



**UNSW**  
SYDNEY

# Strata Property

Emerging issues for planning,  
development & building quality

A/Prof Hazel Easthope

City Futures Research Centre  
UNSW Sydney

# Agenda



NSW strata title in the global context



Planning

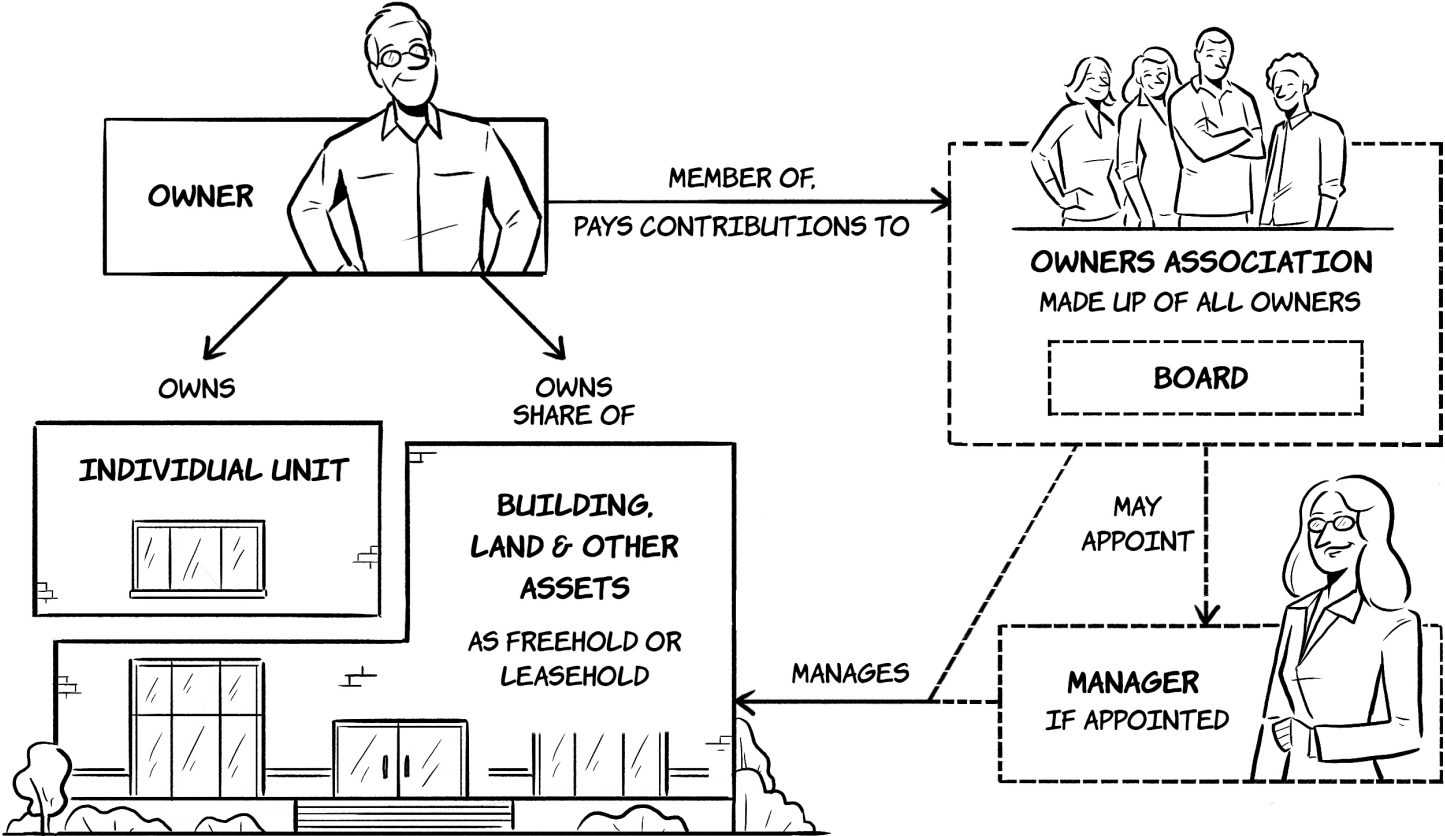


