



Australasian Strata Insights 2024

Report & Infographics

Revised October 2025*



UNSW
City Futures
Research Centre

Australasian Strata Insights 2024

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Faculty of Built Environment
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Design of the infographics was undertaken by Kiara McIlroy.

Recommended reference: Easthope, H., Lu, Y. & Riviera, A. (2025) Australasian Strata Insights 2024, Sydney: City Futures Research Centre.

*Revision

This report was reissued in October 2025 to provide updated figures for NSW (and as a result also Australia as a whole) after small inconsistencies were identified in the data. The figures in this report now align with those presented in the accompanying detailed data spreadsheet.

Acknowledgements

Sincere thanks to Alisha Fisher, Shaun Brockman and Chloe Bradley (SCA) and Reg Wade and Bala Soundararaj (UNSW) for their assistance with this report.

This report contains strata titles data provided under licence from:

- NSW Land Registry Services
- Land Victoria
- Titles Queensland
- Western Australian Land Information Authority (Landgate)
- Land Services SA
- Australian Capital Territory Office of the Surveyor-General and Land Information
- Land Tasmania (www.theLIST.tas.gov.au)
- Northern Territory Land Information Systems
- LINZ (Land Information New Zealand) Data Service

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This report is based on research undertaken with funding from Strata Community Association. Any opinions expressed in this report are those of the authors and do not necessarily reflect the views of UNSW Sydney or Strata Community Association.

For further information

See *Australasian Strata Insights Report* at <https://www.unsw.edu.au/research/city-futures/our-research/projects/2024-australasian-strata-insights> or contact Professor Hazel Easthope, UNSW Sydney at hazel.easthope@unsw.edu.au

A note on data use

The data presented in this report comes from different sources (statistics bureaus, land titles offices and private companies). The data has different degrees of reliability.

Data reliability

Some figures reported are based on close to 100% samples and are highly reliable, other figures are estimates based on smaller samples and are less reliable. The image below provides an overview of the reliability of the data presented.

Excellent

90-100% sample

- Who lives in apartments (Census data: 2021 Australia and 2023 New Zealand)
- Number of strata schemes & lots (Land titles data 2024)

Good

25-89% sample

- Property value (Insurance data)
- Direct employment (SCA data)

Calculating the proportion of the population who live in strata

While the Census data (apartment population) and land titles data (number of lots) are highly reliable, they are not measuring the same thing. This means one should not simply divide the number of apartment residents by the number of strata lots to determine the proportion of the population who live in strata. More complex calculations to estimate the proportion of people who live in strata are possible however, and these are provided in Appendix 4: Estimated residential population in strata.

Calculating trends in data between the 2022 and 2024 report

If comparing data in this report with data in the 2022 report, please use the 2022 report published at: <https://cityfutures.adu.unsw.edu.au/2022-australasian-strata-insights/>

When using this data to look at changes over time, please take note of:

- The exact date of the datasets being compared.** The dates on which land titles datasets were provided (all during 2024) are provided in table 4 in Section 2 “Number of strata schemes and lots” in the attached Explanatory Report. The most recent Australia Census was conducted in 2021.
- Data collection methods / Employment information available in each period.** In the 2022 report, figures for the number of strata managers are based on estimates derived from data provided in an online survey administered to strata management companies directly. The figures provided were derived by calculating the number of employees per lot under management from the company data, and then using this figure to estimate the number of employees across each jurisdiction under the assumption that all strata schemes are under management. In the 2024 report, the figures presented for strata management employees are *actual* figures provided by SCA of the total number of strata managers employed in SCA member companies. Due to this change in the data collection method, it is not appropriate to conclude any trends between the 2022 and 2024 figures. Future reports will continue to utilise the method employed for this 2024 report.
- The 2022 Strata Insights report included information from the 2018 New Zealand Census. Equivalent information from the 2023 New Zealand Census was not available at the time of publication. An amended report will be issued later in 2025 with this information.

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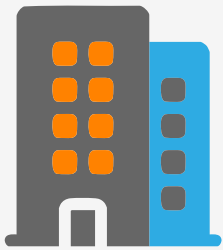
AUSTRALIA



UNSW
SYDNEY



HOW MANY PEOPLE LIVE IN STRATA?



2.5 million

Private apartment
residents*



1.6 million

Residents in other
dwelling types**

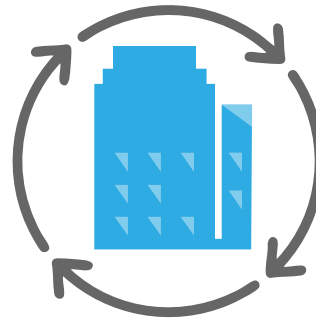
15% of Australian residents
live in strata**



*2021 census data.

**Conservative estimate derived from analysis of land titles data on strata and community schemes and census data on dwellings, households and individuals. See Appendix 4.

NUMBER OF STRATA SCHEMES & LOTS



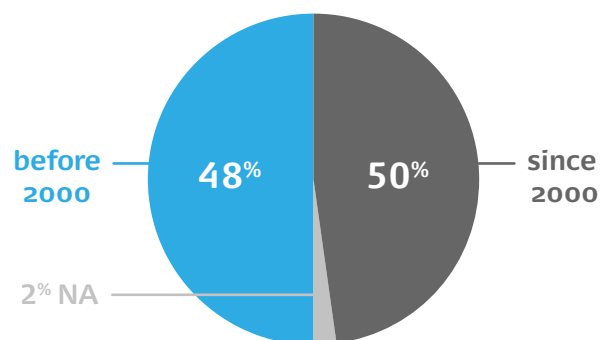
367,970

Total number
of schemes
(developments)

3,173,631

Total number of lots (units)

Schemes registered



Data obtained from: NSW Land Registry Services, Land Victoria, Titles Queensland, Western Australian Land Information Authority, Land Services SA, Australian Capital Territory Office of the Surveyor-General and Land Information, Land Tasmania, Northern Territory Land Information Systems.

PROPERTY VALUE

Total insured value of schemes

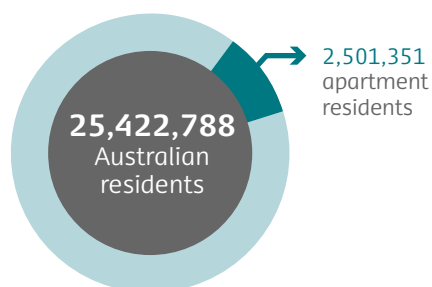
\$1.4 trillion

Estimate based on data provided by strata insurers who insure 52% of all strata and community lots in Australia.

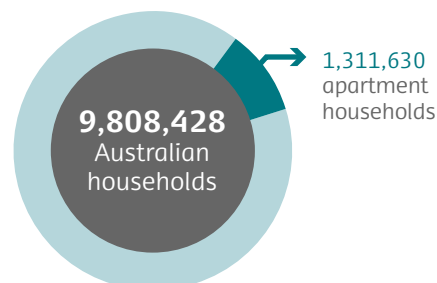


WHO LIVES IN APARTMENTS?

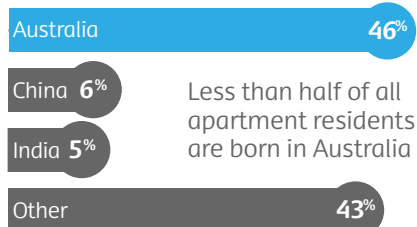
10% of the population live in an apartment



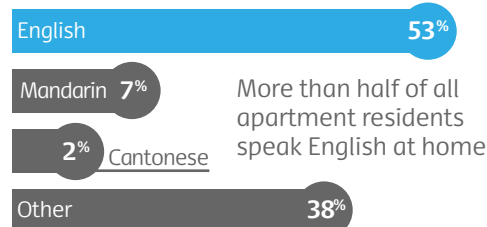
13% of households live in an apartment



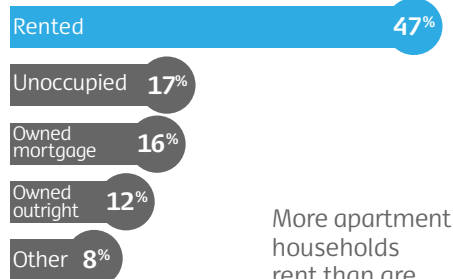
Country of birth



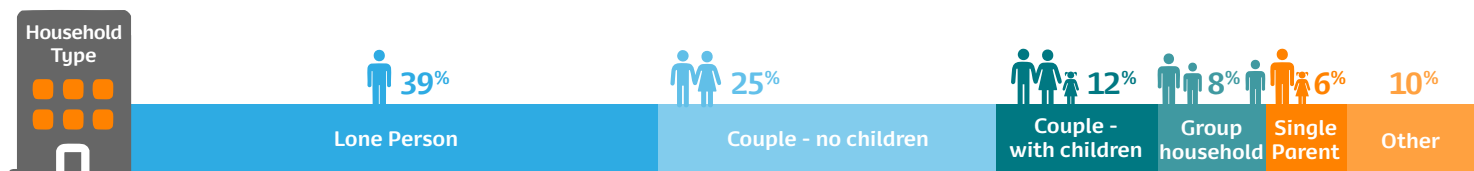
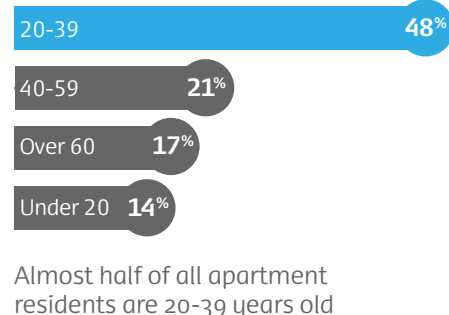
Language spoken



Tenure



Age



2021 Census data. Residents and households in occupied private flats, units and apartments, the majority of which are owned under strata title. Because other property types, including townhouses and villas, can be owned under strata title, the actual number of people living in strata properties will be greater. Tenure figure includes unoccupied dwellings. Further details available in the supporting report.

ACKNOWLEDGMENTS

This project was undertaken by City Futures Research Centre, and funded by Strata Community Association. The authors would like to acknowledge the Australian Capital Territory Office of the Surveyor-General and Land Information, Land Tasmania, Land Victoria, NSW Land Registry Services, Northern Territory Land Information Systems, Titles Queensland, Land Services SA, Western Australian Land Information Authority (Landgate) and Land Information NZ for providing the land titles data; Australian Bureau of Statistics and Stats NZ for Census data; and the strata management and insurance companies that provided data about their businesses.

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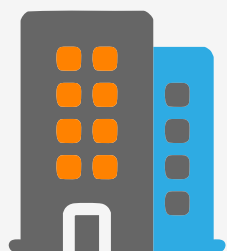
NEW SOUTH WALES



UNSW
SYDNEY



HOW MANY PEOPLE LIVE IN STRATA?



1,287,377

Private apartment residents*



112,433

Residents in other dwelling types**

17%

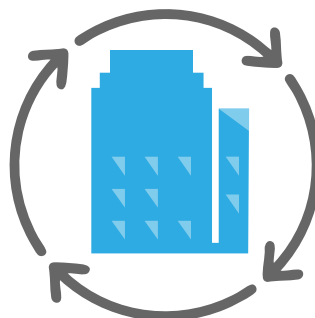
of NSW residents live in strata**



*2021 census data.

**Conservative estimate derived from analysis of land titles data on strata and community schemes and census data on dwellings, households and individuals. See Appendix 4.

NUMBER OF STRATA SCHEMES & LOTS



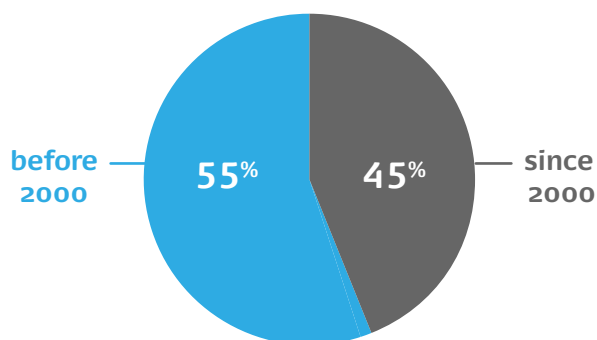
91,078

Total number of schemes (developments)

1,055,664

Total number of lots (units)

Schemes registered



Data obtained from NSW Land and Property Information with registry information up to July 2024 and includes both residential and/or mixed use strata and community schemes as well as non-residential schemes.

PROPERTY VALUE

Total insured value of schemes

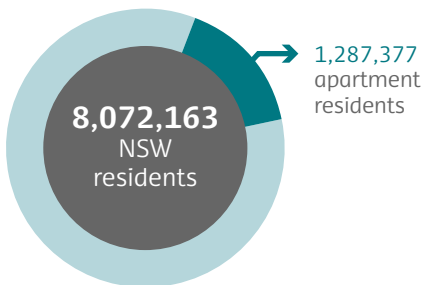
\$478
billion

Estimate based on data provided by strata insurers who insure 50% of all strata and community lots in NSW.

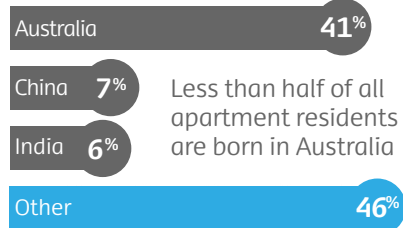


WHO LIVES IN APARTMENTS?

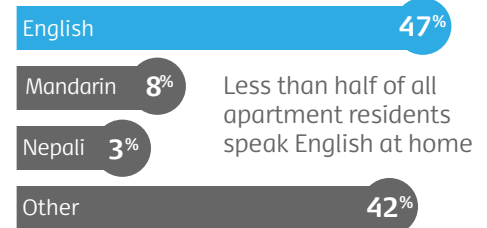
16% of the population live in an apartment



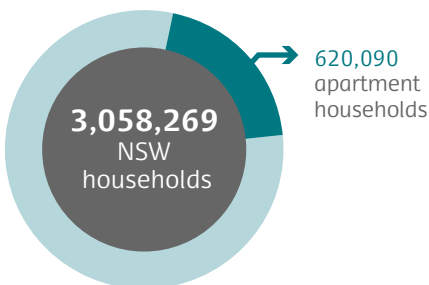
Country of birth



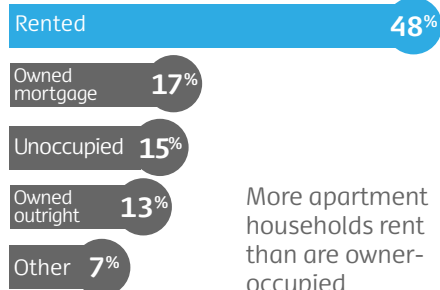
Language spoken



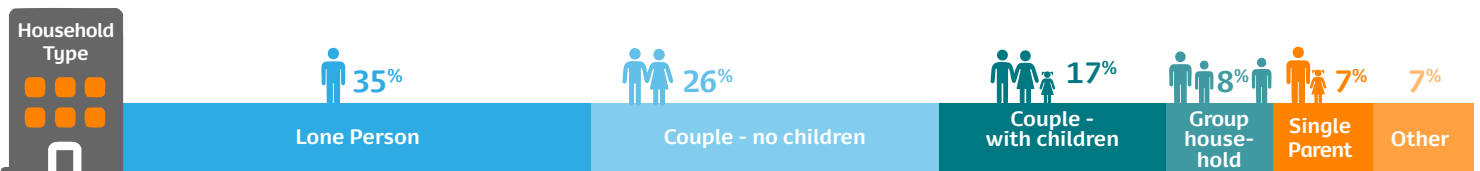
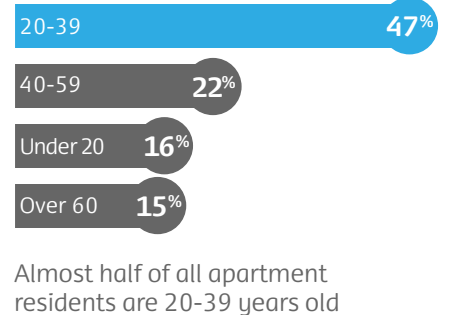
20% of households live in an apartment



Tenure



Age



2021 Census data. Residents and households in occupied private flats, units and apartments, the majority of which are owned under strata title. Because other property types, including townhouses and villas, can be owned under strata title, the actual number of people living in strata properties will be greater. Tenure figure includes unoccupied dwellings. Further details available in the supporting report.

ACKNOWLEDGMENTS

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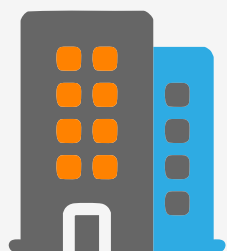
VICTORIA



UNSW
SYDNEY



HOW MANY PEOPLE LIVE IN STRATA?



501,781

Private apartment
residents*



770,298

Residents in other
dwelling types**

18%

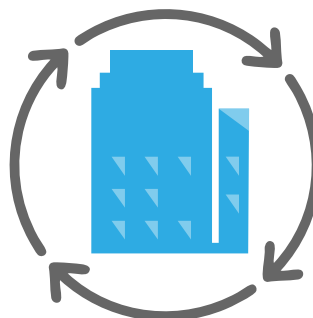
of Victorian residents
live in strata**



*2021 census data.

**Conservative estimate derived from analysis of land titles data on strata and community schemes and census data on dwellings, households and individuals. See Appendix 4.

NUMBER OF STRATA SCHEMES & LOTS



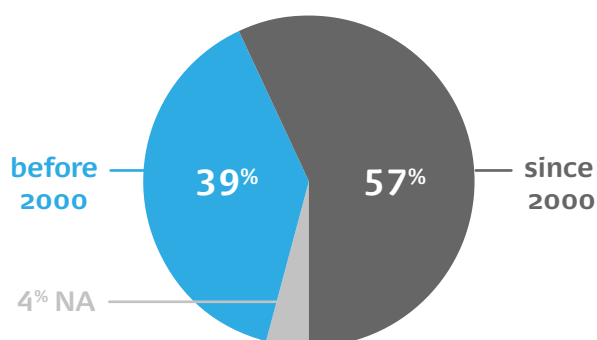
128,896

Total number
of schemes
(developments)

1,044,400

Total number of lots (units)

Schemes registered



Data obtained from Land Use Victoria up to September 2024 and includes both commercial and residential/mixed use community title and strata schemes.

PROPERTY VALUE

Total insured value of schemes

\$471 billion

Estimate based on data provided by strata insurers who insure 43% of all strata and community lots in VIC.

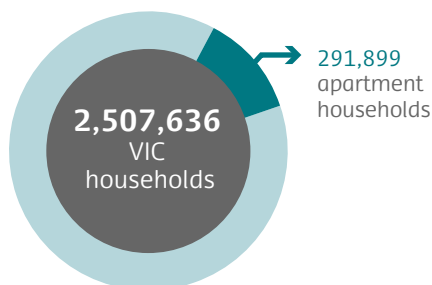


WHO LIVES IN APARTMENTS?

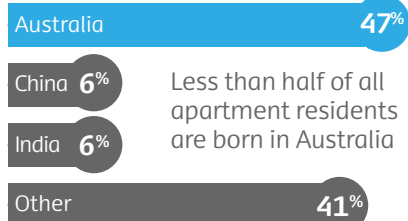
8% of the population live in an apartment



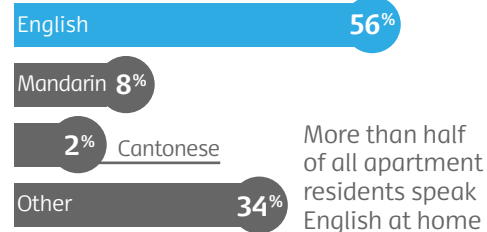
12% of households live in an apartment



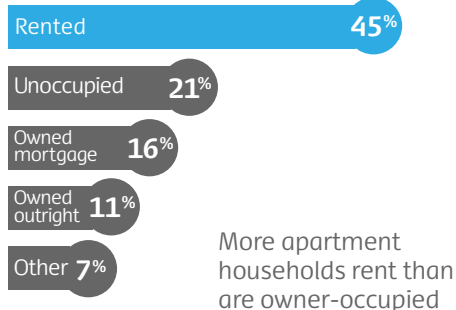
Country of birth



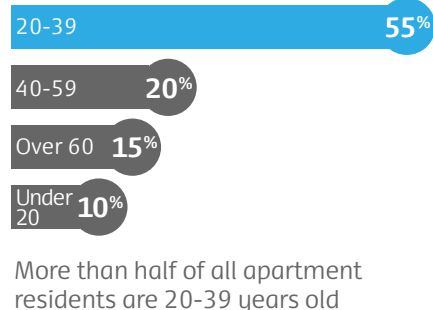
Language spoken



Tenure



Age



2021 Census data. Residents and households in occupied private flats, units and apartments, the majority of which are owned under strata title. Because other property types, including townhouses and villas, can be owned under strata title, the actual number of people living in strata properties will be greater. Tenure figure includes unoccupied dwellings. Further details available in the supporting report.

