



Annual Report
2017

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President's Report

By Simon Barnard

By 2030, it is estimated that 50% of Queenslanders will be living in apartments, units and townhouses making it the primary lifestyle choice for so

many Queenslanders. As SCA (Qld) heads towards its 35th anniversary, the Board held a strategy day in May 2017 to review the past few year's achievements and where these should take us moving forward. We strategised over our value proposition, our patrons, products, people and promotion.

One of the first big initiatives from our discussions was the introduction of social media to both provide better information to members and build a public profile based on content distribution. This of course will take some time and we are excited to see where the next twelve months take us.

The next step in our strategy is to conduct member research to find our competitive advantage and make full use of its potential. An external market research company is facilitating the project and we are anticipating some feedback on our products and services and how we could add to the list of benefits our members currently enjoy (see page 16).

Apart from our look forward for SCA (Qld), a look backward reveals a significant year of legislative reviews and one of the most engaged years, at

least in my time as SCA (Qld) President. Our advocacy work has achieved tremendous recognition of the SCA brand as well as awareness of the strata sector's need for legislative reform. SCA (Qld)'s Legislation Committee has provided nine formal submissions to 1008 pages of strata sector relevant draft legislation, issues and options papers and recommendations. This is not counting the papers SCA (Qld) found no relevance in to respond to. A new model for lot entitlements was released to the market without any stakeholder group's support. The proposed model would implement a change across the whole sector, affecting every one of the 459,000 lot owners as expenses would be classified into three categories which are paid by either some or all owners, depending on their nature. We do not expect this to be implemented.

Of the one and a half dozen papers we have so far seen however, SCA (Qld)'s Legislation Committee has also included interested members in regards to the Body Corporate Governance Paper (addressing by-laws and scheme termination) and the Procedural Issues Recommendations. The reviewing panel at the Queensland University of Technology has noticeably adopted the vast majority of SCA (Qld)'s recommendations in previous submissions which is a great compliment to the working groups and the Board. It seems we have

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Housing Minister Mick de Brenni with Simon Barnard



Executive Officer Katrin Watson and Commissioner Chris Irons with Simon Barnard

President's Report

By Simon Barnard

(Continued from page 2)

been able to communicate the consumer perspective quite clearly while also ensuring practical solutions for strata managers.

Meetings with the Attorney-General, Shadow Attorney-General, Shadow Minister for Fair Trading, Members of Parliament, the Ministerial Housing Committee, and attendance at the Non-Conforming Building Products Summit have increased sector awareness of SCA (Qld) as a serious content expert. In March 2017, in my capacity as President of SCA (Qld), I was nominated to the Ministerial Housing Council, facilitated by the Department of Housing and Public Works under Minister Mick de Brenni. The Council is a major consulting partner in realising the Queensland Housing Strategy and the accompanying action plan. While strata managers may not be directly affected by the strategy, the fact that 40% of people live in tenancy arrangements means that any reforms to this sector will assist strata managers in their day-to-day administration of schemes. \$1.8 billion have been provided in the budget over the next ten years to deliver the Housing Strategy which intends to transform lives, create jobs and revitalise neighbourhoods.

In summary on the advocacy side, we have been assured that there is bipartisan support for the strata sector modernisation simply because its importance to Queensland's \$100 billion strata property sector is easily demonstrated. A piece of legislation that is now 20 years old cries out for a major review and it is my view that 2018 should finally result in draft legislation.

A strong year for advocacy and education comes to an end (with an expected election by the end of 2017) and it is pleasing to know that the Board is building a strong organisation that is influential.

A lot of our work wouldn't be possible without the ongoing support from our platinum partners Macquarie Bank, CHU, Grace Lawyers, Body Corporate Brokers and StrataMax. I thank all our corporate partners and sponsors for their support with our education programs, committees and general advice. Thanks to the tireless work of the SCA (Qld) Board of Directors, Committees and consultative group members as well as our staff, we have gained some momentum earning us seats on influential committees and councils. I am looking forward to more successes as we turn 35 years of age. ◇

2017

Government Property Law Review

Options Paper Recommendations
Body corporate governance issues:
By-laws, debt recovery and scheme
termination



2 February 2017

QUT Review - BCCM
C/- Office Regulatory Policy
Department of Justice and Attorney-General
GPO Box 3111
Brisbane QLD 4001

VIA EMAIL: QUTreview@ccm@justice.qld.gov.au

Dear Attorney
RESPONSE TO THE PROPERTY LAW REVIEW LOT ENTITLED
1997 - FINAL RECOMMENDATIONS



Housing Legislation (Building
Better Futures) Amendment
Bill 2017

QUT Review - BCCM
C/- Office of Regulatory Policy
Department of Justice and Attorney-General
GPO Box 3111
Brisbane QLD 4001
Via Email: QUTreview@ccm@justice.qld.gov.au

Dear Sir / Madam

2016

Building and Construction Legislation (Non-conforming Building Products – Chain of Responsibility and Other Matters) Amendment Bill 2017

Building and Construction Legislation (Non-conforming Building Products – Chain of Responsibility and Other Matters) Amendment Bill 2017

Explanatory Notes

Short title

The short title of the Bill is the Building and Construction Legislation (Non-conforming Building Products – Chain of Responsibility and Other Matters) Amendment Bill 2017.

Policy objectives and the reasons for them

The objectives of the Bill are to:

1. confer responsibilities on the building product supply chain participants that building product, so far as reasonably practicable, is not a non-conforming building product;
2. enable the Queensland Building and Construction Commission (QBCC) buildings are safe and better align its powers with those of other Queensland regulators.

Government Property Law Review
Body corporate governance issues:
termination

island Government Property Law

Property Law Review
Issues Paper 4
Property Law Act 1974 (Qld) –
Mortgages, Co-ownership,
Encroachment and Mistake

2016

Property Law Review
Lot entitlements under the
Body Corporate and Community
Management Act 1997 –
Final Recommendations

2016

Property Law Review
Issues Paper 3
Property Law Act 1974 (Qld) –
Incorporeal Hereditaments, Rights
of Way, Powers of Appointment &
Perpetuities

Interim Report: Seller
Disclosure in Queensland

2016



Executive Officer's Report

By Katrin Watson

A great year of new initiatives and growth is coming to an end with more than 700 individuals now benefitting from our

work. Membership has doubled from 2007 –an incredible milestone for SCA (Qld). Of those 700 members, almost 500 are in the strata management category on entry level, or with an accredited or certified member credential.

From a lot representation of 289,000 on 1 July 2016, we moved to 307,000 on 1 July 2017 while the total lots registered in Queensland increased from 435,000 to 459,000. In December 2016 we took the opportunity to remind members of the potential their membership has for their business if they use it and how the SCA (Qld) accreditation pathway works. In general, accreditation is your biggest benefit from your membership and I encourage all members to use it as this separates your services from non-members! Your clients should



Conference MC Richard Champion and SCA (Qld) President Simon Barnard with Katrin Watson

be made aware of how much time you spend on education and ensuring quality services.

Education and advocacy are our core purpose and I know that it is hard for members to put value on the advocacy side as everyone in the sector benefits equally from our successes. As our Chair Simon Barnard has pointed out, the progress we have made in the past year is well above what we had envisaged and I congratulate Simon on the appointment to the Ministerial Housing Council which was a result of very intense negotiations with the Minister for Housing (Mick de Brenni) to reverse the QBCC insurance fee schedule amendments (see page 14). Of course we continue our regular meetings with the BCCM Office and the Commissioner Chris Irons as well as the collaborative work with ARAMA and OCN which is likely one of the reasons our submissions have been so highly regarded with the property law review panel at QUT.

The Board had adopted a healthy budget for 2016-17 anticipating to invest more than \$275,000 back into direct member activities and engagement. Collectively, \$30,000 were provided for a new member rewards system (Infinite Rewards) which was implemented in August 2016, and the promotion of professional body corporate managers and their SCA (Qld) membership. The budget also included increased networking amongst our members which we facilitated by holding Roundtables to ensure the dialogue between managers and suppliers remains constructive and meaningful. These were held in conjunction with the Commissioner and proved very popular.

On the education front we have truly exceeded our expectations with the introduction of webinars. Our new education format required investment in equipment and technology to provide a great online experience. Despite this

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Executive Officer's Report

By *Katrin Watson*

(Continued from page 4)

cost, we have been able to offer a 45 minute webinar at only \$40 each which is well below comparable offers you will come across. We had 1,033 attendees to 41 training sessions – doubling the number of members making use of our education program. In total 1,717 members registered to our 50 functions throughout the year which is the highest participation rate we have ever achieved.

During the year we welcomed international member New Zealand into the SCA family, initiating a change to move to a more globally recognisable public name. At the 2017 AGM the Board is therefore proposing to change our name to Strata Community Association (Qld). Our email contacts and web presence have already been shortened to strata.community which will be beneficial in recognising our name Australiawide. Our social media presence will further more contribute to our brand recognition, making it more valuable to members.

I must thank our Events Coordinator Alayna Bullock who with the help of the Education Committee and the Ad Hoc Group created a fantastic Conference at the Sheraton in Southport. Alayna passed the baton to our new coordinator Helen Ngo in July 2017 and we wish her well in the future.

In October 2016 we split the membership and finance role held by Fran Powell and welcomed Emily Baird

to our team, taking over the membership role. In April 2017 after two years of thorough work, Fran moved on to a bigger role and we welcomed Lisa Barnett to our team as Finance Coordinator. With a great mix of qualifications we are now ready to tackle the new year.

I would like to thank our chair Simon Barnard who after five years still cares about SCA (Qld) and puts in the time to get our brand recognised. His passion has lifted our organisation to where it is now and I thank him on behalf of all members. ◇



Fran Powell
Finance and Membership Coordinator



Alayna Bullock
Events, Marketing and Communications Coordinator



Helen Ngo
Seminar and Events Coordinator



Lisa Barnett
Finance Coordinator



Emily Baird
Membership Coordinator

2017 SCA (Qld) Strata Community Awards

Rewarding ethical and professional behaviour in the strata community title sector we presented five members with awards for excellence. The awards recognise positive contributions to the strata sector and Strata Community Australia in particular. While the Strata Manager and Young Strata Manager Awards are open to strata manager members, all members in both management and services can nominate for the Commendable Strata Supporter Award 2017 or the Ann Shevill Essay Award.

