Strata Manager

Provision of Information about Industry

*Strata Titles Act 1985* Section 153

*Strata Titles (General) Regulations 2019* Regulation 102

The following information is required by law to be lodged annually at the office of Landgate. It will be used to develop policy and advise the Minister on matters related to strata managers. Please provide the required information current as at 31 December last[[1]](#footnote-2).

Name of strata manager[[2]](#footnote-3): \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

Address: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

Email address: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

**Contact details:**

If business commenced during the last calendar year, please give first trading date: \_\_\_\_\_\_\_\_\_\_\_\_\_

Have you lodged a return in previous years under a different company name? If so, please provide the name here: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

|  |  |
| --- | --- |
| **Total number of schemes managed** (regulation 102(5)): |  |
| Number of schemes managed with < 6 lots (small schemes): |  |
| Total number of lots in these schemes:  |  |
| Number of schemes managed with 6 to 20 lots (medium schemes): |  |
| Total number of lots in these schemes:  |  |
|  |  |
| Number of schemes managed with 21 to 50 lots (large schemes): |  |
| Total number of lots in these schemes: |  |
| Number of schemes managed with > 50 lots (very large schemes): |  |
| Total number of lots in these schemes: |  |

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| **Money held in Trust for all schemes** (regulation 102(4)(c)): |
| Total amount of money held on trust in administrative funds for all schemes managed: |  |
| Total amount of money held on trust in reserve funds for all schemes managed: |  |
| **Total:** |  |

**General description of services provided** (regulation 102(4)(d)):

|  |
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| \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ |

**You are not obliged to answer the following questions. However, gathering this information will assist government and industry in making decisions for the future.**

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| **Strata Manager Qualifications:** |
| Number of persons who are principals of the business of the strata manager: |  |
| Number of employees, contractors or agents of the strata manager who are designated persons having a key role[[3]](#footnote-4): |  |
| Number of persons employed or engaged in the business who are qualified persons[[4]](#footnote-5): |  |

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| **Number of persons employed or engaged in the business:** |
| * with no strata management qualifications
 |  |
| * with <3 units of a Cert IV
 |  |
| * with 3 – 8 units of a Cert IV
 |  |
| * with a Cert IV
 |  |
| **EXECUTION** |
| Date of Execution: \_\_\_\_\_\_\_\_\_\_\_\_\_\_ |

|  |
| --- |
| [Insert corporation clause here, if applicable] |
| Signature | Signature |
| \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_Full Name | \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_Full Name |
|  |  |
|  |  |
|  |  |

1. Annual return must be lodged within 3 months after the end of the calendar year to which the return relates (Regulation 102(3)). It is required for the calendar year that is the first calendar year to start on or after commencement day; and for each of the next 4 calendar years after that (Regulation 102(2)). [↑](#footnote-ref-2)
2. The individual or entity that has the strata management contract with a strata company with ACN/ABN. [↑](#footnote-ref-3)
3. ***designated persons having a key role*** – refer to Regulations 90 and 96 of the *Strata Titles (General) Regulations 2019*. [↑](#footnote-ref-4)
4. ***qualified person*** has the meaning in Schedule 4.1 of the *Strata Titles (General) Regulations 2019*. [↑](#footnote-ref-5)