ACKNOWLEDGMENTS

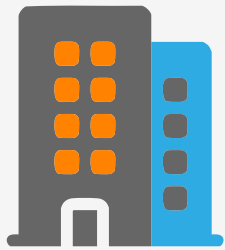
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HOW MANY PEOPLE LIVE IN STRATA?



425,657

Private apartment
residents*



298,966

Residents in other
dwelling types**

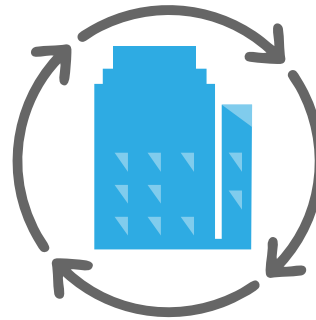
13% of Queensland residents
live in strata**



*2021 census data.

**Conservative estimate derived from analysis of land titles data on strata and community schemes and census data on dwellings, households and individuals. See Appendix 4.

NUMBER OF STRATA SCHEMES & LOTS



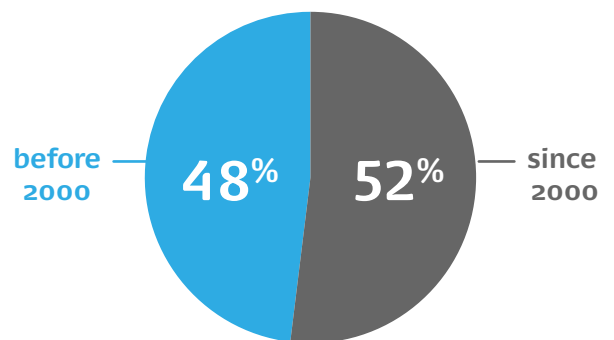
52,927

Total number
of schemes
(developments)

539,154

Total number of lots (units)

Schemes registered



Data obtained from Titles Queensland up to October 2024 and includes both residential/mixed use and non-residential community title schemes.

PROPERTY VALUE

Total insured value of schemes

Estimate based on data provided by strata insurers who insure 67% of all strata and community lots in QLD.

\$245
billion



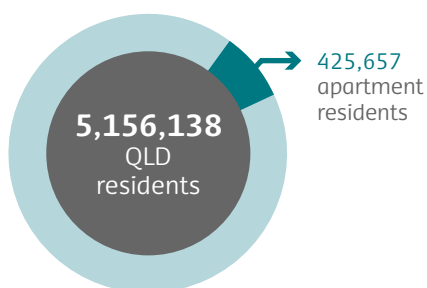
397
full-time strata
managers

692
other employees

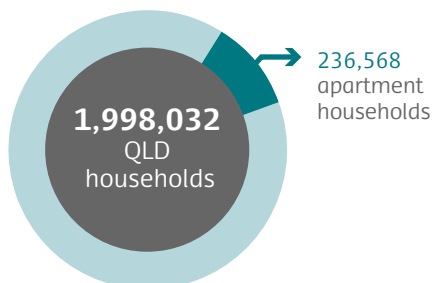
Total staff employed at strata management companies that are members of SCA. These companies manage 64% of lots in QLD.

WHO LIVES IN APARTMENTS?

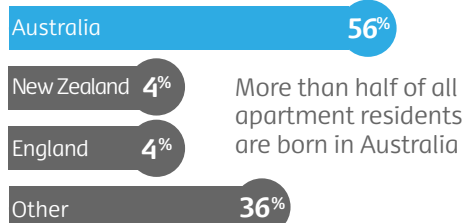
8% of the population
live in an apartment



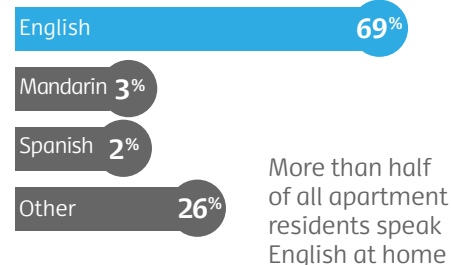
12% of households live
in an apartment



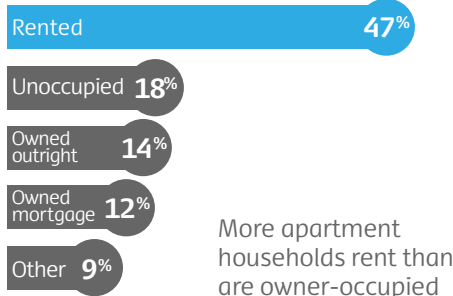
Country of birth



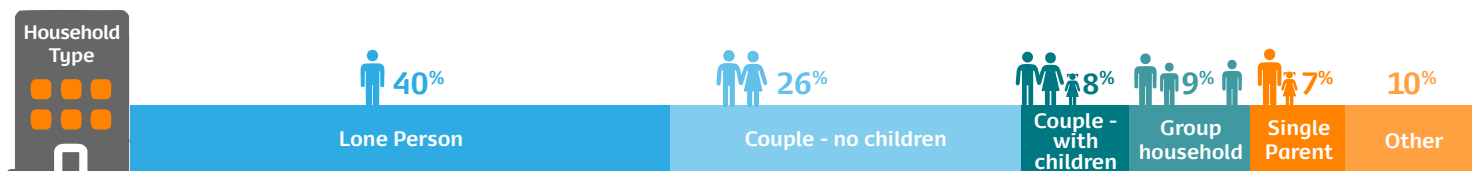
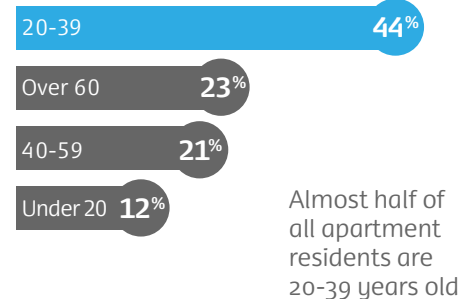
Language spoken



Tenure



Age



2021 Census data. Residents and households in occupied private flats, units and apartments, the majority of which are owned under strata title. Because other property types, including townhouses and villas, can be owned under strata title, the actual number of people living in strata properties will be greater. Tenure figure includes unoccupied dwellings. Further details available in the supporting report.

ACKNOWLEDGMENTS

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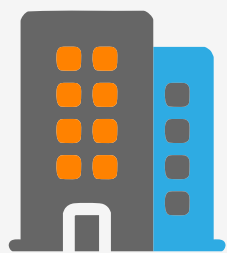
WESTERN AUSTRALIA



UNSW
SYDNEY



HOW MANY PEOPLE LIVE IN STRATA?



105,171

Private apartment residents*



190,766

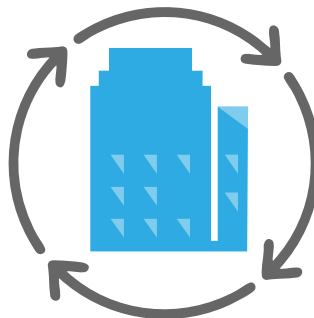
Residents in other dwelling types**

10%

of Western Australian residents live in strata**



NUMBER OF STRATA SCHEMES & LOTS



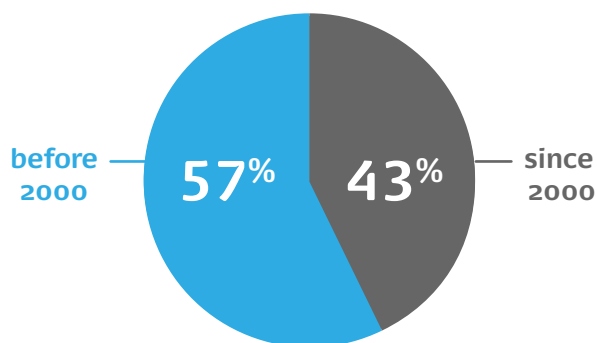
52,878

Total number of schemes (developments)

261,660

Total number of lots (units)

Schemes registered



Data obtained from Western Australian Land Information Authority (Landgate) with strata scheme data up to June 2024, excluding survey strata.

*2021 census data.

**Conservative estimate derived from analysis of land titles data on strata and community schemes and census data on dwellings, households and individuals. See Appendix 4.

PROPERTY VALUE

Total insured value of schemes

Estimate based on data provided by strata insurers who insure 48% of all strata and community lots in WA.

\$112
billion



226
full-time strata
managers

586
other employees

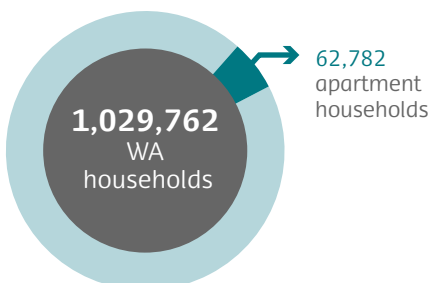
Total staff employed at strata management companies that are members of SCA. These companies manage 50% of lots in WA.

WHO LIVES IN APARTMENTS?

4% of the population
live in an apartment



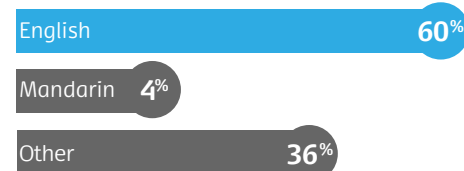
6% of households live
in an apartment



Country of birth

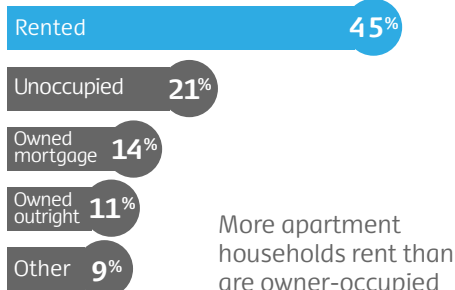


Language spoken

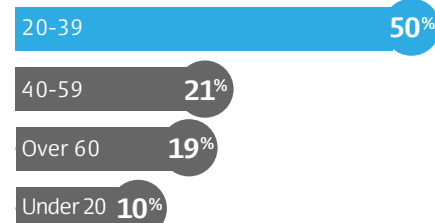


More than half of all apartment residents speak English at home

Tenure



Age



Half of all apartment residents are 20-39 years old



2021 Census data. Residents and households in occupied private flats, units and apartments, the majority of which are owned under strata title. Because other property types, including townhouses and villas, can be owned under strata title, the actual number of people living in strata properties will be greater. Tenure figure includes unoccupied dwellings. Further details available in the supporting report.

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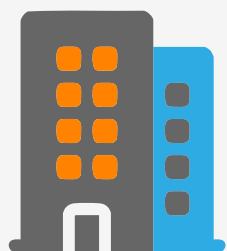
SOUTH AUSTRALIA



UNSW
SYDNEY

strata
community
association®

HOW MANY PEOPLE LIVE IN STRATA?



75,413

Private apartment residents*



83,506

Residents in other dwelling types**

8%

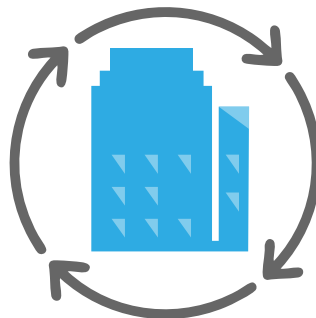
of South Australia residents live in strata**



*2021 census data.

**Conservative estimate derived from analysis of land titles data on strata and community schemes and census data on dwellings, households and individuals. See Appendix 4.

NUMBER OF STRATA SCHEMES & LOTS



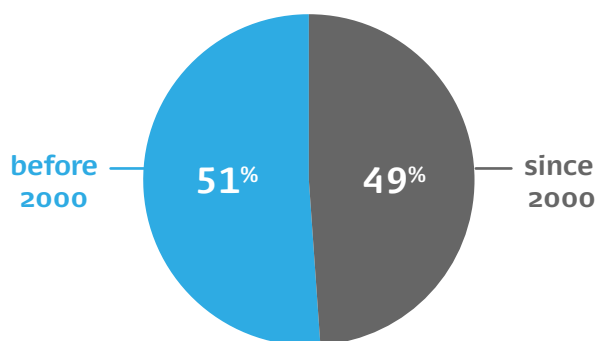
23,854

Total number of schemes (developments)

130,475

Total number of lots (units)

Schemes registered



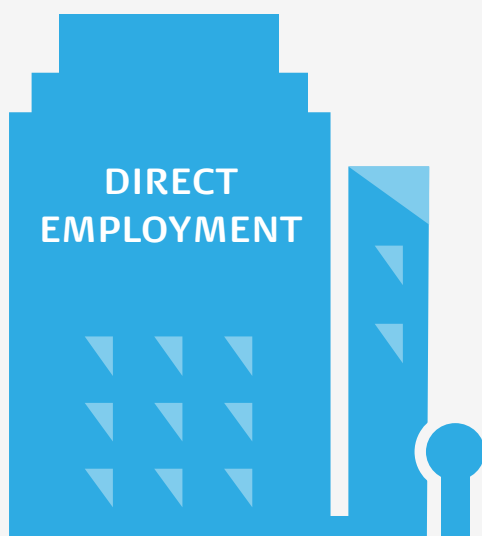
Data obtained from Land Services SA up to October 2024 and includes both commercial and residential/mixed use community title and strata schemes.

PROPERTY VALUE

Total insured value of schemes

Estimate based on data provided by strata insurers who insure 73% of all strata and community lots in SA.

\$38
billion



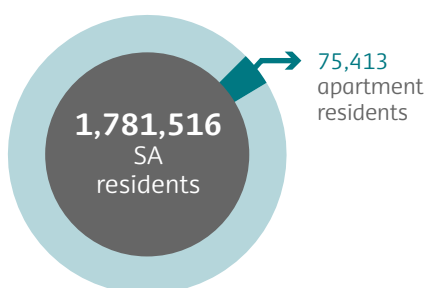
84
full-time strata
managers

95
other employees

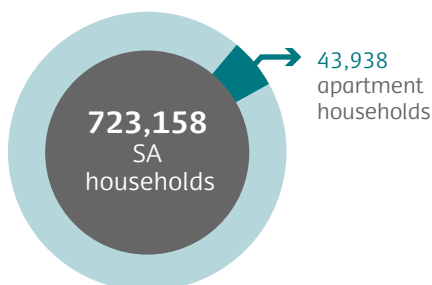
Total staff employed at strata management companies that are members of SCA. These companies manage 56% of lots in SA.

WHO LIVES IN APARTMENTS?

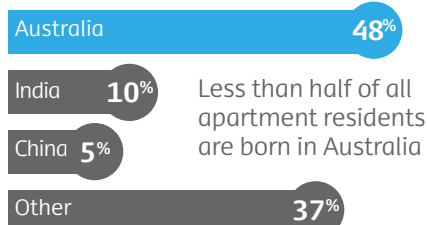
4% of the population
live in an apartment



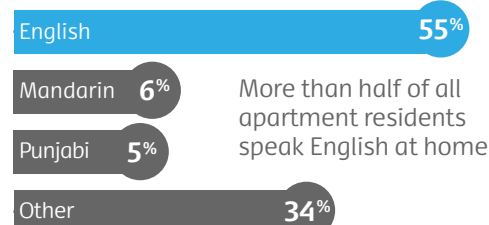
6% of households live
in an apartment



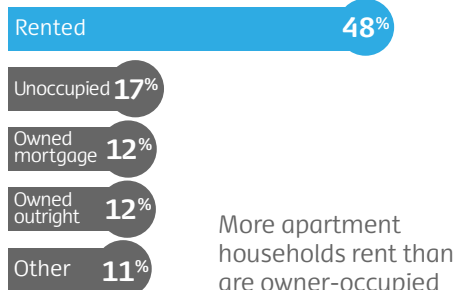
Country of birth



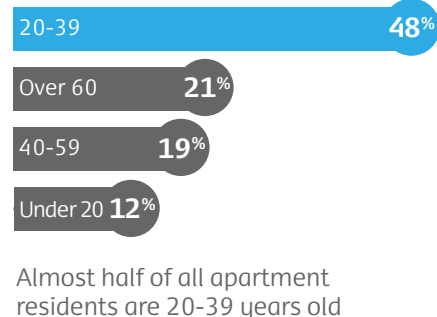
Language spoken



Tenure



Age



2021 Census data. Residents and households in occupied private flats, units and apartments, the majority of which are owned under strata title. Because other property types, including townhouses and villas, can be owned under strata title, the actual number of people living in strata properties will be greater. Tenure figure includes unoccupied dwellings. Further details available in the supporting report.

ACKNOWLEDGMENTS

This project was undertaken by City Futures Research Centre, and funded by Strata Community Association. The authors would like to acknowledge the Australian Capital Territory Office of the Surveyor-General and Land Information, Land Tasmania, Land Victoria, NSW Land Registry Services, Northern Territory Land Information Systems, Titles Queensland, Land Services SA, Western Australian Land Information Authority (Landgate) and Land Information NZ for providing the land titles data; Australian Bureau of Statistics and Stats NZ for Census data; and the strata management and insurance companies that provided data about their businesses.

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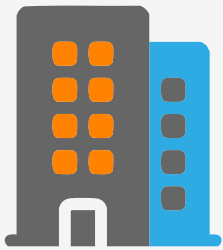
AUSTRALIAN CAPITAL TERRITORY



UNSW
SYDNEY



HOW MANY PEOPLE LIVE IN STRATA?



60,033

Private apartment residents*



41,668

Residents in other dwelling types**

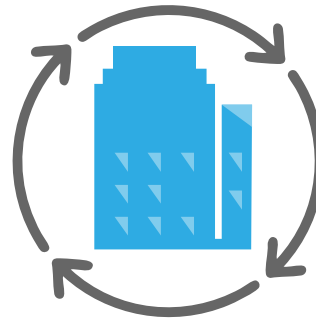
22% of ACT residents live in strata**



*2021 census data.

**Conservative estimate derived from analysis of land titles data on strata and community schemes and census data on dwellings, households and individuals. See Appendix 4.

NUMBER OF STRATA SCHEMES & LOTS



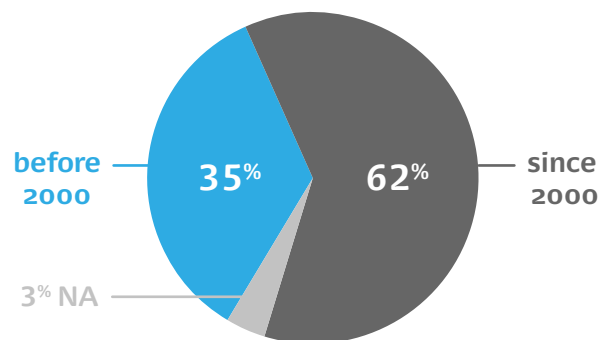
4,840

Total number of schemes (developments)

77,932

Total number of lots (units)

Schemes registered



Data obtained from the Australian Capital Territory Office of the Surveyor-General and Land Information with unit title data up to December 2024, including both residential and/or mixed use schemes and non-residential schemes.

PROPERTY VALUE

Total insured value of schemes

Estimate based on data provided by strata insurers who insure 68% of all strata and community lots in the ACT.

\$38 billion



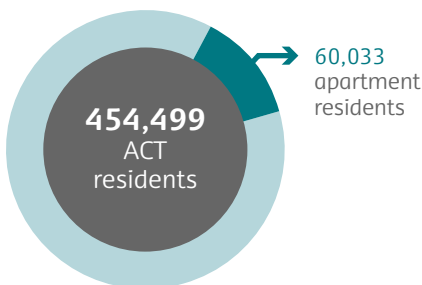
51
full-time strata
managers

99
other employees

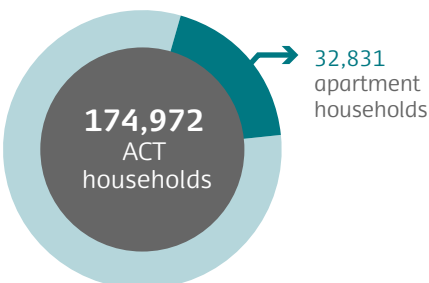
Total staff employed at strata management companies that are members of SCA. These companies manage 53% of lots in ACT.

WHO LIVES IN APARTMENTS?