Congratulations to our 2017 winners:

Strata Manager Award Sue Cubbin, Aquila Body Corporate Management



Sue became a member in 2011, shortly after founding Aquila Body Corporate Management. Sue first started strata management in the nineties in South Africa and now chooses to manage buildings that are challenging in their structure.

One of her most challenging projects includes the successful adjustment of contribution schedule lot entitlements in a scheme with a Principal Body Corporate and 12 subsidiary schemes. Her references describe Sue as “meticulous in her record keeping, always providing timely responses and regularly going above and beyond normal expectations”.



Young Strata Manager Award Peta Franklin , Body Corporate Services (Townsville)



Peta’s career started with roles in finance, real estate, compliance and running her own business. She started a traineeship with BCS Townsville in September 2015 and upon taking over her own portfolio, she took initiative to motivate clients to form compliant committees.

Her submission reflected initiative and the ability to problem solve. Her manager describes Peta as a trusted strata manager who is developing a solid portfolio of compliant, responsive and proactive schemes.

2017 SCA (Qld) Strata Community Awards

Commendable Supporter Award Hayley Wardrop, Living Strata



Hayley is the Accounting and Financial Administrator at Living Strata, formerly RJackson. Hayley introduced a compliance process and provided guidance and education to owners on accrual accounting and financial expenditure. Internally Hayley has streamlined electronic processes to save time and operate as a paperless office. In 2017 Hayley hopes to complete her Bachelor of Accounting.

Colleague Christopher Bright accepted the award on Hayley's behalf.

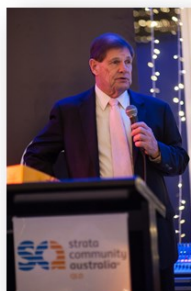


Ann Shevill Essay Award Scott Witheridge, Wattblock



Entitled "2051 - A Strata Odyssey" Scott's essay happens to be aligned with our 2017 Conference theme. In the essay, Scott describes innovative building solutions and the likely scenarios for future developments.

Scott looked into unusual structures that have been proposed and the sustainability ideas that are floating around. If you want to know what "biomimicry" is, revisit the SCA (Qld) April 2017 E-News and June Inside Strata.



2017 SCA (Qld) Strata Community Awards

President's Award Michael Hurley



The President's Award is granted to an individual who has demonstrated a passion for the strata sector and contributed to the board, committees and project related work over a significant period of time.

Michael has had an active interest in SCA (Qld)'s Education from when he first entered the industry in 1991 and has been highly engaged in SCA's education since he joined in 2001. He completed his first Cert IV with Gold Coast TAFE in 2001 and the Property Services Operations Certificate in 2012. He has - at personal expense - examined the delivery of overseas education to improve the Queensland and in fact National systems. Michael has represented SCA at CPSISC - the Construction and Property Services Industry Skills Council Ltd and other federal organisations. Michael has served as SCA (Qld) President in 2008 and 2009, has been chair of the National Education Advisory Board and the Queensland Events Committee and continues to support the Education and Training Committee. Michael assisted in the RTO's operations for many years and has been awarded fellow membership.



Awards Judging Panel: Dr Sacha Reid, Adjunct Prof Gary Bugden, Prof Sharon Christensen, Prof Bill Duncan



Events and Seminars

Introducing four core modules (Legal/ Compliance, Technical, Finance, Soft Skills and Other) and splitting the half and one day seminars into 45 minute sessions has proven very popular amongst members. Including the Conference, Golf Day, Leadership Forum and Networking events 1,717 members registered to attend. This is 519 registrations more than last year – understandably mostly due to the easy access to our statewide webinars that members have embraced. Streaming from Brisbane on a monthly basis, there is now so much choice to get your education.

SCA (Qld) takes the opportunity to thank the Education and Training Committee for developing interesting content and ensuring our program meets member needs. Thank you to Melissa Butwilowsky (chair), Kerri Anthon, Jonathon Flannery, Seimon Griffiths, Michael Hurley, Cath Pashley and Jenny Phillips for a great Conference program and a structured, well balanced CPD program throughout 2016-17.

Seminars – Introducing the digital option to attend, SCA (Qld) increased the number of seminars and webinars offered this year to 41,

with attendance numbers exceeding expectations. This education calendar not only catered for the various levels of experience our members possess, but offered education in a variety of formats. In total 1,033 registered for our Roundtables, webinars, soft skills seminars and one day strata starters.

Golf Day – 5 August 2016, Nudgee Golf Club. A sell out crowd of 138 players made up 35 teams who all vied for the famous SCA (Qld) Golf Day trophy and not to mention the great prizes provided by our sponsors. Not only was the day filled with laughter and friendly competitive banter, but we also saw many happy faces successfully (and some not so successfully) tearing up the fairway.

But alas there can only be one winner and in 2016 that honour was bestowed upon Team Valspar with players Renee Bellert, Sandra Clarke, Jeff Hills and Tony Martin. In beautiful Queensland winter setting, the wind was not a deterrent to the winning team VALSPAR who were thrilled to be first time winners with a score of 53 3/8.

In second Place with a score of 54 were Team

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Events and Seminars

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Hartleys 2: Adrian Butcher, Grant Inglis, Gabe Walker and Jeremy Witton, closely followed by Solutions In Engineering Team 1 with players James Freestun, Jamie Kerr, Lynette Dux and Mark Jennings (Score 54 6/8).

Leadership Forum – 24-26 August 2016, Hunter Valley. The 2016 SCA (Qld) Leadership Forum saw 32 delegates converge in the beautiful Hunter Valley for two days of workshops, group discussions, enjoyable social events and unforgettable scenery. Implementing a new and unseen program by SCA (Qld), the 2016 forum embarked on a structure similar to that of an MBA assignment, with the one simple question – given your industry experience now – how would you structure a new company? Divided into five

working groups, the delegates delivered thought provoking business plans that each in their own right sparked intriguing thoughts into the future of the industry. To help wind down from the hustle and bustle of workshopping with some of Queensland's key Strata Leaders, the delegates were invited to experience the joys of the Hunter Valley. With an exclusive Hope Estate Winery tour and dinner, a scenic helicopter flight over the Hunter Valley and not to mention the relaxing wind down dinner with a bonfire, plenty of marshmallows and mulled wine – the delegates at the 2016 Leadership Forum certainly received the best of both worlds.

Christmas Networking | November-December 2016. 234 members across Queensland enjoyed the end of year celebrations in Brisbane, Cairns, Townsville, the Gold and Sunshine

Coast. This was the first year SCA went to public venues for the networking and with 271 registered, the wild SEQ weather was the one getting the upper hand, preventing some members from mingling.

Special guest at the Brisbane event that attracted 85 members was Housing and Public Works Minister Mick de Brenni who complimented SCA (Qld) on their ability to provide professional industry specific insight. The minister stayed to meet a few members and discuss the strata sector's unique challenges. ◇



2017 Annual Conference

In March, 258 of the bravest delegates in the industry joined us as we leapt into the future of our Brave New Strata World. Kicking off the Conference it was fitting that our keynote speaker Nadine Champion – one of the bravest keynotes we have had to date – walked us through how all it takes to be brave is 10 seconds of courage and how to change your thinking. The martial arts champion set the tone for our delegates to face the unknown and break into new territories.

The conference covered 23 topics around technology, legislation modernisation, committee engagement and working with associated acts and professions. Presenters included representatives from industry stakeholders such as ARAMA, REIQ, Retirement Living RSL Care, Griffith University, University of Melbourne, and the University of Sydney who all participated alongside specialist lawyers, body corporate managers and service providers.

To welcome in day two of the Conference Attorney-General Yvette D'Ath surprised the



From left: SCA (Qld) Executive Officer Katrin Watson, SCA (Qld) President Simon Barnard, Attorney-General Yvette D'Ath, and Commissioner Chris Irons

delegates as she opened up to the idea of some form of regulation for the strata sector. But no conference would be complete without an evening of dazzling dinner and dancing. In 2017 we took the annual Conference and Awards Dinner to new heights – 77 floors up to be specific, as we welcomed our delegates to let their hair down at the magnificent Skypoint at Q1. We celebrated the achievements of the stars of the industry all while looking upon the glittering lights of the Gold Coast, dancing our way into our Brave New Strata World. ◇



Advocating for the Strata Industry

Media Activities

Increasing our public profile on a national level has worked well for SCA with the media mentions in TV, radio and print in the hundreds over the past 12 months. SCA (Qld) continued its local issues awareness campaign with 32 major media mentions. The two most successful issues we brought to the public's attention was the Home Warranty Scheme amendments which also led to significant lobbying success (see page 13). This was followed by incredible media attention regarding the flammable cladding found on the Grenfell Tower in London which went up in flames in June 2017. An unfortunate event which saw the loss of 80 lives brought to the public's attention a need to review building materials used in Australia and SCA (Qld) was invited to a specific Forum addressing these. In general while most media work is on a national level, the quality of the media outlets has improved with regular features on Channel 7, ABC Radio, Courier Mail, and news.com .

Promoting the strata sector and SCA members

In January 2017 SCA (Qld) was profiled in an information booklet, kindly produced by Resort News, which aimed to clarify some critical misconceptions about strata managers and the



management responsibilities in bodies corporate. The brochure's objective was to educate owners on what strata managers do and don't do and why it is

critical to choose a member in a sector that has no licensing or registration requirements. The Commissioner accepted our invitation to contribute a Q&A of most asked questions. The 22 page booklet also outlines SCA (Qld)'s operations and activities, demonstrating our organisation's purpose and core focus. ◊

Member Advice

The Body Corporate Management Agreement under the Australian Consumer Law

SCA (Qld) has explored the status of body corporate management contracts such as the Standard Administration Agreement as consumer contracts under the Australian Consumer Law (ACL). Members should be aware of their obligations under the ACL and the general powers of the Queensland Office of Fair Trading to investigate.