Development



Building quality

# Strata Title



# Strata title by other names

*Condominium*

*Propiedad horizontal*

*Condominio*

*Copropriété*

*Strata title*

*Sectional title*

*Commonhold*

*Community title*

*Társasház*

*Ägarlägenheter*

*Eierseksjon*

*Wohnungseigentum*

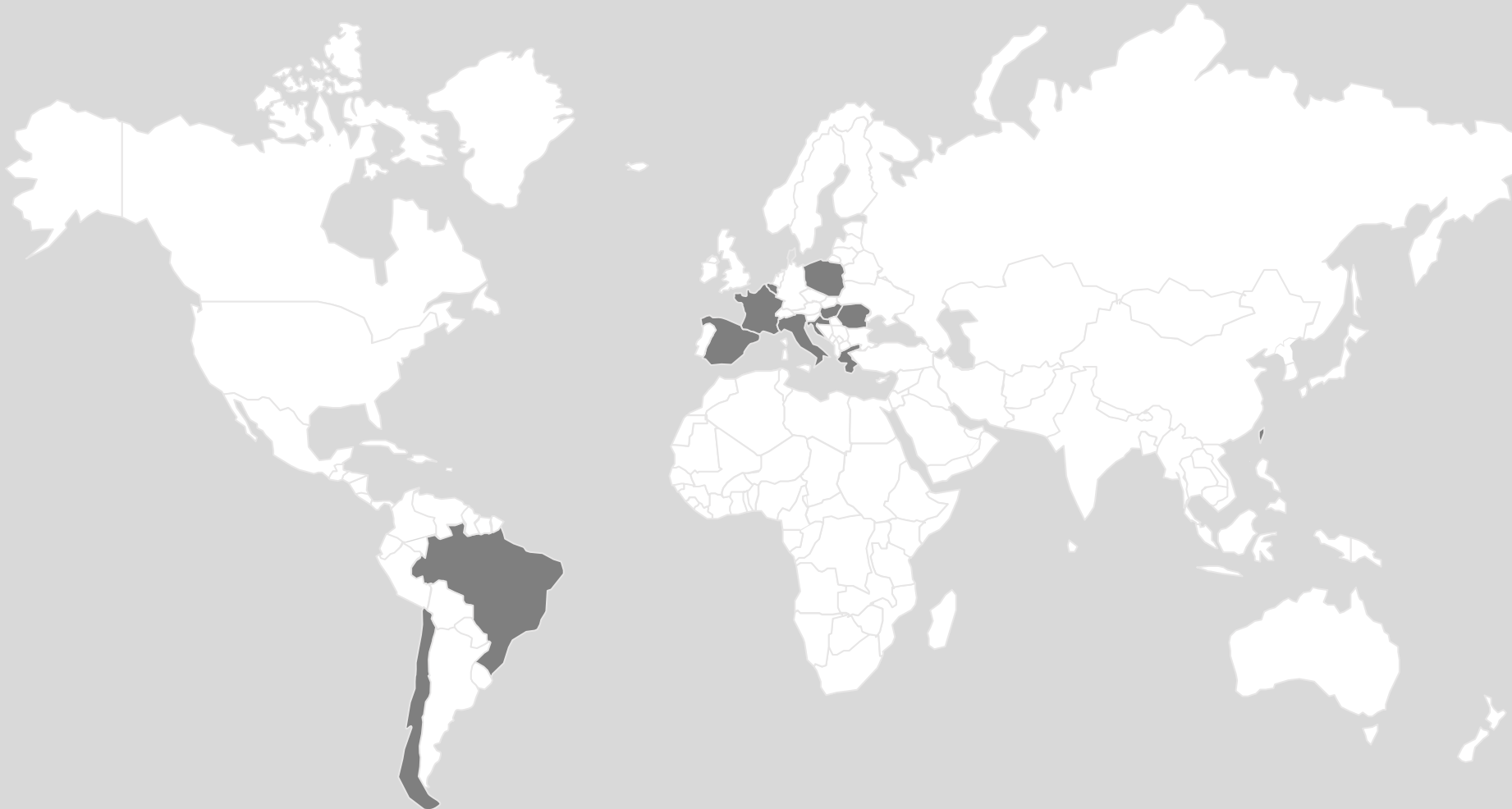
*建物の区分所有*

# Why was strata introduced?

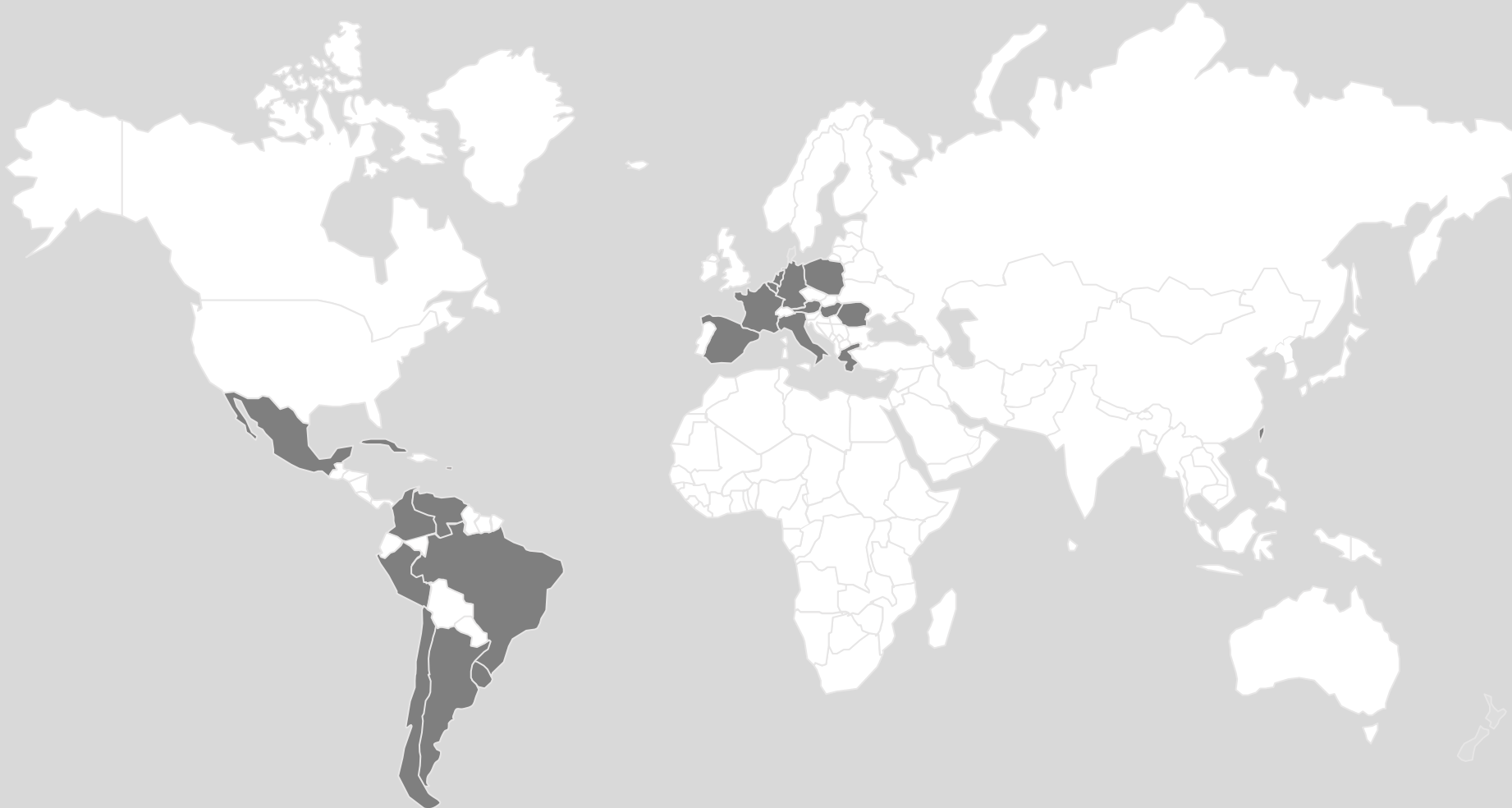
1. Promote home ownership
2. Enable / support a mortgage market (& hence increase potential for developer profits)

