



strata
community
association®
QLD

Annual **Report** 2024 / 2025





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President's Report

Queensland Strata Community Association (SCAQ) 2024–25

The 2024–25 year stands as one of the most pivotal in SCAQ's history — a year marked by challenge, delivery, and resilience.

In a sector often crowded with noise, SCAQ has chosen a different path. We have focused on substance over slogans, action over distraction, and outcomes over commentary. That clarity of purpose has yielded tangible results: stronger advocacy, elevated professional standards, deeper capability, and a more confident sector.

Cutting Through the Noise: Advocacy with Substance

Our campaign on Seller Disclosure exemplifies this approach. Faced with sweeping reforms that threatened confusion and unfair costs for our members, SCAQ did not join the chorus of complaints — we cut through the noise. Guided by the Seller Disclosure Working Group, we built an evidence-based case, engaged government directly, equipped members with resources like the Advocacy Kit, and ran a campaign that was professional, clear, and effective. It was a defining moment for our Association and for the sector.

Simultaneously, our Regulatory Reform Working Group has been shaping the conversation around licensing and professional standards. This is not work that grabs headlines — but it is work that matters. Their efforts have laid the foundation for the most significant reform in our profession's history: a pathway to recognition, accountability, and respect for strata managers.

Our Education Committee has continued its vital role in delivering programs that build knowledge, skills, and confidence. Their work ensures that the promise of professionalism is matched by practical learning opportunities across Queensland.

Resilience in the Face of Crisis

This year also brought natural challenges. Cyclone Alfred and a series of extreme weather events tested strata communities across the state. In those moments, our members demonstrated extraordinary professionalism — coordinating emergency responses, supporting vulnerable residents, navigating insurance and building issues, and holding communities together under immense stress.

This work may not have made headlines, but it mattered deeply to the people who call strata home. It reminded government and community alike that strata managers are not merely administrators — they are frontline leaders in Queensland's resilience story.

Connection and Celebration

Beyond advocacy and crisis, SCAQ has continued to invest in connection. The reimagining of our flagship event as the QStrata Conference & Expo has positioned it as Queensland's premier strata gathering. Events such as the Awards for Excellence, WISE High Tea, Strata Week, Golf Day, and Race Day have not only strengthened our community but showcased our sector's pride and professionalism. These moments of celebration remind us that SCAQ is more than an association — it is a vibrant professional community.

Acknowledgement and Thanks

I wish to acknowledge the extraordinary contribution of our Board. Board service is not glamorous — it is hard work, quiet stewardship, and responsibility carried with care. This year, our Board has provided wise counsel, strategic guidance, and strong oversight, ensuring that SCAQ continues to grow with integrity and purpose.

I also extend my deepest thanks to our committees and working groups. They are the engine room of SCAQ, giving generously of their expertise and time. Their fingerprints are on every success we celebrate this year.

A Personal Reflection

This will be my final year as President of SCAQ. Serving this Association has been the greatest privilege of my professional life. I leave proud of what we have achieved together — not because we shouted the loudest, but because we worked the hardest and smartest.

We have built an Association that is credible, respected, and strong. We have laid the foundations for regulation, lifted our professional standards, and strengthened our social licence. We have shown government and community that strata managers are essential to Queensland's future.

When asked what I'm most proud of, my answer is clear: Creating a Thriving Strata Sector and our leadership in shaping the national conversation.

Through our Strategic Plan, we've anchored our focus around a simple but profound question — Who do we serve?

That clarity has enabled us to build robust, professional governance structures that will carry Queensland into its next phase of development. I'm proud to say our leadership has inspired other states to lift their game.

This work is not just about today — it's about preparing for the growth Queensland will experience over the next decade. As our state grapples with housing pressures and the efficient use of land, SCAQ is committed to supporting the strata sector through these challenges. We've already begun working with the Attorney-General's Office and the Office of Regulatory Policy on a future regulatory framework for strata management. It's a bold step — and one we are ready for.

Our Strategic Plan: Three Pillars of Progress

Amplifying the Voice This year, we launched StrataWeek — a dedicated campaign that put strata management firmly on the map. Advocacy is a strange beast: a long and winding drive to a pinpoint destination. But I assure you — we are in the room, and we are leading the conversation.

Elevating Professionalism We've expanded our CPD offerings, giving members more opportunities than ever to upskill. And we've repositioned our annual conference as QStrata, reflecting the modern, dynamic organisation — and sector — that we've become.

Enhancing Capability From governance and strategy to community engagement initiatives like WISE, we're investing in the tools and frameworks that underpin professional growth and strengthen our collective impact.