As a guide, SCA (Qld) has been advised that while a variety of unfair trading prohibitions apply to body corporate management contracts, the unfair terms provisions do not apply (those minimum terms are governed by the Body Corporate and Community Management Act). If in doubt, seek your own legal advice.

2018 Commonwealth Games support for affected members

In April 2018 the Commonwealth Games will turn the Gold Coast on its head and SCA (Qld) has been approached by the Get Set Team to ensure our members receive the right advice, tailored to their business needs. Similar to the preparation for the G20 Summit in Brisbane in 2014, strata managers have been briefed on the impact on road closures and maintenance needed on buildings and the associated relevant logistical issues. ◊

Home Warranty Scheme Lobbying Win

Within a very short timeframe of five weeks unfair insurance premiums raised for strata title works have been amended thanks to a collaborative Department of Housing and Public Works, in particular Minister Mick de Brenni and SCA (Qld)'s lobbying effort.

In late October, the amendments to the Home Warranty Scheme (HWS) left our sector puzzled as to why there was a higher premium calculated for strata titles and the more expensive improvement works like painting were now on that list.

The Scheme is meant to provide a remedy to consumers for building work that is defective or is not completed by the contractor, but it only comes into effect for buildings up to three storeys above car park and often excludes coverage where there is insurance already in place.

The changes to the HWS (brought in by the Queensland Building and Construction Commission, QBCC, on 28 October) meant that building works undertaken by contractors over the value of \$3,300 on buildings up to three storeys had a notional premium applied on top, multiplying any insurance applicable for necessary repairs and maintenance by the amount of lots in the multi-residential building. The QBCC's reasoning was that claims arising from a defect could be made by individual lot owners as well as bodies corporate - with higher premiums as a side effect.

A closer look at the conditions and application of the scheme showed that owners of strata titles were effectively being taxed and from a consumer perspective it was critical that we take up the challenge to change this unfairness. Upon SCA (Qld) instigating an urgent meeting with the Minister to discuss the unfair additional cost

imposed on owners in strata properties, amendments were made in record time by 2 December 2016. Notional pricing, or as we liked to call it "the multiplier", no longer applies when certain types of building work are carried out for common property in or on a multiple dwelling or duplex. The notional pricing will no longer apply to those types of work which, when performed on their own, were not covered by the Scheme prior to 28 October 2016. This means more common maintenance and improvement works on common property such as painting, solid plastering, rendering, fire protection work, and physical termite management work are now only attracting one premium.

Notional pricing also does not apply if

- works are performed on the roof of a multiple dwelling where insurable value is less than \$5,000, or
- work on the common area (other than footings) of multiple dwellings where the insurable value is less than \$20,000, or
- work on the common area which is not in or on the multiple dwellings, or
- constructing or performing work on a related roofed building (e.g. a shed) or a swimming pool which is not in or on the multiple dwelling.

Despite the changes, the HWS still continues to give insurance cover in these instances, just that there is no multiplication by the units in the building, hence eliminating the unfair extra charges to strata titles. SCA (Qld) is proud to have achieved this outcome on behalf of the whole strata sector. ◇



The Property Law Review saga to 15 September 2017

Issues and Options Papers

- ◆ Seller Disclosure in Queensland
- ◆ Queensland Government Property Law Review Issues Paper 1 Seller Disclosure in Queensland
- ◆ Interim Report: Seller Disclosure in Queensland
- ◆ Property Law Act 1974 (Qld)
- ◆ Property Law Review Issues Paper: Property Law Act 1974 (QLD) – Sales of land and other related provisions
- ◆ Property Law Review Issues Paper 2: Property Law Act 1974 (QLD) – Part 8 Leases and Tenancies
- ◆ Property Law Review Issues Paper 3 Property Law Act 1974 (Qld) - Incorpororeal Hereditaments, Rights of Way, Powers of Appointment & Perpetuities
- ◆ Property Law Review Issues Paper 4 Property Law Act 1974 (Qld) - Mortgages, Co-ownership, Encroachment and Mistake
- ◆ Property Law Review Issues Paper 5 Property Law Act 1974 (Qld) - Equitable interests and things in action, Corporations, Voidable dispositions, Unregistered land, De facto relationships, Miscellaneous
- ◆ Property Law Review Issues Paper 6 Property Law Act 1974 (Qld) - PLA Parts 1-4, Part 6 (Deeds) and Part 20 (Notices)
- ◆ Body Corporate and Community Management Act 1997 (Qld) and other community titles legislation
- ◆ Queensland Government Property Law Review Issues Paper 2 Lot entitlements

under the Body Corporate and Community Management Act 1997

- ◆ Queensland Government Property Law Review Options Paper Body corporate governance issues: By-laws, debt recovery and scheme termination
- ◆ Property Law Review Issues Paper Procedural issues under the Body Corporate and Community Management Act 1997

Final Reports

- ◆ Property Law Review: Lot entitlements under the Body Corporate and Community Management Act 1997 – Final recommendations
- ◆ Government Property Law Review: Options Paper Recommendations Body corporate governance issues: By-laws, debt recovery and scheme termination
- ◆ Final Report: Seller Disclosure in Queensland

WE'RE
SHAKING UP
SOCIAL MEDIA

CONNECT
WITH US IN
MORE WAYS
THAN EVER
BEFORE

Search for
Strata Qld
to find your
Strata Community
Australia (Qld)
network

strata
community
australia
QLD

The Market

A year on year growth of 5.3% in lots registered in Queensland is the largest growth rate we have seen since at least the GFC, bringing 1,327 new schemes onto the market with 23,282 lots.

The by far largest growth in lots has been in Brisbane with 14,824 to now 153,163 lots registered. The Gold Coast in comparison has grown less than in previous years with only a third of Brisbane's lot numbers. Moreton Bay however is steadily adding strata to its landscape with a growth of 7% over the twelve months to 30 June 2017. Cairns only registered 65 new lots which is quite disappointing for the sector in Far North Queensland.

Counting the amount of registered lots, strata community titles with 51 to 100 lots are the fastest growing type of strata (5.91% increase) followed by schemes housing 21 to 50 lots (4.92%) and 11 to 20 lots (3.2%). However, the number of schemes that house more than 100 lots had a growth rate of 12% (from 423 schemes end of June 2016 to 474 schemes on 30 June 2017). Most new strata title communities are on the smaller side with 877 of the 1327 newly registered schemes being six lots and under.



Australia on the whole now has 2,397,657 lots registered though some states/territories have no reliable counting authority in place and it may be estimated. Queensland's proportion is 19% of this and SCA (Qld) is proud to be representing 307,000 lots under management by members – 7.8% more than on 30 June 2016. ◇

Member Benefits



As a member of SCA (Qld) remember that you benefit from the following:

- ◆ Staff have access to the only accreditation pathway available to strata managers
- ◆ Continuing Professional Development program only available to members
- ◆ The use of our free SCA (Qld) Template Agreements, namely the Standard Administration Agreement, the Building Management Statement Agreement, and the Chapter 3 Part 5 Agreement
- ◆ Member Benefits Scheme “Infinite Rewards”
- ◆ Qantas Club Corporate Scheme
- ◆ The use of the SCA (Qld) Member Logo, identifying you as trained professionals
- ◆ The online member centre and information services
- ◆ Member Advice available: Workers Compensation classification, the body corporate manager contract under the Australian Consumer Law, BAS Agent registration Requirements
- ◆ The ability to rent the SCA (Qld) office free of charge for your meetings in Brisbane
- ◆ The opportunity to actively support the strata sector's development (e.g. Committee and Board participation)
- ◆ Invaluable advocacy achievements.

Contact staff if you are unsure how to make full use of these benefits. ◇

Remembering Howard Stewart

Life Member, founding member of SCA (Qld) and one of the stalwarts of Queensland's body corporate sector, Howard Stewart, passed away on Saturday 17 December 2016, aged 73.

His long-time friend and colleague, Gary Bugden, said of his passing "Howard was a big man with a big heart, respected for his decency, knowledge and experience, while loved for his sense of humour. He will be missed, but always remembered."

SCA Life Member Prof Bill Duncan recalls Howard's early years with BCMIQ (now SCA (Qld)): "He certainly was a central figure in getting body corporate management services off the ground in Queensland and pioneering processes and procedures under the 1980 legislation which was much less prescriptive than the current regulation. He was always generous with his advice and strongly supported the professionalisation of the industry through the incorporation of the BCMIQ."

Howard was born in Brisbane and first worked in real estate in Papua New Guinea and SEQ and as ministerial private secretary in the Queensland State Government (1966-1980). He commenced his career in body corporate management in the mid 1980's as Chief Executive at Body Corporate Services in its early days in Queensland. He exhibited a passion for

the strata industry in both NSW and Queensland, joining the BCMIQ (forerunner to SCA) in 1984, serving as President from 1989-93 and as a board director from 1984 to 1997 and from 2005 to 2008 at which point he was awarded Life Membership.

In 1994 Howard joined Michael Silver, and in 1995 Daryl King and Paul Burns to form Stewart Silver King and Burns (SSKB).