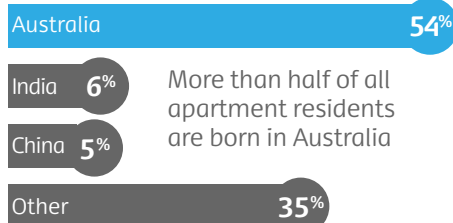
13% of the population
live in an apartment



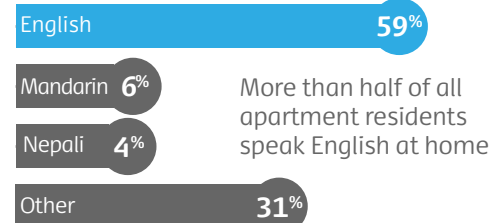
19% of households live
in an apartment



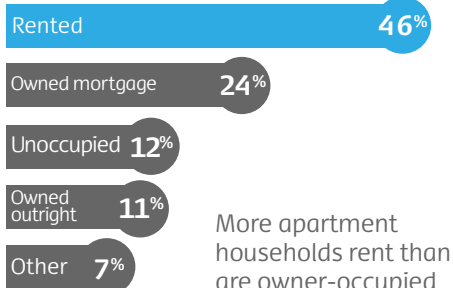
Country of birth



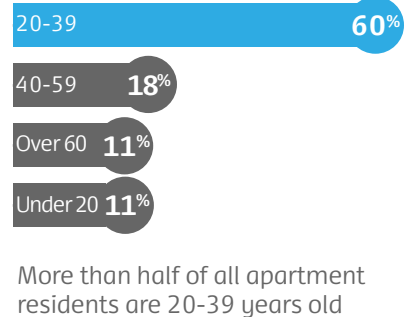
Language spoken



Tenure



Age



41%

Lone Person



28%

Couple - no children



9%

Couple - with children



8%

Group household



4%

Single Parent

10%

Other

2021 Census data. Residents and households in occupied private flats, units and apartments, the majority of which are owned under strata title. Because other property types, including townhouses and villas, can be owned under strata title, the actual number of people living in strata properties will be greater. Tenure figure includes unoccupied dwellings. Further details available in the supporting report.

ACKNOWLEDGMENTS

This project was undertaken by City Futures Research Centre, and funded by Strata Community Association. The authors would like to acknowledge the Australian Capital Territory Office of the Surveyor-General and Land Information, Land Tasmania, Land Victoria, NSW Land Registry Services, Northern Territory Land Information Systems, Titles Queensland, Land Services SA, Western Australian Land Information Authority (Landgate) and Land Information NZ for providing the land titles data; Australian Bureau of Statistics and Stats NZ for Census data; and the strata management and insurance companies that provided data about their businesses.

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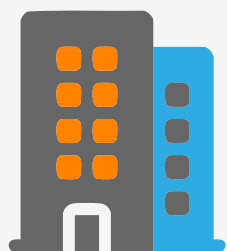
TASMANIA



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SYDNEY



HOW MANY PEOPLE LIVE IN STRATA?



18,636

Private apartment
residents*



25,381

Residents in other
dwelling types**

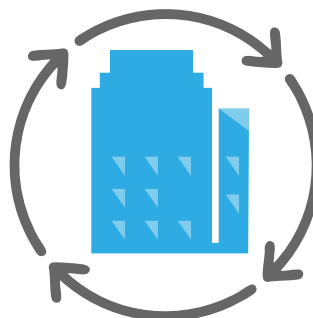
8% of Tasmanian residents
live in strata**



*2021 census data.

** Conservative estimate derived from analysis of land titles data on strata and community schemes and census data on dwellings, households and individuals. See Appendix 4.

NUMBER OF STRATA SCHEMES & LOTS



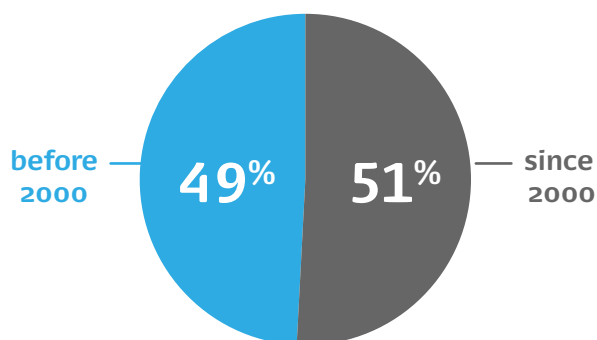
10,537

Total number
of schemes
(developments)

38,919

Total number of lots (units)

Schemes registered



Data obtained from Land Tasmania with strata scheme data up to June 2024 and includes both residential and/or mixed-use schemes and non-residential schemes.

PROPERTY VALUE

Total insured value of schemes

Estimate based on data provided by strata insurers who insure 35% of all strata and community lots in TAS.

\$20
billion



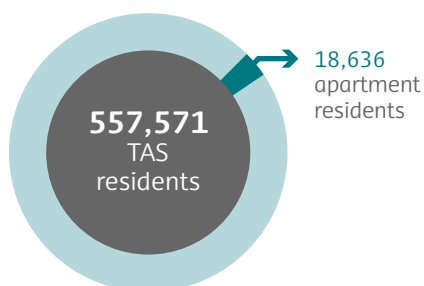
23
full-time strata
managers

26
other employees

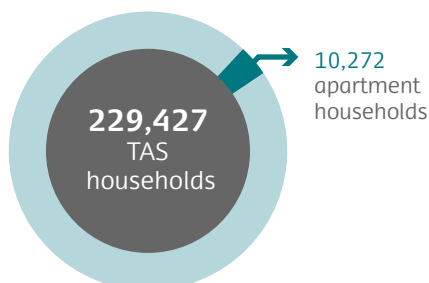
Total staff employed at strata management companies that are members of SCA. These companies manage 25% of lots in TAS.

WHO LIVES IN APARTMENTS?

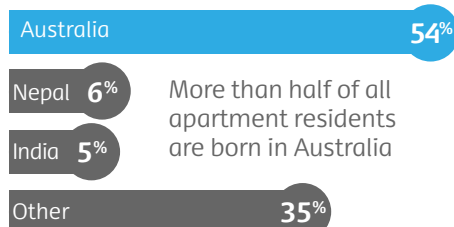
3% of the population
live in an apartment



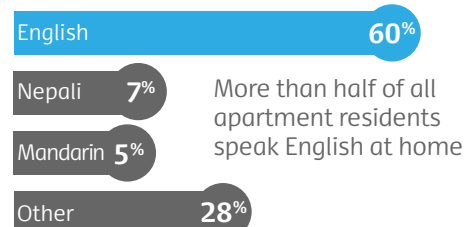
4% of households live
in an apartment



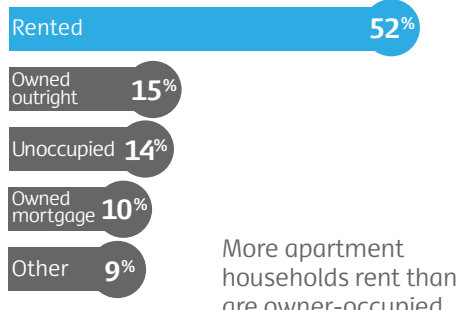
Country of birth



Language spoken

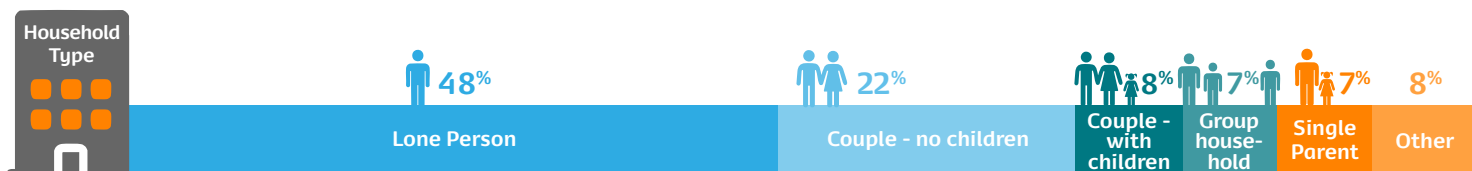
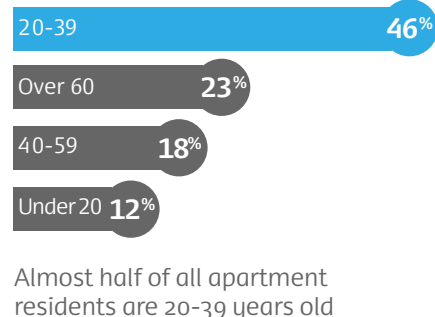


Tenure



Age

*Percentages add up to 99% due to rounding



2021 Census data. Residents and households in occupied private flats, units and apartments, the majority of which are owned under strata title. Because other property types, including townhouses and villas, can be owned under strata title, the actual number of people living in strata properties will be greater. Tenure figure includes unoccupied dwellings. Further details available in the supporting report.

ACKNOWLEDGMENTS

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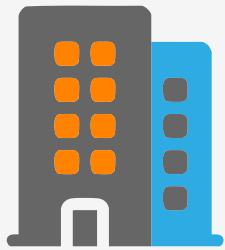
NORTHERN TERRITORY



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SYDNEY

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HOW MANY PEOPLE LIVE IN STRATA?



27,078

Private apartment
residents*



12,741

Residents in other
dwelling types**

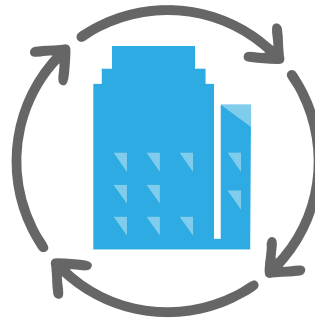
16% of Northern Territory
residents live in strata**



*2021 census data.

**Conservative estimate derived from analysis of land titles data on strata and community schemes and census data on dwellings, households and individuals. See Appendix 4.

NUMBER OF STRATA SCHEMES & LOTS



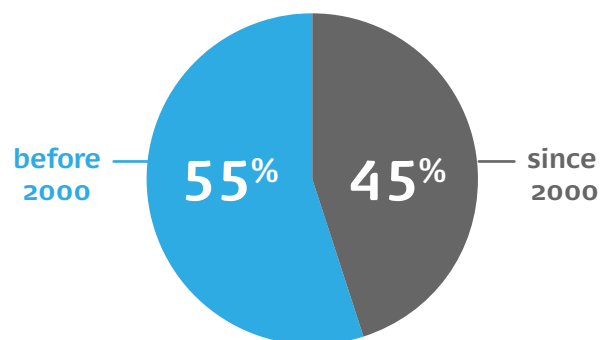
2,960

Total number
of schemes
(developments)

25,427

Total number of lots (units)

Schemes registered



Data obtained from Northern Territory Land Information Systems with strata scheme data up to November 2024 and includes both residential and/or mixed-use schemes and non-residential schemes.

PROPERTY VALUE

Total insured value of schemes

\$9.7
billion

Estimate based on data provided by strata insurers who insure 47% of all strata and community lots in the NT.

NT

DIRECT EMPLOYMENT



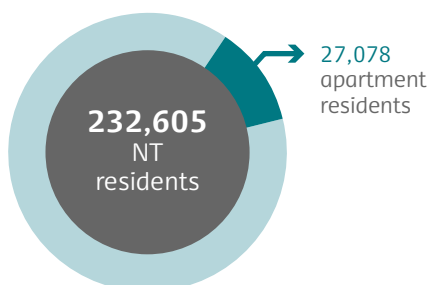
14
full-time strata
managers

5
other employees

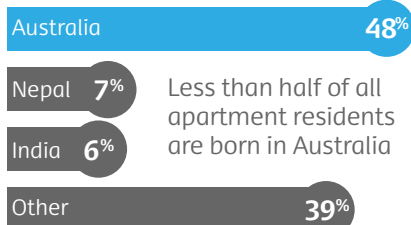
Total staff employed at strata management companies that are members of SCA. These companies manage 35% of lots in NT.

WHO LIVES IN APARTMENTS?

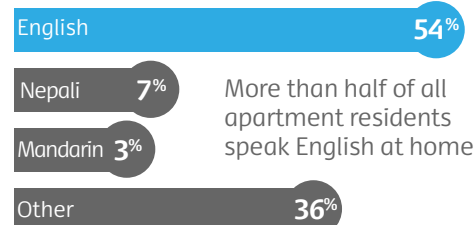
12% of the population
live in an apartment



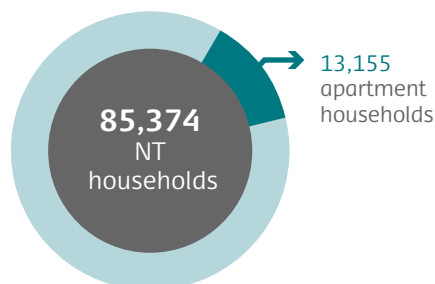
Country of birth



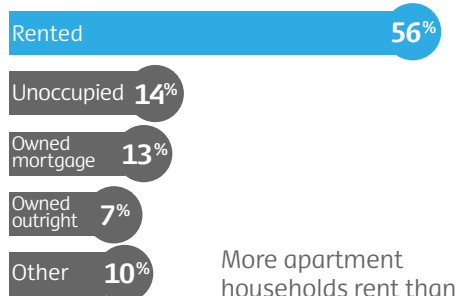
Language spoken



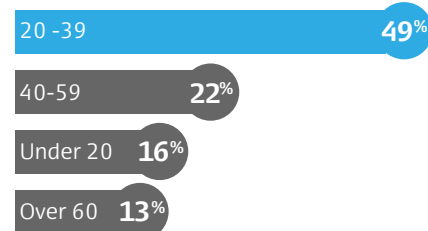
15% of households live
in an apartment



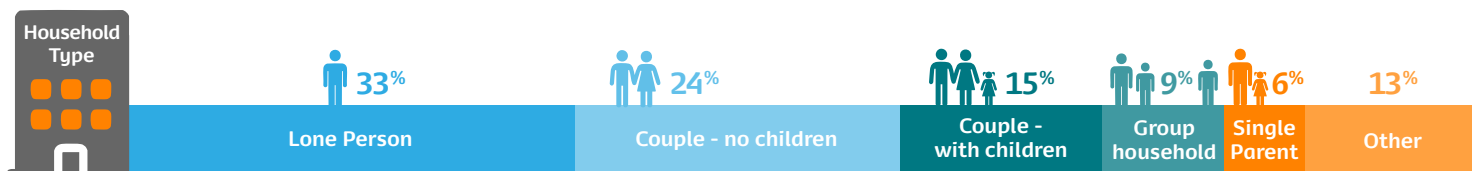
Tenure



Age



Almost half of all apartment residents are 20-39 years old



2021 Census data. Residents and households in occupied private flats, units and apartments, the majority of which are owned under strata title. Because other property types, including townhouses and villas, can be owned under strata title, the actual number of people living in strata properties will be greater. Tenure figure includes unoccupied dwellings. Further details available in the supporting report.

ACKNOWLEDGMENTS

This project was undertaken by City Futures Research Centre, and funded by Strata Community Association. The authors would like to acknowledge the Australian Capital Territory Office of the Surveyor-General and Land Information, Land Tasmania, Land Victoria, NSW Land Registry Services, Northern Territory Land Information Systems, Titles Queensland, Land Services SA, Western Australian Land Information Authority (Landgate) and Land Information NZ for providing the land titles data; Australian Bureau of Statistics and Stats NZ for Census data; and the strata management and insurance companies that provided data about their businesses.

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NUMBER OF STRATA SCHEMES & LOTS



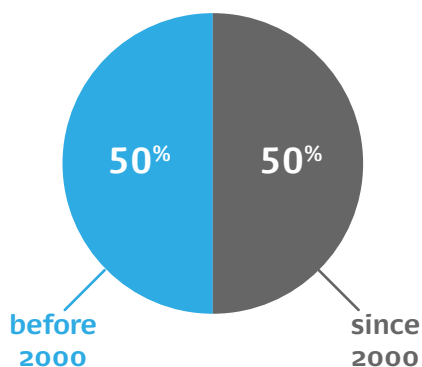
3,744

Total number of schemes
(developments)

28,309

Total number of lots (units)

Schemes registered



Contains unit title data sourced from the LINZ Data Service and licensed for reuse under CC BY 4.0, with unit title data up to November 2024, including both residential and/or mixed use schemes and non-residential schemes.

ACKNOWLEDGMENTS

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NUMBER OF STRATA SCHEMES & LOTS



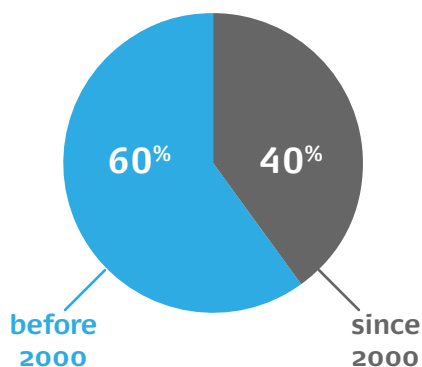
11,934

Total number of
schemes (developments)

148,024

Total number of lots (units)

Schemes registered



Contains unit title data sourced from the LINZ Data Service and licensed for reuse under CC BY 4.0, with unit title data up to November 2024, including both residential and/or mixed use schemes and non-residential schemes.

ACKNOWLEDGMENTS

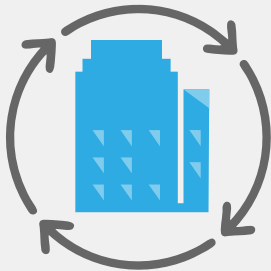
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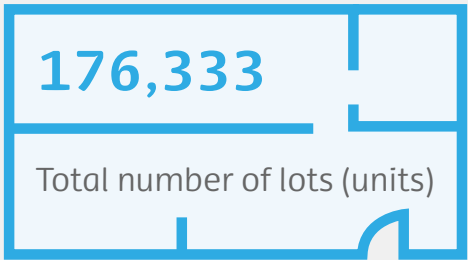
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NUMBER OF STRATA SCHEMES & LOTS



15,678

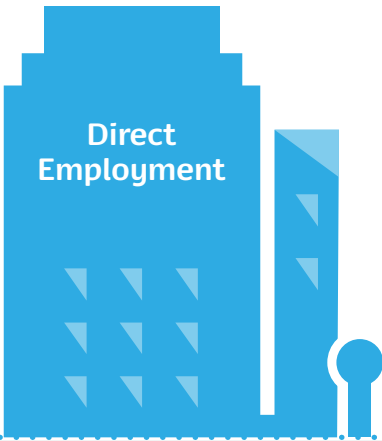
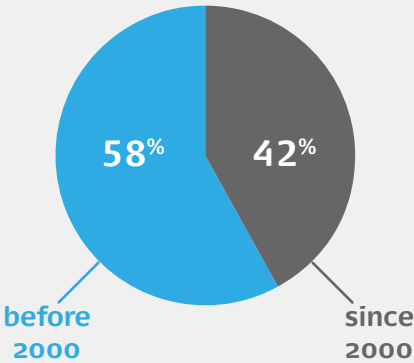
Total number of schemes (developments)



Total number of lots (units)

Contains unit title data sourced from the LINZ Data Service and licensed for reuse under CC BY 4.0, with unit title data up to November 2024, including both residential and/or mixed use schemes and non-residential schemes.

Schemes registered



Direct
Employment



167

full-time
strata managers



252

other
employees

Total staff employed at strata management companies that are members of SCA.
These companies manage 51% of lots in NZ.

ACKNOWLEDGMENTS

This project was undertaken by City Futures Research Centre, and funded by Strata Community Association. The authors would like to acknowledge the Australian Capital Territory Office of the Surveyor-General and Land Information, Land Tasmania, Land Victoria, NSW Land Registry Services, Northern Territory Land Information Systems, Titles Queensland, Land Services SA, Western Australian Land Information Authority (Landgate) and Land Information NZ for providing the land titles data; Australian Bureau of Statistics and Stats NZ for Census data; and the strata management and insurance companies that provided data about their businesses.

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Explanatory Report

Background

Strata Community Association (SCA) is the peak body for the strata¹ industry in Australia and New Zealand. SCA identified a need for comprehensive national data on the strata sector in Australia in 2018 and partnered with City Futures to prepare the first ever national figures on the numbers of strata schemes (plans) and lots (units), the estimated numbers of people employed in the strata management industry and the estimated value of property owned under strata title. We have produced reports every 2 years since, and all reports can be accessed online: [2018](#), [2020](#), [2022](#).

This report details the explanatory notes for the collation and analysis of information on the strata industry in Australia and New Zealand. It also provides additional background data on the growth of the strata sector in Australia and New Zealand.

The report provides information for SCA's advocacy on behalf of the strata industry, for academics undertaking research on the industry, and for the broader strata community.

The growth of the strata sector in Australia and NZ

Presently, approximately 1 in 6 Australians live in strata (15%). Strata titled properties can include apartments, townhouses and detached houses. Almost all private apartments are strata titled in Australia, while some townhouses and detached houses are (especially those in master planned estates). Because the ABS Census doesn't collect information about land title, and because almost all private apartments are strata titled, it is helpful to look at the demographic characteristics of private apartment residents as a proxy for strata residents.

