people living in strata title

As we know that many strata title properties are apartments, but that there are also semi-detached and detached house properties under strata title, we can assume that the average household size for households living in strata title is between 1.4 and 2.5 people. This gives us a projected population range (based on the number of strata title lots in non-commercial schemes) living in strata title in Queensland of between 696,153 and 1,243,130 people; **between 14% – 24% of the total population.**

## Western Australia

### Land titles data (WA)

- Number of strata title lots (June 2022): 256,596

---

<sup>28</sup> This includes all schemes, and that include some residential lots, including mixed-use schemes and unoccupied schemes.

<sup>29</sup> According to the 2021 census, 527,506 people lived in a flat, unit or apartment in Victoria and there were 390,100 flats, units or apartments.

<sup>30</sup> Calculated using 2022 Queensland data.

<sup>31</sup> According to the 2021 census, 440,731 people lived in a flat, unit or apartment in Queensland and there were 307,811 flats, units or apartments.

- Number of strata title lots in non-commercial schemes<sup>32</sup> (June 2022)<sup>33</sup>: 223,239

#### ABS data (WA)

- Total population of WA (at 2021 census): 2,660,026
- Average number of people per household for all households (based on 2021 census data): 2.5
- Average number of people per apartment household (based on 2021 census data): <sup>34</sup> 1.3

#### Estimated number of people living in strata

As we know that many strata title properties are apartments, but that there are also semi-detached and detached house properties under strata title, we can assume that the average household size for households living in strata title is between 1.4 and 2.5 people. This gives us a projected population range (based on the number of strata title lots in non-commercial schemes) living in strata title in Western Australia of between 312,535 and 558,098 people; **between 11% – 27% of the total population.**

### South Australia

#### Land titles data (SA)

- Number of strata title lots (December 2022): 125,564
- Number of strata title lots in non-commercial schemes<sup>35</sup> (February 2020): 109,241

#### ABS data (SA)

- Total population of SA (2021): 1,781,516
- Average number of people per household for all households (based on 2021 census data): 2.4
- Average number of people per apartment household (based on 2021 census data): 1.4 <sup>36</sup>

#### Estimated number of people living in strata

As we know that many strata title properties are apartments, but that there are also semi-detached and detached house properties under strata title, we can assume that the average household size for households living in strata title is between 1.4 and 2.4 people. This gives us a projected population range (based on the number of strata title lots in non-commercial schemes) living in strata title in South Australia of between 152,937 and 262,178 people; **between 9% – 15% of the total population.**

---

<sup>32</sup> This includes all schemes that include some residential lots, including mixed-use schemes and unoccupied schemes.

<sup>33</sup> Estimated at 87% (see above).

<sup>34</sup> According to the 2021 census, 108,873 people lived in a flat, unit or apartment in WA and there were 84,554 flats, units or apartments.

<sup>35</sup> Estimated at 87% (see above).

<sup>36</sup> According to the 2021 census, 81,656 people lived in a flat, unit or apartment in South Australia and there were 59,104 flats, units or apartments.

## Australian Capital Territory

### Land titles data (ACT)

- Number of strata title lots (November 2022): 72,220
- Number of strata title lots in non-commercial schemes<sup>37</sup> (November 2022): 62,831<sup>38</sup>

### ABS data (ACT)

- Total population of ACT (at 2021 census): 454,499
- Average number of people per household for all households (based on 2021 census data): 2.5
- Average number of people per apartment household (based on 2021 census data): <sup>39</sup> 1.5

### Estimated number of people living in strata

As we know that many strata title properties are apartments, but that there are also semi-detached and detached house properties under strata title, we can assume that the average household size for households living in strata title is between 1.5 and 2.5 people. This gives us a projected population range (based on the number of strata title lots in non-commercial schemes) living in strata title in the ACT of between 94,247 and 157,078 people; **between 21% – 35% of the total population.**

## Tasmania

### Land titles data (TAS)

- Number of strata title lots (August 2022): 36,599
- Number of strata title lots in non-commercial schemes<sup>40</sup> (August 2022): 31,841

### ABS data (TAS)

- Total population of TAS (at 2021 census): 557,571
- Average number of people per household for all households (based on 2021 census data): 2.4
- Average number of people per apartment household (based on 2021 census data):<sup>41</sup> 1.3

### Estimated number of people living in strata

As we know that many strata title properties are apartments, but that there are also semi-detached and detached house properties under strata title, we can assume that the average household size for households living in strata title is between 1.4 and 2.3 people. This gives us a projected population range (based on the number of strata title lots in non-commercial schemes) living in strata title in Tasmania of between 41,393 and 76,418 people; **between 7% – 14% of the total population.**

---

<sup>37</sup> This includes all schemes that include some residential lots, including mixed-use schemes and unoccupied schemes.