We also reaffirm our shared commitment to a thriving, resilient, and forward-looking strata community.

A Tribute to Leadership

I also wish to pay special tribute to our General Manager, Laura Bos, and her team. Laura's leadership, energy, and vision have been the driving force behind so much of our progress. From leading the Seller Disclosure campaign to launching the new SCA Code of Ethics, from reimagining QStrata to building initiatives like Strata Week and WISE, Laura has steered SCAQ with purpose and integrity.

She has built relationships at the highest levels of government, earned the respect of our partners, and fostered a culture of collaboration and professionalism within the Association. SCAQ is stronger, more credible, and more confident because of her work — and the work of the dedicated team she leads.

To our members, committees, partners, staff, and my fellow Board members: thank you. Your commitment, your courage, and your focus on the work — not the noise — is what makes this Association thrive.

I hand over the role of President with confidence in SCAQ's future and with pride in all we have accomplished together.



Andrew Davidson
President
Strata Community Association Queensland



General Manager's Message

The 2024–25 year has tested us in many ways. It has been a year of natural challenges, legislative reforms, and shifting expectations. But it has also been a year of delivery, progress, and strength for SCAQ and our members.

Leadership in Crisis

Cyclone Alfred and the series of extreme weather events that swept through Queensland reminded us that strata managers are not just administrators — they are frontline responders in times of crisis. Our members coordinated evacuations, engaged with insurers and contractors, supported committees under immense stress, and helped residents begin the journey of recovery. Their professionalism in these moments was extraordinary, and it demonstrated the essential value of our sector in building resilience across Queensland communities.

Strategic Advocacy Success

Our advocacy this year has matched that same resilience. The launch of our "Homes for Life" State Election Campaign ahead of the October 2024 election positioned strata as central to Queensland's housing future, not a niche option. With one in five Queenslanders living in strata and more than \$280 billion of assets under management, our message reached the highest levels of government.

March 2025 saw the successful debut of StrataWeek, our first-of-its-kind advocacy campaign that shone a spotlight on the people and communities that make strata work. The week provided members with tools to showcase their value and advocate locally, culminating in our QStrata Conference where the Attorney-General, Deputy Premier, and Ministers joined the conversation.

The Seller Disclosure campaign was equally significant. The Seller Disclosure Working Group worked tirelessly to develop solutions, and together we created resources like the Seller Disclosure Advocacy Kit, which supported members through reform. We proved again that SCAQ is the trusted voice of the profession.

Our Regulatory Reform Working Group has also advanced the case for licensing and regulation — carefully, thoughtfully, and strategically. Their work ensures SCAQ is leading the conversation on professional standards, while the Education Committee has strengthened learning opportunities for our members in an increasingly complex environment.

Governance and Leadership

I also want to pay tribute to our Board. Their guidance has been critical in a year of both opportunity and challenge. They have stood steady, ensuring that SCAQ remains focused on outcomes, not noise.

This year also marks the end of Andrew Davidson's distinguished term as President. His leadership has been calm, courageous, and grounded in action. He has guided SCAQ through reform, through challenge, and through a period of significant growth. On a personal note, I have valued his partnership immensely. His steady hand and clear vision have left an indelible mark on our Association, and his legacy is one of strength, credibility, and progress.

Enhancing Capability Through Building Community

Central to SCAQ's strategic direction is our commitment to enhancing capability through building community — a principle that came to life throughout 2024–25 in meaningful and measurable ways. Our signature events demonstrated that professional development and community connection are inseparable elements of sector strength.

The rebranded QStrata Conference & Expo was reimagined, reenergised, and respected as Queensland's premier strata gathering. The conference provided essential learning opportunities while fostering the professional relationships that strengthen our sector's collective capability.

The SCAQ Awards for Excellence in October created a true celebration of professionalism and achievement, recognising that excellence flourishes when we come together to learn from and inspire one another.

The Women in Strata Excellence (WiSE) High Tea continued to build momentum around women's leadership in our sector. Featuring inspiring guest speakers and fundraising for Beyond DV, the event with a full house of members and partners demonstrated that diversity and inclusion directly enhance our profession's capability. WiSE has evolved beyond an event into a movement, creating pathways for emerging leaders and strengthening the voices that shape our industry's future.

Our SCAQ Golf Day and HumEnergy Charity Race Day at Eagle Farm reinforced that professional connections and community building take many forms. The golf day, proudly supported by partners, provided relaxed networking opportunities that often prove as valuable as formal meetings. The race day combined entertainment with philanthropy, with proceeds supporting QIMR Berghofer's vital medical research, demonstrating that our community's impact extends well beyond strata boundaries.