# 1920-30s

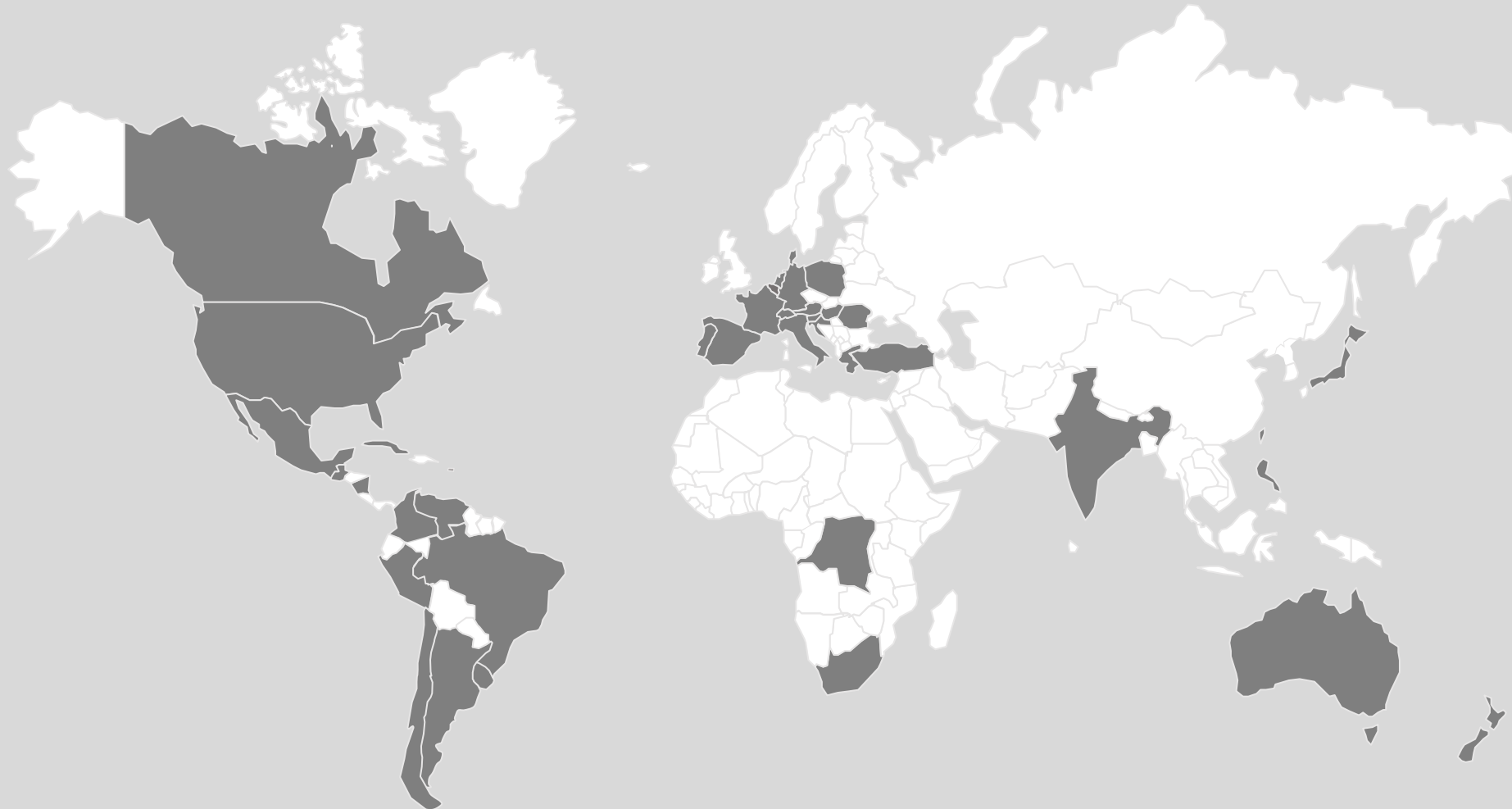
Map template courtesy of  
[www.presentationmagazine.com](http://www.presentationmagazine.com)