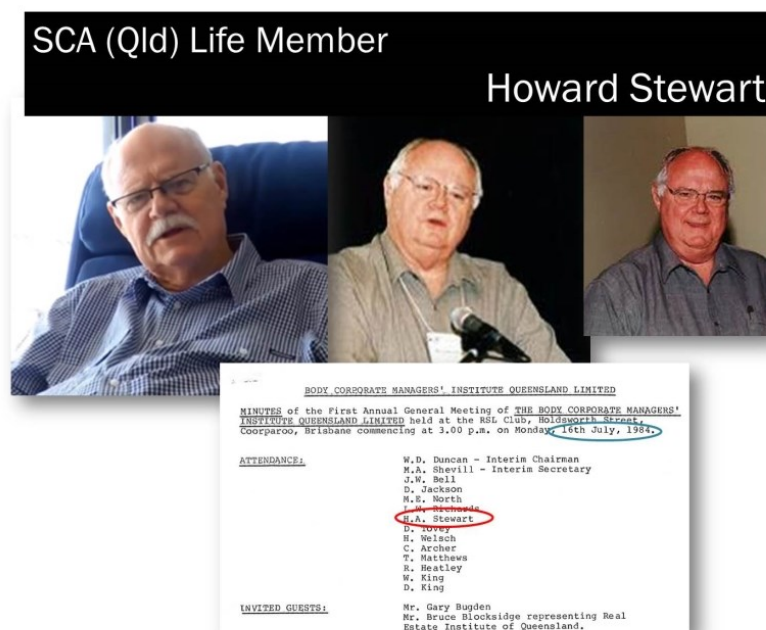
He also was an active member of the Community Associations Institute (CAI) participating in a number of tours to the US and hosting international visitors, the REIQ and a life member of ARAMA (Qld) and NSW. He was a licensed strata manager in NSW and a licensed real estate agent in both Qld and NSW.

During his membership with SCA Howard served on various SCA Committees such as the BCMIQ Planning and Business Development Sub-Committee directing strategy and was a willing and engaging speaker at Industry seminars. He has participated as a member of numerous advisory committees to the Queensland Government for the introduction of the Body Corporate and Community Management Act since 1985.

Howard was a leader in the Education of our Industry, initially contributing to the delivery of

Griffith University's degree courses and the conveyancing component of its practice management course. He was also a part-time lecturer at the Gold Coast TAFE where he was both a course coordinator and lecturer for the Certificate IV course in body corporate management. Howard also provided extensive consulting services to developers in Australia, Singapore, Malaysia and Indonesia.

He will be sadly missed.◊



The SCA (Qld) Board of Directors 2016 – 2017

The SCA (Qld) Board of Directors consists of ten member elected Directors. The Board has an opportunity to appoint two additional Board Directors. At the Annual General Meeting in October, members vote for five Directors who are appointed for a two year term. At the first meeting following the Annual General Meeting, the Board elects the Executive for a two year term. The maximum continuous term is two years.



Simon Barnard FSCM (Qld)

President
Hartley's Body Corporate Management

Simon is the Managing Director and Principal of Hartley's Body Corporate Management, a medium sized strata firm established in 2004 at Sherwood. Directly prior to establishing Hartley's Body Corporate Management Simon had a long and successful 23 year career as a senior manager with Kmart, a division of Coles Myer. Simon was elected to the Board in late 2009, served as Vice President of the Board of SCA (Qld) in 2011-12 and is in his fifth year as President (since November 2012).



James Freestun FMSCA (Qld)

Senior Vice President
Solutions in Engineering

James is the Managing Director for Solutions in Engineering and Solutions in Fire and has worked in the strata and property development industry for the past 16 years, after holding management positions in a diverse range of industries. He spent a number of years on the professional speaking circuit working for companies like Microsoft, BP, National Australia Bank and Flight Centre. James's membership commenced in 1997 with a Board seat from 2003-2007 and again since early 2009. He is past President of SCA (Qld).



Richard Allard FSCM (Qld)

Treasurer
Body Corporate Services

Richard joined Body Corporate Services in 2002, managing a large portfolio before being appointed Gold Coast Branch Manager in 2004 and SEQ Chief Operating Officer in 2006. Previous commercial experience includes senior positions in a New Zealand based corporate bank where he gained extensive experience in structured financing and investment analysis. Richard is qualified in Financial Investment Analysis through the University of Otago and has completed a Certificate IV in Body Corporate Management. Richard joined SCA (Qld) in 2002 and has been on the Board since 2005.



Ian D'Arcy FSCM (Qld)

Secretary

Capitol Body Corporate Administration

Ian is a joint principal of Capitol Body Corporate and a director of Delrey Pacific Pty Ltd with 19 years' experience of practising as a Solicitor. Ian has been a member of SCA (Qld) since he started as a body corporate manager in 1998, a Board Member since 2004, and Secretary since 2010.



Kerri Anthon FSCM (Qld)

Vice President

Body Corporate Systems

Kerri is the founding Director of Body Corporate Systems Pty Ltd which was established in 1994. She continues to be actively involved in the business and manages a portfolio of large schemes. Kerri completed her Certificate IV in Body Corporate Management in 2003. Kerri has been a member since 1994, serving on the Board since 2005 and was appointed Vice President in 2012.



Jason Carlson

Grace Lawyers

Jason is a Partner of Grace Lawyers and acts for strata managers, bodies corporate and integrated resorts across Queensland. He has been a member of SCA (Qld) since 2011 and of its Legislation Committee since 2013, and has recently been appointed to the Independent Review Panel of the Australian Building Management Code. In 2015 he listed as a finalist in the Dispute Resolution category of the *Lawyers Weekly* 30 under 30, an awards program that identifies the best young lawyers in Australia. He was the only lawyer listed that specialises in strata law.



Michael Hurley FSCM (Qld)

Capitol Body Corporate Administration

Michael has been a member of the Community Titles and Body Corporate industry in Queensland since 1991.

Michael joined the Board in 2004, is a past President of SCA (Qld) and has a great interest in education and training for strata managers. Michael is a member of the SCA (Qld) Education Committee, and currently serves on the SCA Ltd Education Advisory Board.



James Nickless

ClarkeKann Lawyers

James Nickless is a Partner of ClarkeKann Lawyers, specialising in all aspects of Strata Law and represents a diverse range of clients within the Strata Sector. James has served on the Legislation and Policy Committee of SCA (Qld) since 2013. James is passionate about advancing the Strata Industry and regularly presents seminars on various aspects of Strata Law and professional development to clients, industry groups and Universities.



Kelly Roberts CSCM

TCM Strata

Kelly is the Managing Director of TCM Strata, TCM Rentals, TCM Sales and Kingscliff Strata. She is a registered valuer in NSW and Qld, and holds a full real estate license. After commencing in the strata industry in 1997, she worked in the property industry in Melbourne, Sydney, the UK and Europe before returning to her family companies in 2003. Kelly is a past board member of SCA (Qld) (formerly CTIQ).

Kelly is located in regional Queensland (Cairns) and is therefore passionate about lobbying on behalf of regional strata stakeholders.



Sue Seymour FSCM (Qld)



Kay Trimble Life Member SCA (Qld)

AD Body Corporate

Sue has been in the industry since 2003 and an active member of the family businesses which were established in 1984.

Sue is actively involved in the business as the CEO and manages a portfolio of clients as well as holding a Full Real Estate Licence and completing her Cert IV in Body Corporate Management in 2003. She is a past board member of SCA (Qld).

Longitude Insurance

Kay has been in the strata insurance industry since 1989 and has gained considerable experience of strata legislation being involved in a number of government working parties over the period, having been first elected to the SCA (then BCMIQ) Board in 1991. She recently joined Longitude Insurance and continues to be actively involved in the education and assistance of insurance matters for both body corporate managers and insurance brokers. Kay was awarded Life Membership in 2013 and was re-appointed to the Board in 2015.

From left to right top row: Michael Hurley, Ric Allard, Simon Barnard, Kelly Roberts, Jason Carlson, James Freestun, Ian D'Arcy

From left to right, bottom row: Kay Trimble, Sue Seymour, James Nickless, Kerri Anthon, Katrin Watson (Executive Officer)



SCA (Qld) Committees 2016 – 2017

The Board thanks all Committee and Group members for their support, hard work and the time they give up for SCA (Qld) affairs. ◇

Committee	First Name	Name	Company
Ad Hoc Events Group	Con	Iconomidis	Strata Community Insurance Agencies
	Peter	Berney	Solutions In Engineering
	Liat	Walker	Success Law
	Adrian	Butcher	Higgins Coatings
	Janette	Comish	StrataMax
	Wendy	Kerridge	Hartleys
	Sarah	Walsh	Hartleys
	Dani	Campbell	Longitude
	Michael	Phillips	Phillips Safety
	Kellie	Wright	Strata Influence
	Joanne	Latimer	Success Law
	Bec	Perry	Express Glass
Education and Training	Melissa	Butwilowsky	Archers
	Seimon	Griffiths	Northern Body Corporate Management
	Michael	Hurley	Capitol, SCA (Qld) Director
	Jenny	Phillips	Capitol
	Janice	Yule	Yule Strata
	Jonathan	Flannery	BCS
	Cath	Pashley	North Shore Body Corporate
	Kerri	Anthon	Body Corporate Systems, SCA (Qld) Director
Legislation Panel/Pool	Andrew	Suttie	Nicholsons Solicitors
	James	Nickless	Clarke Kann Lawyers, SCA (Qld) Director
	Jason	Carlson	Grace Lawyers, SCA (Qld) Director
	Michael	Hurley	Capitol, SCA (Qld) Director
	Scott	Simpson	BCP Strata Pty Ltd
	Alan	Buckle	Ernst Body Corporate Management, SCA (Qld) Director
	Michael	Kleinschmidt	Stratum Legal
	Kaylene	Arckoll	Leary & Partners
	Ric	Allard	Body Corporate Services, SCA (Qld) Director
	Duncan	Lee	Pinnacle Strata
	Gabe	Walker	Hartleys
	Professional Standards	Kelly	Roberts
Grant		Mifsud	Archers Body Corporate Management
Ian		D'Arcy	Capitol, SCA (Qld) Director
Alan		Buckle	Ernst Body Corporate Management, SCA (Qld) Director

SCA (Qld) Partners and Sponsors

SCA (Qld) thanks its platinum and gold partners as well as sponsors for their ongoing support of the organisation and its membership. As a non-profit membership body, the generous contribution from sponsors is critical in achieving strategic objectives.

