

**Conference Chair's Report on the *Strata & Community Title in Australia for the 21st Century* Conference,
31st Aug – 3rd Sept 2005**

Griffith University's *Service Industry Research Centre*, in conjunction with the *Griffith Business School* hosted the *Strata & Community Title in Australia for the 21st Century* on 31st August - 3rd September 2005 at the Crowne Plaza in Australia's Gold Coast. Strata or community title property ownership schemes involve the subdivision of real estate property into lots and common property, with the common property being managed by a body corporate. These subdivisions are effected under legislation commonly known as strata titles or community titles. In order to facilitate ease of exposition, the term "strata title" will be used here.

The conference was significant as it was the first independently convened cross-industry meeting of the key stakeholders involved in Australia's fast growing strata title industry (it has been estimated that around 3.5 million Australians either live in, own, or directly work with a strata titled complex). In fact, I believe it may well be a "world first" as a national strata title conference convened by a University. The conference organising committee is very grateful to the conference's gold sponsor:

- Strata Associates

and silver sponsors:

- CMS Hospitality
- Institute of Strata Title Management Ltd
- Macquarie Bank.

The strata-titled industry can be viewed as highly fragmented with a wide diversity of stakeholders that include: unit owners, property developers, body corporate managers, resident managers, real estate agents, architects, local government planning officers, solicitors, accountants, tradespeople, insurers, bankers, property valuers, quantity and land surveyors, tourism policy-makers, hotel owners and retirement village operators. It was to this broad audience that the *Strata & Community Title in Australia for the 21st Century* conference was addressed.

The over-riding objective of the conference was to stimulate debate and research consistent with building and strengthening partnerships across the spectrum of stakeholders. The conference agenda was formulated in the spirit of advancing cohesiveness and informing longer-term agenda setting in the sector. More specifically, the aims of the conference were to:

- Draw out management and infrastructure issues facing the industry.
- Update delegates on evolving markets, the industry's development, trends and direction.
- Highlight inconsistent state legislation and showcase strategies for developing a common federal framework.
- Highlight stakeholder conflicts, synergies and common interests to enhance moves towards determining industry best practice and training needs.
- Highlight the implications of tourism-related trends and developments.

The inaugural conference attracted 170 delegates with a very broad profile reflective of the range of stakeholders noted above. The registered delegates included the Honourable Adele Farina (Western Australian Government), and attendees from Brunei, Malaysia, New Zealand, Scotland and South Africa. The largest proportion of delegates (approximately 40%) represented body corporate specialist management companies.

Upon registration, all delegates were provided with a conference CD. In addition to the conventional information provided in a conference CD, this CD included copies of papers that had been developed by all the speakers at the conference. These papers provide additional context to the presentations made at the conference, as in many cases they go beyond the confines of the subject matter presented in each of the sessions. This CD can be viewed as a particularly valuable take-away resource for all attending the conference.

A significant outcome of the conference was the adoption of the following resolution:
“The delegates of the *Strata and Community Title in Australia for the 21st Century Conference* call upon the various State Ministers responsible for administration of strata and community titles legislation to attend a national meeting to receive a report on the business of the Conference and to consider the formation of a National Co-ordinating Body to promote research based legislation and ensure the best outcomes from such legislation for the millions of Australians who create, own, manage, work in or reside in strata and community title properties”.

This resolution was unanimously supported by the delegates with 5 recorded abstentions.

Conference evaluation forms were circulated to all delegates. The feedback provided (both formal and informal) has been overwhelmingly positive. A consistently expressed strong message is a high desire for Griffith University’s Service Industry Research Centre to convene another conference in 2007.

An outline of the conference program appears as Appendix A.

Professor Chris Guilding,
Conference Chair

APPENDIX A
Strata & Community Title in Australia for the 21st Century
Summarised Program