These events reflect our understanding that individual capability grows through collective connection. When strata professionals come together — whether for learning, celebration, networking, or giving back — the entire sector becomes stronger, more innovative, and better equipped to serve Queensland's communities.

Looking Ahead

As we look ahead, the road to regulation, rising professional standards, and Queensland's housing challenges will demand even more from our sector. But if this year has shown anything, it is that our members, our committees, and our Association are ready.

To our committees, working groups, Board, partners, and staff — thank you for your extraordinary contributions. Together, we are not only meeting challenges head-on; we are shaping the future of strata in Queensland.



Laura Bos
General Manager
Strata Community Association Queensland



SCAQ Team



Laura Bos
General Manager



Kristian Marlow
Policy & Stakeholder
Engagement Officer



Natalie Ridge
Finance & Membership
Administration Officer



Wendy La Macchia
Learning &
Development
Officer

LIFE Members

- Colin Archer
- Tim Carrigg
- Kerri Anthon
- Catherine Jane Pashley
- William Duncan
- Simon Barnard
- Ian D'Arcy
- Susan Seymour
- Richard Allard
- Kay Trimble
- Con Iconomidis
- Michael Hurley
- Kelly Roberts
- Scott Gregory
- Liat Walker
- Ros Janes

SCAQ Board Of Directors 24/25



Andrew Davidson
President



George Salloum
Snr Vice President
(elected November '24)



Simon Barnard
Vice-President



Duncan Lee
Senior Vice President
(until November '24)



Sue Cubbin
Treasurer
(until November '24)



Cathy Pashley
Secretary



Kristi Kinast
(retired Nov '24)



Sarah Price



Cameron Griffiths



Michael Hurley



Julie MacCarthy



Jessica Cannon
(resigned July '24)



Andrew Suttie
(resigned August '24)



Adam Stankevicius
(resigned February '25)

Our Committees

SCAQ Committees

SCAQ committees are the engine room of our organisation. Put simply, we cannot function without the hard work and enthusiasm of committee members. Committees are the voice of our membership and ensure that the needs of members are understood and met. Without these volunteers, we simply would not be able to function. We thank all those who gave up their time to help advance our industry and organisation.

Education Committee

The Education Committee help draft and deliver innovative content to help ensure SCAQ educational content is laser focused on the needs of professional strata managers. As we move further towards professionalism this committee will continue to grow in importance and we thank all members for their strong contributions.

Members:

- Julie MacCarthy - Board Education Committee Chair
- Laura Bos - SCAQ General Manager
- Wendy La Macchia - SCAQ
- Euan Westfield
- Rikki Slaughter
- Tom Robinson
- Tyson Pratt
- Ben Humphreys
- Craig Stanley
- Aleksandra Drapinska



Event Committee

The Event Committee is involved in planning all or events including the Queensland Strata Community Awards for Excellence, SCAQ Annual Conference, Golf Day and Leadership Retreat. Their energy is instrumental in how we can deliver such a broad spectrum of high-quality member experiences.

Members:

- Cathy Pashley - Board Events Committee Chair
- Laura Bos - SCAQ General Manager
- Renee Sullivan
- Adrian Butcher
- Wendy Barnard
- Peter Berney
- Angela Fleming
- Richard Claus



Professional Standards Committee

The Professional Standards Committee helps ensure that our members are engaging in the highest standards of practice as strata management professionals. They help enforce our Codes of Conduct and ensure ethics and we thank them for their selfless work.

Members:

- Laura Bos - SCAQ General Manager
- Wendy La Macchia - SCAQ
- Michael Hurley
- Cameron Griffiths

Membership Committee

We thank the Membership Committee for their ongoing service in ensuring only the highest standard of strata professionals become members of SCAQ.

Members:

- Jonathan Flannery
- Laura Bos - SCAQ General Manager
- Todd Garsden
- Michelle Harrison

Legislation Committee

The Legislation Committee have been extremely busy over the past 12 months contributing to the development of significant policy submissions to Government as well as ensuring the voices of members are heard on important legislative matters. With change coming, the members of this committee can be proud of the legacy they are leaving for all.