# 1940-50s



# 1960-70s



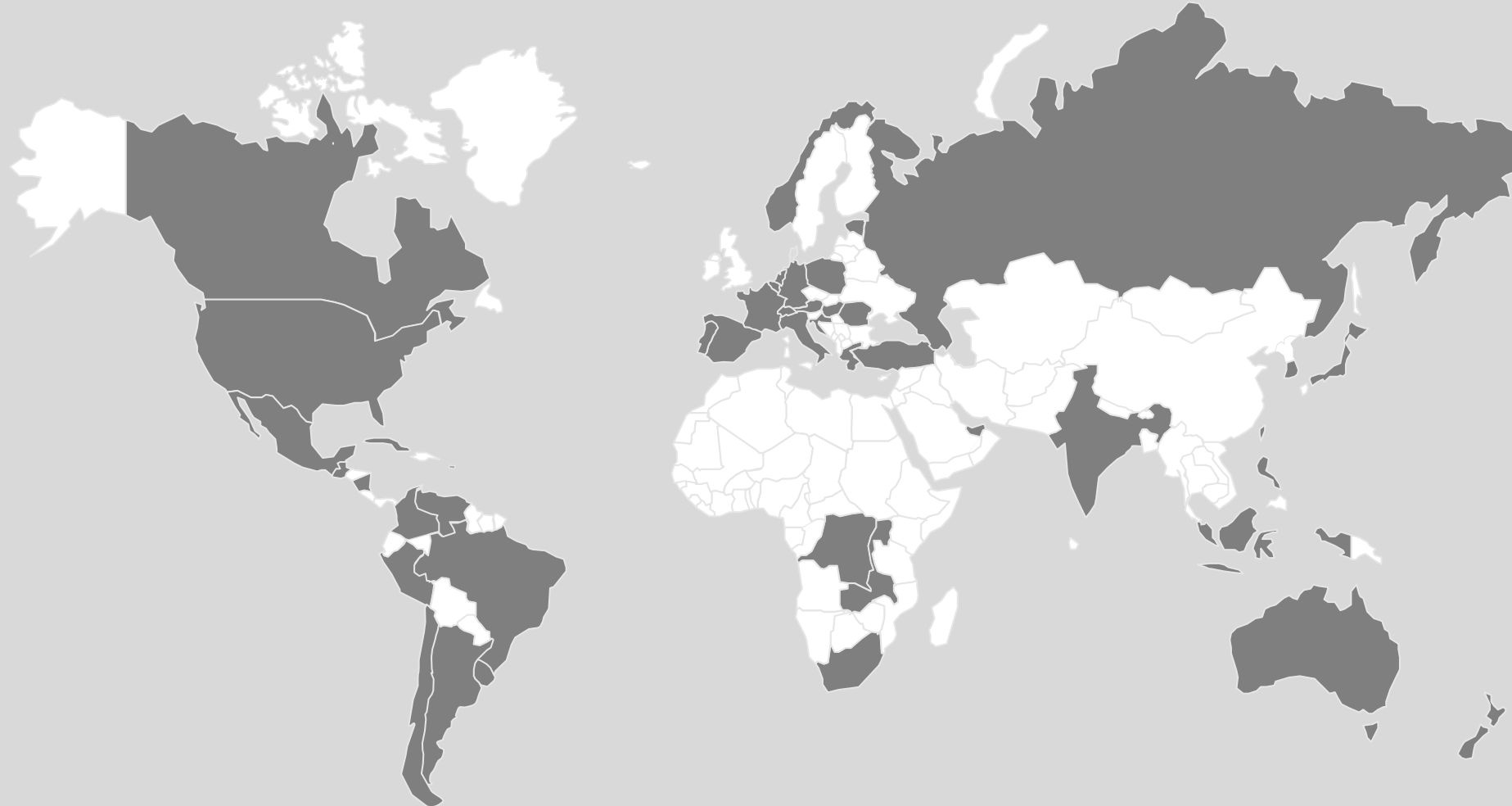


Florida, US: Brown Whatley (mortgage banker)