Day 1: Wednesday, 31st August 2005

Time / Venue	ACTIVITY / PRESENTATION	Speaker / Chair
11:30am-1:00pm Gold Tower Lobby	Conference Welcome and Registration	
12:00pm-1:00pm Gold Tower Lobby	Light Lunch	
1:00pm-1:15pm El Dorado Tower Norfolk Room	Welcome	Prof. John Dewar
1:15pm-1:35pm Norfolk Room	Official Opening	The Honourable Margaret Keech MP
1:35pm-2:15pm Norfolk Room	<i>Presentation: Strata and Community Titles in Australia- A Stocktake</i>	Dr Jan Warnken
2:15pm-3:00pm El Dorado Tower Norfolk Room	<i>Presentation: Strata and Community Titles in Australia Issues 1: Current Challenges</i>	Gary Bugden
3:00pm-3:30pm	Afternoon Tea	
3:30pm-4:15 pm Norfolk Room	<i>Presentation: Strata and Community Titles in Australia Issues 2: Future Directions and Challenges</i>	Gary Bugden
4:15pm-5:15pm Norfolk Room	<i>Panel Session Discussion: Body Corporate Management Issues</i>	Alastair Smith (Chair)
6:00pm-7:30pm Gold Tower Lobby	Conference Opening Cocktail Function	

Day 2: Morning of Thursday, 1st September

Time / Venue	ACTIVITY / PRESENTATION	Speaker / Chair
9:00am-9:45 am Norfolk Room	<i>Presentation: Australian Strata Titled Resorts and Condominiums: Their Role and Relationships within the Tourism Industry</i>	David Gibson
9:45am-10:45am Norfolk Room	<i>Panel Session Discussion: Development and redevelopment of older schemes</i>	Michael Allen (Chair)
10:45am-11:15am	Morning Tea	
11:15 am-12:00pm Norfolk Room	<i>Presentation: The Impact of Regional and Local Planning on Community Title Developments</i>	Prof. Brendan Gleeson
12:00 pm-12:45pm Norfolk Room	<i>Presentation: Current and Future Demographics and Sociology of Community Living</i>	Prof. Bill Randolph
12:45pm-2:00pm El Dorado Café Terrace & Poolside	Lunch	

Day 2: Afternoon of Thursday, 1st September

Time / Venue	ACTIVITY / PRESENTATION	Speaker / Chair
2:00pm-2:45pm Norfolk Room	<i>Presentation: The Challenge for Legislators</i>	Peter Berry
2:45pm-3:30pm Norfolk Room	<i>Panel Session Discussion: Conflict management and its relationship to socio-economic issues</i>	Francesco Andreone (Chair)
3:30pm-4:00pm	Afternoon Tea	
4:00pm-5:00pm Norfolk Room	<i>Panel Session Discussion: Management rights</i>	Gary Bugden (Chair)
7:00 pm Ballroom	Conference Dinner	

Day 3: Friday 2nd September 2005

Time / Venue	ACTIVITY / PRESENTATION	Speaker / Chair
9:15am – 9:30 am Norfolk Room	<i>Presentation: Reflections on the growth of strata titles in the tourism context</i>	Sir Frank Moore
9:30am-10:15am Norfolk Room	<i>Presentation: Retirement Villages and Aged Housing</i>	Alf Macolino
10:15am-11:00am Norfolk Room	<i>Presentation: Australian Strata Title in the World Context - Some Lessons from Overseas Community Title Management Experiences</i>	Dr Douglas Robertson
11:00am-12:15pm	Morning Tea AND Speakers Round Table Discussion	All Speakers
12:15pm-1:30pm El Dorado Café Terrace & Poolside	Lunch	
1:30pm-3:30pm Norfolk Room	<i>Open Forum: Invited Representatives of Industry Associations</i>	Chair: Janine Walker
Forum participants	Dennis Bluth (<i>Australian Property Law Group - Law Council of Australia</i>) Kim Cox (<i>Queensland Resident Accommodation Managers Association</i>) David Gonano (Division Director, <i>Macquarie Bank</i>) Juergen Hanisch (Brisbane City Council) Stafford Hopewell (Consultant, <i>Gadens Lawyers</i> , and <i>Planning Institute of Australia</i>) Gary Maynard (President, <i>Unit Owners Association of Queensland Inc</i>) Paul Morton (Lannock Strata Finance) Rob Pitcher (President, <i>National Community Titles Institute</i>) Gregg Purcell (Director, PMM Group; surveyor representing <i>Spatial Sciences Institute</i>) Carol Wright (<i>BCATS Australia Pty Ltd</i>) Martin Zaltron (UDIA, QLD) Vasso Zographou (Managing Director, <i>Horwath Asia Pacific Pty Ltd</i>)	
3:30pm-4:00pm	Afternoon Tea	
4:00pm-4:30pm Norfolk Room	Summary and Reaction from the Griffith Team	
4:30pm	Close of formal presentation and discussion phase of conference	