Both Australia and New Zealand saw a period of rapid growth in attached dwellings (apartments and townhouses) from the mid-2010s, which has now slowed (Figure 1, Figure 2). This growth in attached dwellings reflects market conditions, alongside population growth, especially pronounced in the larger urban areas of both countries, as well as government policies to promote urban consolidation (building up, rather than out) within existing urban areas. Apartment completions have slowed from their peak, in part due to supply constraints including high materials costs and difficulties in securing construction workers¹. However, the drivers of population growth and urban consolidation policies remain, although households are increasingly credit-constrained². This, combined with demand from buyers pushed out of the detached dwelling market to the relatively affordable apartment market³ indicate that we can expect strata developments to play an important role in urban development for many years to come.

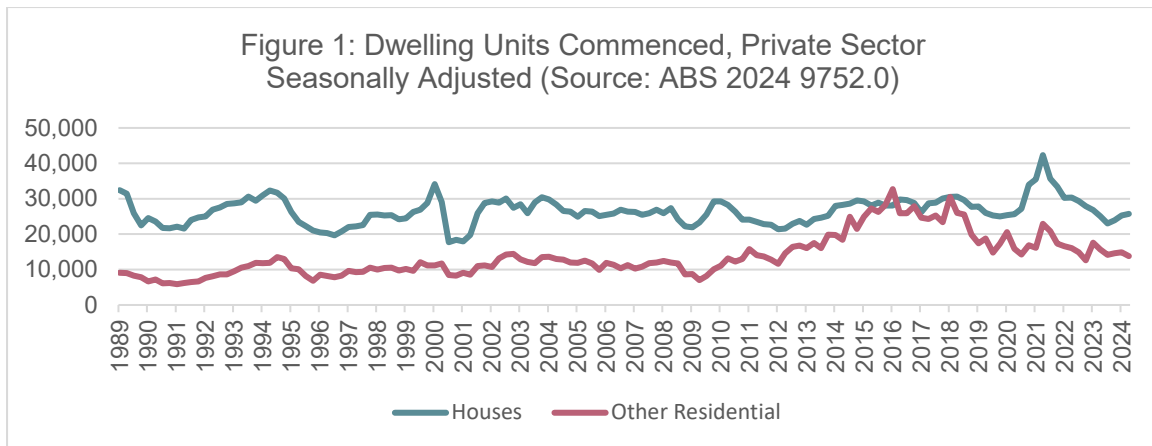
Dwelling starts

In Australia, 2015 was the first year that there were more dwelling starts for attached properties than for detached houses in the country's history (see Figure 1). Attached dwelling commencements subsequently remained approximately equivalent to detached house commencements for three to four years, before dipping in 2019-2020 likely due to the COVID-19 pandemic. Between June 2020 and June 2021 there was a peak in dwelling units commenced, after which - between June 2021 and June 2024 (the most recent available data point) – dwelling commencements have declined back to 2020 levels.

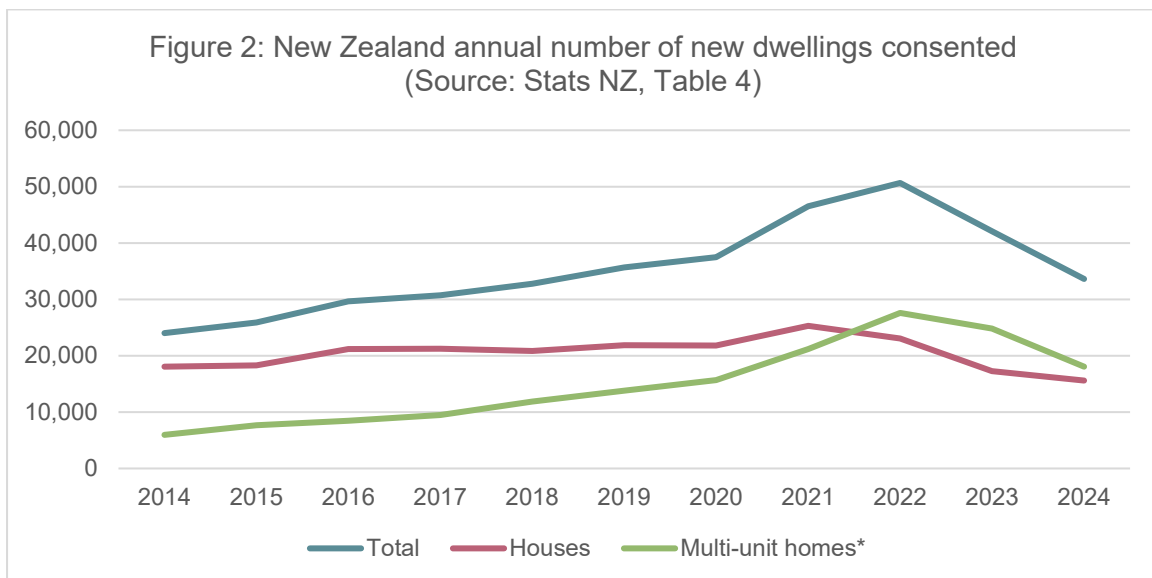
¹ JLL (2024) p.5

² JLL (2024) p.4

³ JLL (2024) p.5



In New Zealand, there has been a steady increase in the annual number of new dwellings consents⁴ since 2011 (see 2022 report, also Figure 2). The total number of consents had its peak in 2022 at 50,563, due in large part to a high number of multi-unit homes consents. Since 2022 there has been a decline in both multi-unit homes and house dwellings consents.

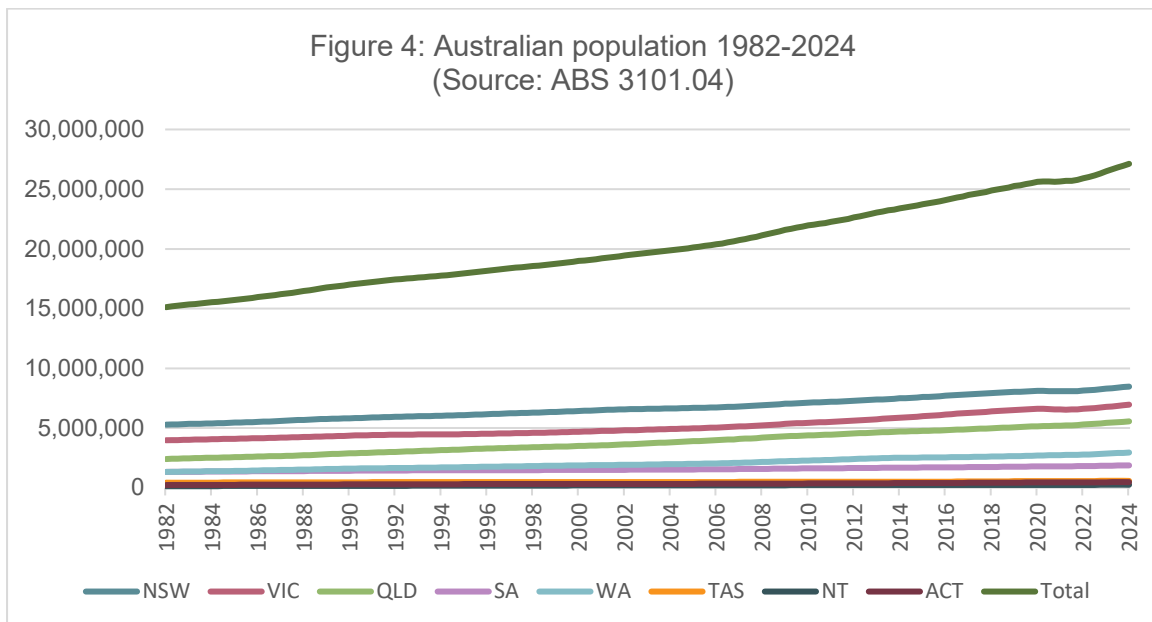
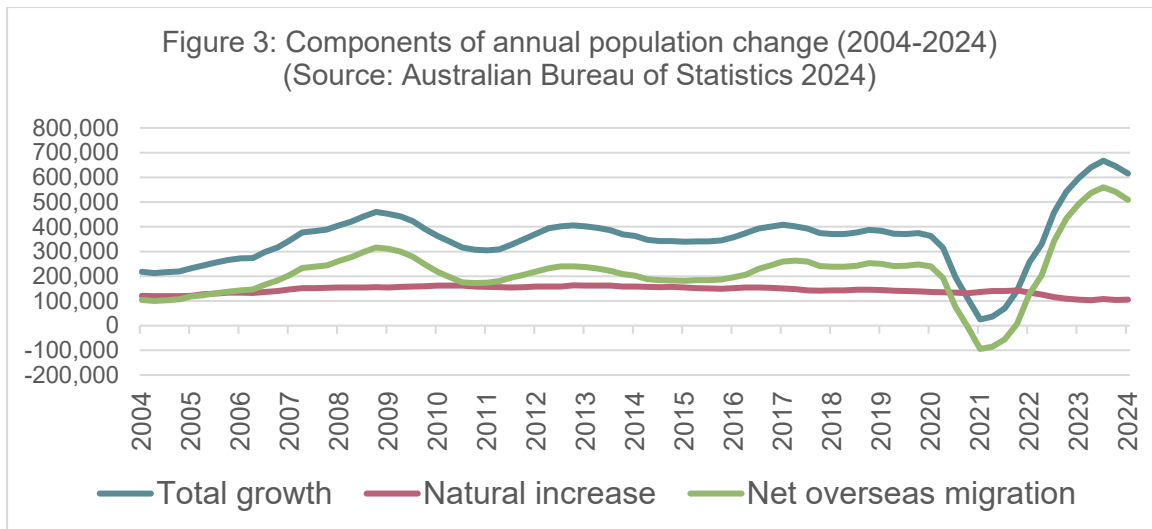


*Multi-unit homes in Figure 2 include apartments, retirement village units, townhouses, flats, and units.

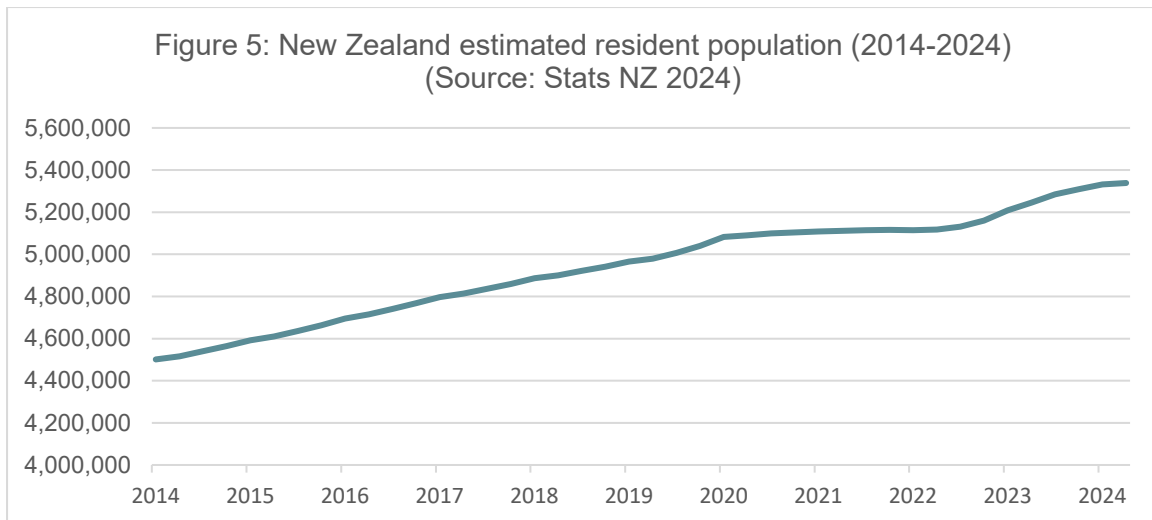
Population growth

The population of Australia in 2024 is estimated at over 27.1 million (Figure 4). The trend since the early 1980s has been a steady increase in population driven by international migration. Figure 3 shows the annual population change between 2004-2024 which is composed of natural increase, which has been relatively stable over time (red line), and the net overseas migration (green line) whose fluctuations through the years have a significant influence on the total population change in Australia (blue line). Due to the closure of the border and protectionist immigration policies during the COVID-19 pandemic, there was a sharp decline in net overseas migration from 2020-2021. There was subsequently a large rebound in population growth from 2021 to a peak in September 2023.

⁴ Consents differ from starts in that they represent planning permission to build a new dwelling, as opposed to commencement of construction.



The population of New Zealand is estimated at 5.3 million as of June 2024 (Figure 5). There has been a steady increase over the past decade (2014-2024), especially between 2014-2020. Between 2020 and 2022 New Zealand's population remained stable at 5.1 million. Recently, and since the publication of the 2022 Strata Insights Report, there has been a new sharp increase in population from 5.1 to 5.3 million between 2022 and 2024.



Scope and approach of 2024 data collection

The project collected and analysed the data outlined in table 1.

Table 1. Scope and approach of 2024 data collection

Data	Source	Limitations
Demographic characteristics of residents of private flats, units & apartments	Australian Bureau of Statistics Census data for 2021 (the most recent Australian census)	The Census does not collect information about property title, so the data presented relates to residents of private apartments, rather than residents of strata and community titled properties.
Demographic characteristics of households in joined dwellings, excluding those of one storey and those with public/community landlords	Stats NZ Tatauranga Aotearoa Census data for 2023	New Zealand's 2023 Census of Population and Dwellings was held on 7 March 2023. The Census does not collect information about property title, so the data presented relates to households in joined dwellings, rather than residents of strata and community titled properties.
Number of schemes, number of lots, date of registration	State, territory and NZ land titles offices	Each jurisdiction has different methods for collecting and storing this data.
Details of insured value of strata and community title schemes by state/territory/island	Strata insurance companies	Not all strata and community title properties are represented in the datasets obtained, so state/territory and national figures presented are estimations.
People employed as strata managers Other staff employed by strata management firms	Strata Community Australia data on member management firms	Figures presented are actual staff numbers across SCA member companies. There may be additional staff working as strata managers and in strata management businesses that are not members of SCA.

How many people live in strata?

While the Census data (apartment population) and land titles data (number of lots) are highly reliable, they are not measuring the same thing. This means one should not simply divide the number of apartment residents by the number of strata lots to determine the proportion of the population who live in strata. More complex calculations to estimate the proportion of people who live in strata are possible however, and these are provided in Appendix 4: Estimated residential population in strata.

The figures provided in the infographics pages for apartment residents are the number of private apartment residents as reported in ABS Census data (see next sub-section). The figures provided for residents in other dwelling types are the balance between the private apartment residents figure (from the ABS Census data) and the total estimated population living in strata (as reported in Appendix 4).

Who lives in apartments?

The following is a breakdown of the method used to determine numbers and demographic characteristics of apartment residents⁵.

‘Apartment residents’ definition

As the Australian Bureau of Statistics Census of Population and Housing does not collect information on the titling of properties, residents of private apartments were used as a proxy for strata residents. Apartment residents include residents of private flats, units and apartments (and exclude residents of apartments renting from a government housing authority or housing department, or a housing co-operative, community or church group). Most private apartments in Australia are strata titled. Other property types, including townhouses, villas/semi-detached and detached houses can be owned under strata title and community title, but many are owned under other forms of title, therefore these types of properties have been excluded. In sum, ***these figures are conservative and the actual number of people living in strata properties will be greater than the figures presented here*** (see Appendix 4 for more detailed estimates of the population living in strata).

Table 2. Australian Census categories used in the definition of ‘apartment residents’

Dwelling Structure <u>included</u>	Flat or apartment in a one or two storey block
	Flat or apartment in a three-storey block
	Flat or apartment in a four to eight storey block
	Flat or apartment in a nine or more-storey block
Tenure & Landlord Type <u>included</u>	Owned outright
	Owned with a mortgage
	Rented: Real estate agent
	Rented: Person not in same household
	Rented: Other landlord type
	Rented: Landlord type not stated
	Other tenure type ⁶
	Tenure type not stated
	Tenure type not applicable

Similarly, the New Zealand Census does not collect information on the titling of properties. It also asks different questions and reports different data than the Australian Census, therefore we made the

⁵ Percentages in some graphics sum to slightly more or less than 100%, due to rounding of figures.

⁶ This includes people living in properties occupied under a life tenure scheme.

following decisions on households to include in our definition of apartment residents, aiming to match the Australian data as closely as possible.

- It was not possible to differentiate between apartments/units and other joined dwellings from the NZ Census data. We therefore use figures for occupied private joined dwellings of 2+ storeys.
- Regarding tenure, we use data on households living in occupied private joined dwellings of 2+ storeys.

Due to data availability, the NZ Census data figures will be provided in an updated release of this report later in 2025.

For further detail, please refer to Tables 2 and 3 below for the Census categories included in the definition of 'private apartment residents'.

Table 3. New Zealand Census categories used in the definition of 'apartment households'

Dwelling Type included	Joined dwelling no storey information
	Joined dwelling in a one storey building
	Joined dwelling in a two or three storey building
	Joined dwelling in a four or more storey building
Tenure Type included	Dwelling owned or partly owned (mortgage arrangements not further defined, mortgage payments made, mortgage payments not made)
	Dwelling not owned and not held in a family trust (rental arrangements not further defined, rent payment made, rent payments not made)
	Dwelling held in a family trust (mortgage arrangements not further defined, mortgage payments made, mortgage payments not made)

Number of apartment residents

Total number of apartment residents in each Australian state and territory was obtained from ABS TableBuilder for 2021 Census 'Counting Persons, Place of Enumeration (MB)'.

Due to data availability, the NZ Census data figures will be provided in an updated release of this report later in 2025.

Tenure of apartment households

The percentage of apartment households that live in selected tenure types in each Australian state and territory was obtained from ABS TableBuilder for 2021 Census 'Counting Dwellings, Place of Enumeration (MB): Selected Housing and Dwelling Characteristics: TENLLD (Tenure and Landlord type)'.

The five Tenure types reported were:

1. Rented: Real estate agent, person not in the same household, other landlord type, and Landlord type not stated. Note this includes households paying nil rent.
2. Owned outright
3. Owned with a mortgage

4. Unoccupied: Tenure type not applicable (equivalent to Unoccupied private dwellings once dwelling structure is filtered to flat, unit or apartment).⁷
5. Other: Other tenure type, Tenure type not stated

Due to data availability, the NZ Census data figures will be provided in an updated release of this report later in 2025.

Age of apartment residents

The percentage of apartment residents for each age group in each state and territory in Australia was obtained from ABS TableBuilder for 2021 Census 'Counting Persons, Place of Enumeration: Selected Person Characteristics: AGE 10P (Age in 10-year groups)'. The data was merged into four categories: under 20 years old, 20-39 years old, 40-59 years old and over 60 years old.

The percentage of apartment residents for each age group in the North Island, South Island and in New Zealand was obtained from NZ Stats Aotearoa Data Explorer table "Dwelling type, ethnicity, age, and gender for the census usually resident population in occupied dwellings, (RC, TALB, Health), 2023 Census" which provides absolute number of residents for age categories: under 15 years, 15-29 years, 30-64 years, and over 65 years.

Country of birth of apartment residents (Australia only)

The percentage of apartment residents from the top three countries of birth in each state and territory, with all other countries of birth categorised in the 'Other' category. The data was obtained from ABS TableBuilder for 2021 Census 'Counting Persons, Place of Enumeration: Cultural and Language Diversity: BPLP (Country of birth of person)'.

Language spoken at home by apartment residents (Australia only)

Percentage of apartment residents from the top three languages spoken at home reported on for each state and territory with all other languages spoken at home categorised in the 'Other' category. The data was obtained from ABS TableBuilder for 2021 Census: 'Counting Persons, Place of Enumeration: Cultural and Language Diversity: LANP (Language spoken at home)'.

Household type of apartment residents (Australia only)

Percentage of apartment residents for each household type in each state and territory was obtained from ABS TableBuilder for 2021 Census 'Counting Dwellings, Place of Enumeration: Selected Family Characteristics: HCFMD Family Household Composition (Dwelling)'. The 'Other' category is comprised of the Census categories: 'One family household: Other family', 'Two family household: Couple family with no children', 'Two family household: Couple family with children', 'Two family household: One parent family', 'Two family household: Other family', 'Three or more family household: Couple family with no children', 'Three or more family household: Couple family with children', 'Three or more family household: One parent family', 'Three or more family household: Other family', 'Visitors only household' and 'Other non-classifiable household'. The category 'Not applicable' was excluded from the calculation.