Members:

- Duncan Lee - Board Legislation Committee Chair
- Laura Bos - SCAQ General Manager
- Kristian Marlow - SCAQ
- Jason Carlson
- Christine Partridge
- Juliette Nairn
- Judith Atkins
- Sam Gleeson
- Kaylene Arkcoll
- David Midwood
- Stephanie Toft
- Jessica Cannon



Amplifying the Voice of Strata



The 2024–25 financial year established SCAQ as the definitive voice for Queensland's strata sector. Through strategic campaigns, targeted policy engagement, and comprehensive stakeholder relationships, SCAQ successfully elevated strata living from a niche consideration to a central component of Queensland's housing policy framework, representing one in five Queenslanders and more than \$280 billion in managed assets.



Strategic Advocacy Initiatives

State Election Campaign: "Homes for Life"

SCAQ's inaugural state election campaign launched in advance of the October 2024 Queensland State Election, positioning strata as fundamental to Queensland's housing future. The campaign established a comprehensive three-pillar policy framework addressing consumer confidence enhancement through building defect reform and affordable insurance solutions, sector strengthening through strata manager regulation and professional education standards, and system modernisation through body corporate law reform and enhanced Commissioner's Office resources.

The campaign achieved significant political recognition, with all major political parties acknowledging strata's central role in housing policy discussions, demonstrating that strata considerations are fundamental to addressing Queensland's housing challenges.

StrataWeek 2025: Community Advocacy Initiative

March 2025 witnessed the successful launch of StrataWeek, SCAQ's innovative advocacy platform designed to amplify community voices. This integrated media engagement, political outreach tools for members, and industry leadership culminating in the QStrata Conference featuring the Attorney-General, Deputy Premier, Ministers, and Strata Commissioner. StrataWeek established a precedent for annual sector recognition, demonstrating the collective strength and political influence of Queensland's strata communities.

Policy Reform Leadership

Seller Disclosure Regime

SCAQ led comprehensive advocacy regarding Queensland's Seller Disclosure regime under the Property Law Act, one of the most significant regulatory changes affecting the strata sector. When the regime was introduced, SCAQ immediately identified critical implementation issues and mobilised a strategic response.

Our achievement has been bringing government and key stakeholders back to the table far quicker than they intended. Through sustained advocacy highlighting practical implementation challenges, regulatory ambiguities, and unintended consequences, SCAQ has ensured that necessary reforms remain on the agenda rather than being delayed for years.

The Seller Disclosure Working Group developed evidence-based policy positions and created practical support resources including the Seller Disclosure Advocacy Kit, ensuring members had tools to navigate the new requirements while SCAQ continued advocating for workable solutions. This dual approach of member support and persistent government engagement demonstrates SCAQ's capacity to lead the sector through complex regulatory transitions while actively working to improve policy outcomes.

The campaign is ongoing, but our success lies in keeping government accountable and ensuring the voices of strata managers continue to be heard at the highest levels of decision-making.

Crisis Communication and Industry Leadership

The August 2024 ABC Four Corners investigation presented opportunities for proactive leadership. SCAQ alongside SCA Australasia responded with transparency emphasising existing reform initiatives including the Strata Insurance Best Practice Disclosure Guide implementation, strengthened Code of Ethics, and enhanced independent oversight mechanisms. This approach reinforced SCAQ's position as a responsible industry leader while maintaining confidence in sector professionalism.



Comprehensive Stakeholder Engagement

SCAQ maintained active representation across key government forums including the Community Titles Legislation Working Group providing direct input into debt recovery, committee training, and unfair contract terms reforms. Representation on the Ministerial Construction Council, QBCC Industry Stakeholder Group, and Premier's Leaders Forum ensured strata perspectives in major policy development processes.

Strategic alliances across property and construction sectors included partnerships with UDIA, Property Council, Master Builders, REIQ, QShelter, QDN, and ACSL, facilitating coordinated advocacy on housing affordability, accessibility, and community development. Direct engagement with technology platforms including Airbnb and participation in Brisbane City Council's Short-Term Letting Taskforce demonstrated commitment to addressing sharing economy challenges while balancing community amenity and economic opportunity.

SCAQ provided expert submissions addressing building defects and consumer protection frameworks to the Productivity Commission, strata's role in housing supply diversification to Planning Bill consultations, and smoking regulations in shared spaces for tobacco legislation reforms.

Measurable Outcomes and Strategic Impact

The year's advocacy achieved bipartisan acknowledgment of strata's housing policy significance, regular ministerial engagement establishing SCAQ as primary sector representative, and integration into major state policy discussions. Policy influence included bringing government back to the table on Seller Disclosure reforms and direct input into Community Titles Legislation development.