Many functions and projects are subsidised due to the following strata service providers who invest time and funds in SCA (Qld). The Board, staff and members are grateful for the long-term alignment with us. In particular, our platinum partners have made a difference to SCA (Qld)'s operations. Thank you. ◊

Platinum Partners



Gold Partners



Sponsors



Strata Community Australia (Qld) Limited

ABN 15 163 881 927

Financial Report

For the Year Ended 30 June 2017

Strata Community Australia (Qld) Limited

ABN 15 163 881 927

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Strata Community Australia (Qld) Limited

ABN 15 163 881 927

Directors' Report

30 June 2017

The directors present their report on Strata Community Australia (Qld) Limited for the financial year ended 30 June 2017.

Information on directors

The names of each person who has been a director during the year and to the date of this report are:

Simon BARNARD (President)

Qualifications and experience

Director and Principal of Hartleys Body Corporate Management
Certificate IV in Body Corporate Management
Associate Diploma of Business
Fellow of SCA (Qld)

James FREESTUN (Senior Vice President)

Qualifications and experience

Managing Director of Solutions in Engineering, Solutions in Fire and
ARM Contractor Compliance Pty Limited
Fellow of SCA (Qld)

Kerri ANTHON (Vice President)

Qualifications and experience

Owner and Director of Body Corporate Systems Pty Limited since
1994
TAFE Certificate IV in Body Corporate Management
Fellow of SCA (Qld)

Ian D'ARCY (Secretary)

Qualifications and experience

Principal of Capitol Body Corporate Administration
Solicitor, practised for 20 years.
TAFE Certificate IV in Body Corporate Management
Board member since 2004, Fellow of SCA (Qld)

Richard ALLARD (Treasurer)

Qualifications and experience

General Manager Corporate Services at Body Corporate Services
Financial Investment Analysis through University of Otago
Certificate IV in Body Corporate Management
Board member since 2005, Fellow of SCA (Qld)

Colin ARCHER

Qualifications and experience

Resigned 20 October 2016
Managing Director of Archers Body Corporate Management Pty
Limited
Bachelor of Economics, Diploma of Financial Planning
Chartered Accountant
Director of Retail Food Group Ltd and Careflight (Qld)
Member of Strata Community Australia (Qld) Ltd since 1984 and Life
Member since 2013

Alan BUCKLE

Qualifications and experience

Resigned 20 October 2016
General Manager for Ernst Body Corporate Management and
Challenge Strata Management
Bachelor of Business
Fellow of SCA (Qld), Fellow UDIAQ

Strata Community Australia (Qld) Limited

ABN 15 163 881 927

Directors' Report

30 June 2017

Information on directors (continued)

Michael HURLEY

Qualifications and experience

Director Strata Title Management Pty Ltd
Bachelor of Science
TAFE Certificate IV in Body Corporate Management
Board member since 2004, Fellow of SCA (Qld)

Andrew SUTTIE

Qualifications and experience

Resigned 20 October 2016
Partner of Nicholsons Solicitors
Bachelor of Science (Hons), Bachelor of Laws, Post Graduate
Diploma of Legal Practice
Solicitor in the Supreme Court of Queensland
Fellow of the Australian College of Community Association Lawyers

Kay TRIMBLE

Qualifications and experience

State Manager at Longitude Insurance
More than 25 years experience in strata insurance
First elected to Board in 1991, Life Member since 2013

Kelly ROBERTS

Qualifications and experience

Managing Director of TCM Strata Pty Ltd , TCM Rentals Pty Ltd, TCM
Rentals Coastal Pty Ltd, TCM Sales
Registered Valuer
Registered Real Estate Agent
Certified Strata Community Manager

Jason Alexander CARLSON

Qualifications and experience

Appointed 20 October 2016
Director of Grace Lawyers Pty Ltd
Member of SCA (Qld) and Australian College of Community
Association Lawyers
Independent Review Panel of the ABMA Building Management Code
(Qld) Bachelors of Laws (Hons) and Arts Graduate Diploma of Legal
Practice

James NICKLESS

Qualifications and experience

Appointed 20 October 2016
Partner of ClarkeKann Lawyers since October 2015, Partner of Grace
Lawyers from June 2013 to October 2015.
Solicitor, admitted in March 2007.
Bachelor of Laws and Bachelor of International Business, Griffith
University.
Board of Directors, SCA (QLD) since October 2016

Sue SEYMOUR

Qualifications and experience

Appointed 20 October 2016
CEO AD Body Corporate
Fellow SCA QLD
Real Estate License from 2003 -
Strata Industry from 2003 -
Registered Nurse/ Midwife 1976- 2005

Directors have been in office since the start of the financial year to the date of this report unless otherwise stated.

Strata Community Australia (Qld) Limited

ABN 15 163 881 927

Directors' Report

30 June 2017

Principal activities

The principal activity of Strata Community Australia (Qld) Limited during the financial year was to provide services to members of the organisation and the community titles industry.

No significant changes in the nature of the company's activity occurred during the financial year.

Objectives and strategy for achieving the objectives

The organisation's primary objectives are to support the professional development of its members, educate the public on strata community living and to actively pursue body corporate law reform. The organisation holds more than 30 training courses, seminars and events for strata manager members each year. These educational programs range in length from one hour to two days and are pitched at an introductory and intermediate level. Education offerings for more senior members include a Leadership Forum and participation in working groups and committees. Accreditation was introduced in 2014 to achieve the objective of educating members and increasing their profile in the public. Advocacy services are delivered by the Executive Board members and Management.

Performance measures

The company measures performance through review and discussion of recorded objectives which are on the agenda of management and board meetings. Each objective relates to the fulfilling of an action item that will progress closer to the end goal. Review of performance objectives occurs at a management level and is reported to the Board on a monthly basis.

Members guarantee

Strata Community Australia (Qld) Limited is a company limited by guarantee. In the event of, and for the purpose of winding up of the company, the amount capable of being called up from each member and any person or association who ceased to be a member in the year prior to the winding up, is limited to \$10.

At 30 June 2017 the collective liability of members was \$8,630 (2016: \$7,570) based on 863 (2016: 757) current memberships.

Significant changes in state of affairs

There have been no significant changes in the state of affairs of the company during the year.

Matters or circumstances arising after the end of the year

No matters or circumstances have arisen since the end of the financial year which significantly affected or could significantly affect the operations of the company, the results of those operations or the state of affairs of the company in future financial years.

Strata Community Australia (Qld) Limited

ABN 15 163 881 927

Directors' Report

30 June 2017

Meetings of directors

During the financial year, 10 meetings of directors (including committees of directors) were held. Attendances by each director during the year were as follows:

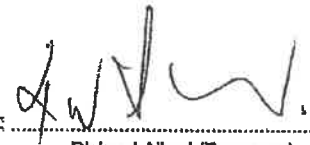
	Directors' Meetings	
	Number eligible to attend	Number attended
Simon BARNARD (President)	10	9
James FREESTUN (Senior Vice President)	10	10
Karl ANTHON (Vice President)	10	10
Ian D'ARCY (Secretary)	10	8
Richard ALLARD (Treasurer)	10	8
Colin ARCHER	4	2
Alan BUCKLE	4	4
Michael HURLEY	10	10
Andrew SUTTIE	4	2
Kay TRIMBLE	10	10
Kelly ROBERTS	10	8
Jason Alexander CARLSON	6	6
James NICKLESS	6	5
Sue SEYMOUR	6	5

Auditor's independence declaration

The auditor's independence declaration in accordance with section 307C of the *Corporations Act 2001* for the year ended 30 June 2017 has been received and can be found on page 5 of the financial report.

Signed in accordance with a resolution of the Board of Directors:

Director: 
Simon Barnard (President)

Director: 
Richard Allard (Treasurer)

Dated this 15TH day of AUGUST 2017

Strata Community Australia (Qld) Limited


ABN 15 163 881 927

Auditor's Independence Declaration under Section 307C of the Corporations Act 2001 to the Directors of Strata Community Australia (Qld) Limited

I declare that, to the best of my knowledge and belief, during the year ended 30 June 2017, there have been:

- (i) no contraventions of the auditor independence requirements as set out in the *Corporations Act 2001* in relation to the audit; and
- (ii) no contraventions of any applicable code of professional conduct in relation to the audit.


Kelly Partners Assurance Services


Peter Dawkins
Registered Auditor Number 4334
North Sydney

Dated this *15th* day of *August* 2017

Kelly Partners Assurance Services ABN 68 390 743 240
Level 8 / 32 Walker Street, North Sydney NSW 2060
PO Box 1764, North Sydney NSW 2059

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LIABILITY LIMITED BY A SCHEME APPROVED UNDER PROFESSIONAL STANDARDS LEGISLATION

5

Strata Community Australia (Qld) Limited

ABN 15 163 881 927

Statement of Profit or Loss and Other Comprehensive Income**For the Year Ended 30 June 2017**

		2017	2016
	Note	\$	\$
Revenue	4	782,164	735,093
Other income	4	8,519	6,621
Audit and accounting		(10,750)	(10,750)
Advertising and promotion		(14,024)	(32,369)
Changes in inventories of finished goods		-	(411)
Bookshop costs		(7,415)	(7,149)
Depreciation and amortisation expense		(3,126)	(3,951)
Employee benefits expense		(247,007)	(231,925)
Finance costs		-	(22)
Impairment of receivables		(493)	-
Legal fees		(3,113)	(2,000)
Occupancy costs		(50,863)	(54,804)
Other expenses		(47,667)	(45,776)
SCA (Qld) Strata Conference		(168,243)	(142,414)
SCA membership		(84,495)	(80,936)
Seminars and events		(61,500)	(76,761)
Staff training and travel		(12,632)	(8,774)
Profit before income tax		79,355	43,672
Income tax expense	6	(5,114)	(91)
Profit for the year attributable to members of the company		74,241	43,581
Other comprehensive income for the year, net of income tax		-	-
Total comprehensive income for the year attributable to members of the company		74,241	43,581

The accompanying notes form part of these financial statements.