<sup>38</sup> Estimated at 87% (see above).

<sup>39</sup> According to the 2021 census, 61,512 people lived in a flat, unit or apartment in ACT and there were 39,766 flats, units or apartments.

<sup>40</sup> Estimated at 87% (see above).

<sup>41</sup> According to the 2021 census, 20,524 people lived in a flat, unit or apartment in Tasmania and there were 15,287 flats, units or apartments.

## Northern Territory

### Land titles data (NT)

- Number of strata title lots (August 2022): 25,333
- Number of strata title lots in non-commercial schemes<sup>42</sup>: 22,040

### ABS data (NT)

- Total population of the NT (at 2021 census): 232,605
- Average number of people per household for all households (based on 2021 census data): 2.8
- Average number of people per apartment household (based on 2021 census data):<sup>43</sup> 1.8

### Estimated number of people living in strata

As we know that many strata title properties are apartments, but that there are also semi-detached and detached house properties under strata title, we can assume that the average household size for households living in strata title is between 1.8 and 2.9 people. This gives us a projected population range (based on the number of strata title lots in non-commercial schemes) living in strata title in the Northern Territory of between 38,688 and 61,712 people; **between 17% – 27% of the total population.**

## New Zealand

### Land titles data

- Number of strata lots (at July 2022): 164,246
- Number of strata lots in non-commercial schemes (at July 2022)<sup>44</sup>: 123,185

### Stats NZ data

- Total population of New Zealand (at December 2019): 4,951,500
- Average number of people per household for all households (2018 data): 2.8
- Average number of people per attached dwelling household (2013<sup>45</sup> data): 2.0

Because it was necessary to base these estimates on apartment household size data that is 10 years out of date (2013), we have chosen not to present these estimates in the New Zealand infographics that appear earlier in the report. These are, however, the best estimates available at present of the population living in strata title (unit title) properties in New Zealand.

### Estimated number of people living in strata title

As we know that many strata title properties are attached dwellings, but that there are also detached house properties under strata title, we can assume that the average household size for households living in strata title is between 2.0 and 2.8. This gives us a projected population range (based on the number of strata title lots in non-commercial schemes) living in strata title in New Zealand of between 246,370 and 344,918 people; **between 5% – 7% of the total population.**

## North Island

### Land titles data

- Number of strata lots (at July 2022): 136,520

---

<sup>42</sup> Estimated at 87% (see above).

<sup>43</sup> According to the 2021 census, 28,763 people lived in a flat, unit or apartment in the Northern Territory and there were 16,386 flats, units or apartments.

<sup>44</sup> Estimated 75%, see Fredrickson (2017).

<sup>45</sup> It was necessary to calculate this estimate based on the 2013 New Zealand Census, because of the availability of the most recent NZ Census data on households living in attached dwellings.



- Number of strata lots in non-commercial schemes (at July 2022)<sup>46</sup>: 102,390

#### Stats NZ data

- Total population of the North Island (at June 2019): 3,760,900
- Average number of people per household for all households (2018 data): 2.9
- Average number of people per attached dwelling household (2013<sup>47</sup> data): 2.1

#### Estimated number of people living in strata title

As we know that many strata title properties are attached dwellings, but that there are also detached house properties under strata title, we can assume that the average household size for households living in strata title is between 2.1 and 2.9. This gives us a projected population range (based on the number of strata title lots in non-commercial schemes) living in strata title in the North Island of between 215,019 and 296,931 people; **between 6% – 8% of the total population.**

### South Island

#### Land titles data

- Number of strata lots (at July 2022): 27,726
- Number of strata lots in non-commercial schemes (at January 2020)<sup>48</sup>: 20,795

#### Stats NZ data

- Total population of the South Island (at June 2019): 1,155,400
- Average number of people per household for all households (2018 data): 2.6
- Average number of people per attached dwelling household (2013<sup>49</sup> data): 1.8

#### Estimated number of people living in strata title

As we know that many strata title properties are attached dwellings, but that there are also detached house properties under strata title, we can assume that the average household size for households living in strata title is between 1.8 and 2.6. This gives us a projected population range (based on the number of strata title lots in non-commercial schemes) living in strata title in the South Island of between 37,431 and 54,067 people; **between 3% – 5% of the total population.**

Land titles data from: i) © NSW Land Registry Services; ii) © Land Victoria; iii) © QLD Titles Registry; iv) © 2020 Western Australian Land Information Authority; v) © Government of South Australia; vi) © Australian Capital Territory Office of the Surveyor-General and Land Information; vii) [theLIST](#) © State of Tasmania; viii) © Northern Territory Land Information Systems; © LINZ Data Service.