Industry leadership outcomes established SCAQ as Queensland's authoritative strata voice with enhanced media profile and strengthened relationships across property, construction, and housing sectors. Building on this momentum, SCAQ's advocacy priorities include continued Seller Disclosure reform advocacy, advancement of strata manager regulation frameworks, integration of strata considerations into state housing strategy, and expansion of community engagement initiatives.

Conclusion

The 2024–25 period established SCAQ as Queensland's premier strata advocacy organisation, transitioning from reactive representation to proactive policy leadership. Through strategic campaign development, comprehensive stakeholder engagement, and effective crisis management, SCAQ demonstrated that sustained commitment to professional excellence and community service forms effective advocacy foundations, ensuring fair outcomes for lot owners, enhanced professional standards, and improved liveability for all Queenslanders.



Raising the bar
StrataWeek 2025
March 24 - 30

Our impact
on everyday Queenslanders

- 530,000 strata lots approx. in the sunshine state
- Over 1 million people call them home
- Our members manage strata assets worth over \$280 billion

Body corporate managers matter

Make sure you choose a SCAQ member

By choosing a Strata Community Association Queensland (SCAQ) member, you ensure professional, ethical and reliable body corporate management, guaranteeing adherence to education and ethical guidelines, providing reliable and effective management for your property.

MEMBERS OF SCAQ HAVE:

Qualifications

Professional indemnity cover

Professional development

Ethical accountability

Best practice awareness

DID YOU KNOW?

In Queensland, there is no legal requirement for body corporate managers to be registered, licensed or component.

530,000+

strata lots in Queensland

\$280 Billion

of strata assets are managed by SCAQ members

IN BETTER HANDS WITH PROFESSIONAL STRATA COMMUNITY MANAGERS

SCA (Qld) members are qualified, insured, accountable to a code of ethics, and up to date with legislative changes and best practice principles.

EXPERIENCE MATTERS

Avoid choosing a body corporate manager based solely on price. Ensure they have experience, good communication and knowledge of relevant legislation.

Raising the bar for body corporate managers

Elevating Professionalism

Capability, Confidence, and a Culture of Learning

Learning sits at the heart of professionalism. In a sector where laws shift, communities diversify, and expectations rise every year, continuous professional development is not optional — it is essential. For SCAQ, learning and development is more than a program; it is a cornerstone of how we elevate capability, build confidence, and strengthen our profession's social licence.

The 2024–25 year has seen our most ambitious and diverse learning program to date. From introductory workshops for those new to the sector, to advanced technical training for experienced managers, to immersive leadership programs for emerging leaders, SCAQ has delivered opportunities for every stage of the strata career journey. We have achieved this by listening to members, curating expert presenters, and leveraging technology to ensure access from Cairns to Coolangatta. The result is a year defined by growth, accessibility, and impact.

Strategic Learning Innovation and Access Enhancement

Our CPD webinar program expanded significantly across four strategic learning domains, providing members with comprehensive professional development opportunities that addressed both immediate practical needs and long-term career advancement objectives.

Technical and Legal Foundations programming covered essential competencies including records management, adjudicator orders, scheme termination procedures, bylaws enforcement, exclusive use arrangements, contractor appointments, and quorum requirements. These sessions ensured members maintained current knowledge of evolving legal frameworks while building confidence in complex technical areas.

Risk, Safety and Compliance training addressed WHS obligations in strata environments, fire safety essentials, scams and cybercrime prevention, and cyclone and storm readiness. This programming proved particularly prescient during the year's severe weather events, demonstrating immediate practical value in crisis preparedness and response.

Financial and Governance Skills programming covered taxation obligations, strata borrowing frameworks, sinking fund investment strategies, managing client expectations, and coordination of large-scale projects. These sessions equipped members with financial literacy and governance knowledge essential for effective scheme management in an increasingly complex regulatory environment.

Professional Skills Development addressed conflict resolution techniques, communication excellence, organisational culture development, AI applications in strata management, and leadership development. This emphasis recognised that technical competence must be complemented by strong interpersonal and leadership capabilities.

All webinars were recorded and uploaded to the Education on Demand platform, extending reach and value long after live delivery. This flexibility has been critical for managers balancing heavy workloads with professional growth, ensuring geographical location and schedule constraints don't create barriers to professional development.

Building the Future: Pathways for New Entrants

The pipeline of future professionals is vital to our sector's sustainability and growth. SCAQ invested significantly in structured pathways through the A100: Introduction to Working in Strata and Strata Starter courses. These programs, delivered online with expert facilitation, provided new entrants with foundational knowledge needed to begin their strata careers with confidence and competence.