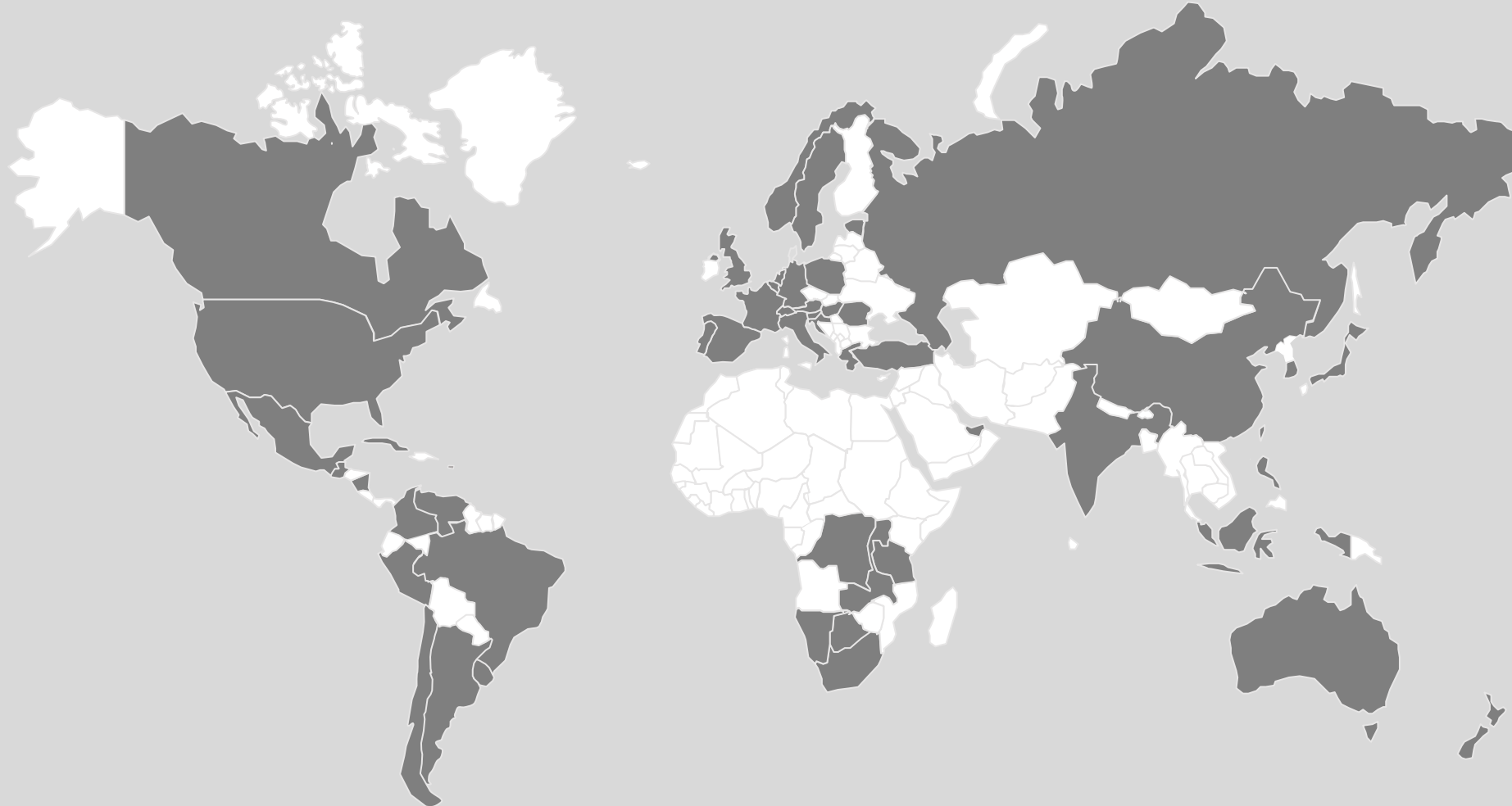
NSW, Australia: Dick Dusseldorp, Lendlease (developer)

