



What does strata community really mean and how do you build one?

Strata living at its best isn't just about owning property. It's about being part of a community, a group of people who share a building, share its maintenance, and share in making it a genuinely great place to live.

But community doesn't happen automatically. It needs to be cultivated.

What does a strong strata community look like in practice? It looks like neighbours who know each other's names. An AGM where most owners show up. A committee that communicates openly and acts in everyone's interest. Common areas that are used and enjoyed. Initiatives like a shared garden, a composting program or a community noticeboard that give residents a reason to connect.

It also looks like buildings that are well-maintained, financially sound and proactively managed. When people trust that their building is in good hands, they feel more settled, more connected and more invested in the community around them.

How do you start building community in your strata scheme?

It starts with small acts of connection. Saying hello in the lift. Introducing yourself to a new neighbour. Turning up to the AGM. Volunteering for the committee.

From there, it grows. A resident who cares inspires others to care. A committee that communicates builds trust. A building that takes pride in its shared spaces attracts residents who take pride in theirs.

When residents know their neighbours, participate in the life of their building and work together toward common goals, the benefits go well beyond social connection. Communities become safer. Disputes are resolved more constructively. Owners develop a greater sense of pride and responsibility for where they live. And well-engaged Owners Corporations are more likely to invest in preventative maintenance, make sound financial decisions and plan strategically for the future.

The result is more than just a well-managed building. It's a place where people feel safe, connected and genuinely at home. And that's worth building.

Visit our website for resources on community building in strata.