



What is a healthy strata building and how do you know if yours qualifies?

A healthy strata building is more than one that looks good from the outside.

It's financially sound, well-governed and a genuinely great place to live. It reflects a community that plans ahead, takes care of its shared spaces, and actively manages its responsibilities together.

Here are some of the key indicators to look for:

Maintenance - Is the building maintained proactively, or only when something breaks? Is there a current maintenance plan in place?

Finances - Is the capital works fund adequately funded? Are levies set at a level that reflects what the building actually needs?

Governance - Does the Owners Corporation meet regularly? Is the committee representative of all owners? Are decisions made transparently?

Insurance - Is the building insured for its current replacement value? Has a recent valuation been completed?

Community - Do residents know their neighbours? Is there a culture of shared responsibility and mutual respect?

Sustainability - Is the building taking steps to reduce its environmental footprint through energy efficiency, water conservation or waste reduction?

No building is perfect. But buildings that actively work on these things, with engaged committees, healthy reserves, proactive maintenance and an active resident community, consistently outperform those that don't. They hold their value better. They have fewer disputes. And they're simply more enjoyable places to call home.

A healthy strata building doesn't happen by accident. It's the result of informed owners, engaged committees and proactive decision-making that protects and improves the building over time.

If you'd like to take stock of where your building is at, download our building health self-assessment checklist from our website.