*“At present, anyone buying a home unit occupies it as a condition conferred by the ownership of shares in a home unit company . . . It was obvious to us that the whole home unit system was severely hampered by this state of legal uncertainty, particularly in regard to the provision of finance. . . . I felt that there were no insuperable obstacles to extending the Torrens system of title to home units, but any initial move in this direction would obviously have to come from some private interest, since the authorities did not seem to be prepared to take any progressive steps.” (Dusseldorp, 1961)*

# 1980-90s



# 2000s



# NSW's influence internationally

- British Columbia (Canada)
- Brunei
- England
- Indonesia
- Malaysia
- New Zealand
- Singapore
- South Africa

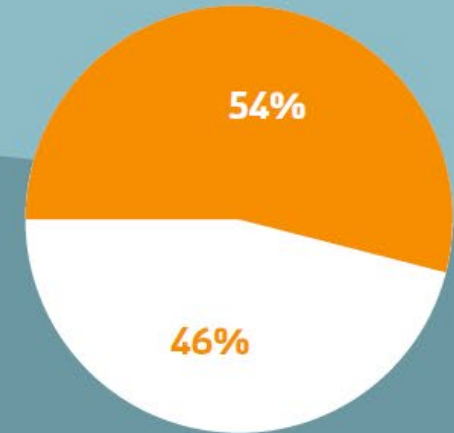
# NUMBER OF STRATA SCHEMES & LOTS\*



**340,601**  
Total number of schemes



**2,869,845**  
Total number of lots



**54%** Schemes registered before 2000  
**46%** Schemes registered since 2000

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

## Australia Strata & Community Title

Source: **2020 Australasian Strata Insights Report**  
<https://cityfutures.be.unsw.edu.au/research/projects/2020-australasian-strata-insights/>

# NUMBER OF STRATA SCHEMES & LOTS\*



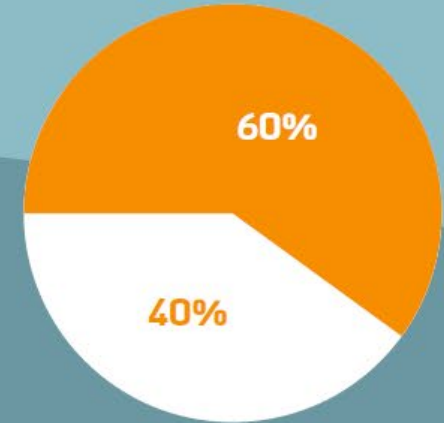
**83,998**

Total number of schemes



**961,544**

Total number of lots



**60%** **40%**

Schemes registered before 2000 | Schemes registered since 2000

\* Data from © NSW Land Registry Services up to February 2020, including both residential and/or mixed use strata and community schemes as well as non-residential schemes.