Strata Community Australia (Qld) Limited

ABN 15 163 881 927

Statement of Financial Position**As At 30 June 2017**

	Note	2017 \$	2016 \$
ASSETS			
CURRENT ASSETS			
Cash and cash equivalents	7	305,628	278,625
Trade and other receivables	8	317,009	257,328
Inventories	9	1,678	2,488
Other assets	11	22,745	20,851
TOTAL CURRENT ASSETS		647,060	559,292
NON-CURRENT ASSETS			
Trade and other receivables	8	46,460	34,470
Property, plant and equipment	10	5,705	8,120
TOTAL NON-CURRENT ASSETS		52,165	42,590
TOTAL ASSETS		699,225	601,882
LIABILITIES			
CURRENT LIABILITIES			
Trade and other payables	12	62,707	60,563
Current tax liabilities		4,268	-
Other liabilities	13	317,414	301,949
TOTAL CURRENT LIABILITIES		384,389	362,512
Long-term provisions	14	6,888	5,663
TOTAL NON-CURRENT LIABILITIES		6,888	5,663
TOTAL LIABILITIES		391,277	368,175
NET ASSETS		307,948	233,707
EQUITY			
Retained earnings		307,948	233,707
TOTAL EQUITY		307,948	233,707

The accompanying notes form part of these financial statements.

Strata Community Australia (Qld) Limited

ABN 15 163 881 927

Statement of Changes in Equity For the Year Ended 30 June 2017

2017

	Retained Earnings	Total
	\$	\$
Balance at 1 July 2016	233,707	233,707
Profit/(loss) attributable to members of the entity	74,241	74,241
Total other comprehensive income for the year attributable to members of the company	-	-
Balance at 30 June 2017	307,948	307,948

2016

	Retained Earnings	Total
	\$	\$
Balance at 1 July 2015	190,126	190,126
Profit attributable to members of the entity	43,581	43,581
Total other comprehensive income for the year attributable to members of the company	-	-
Balance at 30 June 2016	233,707	233,707

The accompanying notes form part of these financial statements.

Strata Community Australia (Qld) Limited

ABN 15 163 881 927

Statement of Cash Flows For the Year Ended 30 June 2017

	2017	2016
	\$	\$
CASH FLOWS FROM OPERATING ACTIVITIES:		
Receipts from members and customers	839,167	816,668
Payments to suppliers and employees	(776,039)	(767,915)
Interest received	6,137	3,567
Interest paid	-	(22)
Income taxes paid	(106)	(1,998)
Net cash provided by/(used in) operating activities	<u>69,159</u>	<u>50,300</u>
CASH FLOWS FROM INVESTING ACTIVITIES:		
Proceeds from sale of plant and equipment	15	250
Purchase of property, plant and equipment	(711)	(5,574)
Deposits paid	(41,460)	-
Net cash used by investing activities	<u>(42,156)</u>	<u>(5,324)</u>
CASH FLOWS FROM FINANCING ACTIVITIES:		
Net increase/(decrease) in cash and cash equivalents held	27,003	44,976
Cash and cash equivalents at beginning of year	<u>278,625</u>	<u>233,649</u>
Cash and cash equivalents at end of financial year	<u>7</u> <u>305,628</u>	<u>278,625</u>

The accompanying notes form part of these financial statements.

Strata Community Australia (Qld) Limited

ABN 15 163 881 927

Notes to the Financial Statements

For the Year Ended 30 June 2017

The financial report covers Strata Community Australia (Qld) Limited as an individual entity. Strata Community Australia (Qld) Limited is a not-for-profit company limited by guarantee, incorporated and domiciled in Australia.

The functional and presentation currency of Strata Community Australia (Qld) Limited is Australian dollars.

The financial report was authorised for issue by the directors on 15 August 2017.

Comparatives are consistent with prior years, unless otherwise stated.

Amounts in the financial report have been rounded to the nearest dollar.

1 Basis of Preparation

The financial statements are general purpose financial statements that have been prepared in accordance with the Australian Accounting Standards - Reduced Disclosure Requirements, Australian Accounting Interpretations, other authoritative pronouncements of the Australian Accounting Standards Board and the *Corporations Act 2001*.

The financial statements have been prepared on an accruals basis and are based on historical costs modified, where applicable, by the measurement at fair value of selected non-current assets, financial assets and financial liabilities.

Significant accounting policies adopted in the preparation of these financial statements are presented below and are consistent with prior reporting periods unless otherwise stated.

2 Summary of Significant Accounting Policies

(a) Income Tax

The company is exempt from payment of income tax on income derived from its members. Income derived from other sources remains assessable.

(b) Leases

Lease payments for operating leases, where substantially all of the risks and benefits remain with the lessor, are charged as expenses on a straight-line basis over the life of the lease term.

Lease incentives under operating leases are recognised as a liability and amortised on a straight-line basis over the life of the lease term.

(c) Revenue and other income

Revenue is recognised when the amount of the revenue can be measured reliably, it is probable that economic benefits associated with the transaction will flow to the company and specific criteria relating to the type of revenue as noted below, has been satisfied.

Revenue is measured at the fair value of the consideration received or receivable and is presented net of returns, discounts and rebates.

Sale of goods

Revenue is recognised on transfer of goods to the customer as this is deemed to be the point in time when risks and rewards are transferred and there is no longer any ownership or effective control over the goods.

Notes to the Financial Statements

For the Year Ended 30 June 2017

2 Summary of Significant Accounting Policies (continued)

Sponsorship

Sponsorship income is recognised in the financial year to which the sponsorship applies.

Rendering of services

The stage of completion of the services is used to determine the appropriate level of revenue to be recognised in the period.

Membership subscriptions

Revenue from membership subscriptions is recognised in the financial year to which the subscriptions apply.

(d) Goods and Services Tax (GST)

Revenue, expenses and assets are recognised net of the amount of goods and services tax (GST), except where the amount of GST incurred is not recoverable from the Australian Taxation Office (ATO).

Receivables and payable are stated inclusive of GST.

The net amount of GST recoverable from, or payable to, the ATO is included as part of receivables or payables in the statement of financial position.

Cash flows in the statement of cash flows are included on a gross basis and the GST component of cash flows arising from investing and financing activities which is recoverable from, or payable to, the taxation authority is classified as operating cash flows.

(e) Inventories

Inventories are measured at the lower of cost and net realisable value. Cost of inventory is determined using the weighted average basis and is net of any rebates and discounts received.

(f) Property, Plant and Equipment

Each class of property, plant and equipment is carried at cost or fair value less, where applicable, any accumulated depreciation and impairment of losses.

Depreciation

Property, plant and equipment, excluding freehold land, is depreciated on a straight-line basis over the assets useful life to the company, commencing when the asset is ready for use. Annual depreciation rates range from 20% to 33%.

Leased assets and leasehold improvements are amortised over the shorter of either the unexpired period of the lease or their estimated useful life.

(g) Financial instruments

Financial instruments are recognised initially using trade date accounting, i.e. on the date that the company becomes party to the contractual provisions of the instrument.

Notes to the Financial Statements

For the Year Ended 30 June 2017

2 Summary of Significant Accounting Policies (continued)

On initial recognition, all financial instruments are measured at fair value plus transaction costs.

Financial assets

Financial assets are divided into categories which are described in detail below:

Financial assets are assigned to the different categories on initial recognition, depending on the characteristics of the instrument and its purpose. A financial instrument's category is relevant to the way it is measured and whether any resulting income and expenses are recognised in profit or loss or in other comprehensive income.

Loans and receivables

Loans and receivables are non-derivative financial assets with fixed or determinable payments that are not quoted in an active market. They arise principally through the provision of goods and services to customers but also incorporate other types of contractual monetary assets.

After initial recognition these are measured at amortised cost using the effective interest method, less provision for impairment. Any change in their value is recognised in profit or loss.

The company's trade and most other receivables fall into this category of financial instruments.

Discounting is omitted where the effect of discounting is considered immaterial.

Significant receivables are considered for impairment on an individual asset basis when they are past due at the reporting date or when objective evidence is received that a specific counterparty will default.

The amount of the impairment is the difference between the net carrying amount and the present value of the future expected cash flows associated with the impaired receivable.

In some circumstances, the company renegotiates repayment terms with customers which may lead to changes in the timing of the payments, the company does not necessarily consider the balance to be impaired, however assessment is made on a case-by-case basis.

Financial liabilities

Financial liabilities are classified as other financial liabilities. The company's financial liabilities include trade and other payables, which are measured at amortised cost using the effective interest rate method.

Impairment of financial assets

At the end of the reporting period the company assesses whether there is any objective evidence that a financial asset or group of financial assets is impaired.

Financial assets at amortised cost

If there is objective evidence that an impairment loss on financial assets carried at amortised cost has been incurred, the amount of the loss is measured as the difference between the asset's carrying amount and the present value of the estimated future cash flows discounted at the financial assets original effective interest rate.

Notes to the Financial Statements

For the Year Ended 30 June 2017

2 Summary of Significant Accounting Policies (continued)

Impairment on loans and receivables is reduced through the use of an allowance accounts, all other impairment losses on financial assets at amortised cost are taken directly to the asset.

Subsequent recoveries of amounts previously written off are credited against other expenses in profit or loss.

(h) Impairment of non-financial assets

At the end of each reporting period the company determines whether there is an evidence of an impairment indicator for non-financial assets.

Where this indicator exists and regardless for goodwill, indefinite life intangible assets and intangible assets not yet available for use, the recoverable amount of the asset is estimated.

Where assets do not operate independently of other assets, the recoverable amount of the relevant cash-generating unit (CGU) is estimated.

The recoverable amount of an asset or CGU is the higher of the fair value less costs of disposal and the value in use. Value in use is the present value of the future cash flows expected to be derived from an asset or cash-generating unit.

Where the recoverable amount is less than the carrying amount, an impairment loss is recognised in profit or loss.