⁷ Unoccupied dwellings may include second homes, holiday homes and dwellings undergoing renovation in addition to more permanently vacant dwellings. Note that landlord data is unavailable for unoccupied dwellings, therefore some public and community housing dwellings may be included, however given waiting lists this number is likely to be low.

Number of strata schemes and lots

The total number of residential and non-residential strata schemes and lots, and the proportion of registration dates prior to 31st December 1999 and since 1st January 2000 were determined through analysis of land titles data obtained from each jurisdiction's land titles office.

Table 4 – Breakdown of land titles data provided with explanatory notes

<i>Land Titles Offices</i>	<i>Land Titles Data Information</i>
New South Wales NSW Land Registry Services	<ul style="list-style-type: none"> • Data from New South Wales Land Registry Services, with data for schemes registered up to July 2024. • Numbers presented are for both strata and community titled properties. • Community title scheme counts include all community title and neighbourhood schemes. Precinct schemes are excluded from the scheme counts as all precinct schemes must sit within a community title scheme. Some neighbourhood schemes can also sit within a community title scheme (while others can be independent) and so scheme counts may be slightly inflated in those cases where both a community scheme and the neighbourhood scheme/s that sit within it are counted. Lot counts include all community, neighbourhood and precinct lots. • Duplicate records with the same lot and plan numbers were removed, as were all lot records with CP (denoting common property) recorded as the lot number.
Victoria Land Victoria	<ul style="list-style-type: none"> • Data from Land Victoria with data for schemes registered up to September 2024. • Numbers presented are for both strata and community titled properties. • For 5,418 schemes the registration date data was not provided. • Carparks and storage units were identified from text containing the words "Carpark", and "Store" in the 'Land Address' field and removed. • Lots with duplicate lot addresses were removed to ensure that lots that sit within nested schemes were not double counted. • Schemes containing common property lots but no other lots, were excluded.
Queensland Titles Queensland	<ul style="list-style-type: none"> • Obtained from Titles Queensland with data for schemes registered up to October 2024. • Numbers presented are for community titled properties. Queensland does not differentiate between community and strata title schemes and these figures are equivalent to the sum of both strata and community schemes in other states.
Western Australia Western Australian Land Information Authority (Landgate)	<ul style="list-style-type: none"> • Obtained from Western Australian Land Information Authority (Landgate) with data for schemes registered up to June 2024 • Numbers presented are for strata title properties only and exclude survey strata. Appendix 1: WA Survey Strata provides data on survey strata.
South Australia Land Services SA	<ul style="list-style-type: none"> • Obtained from Land Services SA with data for schemes approved up to October 2024, where the 'approved date' is the date of completion for registration of the subsequent sub-division plan. • Lot counts are based on FL-lot, QP-parcel and UN-unit. All other values of "parcel type" including FC-common property

	<p>(community plan) and UC-common property (strata plan) are excluded.</p> <ul style="list-style-type: none"> Numbers presented are for both strata and community titled properties.
<p>Australian Capital Territory</p> <p>Australian Capital Territory Office of the Surveyor-General and Land Information</p>	<ul style="list-style-type: none"> Obtained from the Australian Capital Territory Office of the Surveyor-General and Land Information with data for unit title schemes registered up to December 2024. Numbers presented for unit (strata) title only.
<p>Tasmania</p> <p>Land Tasmania</p>	<ul style="list-style-type: none"> Obtained from Land Tasmania with data for schemes registered up to June 2024. Numbers presented are for strata title only. In Tasmania, there is no separate community title, instead community development schemes are possible under the Strata Titles Act 1998. For 3,679 schemes the registration date data was not provided but are imputed to have been registered prior to 2000. The research team ordered the data by scheme registration number and, as numbers are allocated roughly sequentially, assigned as prior to 2000 all schemes that had no registration date and with scheme numbers lower than the first scheme identified as having been registered in 1999, and as subsequent to 2000 all schemes that had no registration date and with scheme numbers higher than the first scheme identified as having been registered in 2001. 1999 and 2001 were chosen as cut-off dates to ensure that no schemes were miscategorised, as there was typically one-year variation in the sequencing of scheme registration dates when ordered by scheme number. There were four schemes with no registration date between the first scheme identified as registered in 1999 and the first scheme identified as registered in 2001. 379 schemes with no lots were excluded from the dataset.
<p>Northern Territory</p> <p>Northern Territory Land Information Systems</p>	<ul style="list-style-type: none"> Obtained from Northern Territory Land Information Systems with data for schemes registered up to November 2024. Numbers presented are for both strata and community titled properties.
<p>Australian National</p> <p>Various</p>	<ul style="list-style-type: none"> National figures (schemes, lots and scheme registration dates) are aggregated from all available totals from each state or territory land titles data. The scheme and lot totals include strata and community title numbers, excluding community title from the ACT. The land titles registration date proportions include strata and community title numbers, excluding community title from the ACT
<p>New Zealand</p> <p>Land Information New Zealand Toitū te Whenua</p>	<ul style="list-style-type: none"> Data obtained from Land Information New Zealand Toitū te Whenua with data for units registered up to November 2024. The dataset includes unit titles and timeshare units. Cross lease titles are not included in this dataset. Appendix 2: NZ Cross Lease provides information on cross lease titles. Data was divided by land district to calculate totals for the North and South Islands. The North Island land districts are North Auckland, South Auckland, Gisborne, Taranaki, Hawkes Bay and Wellington. The South Island land districts are Nelson, Marlborough, Westland, Canterbury, Otago and Southland.

Direct Employment

SCA provided a summary of member data on the number of strata managers employed and lots under management of their member companies in Australia. Equivalent data was not available for New Zealand. The figures provided for employees are the figures of *actual* employees in SCA member companies. We have also provided information on the proportion of all lots that those member companies manage in each jurisdiction (see 'market share' in Table 5). Notably, many of those jurisdictions with a lower market share (i.e. a smaller proportion of lots represented by managers who are in companies that are members of SCA) have a high proportion of strata schemes with less than 5 lots. This is the case for Western Australia, Tasmania and South Australia and to a lesser extent Victoria. It is possible that in these states, there are a higher proportion of self-managed smaller schemes. In comparison, New South Wales and Queensland, which have a high market share of membership in SCA, have relatively lower proportions of small (under 5 lot) schemes. The two territories are exceptions to this trend (see Table 5).

Table 5. Aggregated market share of companies for which data was provided, by jurisdiction/area

Jurisdiction	Market Share (%)	Schemes with less than 5 lots (%)
<i>New South Wales</i>	77%	53%
<i>Victoria</i>	50%	73%
<i>Queensland</i>	64%	61%
<i>Western Australia</i>	50%	83%
<i>South Australia</i>	56%	74%
<i>Australian Capital Territory</i>	53%	56%
<i>Tasmania</i>	25%	88%
<i>Northern Territory</i>	35%	59%
<i>Australia</i>	61%	68%
<i>NZ: North Island</i>	0%	58%
<i>NZ: South Island</i>	0%	69%
<i>New Zealand</i>	0%	61%

Insurance companies

City Futures contacted key strata specialist insurance companies in Australia and New Zealand, inviting them to participate in a brief survey.

Insurance companies were asked to provide information on the insured value of strata and community title schemes they insure, as well as the number of schemes they insure and the number of lots in those schemes.

Property value

Response to the question: What is the total insured value of non-residential schemes insured by your company? & What is the total insured value of schemes containing residential lots/units insured by your company?

Table 6. Aggregated market share of companies that responded by jurisdiction/area

Jurisdiction	Market Share (%)
<i>New South Wales</i>	50%
<i>Victoria</i>	43%
<i>Queensland</i>	67%
<i>Western Australia</i>	48%
<i>South Australia</i>	73%
<i>Australian Capital Territory</i>	68%
<i>Tasmania</i>	35%
<i>Northern Territory</i>	47%
<i>Australia</i>	52%
<i>NZ: North Island</i>	0%
<i>NZ: South Island</i>	0%
<i>New Zealand</i>	0%

Appendix 1: WA Survey Strata

The figures for strata and community title schemes and lots presented in the Australasian Strata Insights Report 2024 do not include figures for survey strata schemes in Western Australia (WA).

Survey strata schemes are created under the Strata Titles Act 1985 (WA). They differ from strata schemes in that the plans only include a surveyed plan of the land subdivision and do not contain a floor plan for any building(s) within the scheme. Survey strata schemes show unit entitlements for each lot, but these are based on site values, not lot values as in strata schemes. Survey strata schemes can contain common property but often contain none. They are commonly used to enable two or more lots to be created from a parcel of land previously housing a single residence (e.g. battle-axe subdivision), and in this respect they play a similar role to land sub-divisions in other states (which would not be recorded in strata and community scheme figures for those states). However, survey strata is also used for larger scale strata subdivision that can comprise many lots and common areas that include extensive facilities, parks and private roads.

Figures for survey strata schemes and lots in WA are provided below: *

Total number of survey strata schemes: 26,851

Total number of survey strata lots: 81,709

Percentage of survey strata schemes registered before 2000: 4.63%.

Percentage of survey strata schemes registered since 2000: 95.37%.

*Data from © Western Australian Land Information Authority up to June 2024. Lot counts exclude lots designated as common property.

Appendix 2: NZ Cross Lease

Joined dwellings in New Zealand may also be owned under cross lease title, however most cross lease titles are pre-1991 and relate to stand-alone dwellings.⁸ The figures for strata and community title schemes and lots presented in the Australasian Strata Insights Report 2024 do not include figures for cross lease titles in New Zealand (NZ).

Cross lease titles were introduced in the late 1950s to allow division of a fee simple title into flats or units, prior to the introduction of unit title through the Unit Titles Act 1972. They are also used as a method of subdivision enabling the construction of multiple standalone dwellings, like WA Survey Strata. Cross lease holders own the underlying estate as tenants in common and lease their units from each other. These schemes do not have bodies corporate and rarely have many units. They have become less common since the introduction of the Resource Management Act (1991) which reduced their advantages over standard subdivision and unit title. The overall decline in the numbers of cross-leases between the 2022 and 2024 Strata Insights reports may be explained by the cancellation of cross-leases to convert them to fee simple. However, some new developments still use cross lease.

Figures for cross lease titles in New Zealand are provided below: *

Total number of cross lease titles: 212,045

North Island: 165,119

South Island: 46,926

Percentage of cross lease titles registered before 2000: 91%

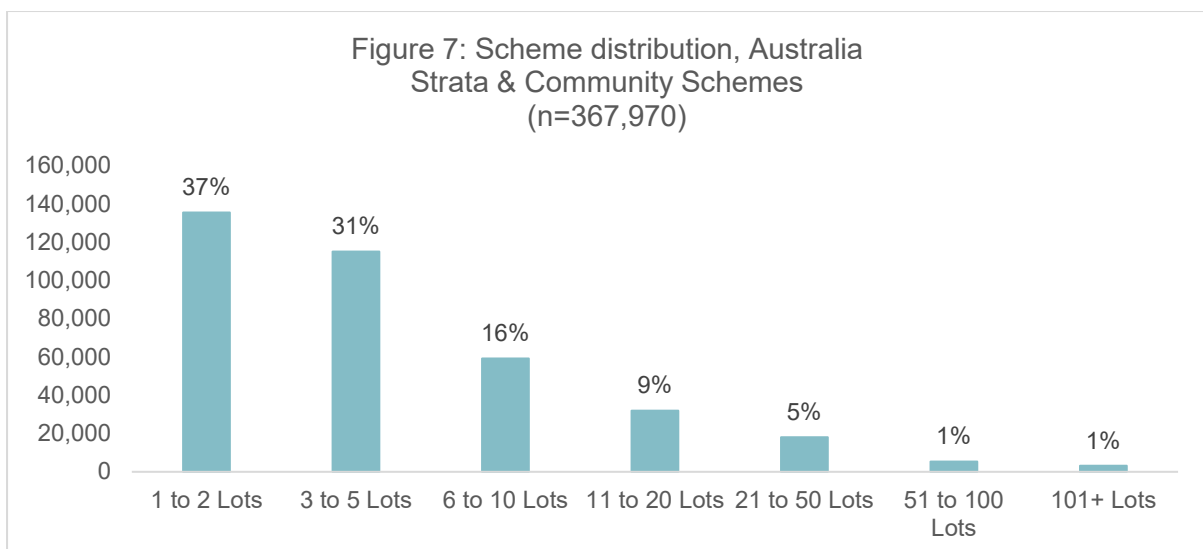
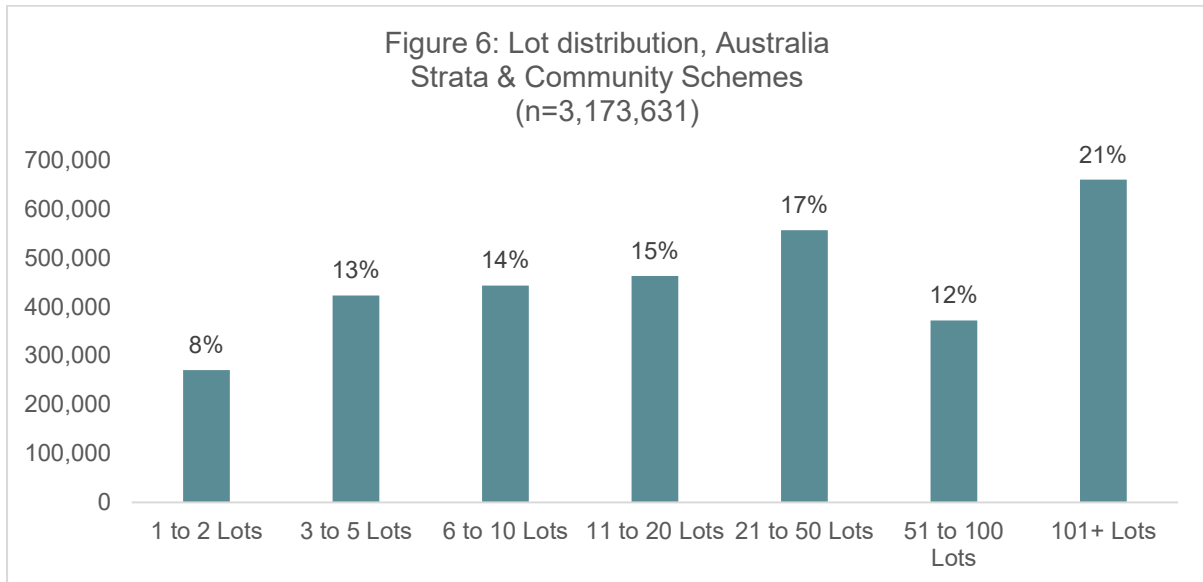
Percentage of cross lease titles registered since 2000: 9%

*Data from © LINZ Data Service up to November 2024. Data includes residential and non-residential cross lease titles.

⁸ Fredrickson (2017).

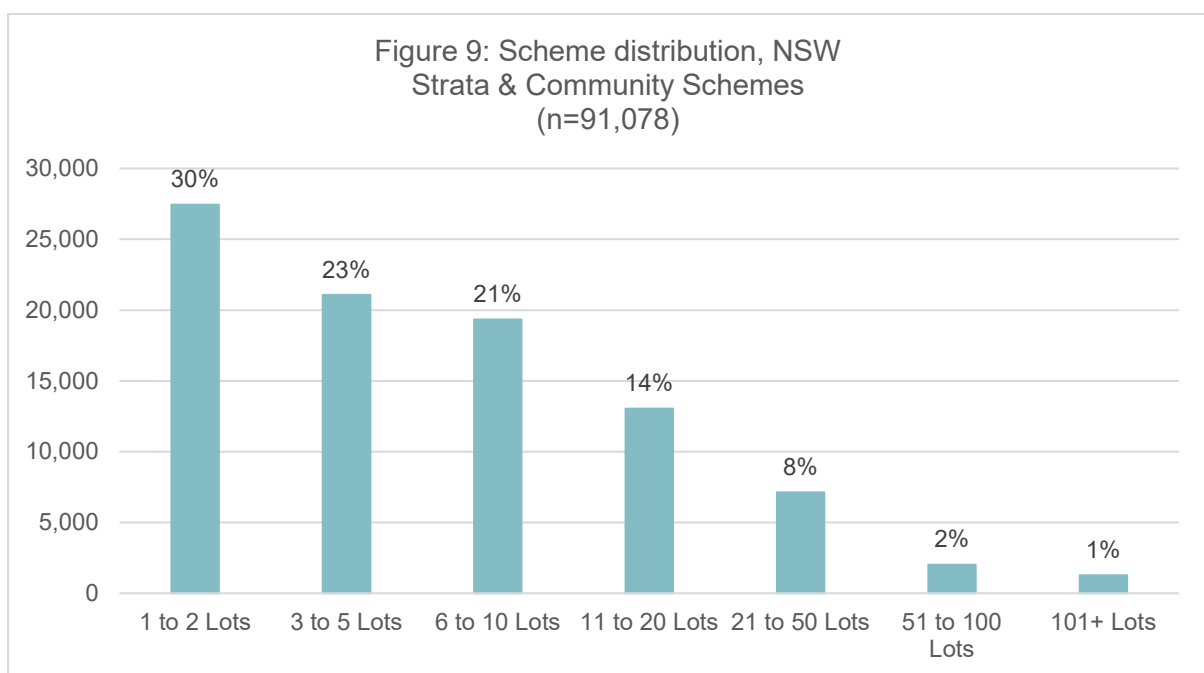
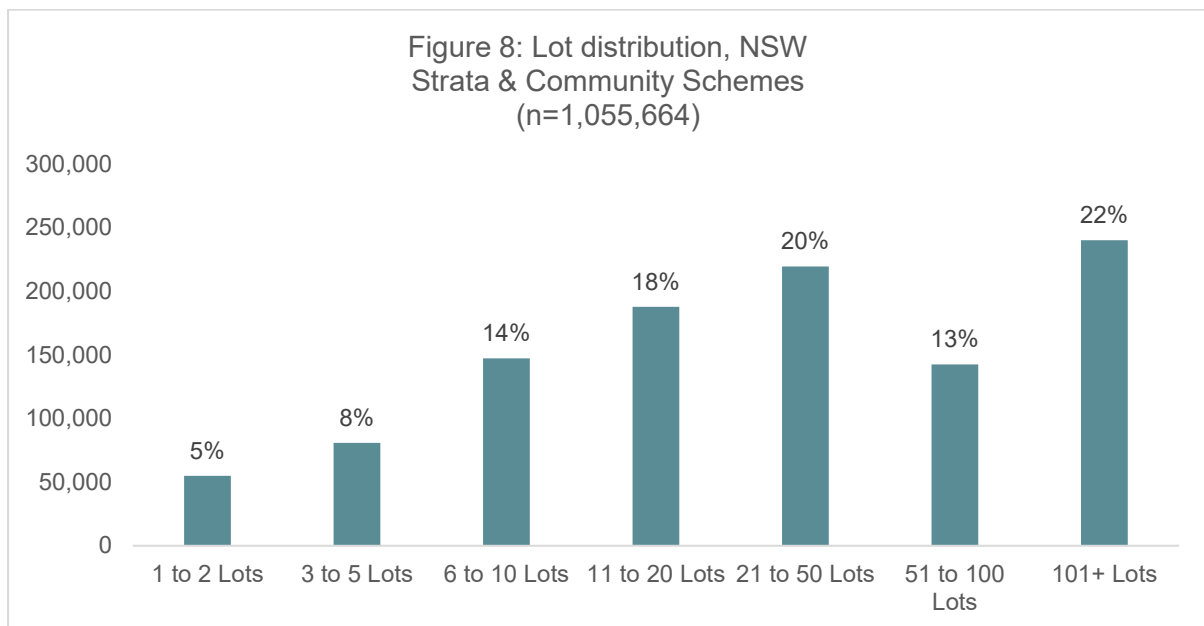
Appendix 3: Size of schemes by jurisdiction

Australia



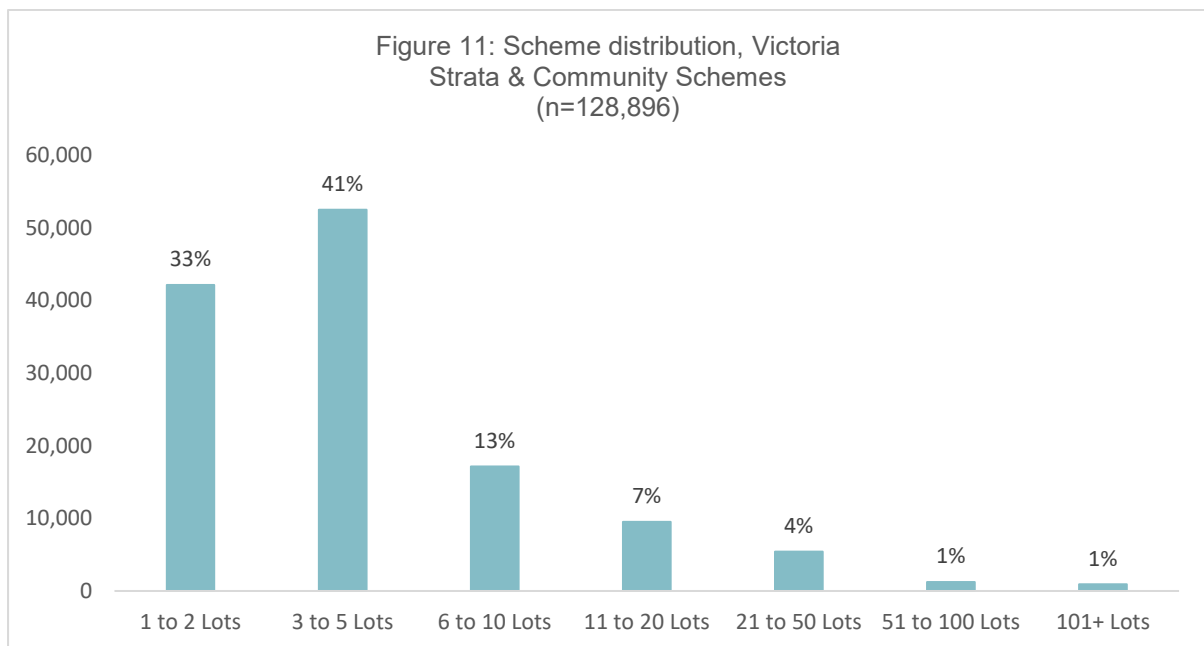
While only 2% of schemes in Australia are larger than 50 lots, lots in such schemes account for one third (32%) of all lots. Most schemes are five lots or fewer (68%); however, lots in such schemes account for under one quarter (22%) of all lots. Between 2020-2022, the size of strata schemes in Australia increased, particularly the proportion of strata lots in large schemes (with 100 or more lots) doubled from 10% to 20%. However, between 2022-2024, the proportion of these large schemes only increased to 21% (Figure 6).