## NSW Strata & Community Title

Planning/  
development:  
collective sales



# \* CITYFUTURES

## Related Projects

- **Renewing the Compact City** (2013-2015)  
<https://cityfutures.be.unsw.edu.au/research/projects/renewing-the-compact-city/>
- **Reassembling the City** (2020-2022)  
<https://cityfutures.be.unsw.edu.au/research/projects/reassembling-city-understanding-resident-led-collective-property-sales/>





# Development: build to rent

Image: BVN Architects



# \* CITYFUTURES

## Related Projects

- **Built-to-Rent in Australia (2019)**  
<https://cityfutures.be.unsw.edu.au/research/projects/how-can-australian-build-rent-product-contribute-urban-renewal-and-affordable-housing-supply/>

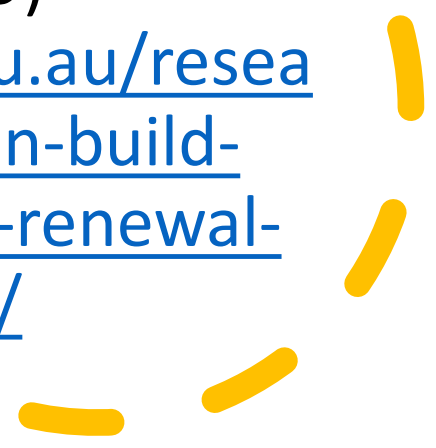




Image: MaxBuild [maxbuild.com.au](http://maxbuild.com.au)

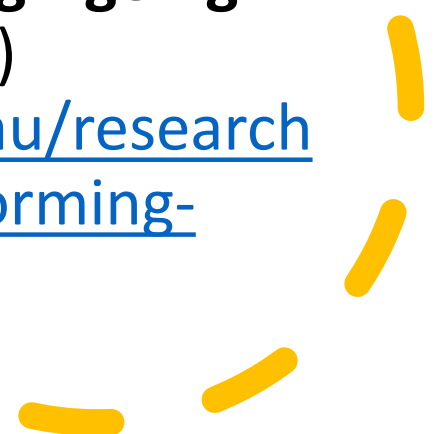
## Development: community-led redevelopment

New-build (e.g. Nightingale) & major refurbishment

# \* CITYFUTURES

## Related Projects

- **Co-design Guide for Transforming Ageing Apartment Buildings (2021-2023)**  
<https://cityfutures.be.unsw.edu.au/research/projects/co-design-guide-transforming-ageing-apartment-buildings/>



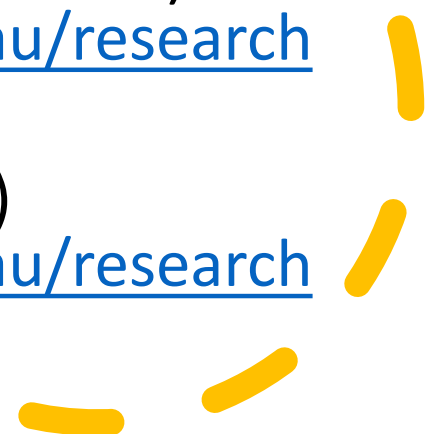
# Building quality: defects



# \* CITYFUTURES

## Related Projects

- **Cracks in the Compact City** (2019-2021)  
<https://cityfutures.be.unsw.edu.au/research/projects/defects-strata/>
- **Defect Rectification Guide** (2020)  
<https://cityfutures.be.unsw.edu.au/research/projects/defect-rectification/>



# Overview

- Maturing of the strata sector
- Dealing with legacy issues
- Navigating changes in the profiles or purchasers & residents



<https://cityfutures.be.unsw.edu.au>

[Hazel.easthope@unsw.edu.au](mailto:Hazel.easthope@unsw.edu.au)

@UNSWCityFutures

@HazelEasthope



Discussion / Questions?