The A100 program addressed fundamental concepts essential for new practitioners while establishing consistent knowledge standards across the profession. Participants gained comprehensive understanding of strata legislation, body corporate structures, financial management principles, and professional practice standards. The program's success in attracting and retaining new entrants demonstrated the value of structured introductory education.

Strata Starter courses provided accessible entry points for those exploring career opportunities, offering practical insights into daily strata management responsibilities while providing networking opportunities with established professionals. The combination of education and mentorship created supportive pathways for career transition.

With strong attendance and positive feedback, these pathways are not just courses — they are gateways to professionalism. They also reinforce SCAQ's role as the starting point for anyone seeking a career in strata management, establishing the association as the authoritative source for professional development and career guidance.

Advanced Professional Development: Masterclasses and Emerging Leaders

For practitioners ready to advance beyond foundational knowledge, SCAQ introduced Masterclasses and deep-dive programs that stretched professional skills and provided specialised expertise in complex areas of strata practice.

Highlights included the Conflict Resolution Masterclass with Shiv Martin, which provided practical strategies for navigating disputes and maintaining harmony in communities. This session went beyond theoretical knowledge to offer scenario-based learning that participants could immediately apply in challenging situations. The masterclass format enabled intensive exploration of complex interpersonal dynamics while building confidence in difficult conversations.

The Exclusive Use Rights Workshop with Tom Robinson from Tallay Law delivered a technical deep dive into one of strata's most complex legal issues. This advanced programming demonstrated SCAQ's commitment to providing expert-level education that enables practitioners to handle sophisticated legal challenges with confidence.

Learning for Crisis Preparedness and Resilience

The 2024–25 year reinforced the critical importance of preparing strata managers for unexpected challenges and crisis situations. With Cyclone Alfred and severe weather events placing immense pressure on strata communities, SCAQ's training in resilience, insurance, and crisis management proved immediately relevant and practically valuable.

Sessions on cyclone readiness, WHS compliance, and insurance claims processes ensured that when disaster struck, strata managers were equipped not just with theoretical knowledge, but with practical tools to lead their communities through recovery. This integration of crisis management training demonstrated the essential role strata managers play in Queensland's disaster preparedness and response capabilities.

This connection between learning and real-world resilience reinforced the essential role of strata managers in Queensland's disaster preparedness framework while demonstrating the immediate practical value of professional development investment.

Elevating Professionalism

QStrata 2025: Flagship Professional Development Platform

The jewel in the crown of SCAQ's learning calendar was the reimagined QStrata Conference & Expo, held in March 2025. QStrata marked a bold new chapter for SCAQ's flagship event, establishing new benchmarks for professional conference excellence within the Australian strata sector.

Over three days, Brisbane hosted the largest and most comprehensive strata gathering Queensland has ever witnessed. QStrata 2025 delivered a dynamic program blending technical workshops with leadership development, communication excellence, AI and technology sessions, and mental health awareness streams. The diverse programming ensured participants could customise their learning experience while accessing up to eight CPD points.

Keynote presentations featured the Attorney-General and Minister for Justice, Deb Frecklington, Strata Commissioner Jane Wilson, Glen Richards (Shark Tank) and Simon Kuestenmacher (demographer), plus a comprehensive Board discussion panel that provided insights into strategic sector development and regulatory evolution. This high-level participation demonstrated the conference's significance while providing attendees with direct access to decision-makers and thought leaders.

The bustling Expo Hall showcased innovation, services, and partnerships that support the strata profession, enabling participants to explore new technologies and solutions while building relationships with industry suppliers. This integration created a comprehensive professional development environment addressing both learning and business development objectives.

The conference culminated in the popular Great Debate, led by popular industry identities who provided an entertaining and robust live debate. QStrata 2025 was more than an event — it was a statement that demonstrated Queensland's strata sector as ambitious, future-ready, and proud of its professional identity.



Measurable Impact and Strategic Vision

The 2024–25 learning and development program delivered substantial measurable outcomes demonstrating SCAQ's effectiveness in elevating professional standards across the Queensland strata sector. The program delivered dozens of CPD-accredited sessions, with hundreds of members participating in live sessions and many more accessing on-demand content.

QStrata 2025 achieved record participation levels, setting new benchmarks for professional engagement while establishing the conference as Australia's premier strata sector educational event. Foundation programs achieved strong attendance in A100 and Strata Starter courses, successfully strengthening the pipeline of future professionals.