Reversal indicators are considered in subsequent periods for all assets which have suffered an impairment loss, except for goodwill.

(i) Cash and cash equivalents

Cash and cash equivalents comprises cash on hand, demand deposits and short-term investments which are readily convertible to known amounts of cash and which are subject to an insignificant risk of change in value.

(j) Employee benefits

Provision is made for the company's liability for employee benefits arising from services rendered by employees to the end of the reporting period. Employee benefits that are expected to be wholly settled within one year have been measured at the amounts expected to be paid when the liability is settled.

Employee benefits expected to be settled more than twelve months after the end of the reporting period have been measured at the present value of the estimated future cash outflows to be made for those benefits.

Employee benefits are presented as current liabilities in the statement of financial position if the company does not have an unconditional right to defer settlement of the liability for at least 12 months after the reporting date regardless of the classification of the liability for measurement purposes under AASB 119.

(k) Adoption of new and revised accounting standards

The company has adopted all of the new, revised or amended Accounting Standards and Interpretations issued by the Australian Accounting Standards Board (AASB) that are mandatory for the current reporting period. Any new, revised or amending Accounting Standards or Interpretations that are not yet mandatory have not been early adopted.

Notes to the Financial Statements

For the Year Ended 30 June 2017

2 Summary of Significant Accounting Policies (continued)

(k) Adoption of new and revised accounting standards (continued)

The adoption of these Accounting Standards and Interpretations did not have any impact on the financial performance or position of the company.

(l) New Accounting Standards and Interpretations

The AASB has issued new and amended Accounting Standards and Interpretations that have mandatory application dates for future reporting periods. The company has decided not to early adopt these Standards. The following summarises those future requirements, and their impact on the company where the standard is relevant:

AASB 9 Financial Instruments (effective 30 June 2019)

The Standard contains significant revisions to the classification and measurement of financial assets, reducing the number of categories and simplifying the measurement choices, including the removal of impairment testing of assets measured at fair value. The amortised cost model is available for debt assets meeting both business model and cash flow characteristics tests. All investments in equity instruments using IFRS 9 are to be measured at fair value.

Impairment of assets is now based on expected losses in IFRS 9 which requires entities to measure: (i) the 12-month expected credit losses (expected credit losses that result from those default events on the financial instrument that are possible within 12 months after the reporting date); or (ii) full lifetime expected credit losses (expected credit losses that result from all possible default events over the life of the financial instrument).

The impact of the adoption of this standard is yet to be assessed by the company.

AASB 15 Revenue from contracts with customers (effective 30 June 2019)

AASB 15 introduces a five step process for revenue recognition with the core principle of the new Standard being for entities to recognise revenue to depict the transfer of goods or services to customers in amounts that reflect the consideration (that is, payment) to which the entity expects to be entitled in exchange for those goods or services. Accounting policy changes will arise in timing of revenue recognition, treatment of contracts costs and contracts which contain a financing element. AASB 15 will also result in enhanced disclosures about revenue, provide guidance for transactions that were not previously addressed comprehensively (for example, service revenue and contract modifications) and improve guidance for multiple-element arrangements.

The impact of the adoption of this standard is yet to be assessed by the company.

AASB 16 Leases (effective 30 June 2020)

AASB 16 will cause the majority of leases of an entity to be brought onto the statement of financial position. There are limited exceptions relating to short-term leases and low value assets which may remain off-balance sheet. The calculation of the lease liability will take into account appropriate discount rates, assumptions about lease term and increases in lease payments. A corresponding right to use asset will be recognised which will be amortised over the term of the lease. Rent expense will no longer be shown, the profit and loss impact of the leases will be through amortisation and interest charges.

The impact of the adoption of this standard is yet to be assessed by the company.

Notes to the Financial Statements

For the Year Ended 30 June 2017

3 Critical Accounting Estimates and Judgments

The directors make estimates and judgements during the preparation of the financial report regarding assumptions about current and future events affecting transactions and balances. These estimates and judgements are based on the best information available at the time of preparing the financial statements, however as additional information is known then the actual results may differ from the estimates.

Key estimates - receivables

The receivables at reporting date have been reviewed to determine whether there is any objective evidence that any of the receivables are impaired. An impairment provision is included for any receivable where the entire balance is not considered collectible. The impairment provision is based on the best information at the reporting date.

Except as noted above, there were no estimates or judgements required during the preparation of this financial report that had a significant impact on the financial report.

4 Revenue and other income

Revenue

	2017	2016
	\$	\$
Member subscriptions	235,159	206,166
Sponsorship income	334,800	308,322
Bookshop	14,517	11,020
Promotional income	1,800	9,288
Seminars & events	89,743	96,366
Strata Community Australia (Qld) Ltd Strata Conference	97,508	98,114
School based traineeship income	2,500	2,250
Interest received	6,137	3,567
Total revenue	782,164	735,093

Other Income

	2017	2016
	\$	\$
Interest income - loan at net present value	8,504	6,371
Profit on sale of non-current assets	15	250
Total other income	8,519	6,621

Strata Community Australia (Qld) Limited

ABN 15 163 881 927

Notes to the Financial Statements For the Year Ended 30 June 2017

5 Result for the Year

The result for the year includes the following specific expenses:

	2017	2016
	\$	\$
Depreciation expense	3,126	3,951
Impairment of receivables	493	-
Rental expense on operating leases:		
- Minimum lease payments	48,130	51,833

6 Income Tax Expense

(a) The major components of tax expense (income) comprise:

	2017	2016
	\$	\$
Current tax expense		
Local income tax - current period	3,552	91
Deferred tax expense		
Under/(over) provision in respect of prior years	1,562	-
Income tax expense	5,114	91

(b) Reconciliation of income tax to accounting profit:

	2017	2016
	\$	\$
Prima facie tax payable on profit from ordinary activities before income tax at 27.5% (2016: 30%)	21,823	13,101
Add:		
Tax effect of:		
- expenditure relating to income derived from members	189,750	209,380
- under provision for income tax in prior year	1,562	-
	213,135	222,481
Less:		
Tax effect of:		
- income derived from members	205,682	220,479
- non-assessable income	2,339	1,911
Income tax expense	5,114	91

Notes to the Financial Statements
For the Year Ended 30 June 2017

7 Cash and cash equivalents

	2017	2016
	\$	\$
Cash at bank in hand	305,628	278,625
	<u>305,628</u>	<u>278,625</u>

Reconciliation of cash

Cash and cash equivalents reported in the statement of cash flows are reconciled to the equivalent items in the statement of financial position as follows:

	2017	2016
	\$	\$
Cash and cash equivalents	305,628	278,625
	<u>305,628</u>	<u>278,625</u>

8 Trade and other receivables

	2017	2016
	\$	\$
CURRENT		
Trade receivables	261,913	202,831
Income tax refundable	-	740
Other receivables	55,096	53,757
Total current trade and other receivables	<u>317,009</u>	<u>257,328</u>

	2017	2016
	\$	\$
NON-CURRENT		
Other receivables	5,000	34,470
Security deposit - premises	41,460	-
Total non-current trade and other receivables	<u>46,460</u>	<u>34,470</u>

(a) Financial assets classified as loans and receivables

	2017	2016
	\$	\$
Trade and other receivables		
- total current	317,009	257,328
- total non-current	46,460	34,470
Financial assets	<u>363,469</u>	<u>291,798</u>

Strata Community Australia (Qld) Limited

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Notes to the Financial Statements

For the Year Ended 30 June 2017

9 Inventories

	2017	2016
	\$	\$
CURRENT		
At cost:		
Finished goods	1,678	2,488

10 Property, plant and equipment

PLANT AND EQUIPMENT		
Furniture & fittings		
At cost	2,142	6,350
Accumulated depreciation	(918)	(4,482)
Total furniture & fittings	1,224	1,868
Computers & office equipment		
At cost	7,116	10,751
Accumulated depreciation	(2,917)	(4,979)
Total computers & office equipment	4,199	5,772
Leasehold improvements		
At cost	2,042	2,042
Accumulated depreciation	(1,760)	(1,562)
Total leasehold improvements	282	480
Total property, plant and equipment	5,705	8,120

Movements in Carrying Amounts

Movement in the carrying amounts for each class of property, plant and equipment between the beginning and the end of the current financial year:

	Furniture & fittings	Computers & office equipment	Leasehold improvements	Total
	\$	\$	\$	\$
Year ended 30 June 2017				
Balance at the beginning of the year	1,868	5,772	480	8,120
Additions	86	625	-	711
Depreciation expense	(730)	(2,198)	(198)	(3,126)
Balance at the end of the year	1,224	4,199	282	5,705

Strata Community Australia (Qld) Limited

ABN 15 163 881 927

**Notes to the Financial Statements
For the Year Ended 30 June 2017****11 Other assets**

	2017	2016
	\$	\$
CURRENT		
Prepayments	22,745	20,851

12 Trade and other payables

	2017	2016
	\$	\$
Trade payables	8,223	3,597
GST payable	29,369	28,528
Employee benefits	7,654	8,797
Other payables	17,461	19,641
	<u>62,707</u>	<u>60,563</u>

(a) Financial liabilities at amortised cost classified as trade and other payables

	2017	2016
	\$	\$
Trade and other payables:		
- total current	62,707	60,563
	<u>62,707</u>	<u>60,563</u>
Less:		
- annual leave entitlements	(7,654)	(8,797)
- GST payable	(29,369)	(28,528)
Financial liabilities as trade and other payables	<u>25,684</u>	<u>23,238</u>

13 Other liabilities

	2017	2016
	\$	\$
Deferred income	317,414	301,949

Strata Community Australia (Qld) Limited

ABN 15 163 881 927

Notes to the Financial Statements

For the Year Ended 30 June 2017

14 Provisions

	2017	2016
	\$	\$
NON-CURRENT		
Employee entitlements	6,888	5,663

Movement in carrying amounts

	Employee entitlements	Total
	\$	\$
Non-current		
Opening balance at 1 July 2016	5,663	5,663
Additional provisions	1,225	1,225
Balance at 30 June 2017	6,888	6,888

15 Capital and Leasing Commitments

Operating Leases

	2017	2016
	\$	\$
Minimum lease payments under non-cancellable operating leases:		
- not later than one year	52,263	31,547
- between one year and five years	88,934	-
	141,197	31,547

Operating leases have been taken out for the premises occupied by the company.