New South Wales



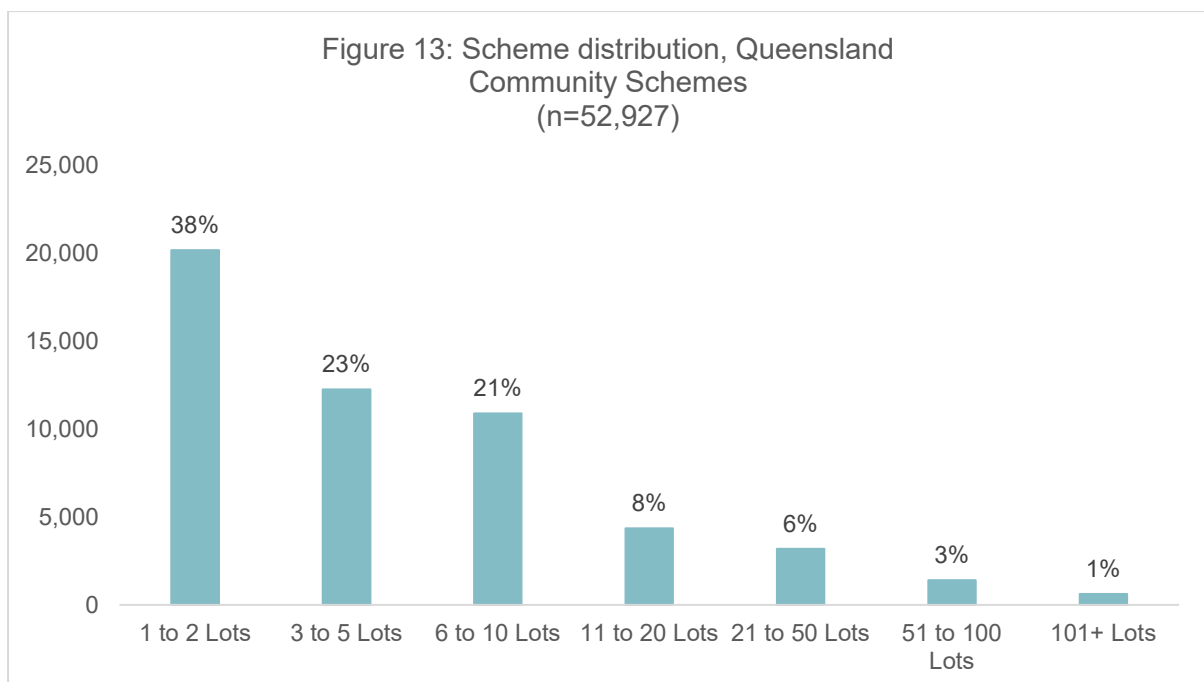
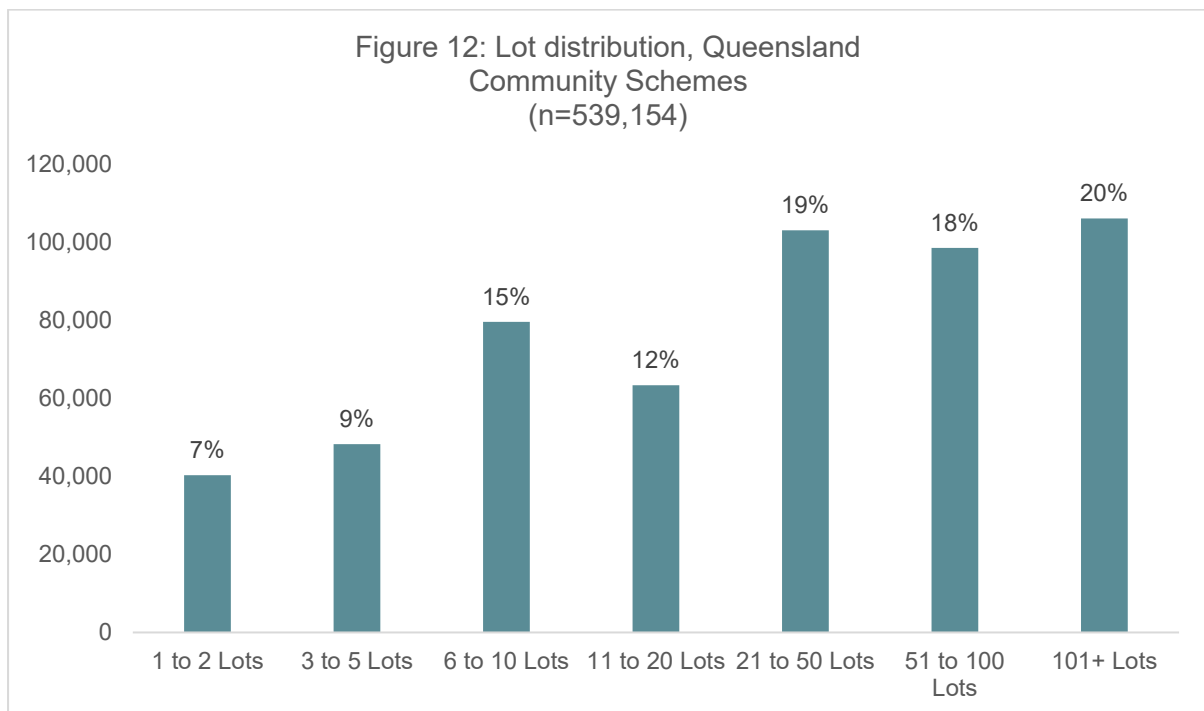
While 53% of strata schemes in NSW have five lots or fewer, these schemes only contain 13% of all strata lots in the state. More than one third (35%) of strata lots are in schemes larger than 51 lots, although these schemes comprise just 3% of schemes in the state.

Victoria



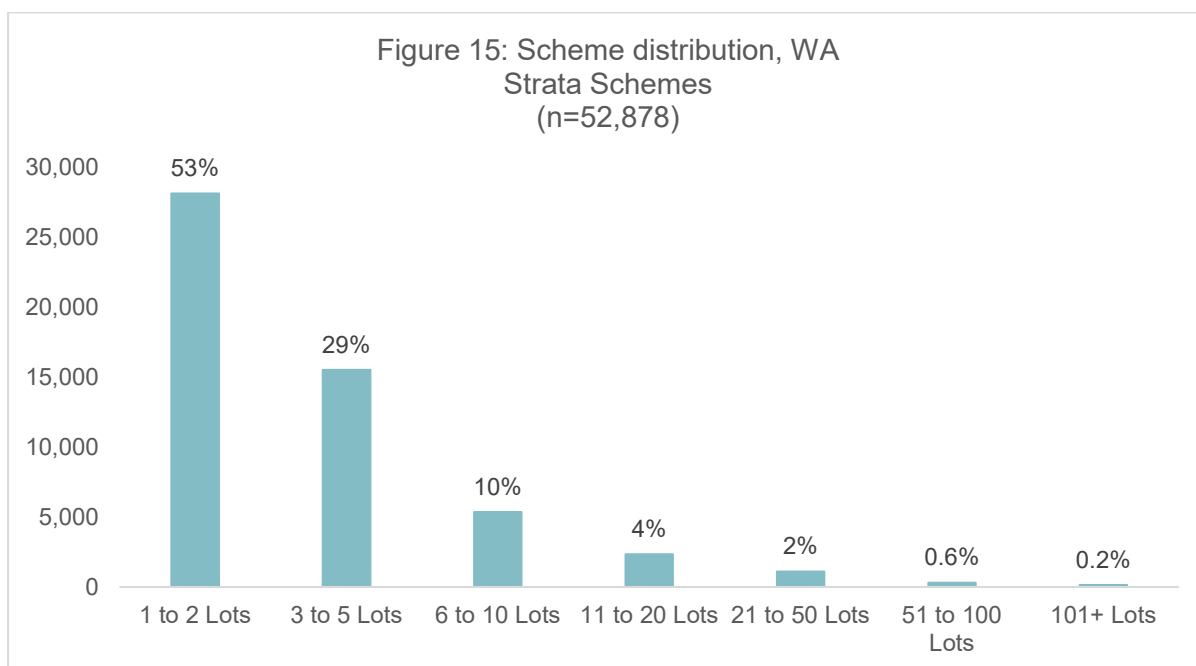
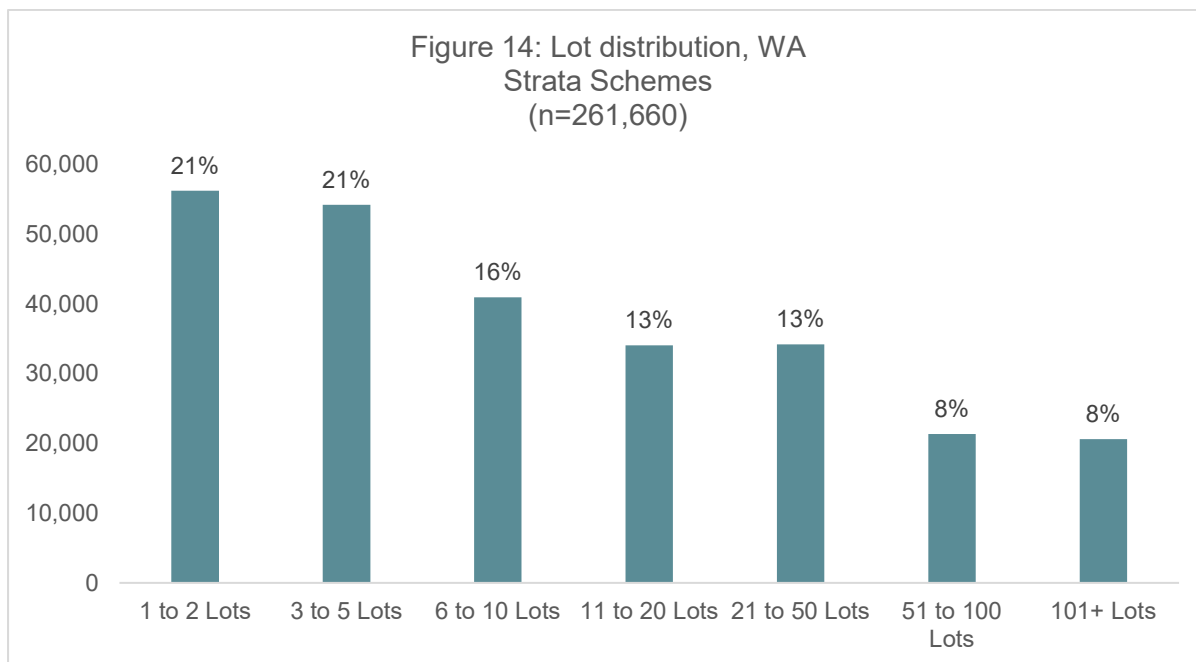
Almost three-quarters (73%) of strata schemes in Victoria have five lots or fewer and these schemes contain a quarter (26%) of all strata lots in the state. One third (32%) of strata lots are in schemes larger than 51 lots, although these schemes only comprise 2% of schemes. It is also notable that almost one quarter (24%) of strata lots in Victoria are in schemes larger than 101 lots, while these schemes represent less than 1% of the schemes in the state.

Queensland



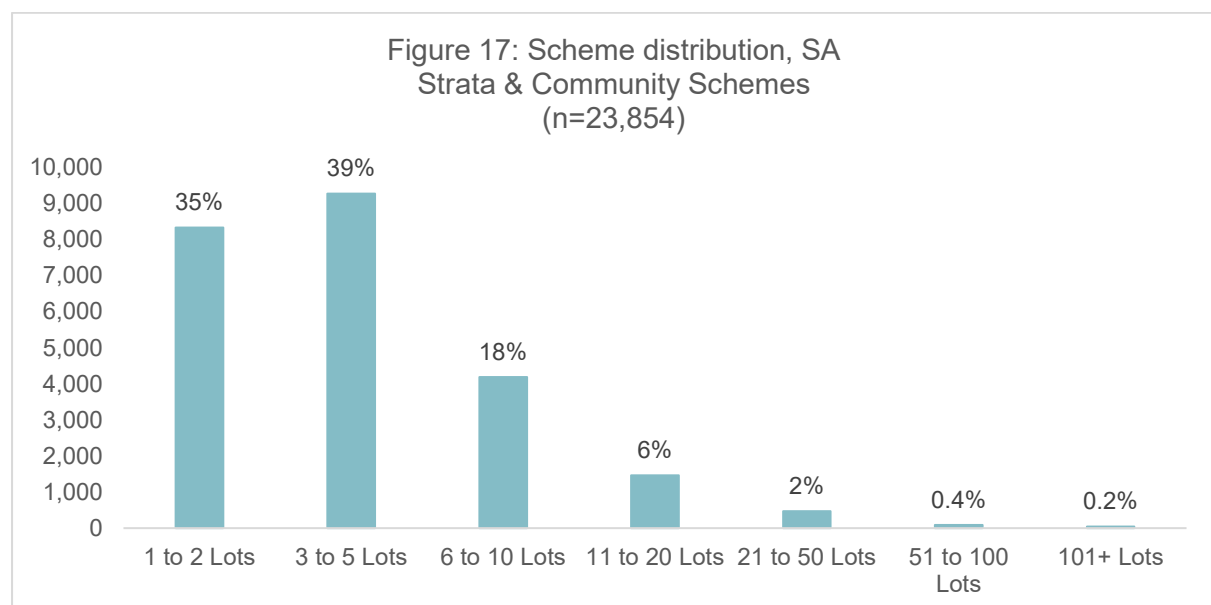
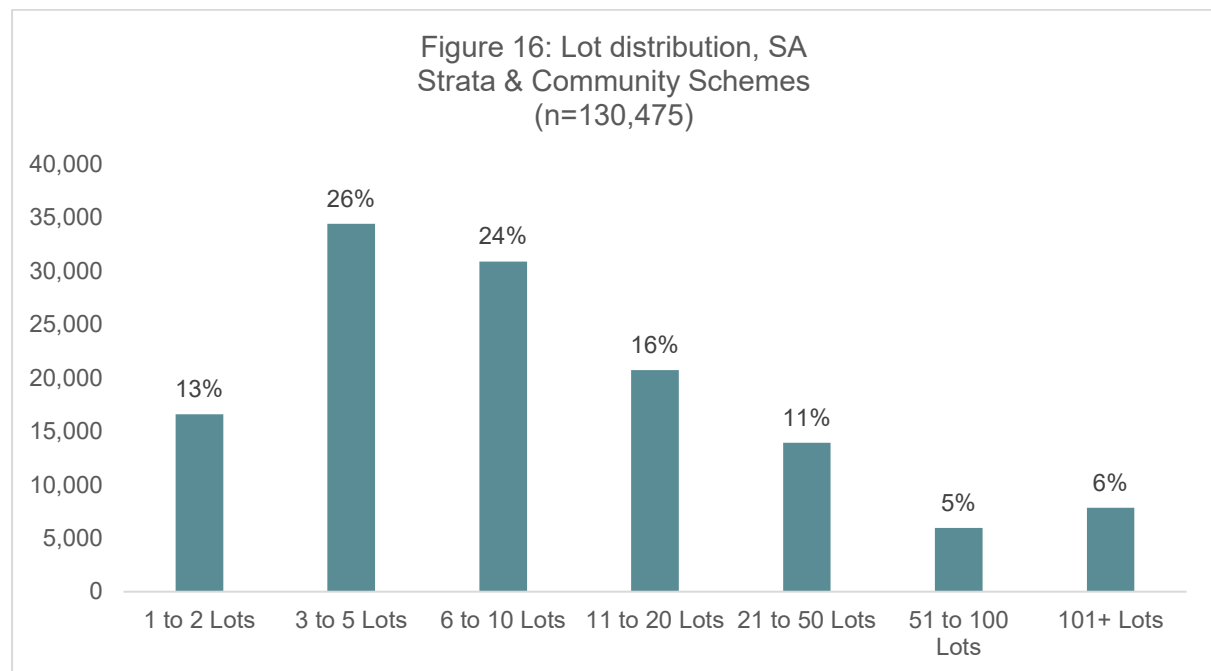
In Queensland, 61% of strata schemes have five lots or fewer, these schemes only contain 16% of all strata lots in the state. Strata lots in schemes larger than 51 lots make up 38% of all lots but are only 4% of schemes. Also, 90% of the schemes contain 20 lots or fewer each and these correspond to 43% of the lots in the state.