Looking ahead to 2025–26, SCAQ will continue to expand and diversify its learning program through new initiatives that will enhance digital delivery, embed accreditation pathways, and deepen both technical and leadership training opportunities. With regulation and licensing now firmly on the horizon, the need for structured, high-quality professional education has never been greater.

SCAQ is not just offering learning opportunities — it is building capability, elevating confidence, and creating a culture of professionalism that will serve the Queensland strata sector for decades to come. This strategic approach ensures that SCAQ members are equipped not only to meet current challenges but to lead the sector's continued evolution and advancement.





Enhancing Capability Through **Community Connection**

SCAQ's strategic commitment to enhancing capability through community connection recognises that professional excellence flourishes within strong, connected communities.

Throughout 2024–25, our signature events program demonstrated that professional development, industry networking, and community building are interconnected elements that collectively strengthen the strata sector's capacity to serve Queensland's communities.

Our events strategy is grounded in understanding that capability enhancement occurs through multiple pathways. Formal education provides essential knowledge, but peer learning, mentorship relationships, industry networking, and shared experiences create the collaborative environment where innovation thrives and professional standards advance.

QStrata Conference & Expo: Reimagined, Reenergised, Respected

The 2025 QStrata Conference & Expo marked a significant milestone, representing the first year of the conference's comprehensive rebrand and strategic repositioning.

The event successfully balanced multiple objectives: providing cutting-edge professional education, facilitating meaningful networking, showcasing innovation, and celebrating sector achievements. This multi-dimensional approach ensured attendees gained value across all professional development needs.

The integrated trade show provided a dynamic platform for industry suppliers while enabling attendees to explore solutions to contemporary challenges. This combination created a comprehensive professional development environment addressing both theoretical knowledge and practical application.

Strategic networking components facilitated relationship building across all profession levels. Structured sessions, informal opportunities, and collaborative learning environments enabled established professionals to share expertise while providing emerging practitioners with mentorship access and career development opportunities.



SCAQ Awards for Excellence: Celebrating Professional Achievement

The SCAQ Awards for Excellence, represented the pinnacle of professional recognition within Queensland's strata sector. The program served multiple strategic purposes: celebrating outstanding achievement, establishing professional standards, and inspiring continuous improvement across the industry.

Awards recognised excellence across diverse categories, acknowledging that outstanding contribution takes many forms. Categories encompassed individual achievement, innovative business practices, community service, crisis response, and long-term sector contribution. This comprehensive approach ensured the full spectrum of professional excellence was celebrated.

The evening combined formal recognition with celebration and networking, creating an atmosphere that honoured achievement while reinforcing collaborative spirit. The presence of industry leaders, government representatives, and sector partners demonstrated broader recognition of strata professionals' community contributions.

Beyond individual recognition, the awards showcased best practices, innovative approaches, and exemplary conduct. Award presentations provided learning opportunities, demonstrating practical excellence applications others could adapt and implement.



Women in Strata Excellence (WiSE): Empowering Leadership and Inclusion

The Women in Strata Excellence (WiSE) High Tea represented one of the year's most inspiring events, demonstrating SCAQ's commitment to diversity, inclusion, and leadership development. The event's success reflected growing recognition that gender diversity and women's leadership are essential elements of industry capability enhancement.

The 2025 WiSE High Tea achieved capacity attendance, bringing together women professionals, industry leaders, and supportive partners in an environment designed to inspire, educate, and connect. The format balanced celebration with substantive professional development, featuring speakers who shared insights on leadership, career advancement, and industry innovation.

A particular highlight was Cat Matson's presentation on Imposter Syndrome, which resonated deeply with attendees and sparked meaningful conversations about confidence, self-doubt, and professional growth. Her insights addressed internal barriers limiting career advancement, providing practical strategies for overcoming these challenges.

The fundraising component, supporting Beyond DV's domestic violence prevention work, illustrated the connection between professional community building and broader social responsibility. This philanthropic element demonstrated that professional excellence encompasses commitment to community welfare beyond commercial objectives.

WiSE has evolved beyond a single event to become a year-round platform for women's professional development, mentorship, and leadership advancement. The program facilitates ongoing networking, provides platforms for emerging leaders, and creates pathways for experienced professionals to share expertise.

WiSE's strategic significance extends beyond gender-specific programming to broader capability enhancement. Research demonstrates that diverse leadership teams make better decisions, generate more innovative solutions, and achieve superior performance. By supporting women's advancement, WiSE contributes directly to overall industry capability enhancement.