16 Key Management Personnel Disclosures

There is no remuneration or benefits provided to the directors of the company. The total remuneration paid to the key management personnel of Strata Community Australia (Qld) Limited during the year was \$120,450 (2016: \$114,939).

Other key management personnel transactions

For details of other transactions with key management personnel, refer to Note 18: Related Party Transactions.

17 Contingencies

In the opinion of the directors, the company did not have any contingencies at 30 June 2017 (30 June 2016: None).

Notes to the Financial Statements

For the Year Ended 30 June 2017

18 Related Parties

The company's main related parties are as follows:

Key management personnel:

Any person(s) having authority and responsibility for planning, directing and controlling the activities of the entity, directly or indirectly, including any director (whether executive or otherwise) of that entity are considered key management personnel.

For details of remuneration disclosures relating to key management personnel, refer to Note 16: Key Management Personnel Disclosures.

All of the directors are members of the company and pay subscriptions and contributions on the same terms and conditions as all other members. There were no loans to or from the directors at the current and previous reporting date.

19 Events Occurring After the Reporting Date

No matters or circumstances have arisen since the end of the financial year which significantly affected or may significantly affect the operations of the company, the results of those operations, or the state of affairs of the company in future financial years.

20 Company Details

The registered office of and principal place of business of the company is:

Strata Community Australia (Qld) Limited
Level 2
67 Astor Terrace
Spring Hill QLD 4004

Strata Community Australia (Qld) Limited

ABN 15 163 881 927

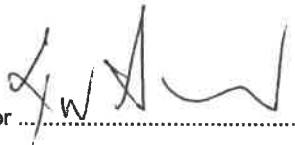
Directors' Declaration

The directors of the company declare that:

1. The financial statements and notes, as set out on pages 6 to 21, are in accordance with the *Corporations Act 2001* and:
 - a. comply with Australian Accounting Standards - Reduced Disclosure Requirements; and
 - b. give a true and fair view of the financial position as at 30 June 2017 and of the performance for the year ended on that date of the company.
2. In the directors' opinion, there are reasonable grounds to believe that the company will be able to pay its debts as and when they become due and payable.

This declaration is made in accordance with a resolution of the Board of Directors.

Director 

Director 

Dated this 15th day of AUGUST 2017

Strata Community Australia (Qld) Limited

ABN 15 163 881 927

Independent Auditor's Report to the members of Strata Community Australia (Qld) Limited

Opinion

We have audited the financial report of Strata Community Australia (Qld) Limited (the Company), which comprises the statement of financial position as at 30 June 2017, the statement of profit or loss and other comprehensive income, the statement of changes in equity and the statement of cash flows for the year then ended, and notes to the financial statements, including a summary of significant accounting policies, and the directors' declaration.

In our opinion, the accompanying financial report of Strata Community Australia (Qld) Limited is in accordance with the *Corporations Act 2001*, including:

- (i) giving a true and fair view of the company's financial position as at 30 June 2017 and of its financial performance for the year then ended; and
- (ii) complying with Australian Accounting Standards - Reduced Disclosure Requirements and the *Corporations Regulations 2001*.

Basis for Opinion

We conducted our audit in accordance with Australian Auditing Standards. Our responsibilities under those standards are further described in the *Auditor's Responsibilities for the Audit of the Financial Report* section of our report. We are independent of the Company in accordance with the auditor independence requirements of the *Corporations Act 2001* and the ethical requirements of the Accounting Professional and Ethical Standards Board's APES 110 *Code of Ethics for Professional Accountants* (the Code) that are relevant to our audit of the financial report in Australia. We have also fulfilled our other ethical responsibilities in accordance with the Code.

We confirm that the independence declaration required by the *Corporations Act 2001*, which has been given to the directors of the Company, would be in the same terms if given to the directors as at the time of this auditor's report.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

Other Information

The directors are responsible for the other information. The other information comprises the directors' report and the Detailed Profit and Loss Statement for the year ended 30 June 2017, but does not include the financial report and our auditor's report thereon.

Our opinion on the financial report does not cover the other information and accordingly we do not express any form of assurance conclusion thereon.

In connection with our audit of the financial report, our responsibility is to read the other information and, in doing so, consider whether the other information is materially inconsistent with the financial report or our knowledge obtained in the audit or otherwise appears to be materially misstated.

If, based on the work we have performed, we conclude that there is a material misstatement of this other information, we are required to report that fact. We have nothing to report in this regard.

Kelly Partners Assurance Services ABN 68 390 743 240
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PO Box 1764, North Sydney NSW 2059

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Strata Community Australia (Qld) Limited

ABN 15 163 881 927

Independent Auditor's Report to the members of Strata Community Australia (Qld) Limited

Responsibilities of Directors for the Financial Report

The directors of the Company are responsible for the preparation of the financial report that gives a true and fair view in accordance with Australian Accounting Standards - Reduced Disclosure Requirements and the *Corporations Act 2001* and for such internal control as the directors determine is necessary to enable the preparation of the financial report that gives a true and fair view and is free from material misstatement, whether due to fraud or error.

In preparing the financial report, the directors are responsible for assessing the Company's ability to continue as a going concern, disclosing, as applicable, matters relating to going concern and using the going concern basis of accounting unless the directors either intend to liquidate the Company or to cease operations, or have no realistic alternative but to do so.

Auditor's Responsibilities for the Audit of the Financial Report

Our objectives are to obtain reasonable assurance about whether the financial report as a whole is free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance, but is not a guarantee that an audit conducted in accordance with the Australian Auditing Standards will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of the financial report.

As part of an audit in accordance with the Australian Auditing Standards, we exercise professional judgement and maintain professional scepticism throughout the audit. We also:

- Identify and assess the risks of material misstatement of the financial report, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the Company's internal control.
- Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by the directors.
- Conclude on the appropriateness of the directors' use of the going concern basis of accounting and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the Company's ability to continue as a going concern. If we conclude that a material uncertainty exists, we are required to draw attention in our auditor's report to the related disclosures in the financial report or, if such disclosures are inadequate, to modify our opinion. Our conclusions are based on the audit evidence obtained up to the date of our auditor's report. However, future events or conditions may cause the Company to cease to continue as a going concern.
- Evaluate the overall presentation, structure and content of the financial report, including the disclosures, and whether the financial report represents the underlying transactions and events in a manner that achieves fair presentation.

Strata Community Australia (Qld) Limited

ABN 15 163 881 927

**Independent Auditor's Report to the members of Strata Community
Australia (Qld) Limited**

We communicate with the directors regarding, among other matters, the planned scope and timing of the audit and significant audit findings, including any significant deficiencies in internal control that we identify during our audit.

Kelly Partners Assurance Services

Kelly Partners Assurance Services

Peter Dawkins

Peter Dawkins
Registered Auditor Number 4334
North Sydney

Dated this *15th* day of *August* 2017

KELLY + PARTNERS

ASSURANCE SERVICES

Strata Community Australia (Qld) Limited

ABN 15 163 881 927

Disclaimer

The additional financial data presented on page 27 is in accordance with the books and records of the company which have been subjected to the auditing procedures applied in our statutory audit of the company for the year ended 30 June 2017. It will be appreciated that our statutory audit did not cover all details of the additional financial data. Accordingly, we do not express an opinion on such financial data and we give no warranty of accuracy or reliability in respect of the data provided. Neither Kelly Partners Assurance Services nor any member or employee of Kelly Partners Assurance Services undertakes responsibility in any way whatsoever to any person (other than Strata Community Australia (Qld) Limited) in respect of such data, including any errors of omissions therein however caused.

Kelly Partners Assurance Services
Kelly Partners Assurance Services

Peter Dawkins

Peter Dawkins
Registered Auditor Number 4334
North Sydney

Dated this *15th* day of *August* 2017

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Strata Community Australia (Qld) Limited

ABN 15 163 881 927

Detailed Profit and Loss Statement For the Year Ended 30 June 2017

	2017	2016
	\$	\$
Income		
Member subscriptions	235,159	206,166
Sponsorship income	334,800	308,322
Bookshop	14,517	11,020
Other income	15	250
Promotional income	1,800	9,288
SCA (Qld) Conference	97,508	98,114
Seminars & events	89,743	96,366
Interest income - loan at net present value	8,504	6,371
Interest income	6,137	3,567
School based traineeship income	2,500	2,250
Total income	790,683	741,714
Less: Expenses		
Advertising and promotion	14,024	28,316
AGM expense	1,209	861
Audit and accounting	10,750	10,750
Bank charges	2,423	2,530
Board and sponsor expenses	4,194	1,897
Bookshop expenses	7,415	7,560
Cleaning	3,217	1,870
Computer expenses	3,243	3,964
Couriers	494	-
Depreciation	3,126	3,951
Equipment lease	1,439	1,265
Filing fees	-	46
Furniture and equipment expense	535	873
Impairment of receivables	493	-
Insurance	7,680	6,712
Interest expense	-	22
Legal fees	3,113	2,000
Office supplies/photocopying	4,808	6,308
Other expenses	5,775	4,881
Parking and tolls	703	350
Payroll expenses	226,685	211,851
Postage	1,777	2,395
Printing and stationery	5,433	4,044
Rent	50,863	54,804
SCA (Qld) Conference	168,243	142,414
SCA memberships	84,495	80,936
Seminars and events	61,500	76,761
Staff training and travel	12,632	8,774
Superannuation contributions	20,322	20,075
Telephone and fax	4,055	5,037
Website and internet	682	2,742
Yellow Pages advertising	-	4,053
Total Expenses	711,328	698,042
Profit before income tax	79,355	43,672

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