Census data from: i) © Australian Bureau of Statistics; ii) © Stats NZ Tatauranga Aotearoa.

<sup>46</sup> Based on proportion of unit titles in the areas of Auckland City, Tauranga City, Wellington City and Christchurch City that are non-commercial (75%), reported in Fredrickson (2017).

<sup>47</sup> It was necessary to calculate this estimate based on the 2013 New Zealand Census, because of the availability of the most recent NZ Census data on households living in attached dwellings.

<sup>48</sup> See Fredrickson (2017).

<sup>49</sup> It was necessary to calculate this estimate based on the 2013 New Zealand Census, because of the availability of the most recent NZ Census data on households living in attached dwellings.

# References

- Australian Bureau of Statistics (2020) Building Activity 8752.0. Available at <https://www.abs.gov.au/ausstats/abs@.nsf/mf/8752.0>
- Australian Bureau of Statistics (2020) Australian Demographic Statistics, Sep 2019. Available at <https://www.abs.gov.au/ausstats/abs@.nsf/Latestproducts/3101.0Main%20Features3Sep%202019?opendocument&tabname=Summary&prodno=3101.0&issue=Sep%202019&num=&view=>
- Australian Bureau of Statistics (2022) Australia's Population Growth Remains Low, Mar 2022. Available at <https://www.abs.gov.au/media-centre/media-releases/australias-population-growth-remains-low>
- Fredrickson (2017) Arrested (re)development? A study of cross lease and unit titles in Auckland, Technical Report 2017/025, Auckland Council, available at <https://knowledgeauckland.org.nz/publications/arrested-re-development-a-study-of-cross-lease-and-unit-titles-in-auckland/>
- Rosewall, T. & Shoory, M. (2017) Houses and Apartments in Australia, Canberra: Reserve Bank of Australia, <https://rba.gov.au/publications/bulletin/2017/jun/pdf/bu-0617-1-houses-and-apartments-in-australia.pdf>
- SGS Economics & Planning (2017) SOLVED: Why no one was home on Census night. Available at <https://www.sgsep.com.au/publications/insights/why-was-no-one-home-on-census-night>
- Stats NZ (2014) Occupied dwelling type by number of usual residents in household, for households in occupied private dwellings, 2013 Census (RC, TA, AU). Available at [http://nzdotstat.stats.govt.nz/wbos/Index.aspx?\\_ga=2.169293345.1032770683.1589509819-1480451587.1585531963#](http://nzdotstat.stats.govt.nz/wbos/Index.aspx?_ga=2.169293345.1032770683.1589509819-1480451587.1585531963#)
- Stats NZ (2019) Data quality for 2018 Census. Available at <https://www.stats.govt.nz/2018-census/data-quality-for-2018-census/>
- Stats NZ (2019) DPE Estimated Resident Population for Regional Council Areas, at 30 June (1996+) (Annual-Jun). Available at <http://archive.stats.govt.nz/infoshare/SelectVariables.aspx?pxID=e3ffa014-08b4-4898-9022-1dda23796f52>
- Stats NZ (2019) High-density housing on the rise. Available at <https://www.stats.govt.nz/news/high-density-housing-on-the-rise>
- Stats NZ (2019) Subnational population estimates: At 30 June 2019 (provisional). Available at <https://www.stats.govt.nz/information-releases/subnational-population-estimates-at-30-june-2019-provisional>
- Stats NZ (2022a) Multi-unit homes lead rise in home consents 31 May 2022. Available at <https://www.stats.govt.nz/news/multi-unit-homes-lead-rise-in-home-consents>
- Stats NZ (2022b) Population. Available at <https://www.stats.govt.nz/topics/population>
- Warner, L. & Hart, H. (2022) Apartment Market Overview Australia Q1 2022, report for JLL (Jones Lang LaSalle). Available at <https://www.jll.com.au/en/trends-and-insights/research/national-apartment-market-overview-1q22>