Western Australia



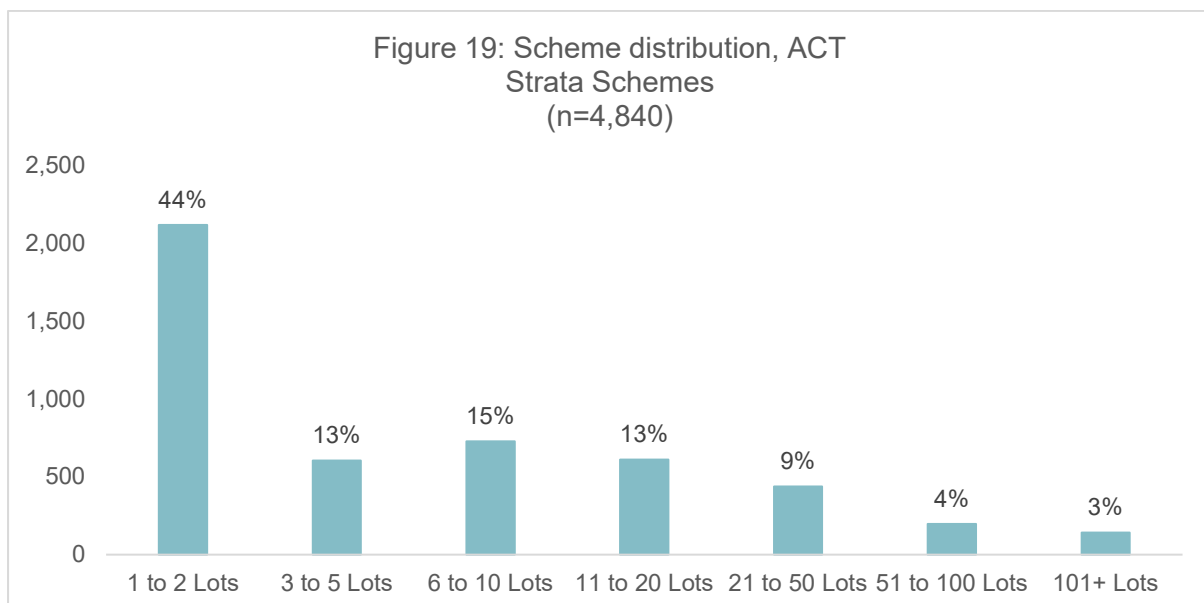
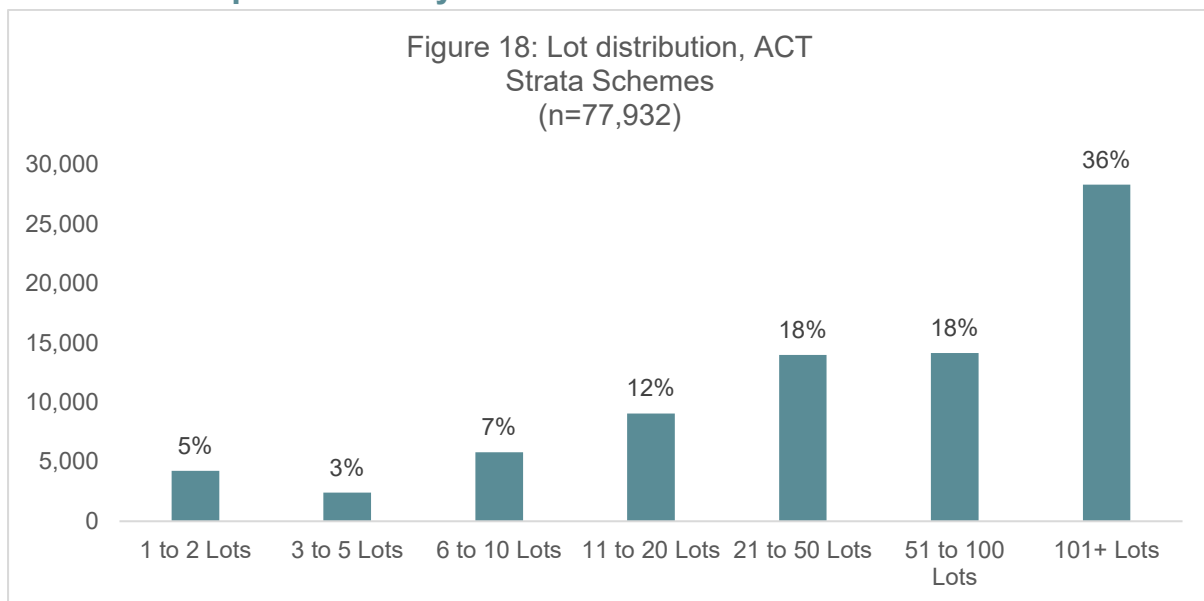
There are few schemes with more than 10 lots in Western Australia (7%), though the lots in these schemes comprise 42% of the total for the state. Most schemes (92%) contain ten lots or fewer, and these contain 58% of lots. Compared to other states and territories, WA has a relatively *even* distribution of lots across sizes of schemes (Figure 14), while it has a *markedly uneven* distribution of schemes, with most of the schemes being small (Figure 15).

South Australia



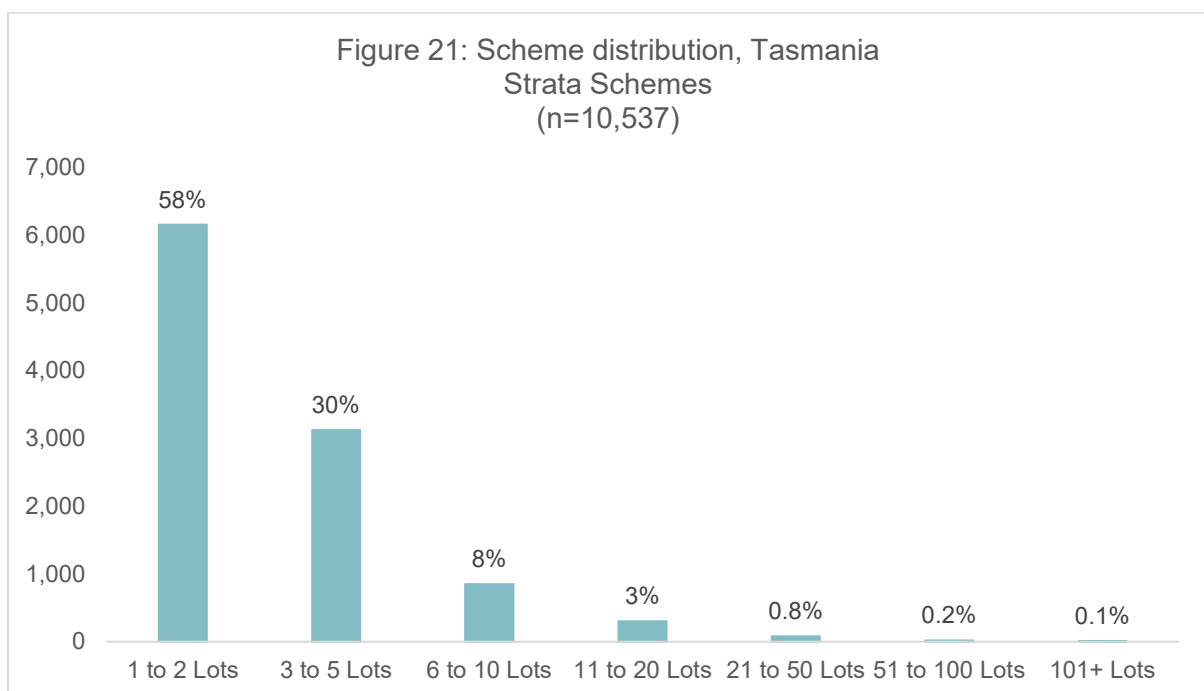
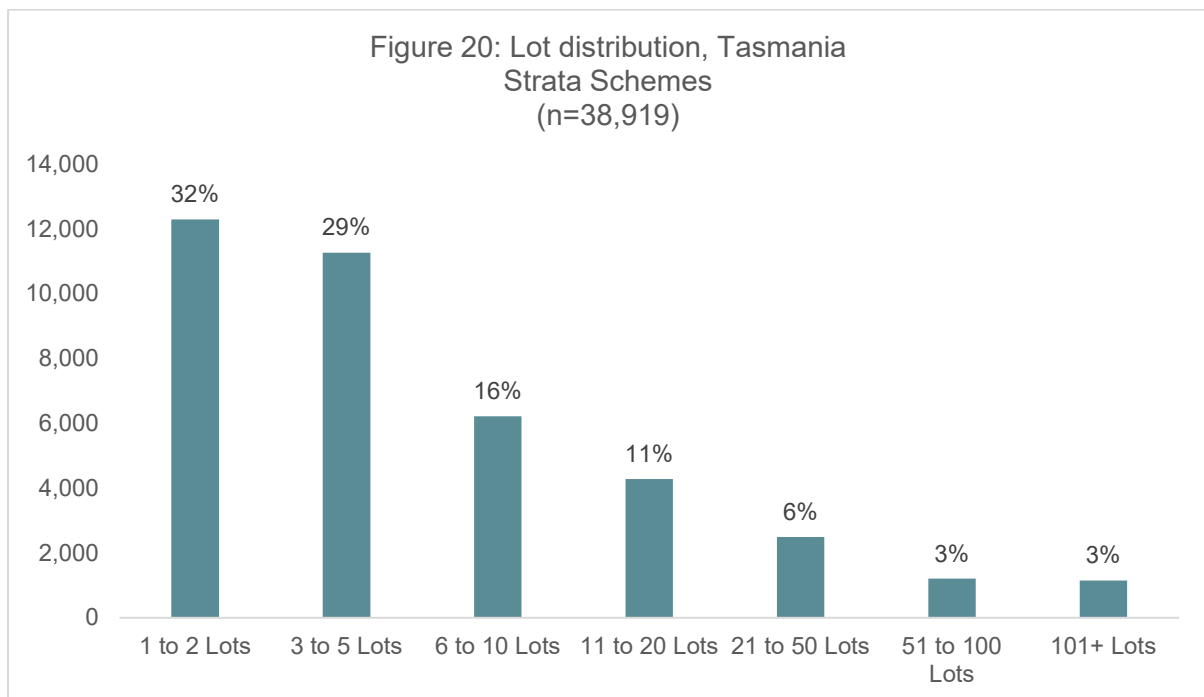
Nearly three quarters (74%) of South Australian schemes contain five lots or fewer, and lots within these schemes comprise 39% of the total lots state-wide. There are very few schemes larger than 20 lots (Less than 3% of schemes), but these comprise 22% of the lots in SA.

Australian Capital Territory



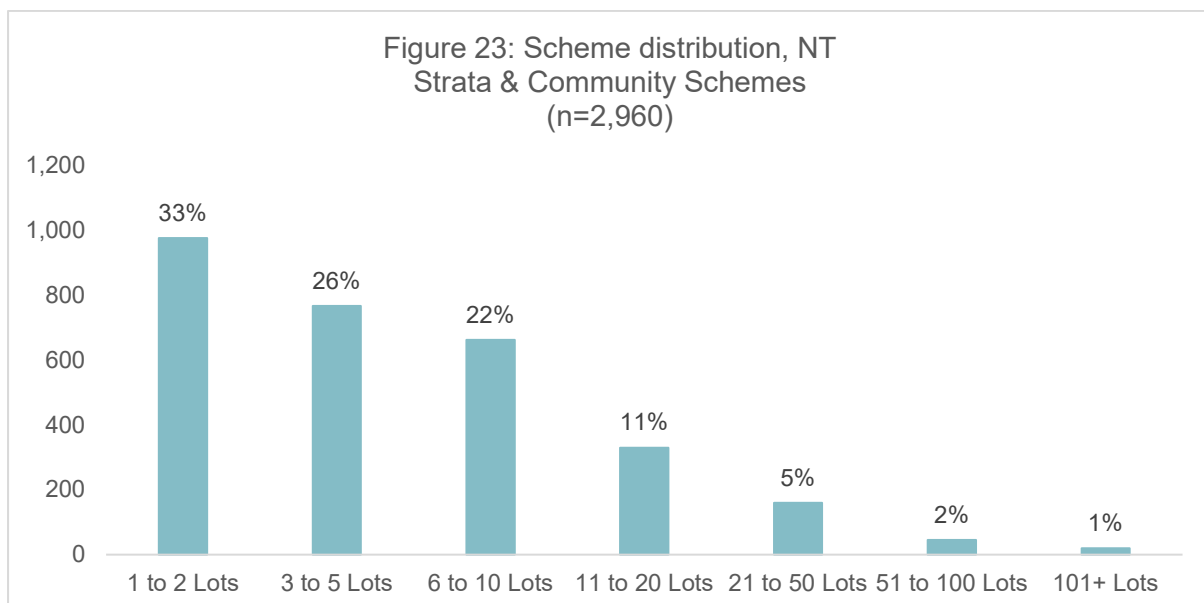
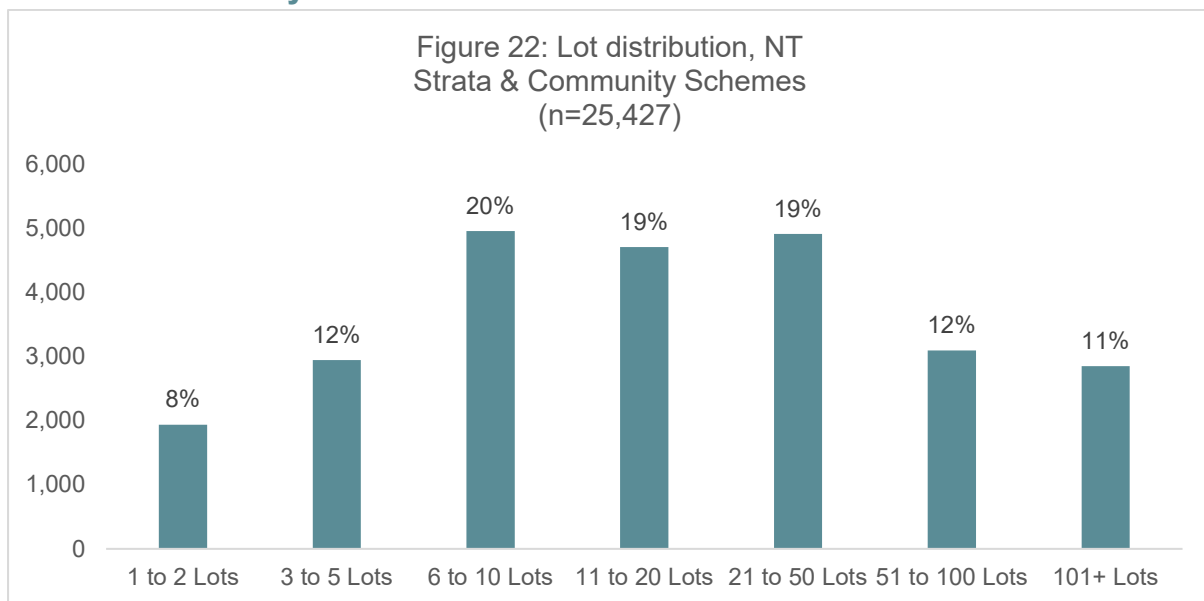
The majority (57%) of ACT strata schemes contain five lots or fewer (Figure 19), yet these schemes make up only 8% of the total number of strata lots (Figure 18). While only seven per cent of schemes are larger than 50 lots (Figure 19), such schemes contain 54% of all strata lots in the territory (Figure 18).

Tasmania



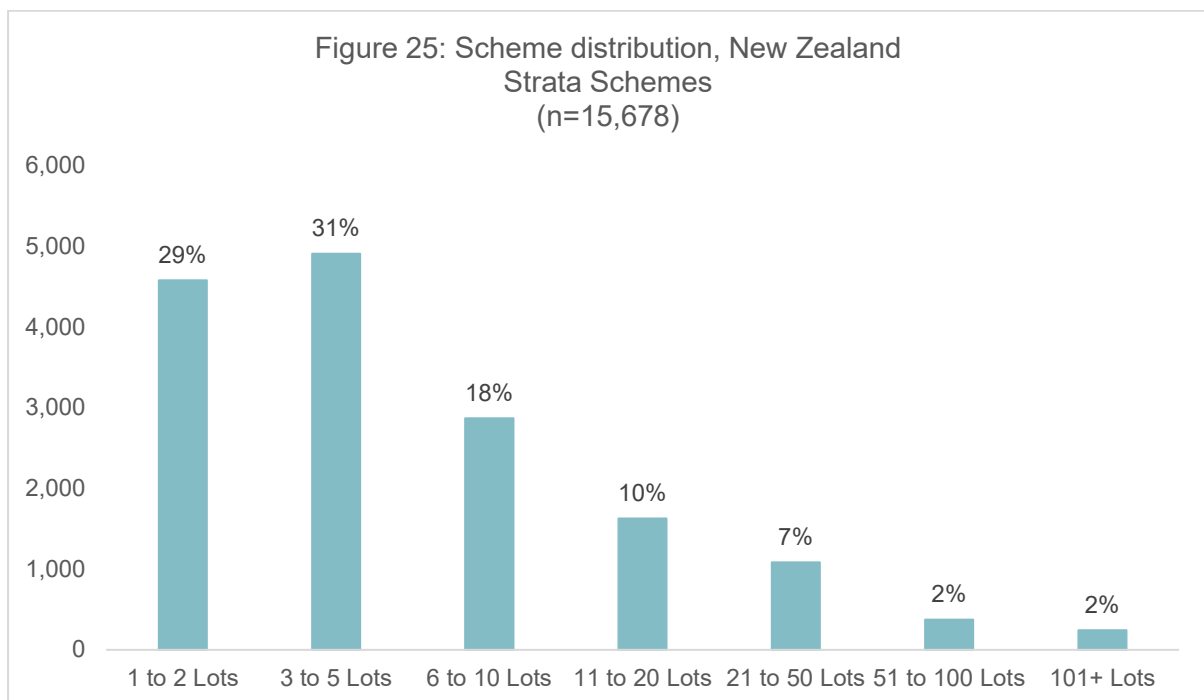
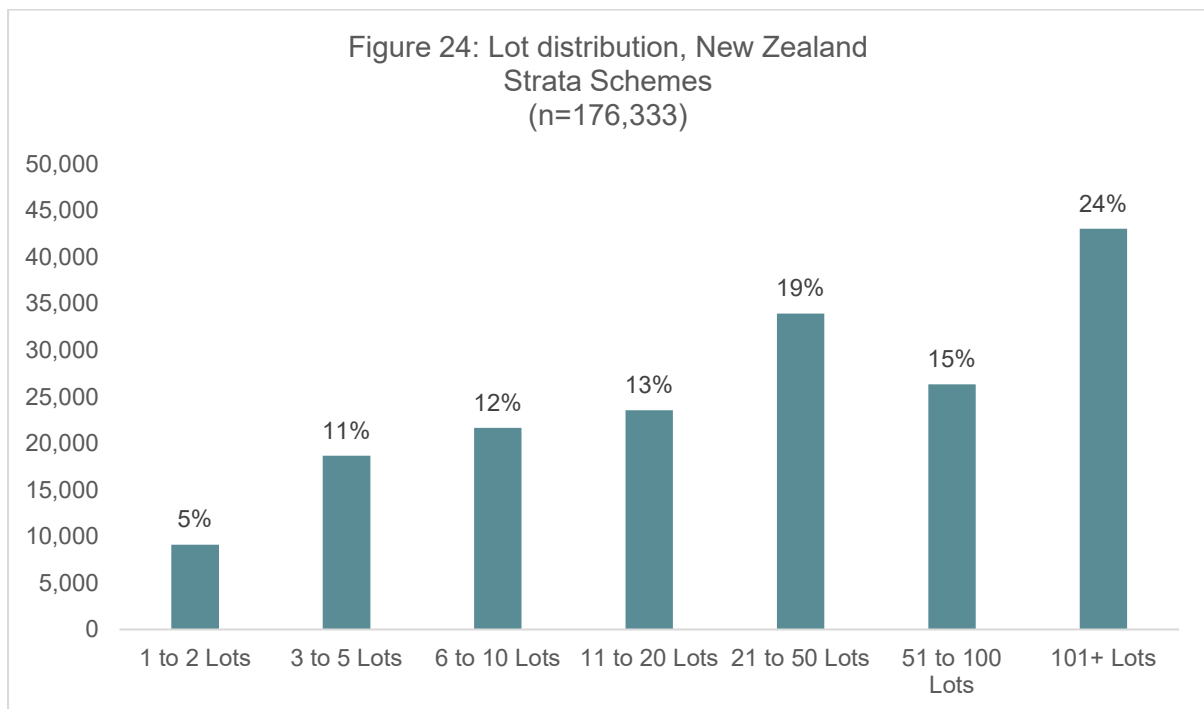
Tasmania has a high concentration of small schemes: the vast majority (88%) of Tasmanian schemes contain five lots or fewer (58% of schemes contain 1 or 2 lots, and 30% contain 3-5 lots) and these contain 61% of all lots in the state. There are very few schemes with more than 10 lots (4% of schemes containing 23% of lots).