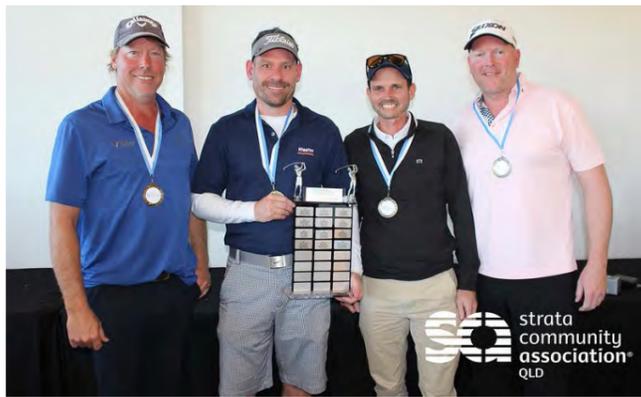
SCAQ Golf Day: Networking Through Shared Experience

The SCAQ Golf Day continued its established role as a networking calendar cornerstone, demonstrating that professional relationship building thrives in diverse environments. Proudly supported by industry partners, the event provided relaxed settings for meaningful professional connections while reinforcing collaborative spirit.

The golf day's success lies in creating networking opportunities that transcend traditional business formats. Shared course experiences enable more natural, authentic interactions that often prove more valuable than formal networking sessions. Participants consistently report that relationships formed during the golf day translate into enhanced professional collaboration and business development.

The event accommodates participants across all skill levels, ensuring golfing ability doesn't create participation barriers. This inclusive approach reflects SCAQ's broader commitment to community building opportunities that welcome all members regardless of specific interests or abilities.

Industry partner support demonstrates the broader strata community's recognition of informal networking's value in building sector cohesion and collaborative relationships. Partner participation creates opportunities for direct interaction between strata managers and service providers, fostering relationships essential for effective project delivery.



Strategic Impact and Future Development

The success of SCAQ's 2024-25 events program demonstrates that strategic investment in community building generates measurable returns in professional capability enhancement. Participant feedback consistently highlighted the value of networking opportunities, learning experiences, and relationship building these gatherings facilitate.

The program's diversity ensures different personality types, professional interests, and networking preferences are accommodated, maximising participation across SCAQ membership. This inclusive approach recognises effective community building requires multiple participation pathways.

Looking ahead, SCAQ will continue refining and expanding its events program based on member feedback and evolving professional development needs. The strong foundation established during 2024-25 provides a platform for continued innovation while maintaining excellence standards participants expect.

The events program's contribution to SCAQ's strategic objectives extends beyond immediate participant satisfaction to encompass broader sector development goals. By creating environments where professional relationships flourish, knowledge is shared, standards are celebrated, and innovation is encouraged, these events contribute directly to professional strata management advancement throughout Queensland. Better decisions, generate more innovative solutions, and achieve superior performance outcomes. By actively supporting women's advancement within the strata sector, WiSE contributes

Thank you to our Platinum Partners



Thank you to our Gold Partners



Thank you to our Silver Partners



Thank you to our Bronze Partners



2024 Winners

The Queensland Strata Community Awards for Excellence have once again showcased the best and brightest in our industry.

Our awards celebrate the outstanding contributions and achievements of professionals in the strata sector.

The 2024 winners have demonstrated innovation, dedication, and a commitment to excellence, making them true leaders in their respective categories.

Individual Category

Essay Award

Rebecca Cullen
Northern Body Corporate Management

Support Team Member Award

Kobi Pescud
PICA Group (Qld)

Strata Community Manager - Rising Star Award

Joseph Steward
Cassels Strata Management

Strata Community Manager Award

Aleksandra Drapinska
Whittles Brisbane

Senior Strata Community Manager Award

Maree Cathcart
Body Corporate Services Qld

Strata Community Management - Leadership Award

Kristi Kinast
Cassels Strata Management

Strata Champion of the Year Award

Julie MacCarthy
Bright & Duggan

The SCAQ Board elected

Tim Carrigg
as a Life Member

Company Category

Environment, Social and Community Impact Award

Altogether Group

Strata Services Business Excellence in Service Award

Strata Community Insurance

Strata Services Business - Financial & Insurance Providers Award

Strata Community Insurance

Strata Services Business - Legal Firms Award

Mahoneys

Strata Services Business - Energy & Sustainable Management Award

Humenergy Group

Strata Community Management - Small Business Award

Vision Strata

Strata Community Management - Medium Business Award

Strata Influence Australia Pty Ltd

Strata Community Management - Large Business Award

Pinnacle Strata

2024 Awards For Excellence





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