Northern Territory



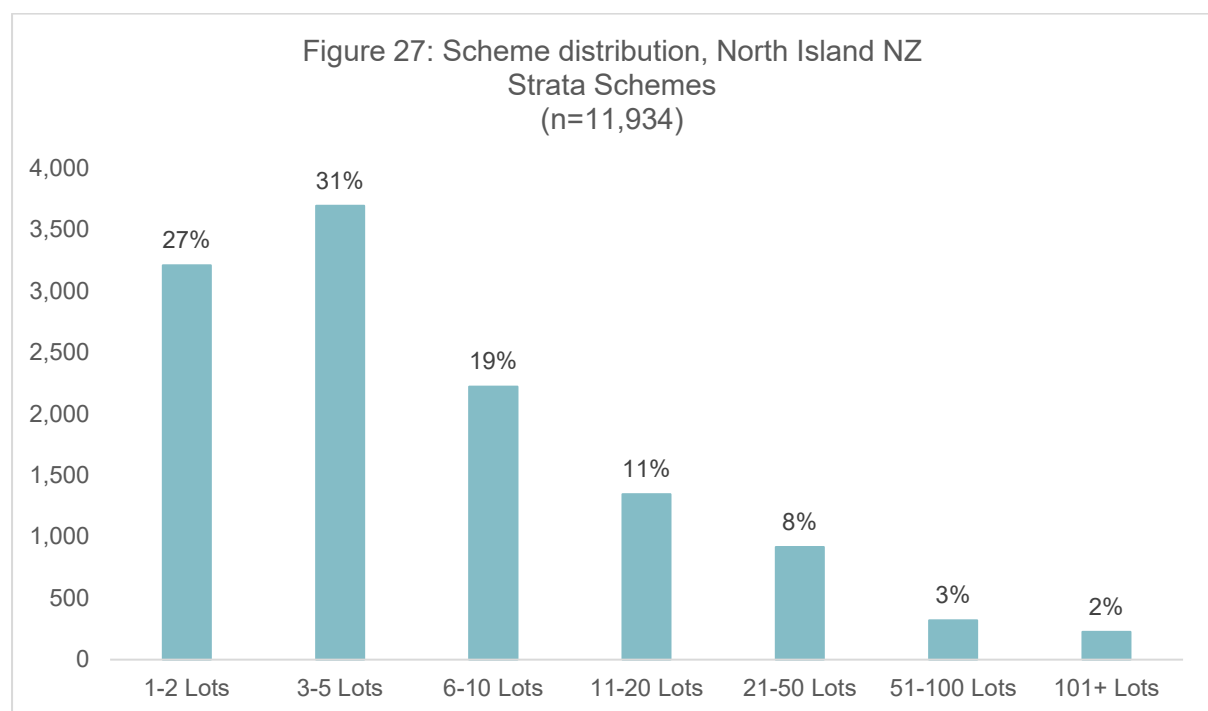
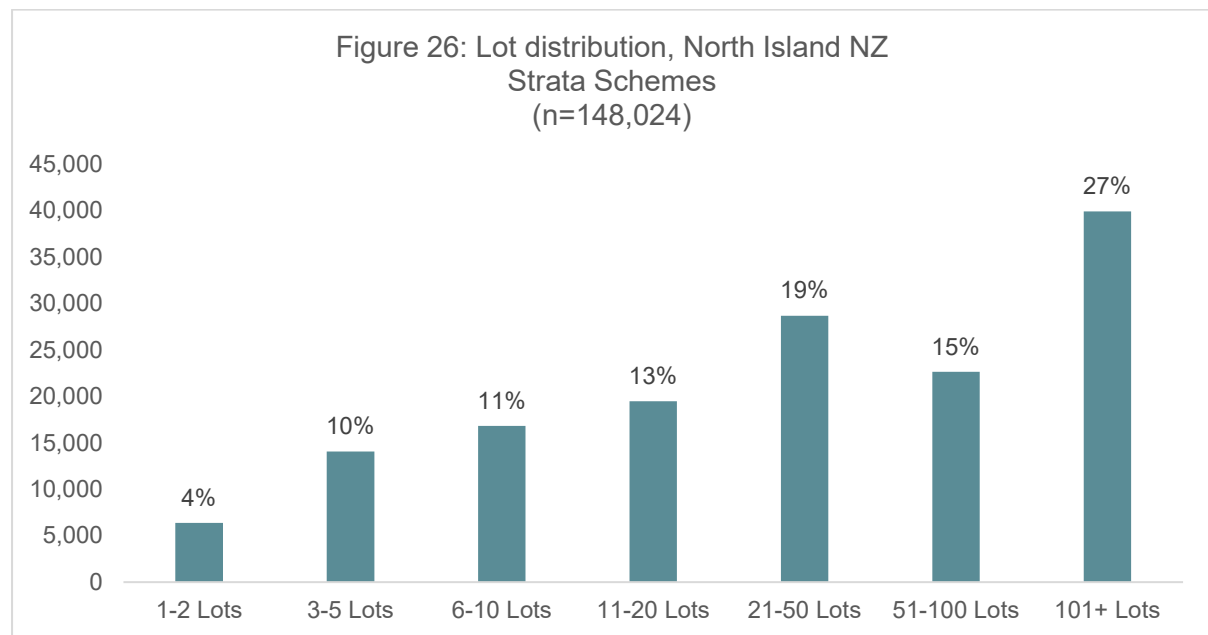
The Northern Territory contains very few strata schemes larger than 50 lots (3% of schemes) and lots in these schemes make up 23% of the total for the territory. The majority (59%) of schemes contain five lots or fewer, with such schemes containing 20% of all lots.

New Zealand



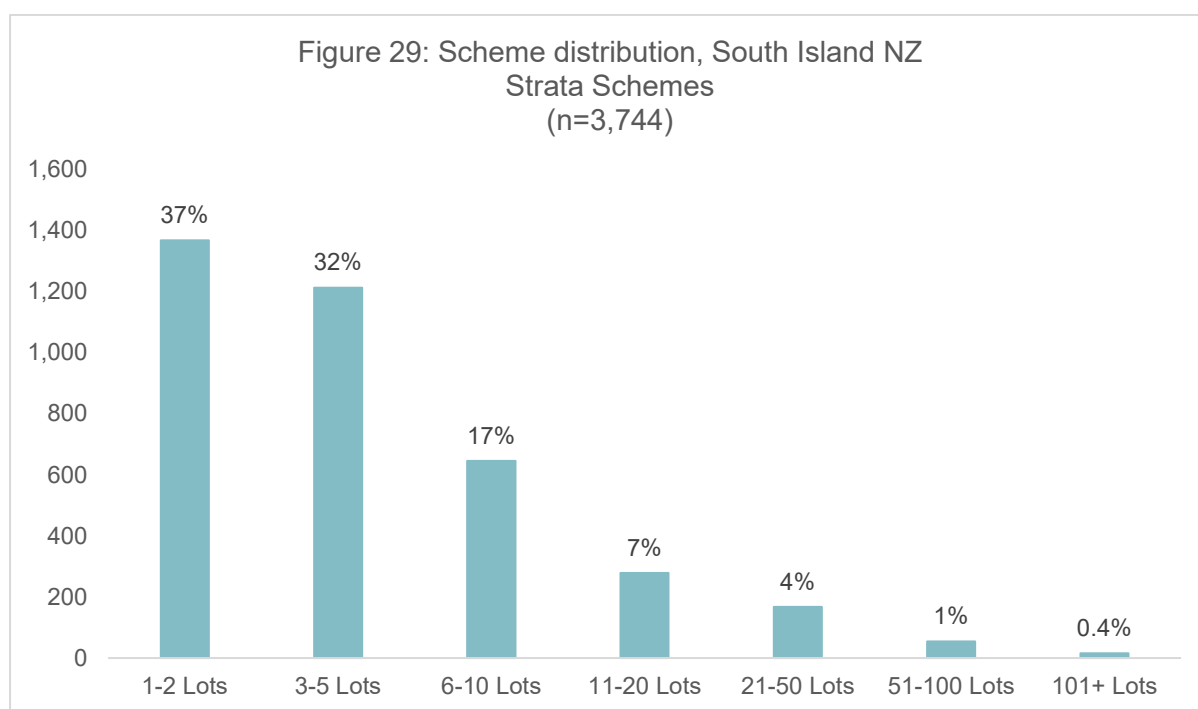
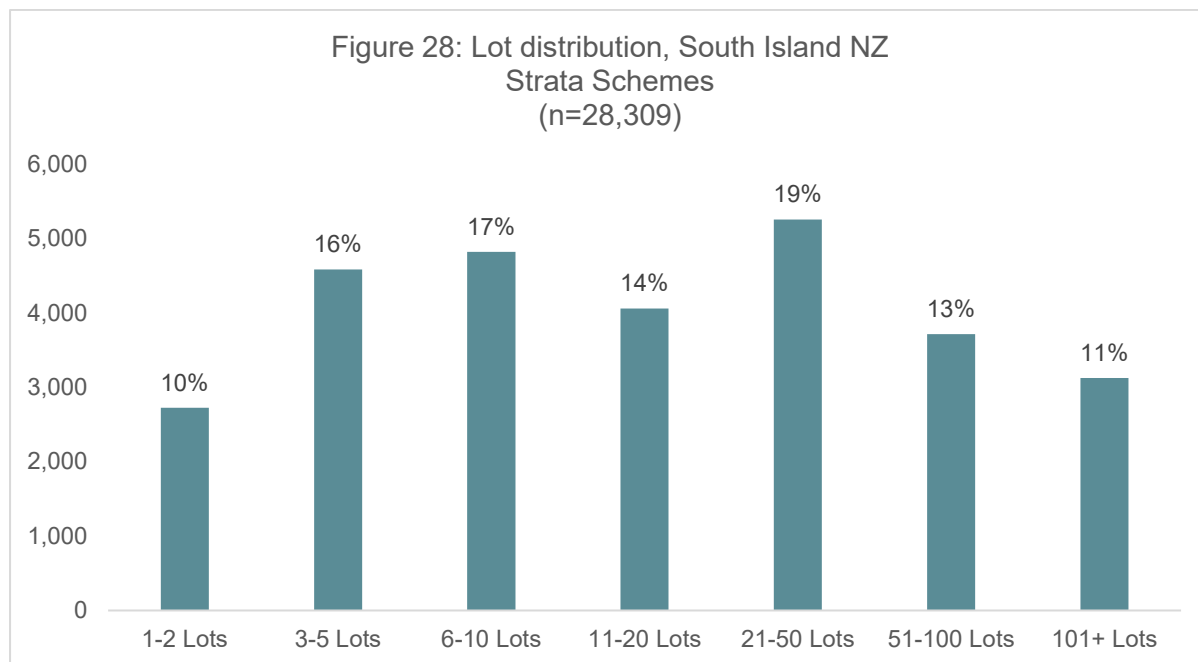
Only 4% of strata schemes in New Zealand contain more than 50 lots; however, lots in such schemes account for 39% of all lots nation-wide. While most schemes (60%) contain five lots or fewer, lots within such schemes account for only 16% of all lots.

North Island



New Zealand's North Island has few schemes larger than 50 lots (5% of schemes), but these schemes contain 42% of all lots. Most schemes (58%) contain five lots or fewer, although these schemes contain only 14% of all lots. A further 38% of schemes are 6-50 lots in size and contain 43% of all lots in the Island.

South Island



Most of strata schemes in the South Island are ten lots or fewer (86%); however, strata lots are evenly distributed across a range of different scheme sizes. Just over 1% of schemes are larger than 50 lots, but they contain nearly one quarter (24%) of all lots.

Data from: i) © NSW Land Registry Services; ii) © Land Victoria; iii) © Titles Queensland; iv) © 2024 Western Australian Land Information Authority (Landgate); v) © Land Services SA; vi) © Australian Capital Territory Office of the Surveyor-General and Land Information; vii) © Land Tasmania; viii) © Northern Territory Land Information Systems; © LINZ Data Service.

Appendix 4: Estimated residential population in strata

Many people will be interested to know what proportion of the population live in strata. It is not feasible to simply divide the apartment population by the number of strata lots to estimate this, as the two datasets are not reporting on the same information. Census data, where we get information about apartment residents, does not collect information about land title. Land titles data, where we get information about strata lots and schemes, does not collect information about residents. It is however possible to provide estimates of the population likely to be living in strata by jurisdictions using calculations based on a series of assumptions. These calculations and assumptions are provided in this appendix. These figures are for Australia only. Equivalent estimations for New Zealand based on the latest (2023) Census are not available. The headline estimates for each jurisdiction are as follows:

Table 7. Conservative estimate of population living in strata by jurisdiction in Australia

Australia	National	15%
	NSW	17%
	VIC	18%
	QLD	13%
	WA	10%
	SA	8%
	ACT	22%
	TAS	8%
	NT	16%

Australia

Land titles data (all states and territories)

- Number of strata lots (2024): 3,173,631
- Estimated number of strata lots in non-commercial schemes⁹: 2,761,059
- Estimated resident population of Australia: 27,122,411 (31 March 2024, ABS)
- Average number of people per household for all households (June 2024)¹⁰: 2.5
- Average number of people per apartment household (based on 2021 census data)¹¹: 1.5

⁹ Estimated at 87% (based on estimate used in 2020 Strata Insight Report, updated estimates not available in 2024). This includes all schemes that include some residential lots, including mixed-use schemes and unoccupied schemes.

¹⁰ Australian Bureau of Statistics (ABS) 6224.0.55.001 Labour Force Status of Families, Jun 2024. Data H.1 - Households and average household size

¹¹ According to the 2021 census, 2,587,934 people lived in a flat, unit or apartment in Australia and there were 1,692,333 flats, units or apartments. Note – this figure includes all flats, units and apartments, including those in public and community housing. This is why the figure is slightly higher than in the infographics.

Estimated number of people living in strata

As we know that many strata title properties are apartments, but that there are also semi-detached and detached house properties under strata title, we can assume that the average household size for households living in strata title is between 1.5 and 2.5. This gives us a projected population range (based on the number of strata title lots in non-commercial schemes) living in strata title in Australia of between 4,141,588 and 6,902,647 people; **between 15.3% – 25.4% of the total population.**

New South Wales

Land titles data (NSW)

- Number of strata lots (July 2024): 1,055,664
- Number of strata lots in non-commercial schemes¹²: 823,418

ABS data (NSW)

- Estimated resident population of NSW (31 March 2024, ABS): 8,469,600
- Average number of people per household for all households (June 2024)¹³ 2.5
- Average number of people per apartment household (based on 2021 census data)¹⁴: 1.7

Estimated number of people living in strata title

We assume that the average household size for households living in strata title is between 1.7 and 2.5. This gives us a projected population range (based on the number of strata title lots in non-commercial schemes) living in strata title in NSW of 1,399,810 and 2,058,545 people; **between 16.5% – 24.3% of the total population.**

Victoria

Land titles data (VIC)

- Number of strata title lots (September 2024): 1,044,400
- Estimated number of strata title lots in non-commercial schemes¹⁵: 908,628

ABS data (VIC)

- Estimated resident population of VIC (31 March 2024, ABS): 6,959,200
- Average number of people per household for all households (June 2024)¹⁶: 2.5
- Average number of people per apartment household (based on 2021 census data)¹⁷: 1.4

Estimated number of people living in strata

We assume that the average household size for households living in strata title is between 1.4 and 2.5 people. This gives us a projected population range (based on the estimated number of strata title

¹² Estimated at 78% (based on estimate for NSW used in 2020 Strata Insight Report, updated estimates not available in 2024).

¹³ Australian Bureau of Statistics (ABS) 6224.0.55.001 Labour Force Status of Families, Jun 2024. Data H.1 - Households and average household size

¹⁴ According to the 2021 census, 1,318,374 people lived in a flat, unit or apartment in New South Wales and there were 780,388 flats, units or apartments.

¹⁵ Estimated at 87% (see above).

¹⁶ Australian Bureau of Statistics (ABS) 6224.0.55.001 Labour Force Status of Families, Jun 2024. Data H.1 - Households and average household size

¹⁷ According to the 2021 census, 527,506 people lived in a flat, unit or apartment in Victoria and there were 390,100 flats, units or apartments.

lots in non-commercial schemes) living in strata title in Victoria of between 1,272,079 and 2,271,570 people; **between 18.3% – 32.6% of the total population.**

Queensland

Land titles data (Queensland)

- Number of strata lots (October 2024): 539,154
- Number of strata lots in non-commercial schemes¹⁸: 517,588

ABS data (Queensland)

- Estimated resident population of QLD (31 March 2024, ABS): 5,560,500
- Average number of people per household for all households (June 2024)¹⁹: 2.5
- Average number of people per apartment household (based on 2021 census data)²⁰: 1.4

Estimated number of people living in strata title

We assume that the average household size for households living in strata title is between 1.4 and 2.5 people. This gives us a projected population range (based on the number of strata title lots in non-commercial schemes) living in strata title in Queensland of between 724,623 and 1,293,970 people; **between 13% - 23.3% of the total population.**

Western Australia

Land titles data (WA)

- Number of strata title lots (June 2024): 261,660
- Number of strata title lots in non-commercial schemes²¹: 227,644

ABS data (WA)

- Estimated resident population of WA (31 March 2024, ABS): 2,951,600
- Average number of people per household for all households (June 2024)²²: 2.5
- Average number of people per apartment household (based on 2021 census data)²³: 1.3

Estimated number of people living in strata

We assume that the average household size for households living in strata title is between 1.3 and 2.5 people. This gives us a projected population range (based on the number of strata title lots in non-commercial schemes) living in strata title in Western Australia of between 295,937 and 569,111 people; **between 10% - 19.3% of the total population.**

¹⁸ Calculated using the proportion of 96% of strata lots in non-commercial schemes (based on estimate for QLD used in 2020 Strata Insight Report, updated estimates not available in 2024).

¹⁹ Australian Bureau of Statistics (ABS) 6224.0.55.001 Labour Force Status of Families, Jun 2024. Data H.1 - Households and average household size

²⁰ According to the 2021 census, 440,731 people lived in a flat, unit or apartment in Queensland and there were 307,811 flats, units or apartments.

²¹ Estimated at 87% (see above).

²² Australian Bureau of Statistics (ABS) 6224.0.55.001 Labour Force Status of Families, Jun 2024. Data H.1 - Households and average household size (experimental estimates)

²³ According to the 2021 census, 108,873 people lived in a flat, unit or apartment in WA and there were 84,554 flats, units or apartments.

South Australia

Land titles data (SA)

- Number of strata title lots (October 2024): 130,475
- Number of strata title lots in non-commercial schemes²⁴: 113,513

ABS data (SA)

- Estimated resident population of SA (31 March 2024, ABS): 1,873,800
- Average number of people per household for all households (June 2024)²⁵: 2.4
- Average number of people per apartment household (based on 2021 census data)²⁶: 1.4

Estimated number of people living in strata

We assume that the average household size for households living in strata title is between 1.4 and 2.4 people. This gives us a projected population range (based on the number of strata title lots in non-commercial schemes) living in strata title in South Australia of between 158,919 and 272,432 people; **between 8.5% - 14.5% of the total population.**

Australian Capital Territory

Land titles data (ACT)

- Number of strata title lots (December 2024): 77,932
- Number of strata title lots in non-commercial schemes²⁷: 67,801

ABS data (ACT)

- Estimated resident population of ACT (31 March 2024, ABS) 472,800
- Average number of people per household for all households (June 2024)²⁸ 2.5
- Average number of people per apartment household (based on 2021 census data): ²⁹ 1.5

Estimated number of people living in strata

We assume that the average household size for households living in strata title is between 1.5 and 2.5 people. This gives us a projected population range (based on the number of strata title lots in non-commercial schemes) living in strata title in the ACT of between 101,701 and 169,502 people; **between 21.5% – 35.9% of the total population.**

Tasmania

Land titles data (TAS)

- Number of strata title lots (June 2024): 38,919
- Number of strata title lots in non-commercial schemes³⁰: 33,860

²⁴ Estimated at 87% (see above).

²⁵ Australian Bureau of Statistics (ABS) 6224.0.55.001 Labour Force Status of Families, Jun 2024. Data H.1 - Households and average household size (experimental estimates)

²⁶ According to the 2021 census, 81,656 people lived in a flat, unit or apartment in South Australia and there were 59,104 flats, units or apartments.

²⁷ Estimated at 87% (see above).

²⁸ Australian Bureau of Statistics (ABS) 6224.0.55.001 Labour Force Status of Families, Jun 2024. Data H.1 - Households and average household size (experimental estimates)

²⁹ According to the 2021 census, 61,512 people lived in a flat, unit or apartment in ACT and there were 39,766 flats, units or apartments.

³⁰ Estimated at 87% (see above).

ABS data (TAS)

- Estimated resident population of TAS (31 March 2024, ABS): 575,700
- Average number of people per household for all households (June 2024)³¹: 2.4
- Average number of people per apartment household (based on 2021 census data)³²: 1.3

Estimated number of people living in strata

We assume that the average household size for households living in strata title is between 1.3 and 2.4 people. This gives us a projected population range (based on the number of strata title lots in non-commercial schemes) living in strata title in Tasmania of between 44,017 and 81,263 people; **between 7.6% - 14.1% of the total population.**

Northern Territory

Land titles data (NT)

- Number of strata title lots (November 2024): 25,427
- Number of strata title lots in non-commercial schemes³³: 22,121

ABS data (NT)

- Estimated resident population of NT (31 March 2024, ABS): 254,300
- Average number of people per household for all households (June 2024)³⁴: 3.0
- Average number of people per apartment household (based on 2021 census data)³⁵: 1.8

Estimated number of people living in strata

We assume that the average household size for households living in strata title is between 1.8 and 3.0 people. This gives us a projected population range (based on the number of strata title lots in non-commercial schemes) living in strata title in the Northern Territory of between 39,819 and 66,364 people; **between 15.7% – 26.1% of the total population.**

³¹ Australian Bureau of Statistics (ABS) 6224.0.55.001 Labour Force Status of Families, Jun 2024. Data H.1 - Households and average household size (experimental estimates)

³² According to the 2021 census, 20,524 people lived in a flat, unit or apartment in Tasmania and there were 15,287 flats, units or apartments.

³³ Estimated at 87% (see above).

³⁴ Australian Bureau of Statistics (ABS) 6224.0.55.001 Labour Force Status of Families, Jun 2024. Data H.1 - Households and average household size (experimental estimates)

³⁵ According to the 2021 census, 28,763 people lived in a flat, unit or apartment in the Northern Territory and there were 16,386 flats, units or apartments.

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