



Community Brief

Spring 2025 Edition

Dear valued clients,

Spring is a season of renewal, and at LJ Hooker Strata ACT, we're embracing the opportunity to refresh our communities, review our practices, and prepare for the warmer months ahead. This edition includes updates on legislation, sustainability, seasonal maintenance, and ways to foster vibrant community living.

We encourage all owners and residents to take advantage of the season to engage with their community, participate in upcoming events, and ensure their property is well-prepared for the months ahead.

Award Recognition: National Excellence in Strata Management


We are thrilled to announce that LJ Hooker Strata ACT has been crowned the Winner of the Strata Community Management Medium Business Award at the 2024–2025 SCA Australasia Strata Community Excellence Awards.

This prestigious award is the highest honour in the strata industry across Australia and New Zealand, recognising outstanding achievement in service delivery, innovation, leadership, and community impact.

LJ Hooker Strata ACT was selected from among all state-based winners, making this a truly national victory.

Winning this award demonstrates our team's unwavering commitment to excellence in strata management. It reflects our dedication to delivering tailored, responsive, and professional services to our clients, and our ability to lead the industry in best practices and innovation.

This recognition is not only a celebration of our team's hard work, but also a testament to the trust and support of our clients. Your collaboration and engagement have helped us build thriving communities and achieve this milestone. We are proud to represent the ACT on the national stage and will continue to uphold the standards that earned us this award.



Legislative Updates: ACT Trends & National Influence

While the ACT has not yet adopted the full suite of NSW strata reforms, many of the changes are expected to influence future legislation locally. The ACT Legislative Assembly is currently reviewing unit title management, and the Strata Community Association (SCA) has called for modern, sustainable reforms.

Key areas include:

- Sustainability infrastructure: Encouraging solar panels and EV chargers.
- Accessibility upgrades: Lower voting thresholds for inclusive features.
- Committee governance: Clearer duties for fairness and transparency.
- Insurance transparency: Disclosure of premiums, commissions, and coverage.

These reforms aim to create more inclusive, sustainable, and well-governed strata communities. We recommend ACT owners corporations begin reviewing their by-laws and governance practices in anticipation of these changes.

Spring Maintenance Checklist

Spring is the ideal time to inspect and refresh your property. A proactive approach now can prevent costly issues later. We recommend:

- Cleaning gutters and downpipes to prevent blockages from spring rains.
- Inspecting and testing irrigation systems for efficient water use.
- Pressure washing driveways, walkways, and building exteriors.
- Servicing air conditioning units before summer demand.
- Reviewing pest control measures for ants and termites.
- Checking fences, gates, and outdoor furniture for wear and tear.

Spring Gardening in Strata

Celebrate the season with vibrant green spaces that enhance wellbeing and community pride. Shared gardens can become gathering points for residents, encouraging interaction and a sense of ownership. Consider:

- Planting colourful annuals and perennials.
- Refreshing mulch to conserve moisture and suppress weeds.
- Pruning shrubs and trees for healthy growth.
- Organising a community gardening day.
- Installing compost bins or worm farms to support sustainability.

Gardening also contributes to biodiversity and can reduce heat in urban environments.

Sustainability Spotlight: Preparing for Summer

With warmer months ahead, now is the time to plan for energy efficiency and long-term sustainability. Suggestions include:

- Reviewing energy usage in common areas.
- Installing solar panels or battery storage systems.
- Using smart thermostats and timers.
- Encouraging residents to adopt energy-saving habits.
- Including sustainability goals in your next AGM agenda.

These initiatives not only reduce costs but also contribute to environmental responsibility.



Committee Duties: Governance & Engagement

Strata committee members in the ACT are expected to:

- Act honestly, fairly, and responsibly.
- Respect others' use and enjoyment of property.
- Maintain confidentiality unless legally required to disclose.

Spring is a great time to review committee roles, offer training, and encourage new members to join ahead of the AGM season. A strong committee leads to a well-run building and a happier community.

Strata Insurance: Transparency & Risk Awareness

Insurance is often overlooked until it's needed. Spring is a strategic time to review your policy details, especially as weather patterns shift and risks evolve. Engage with your strata manager to understand coverage limits, exclusions, and any recent changes in premiums. A well-informed owners corporation is better equipped to make decisions that protect the community's financial health.

Spring is a good time to:

- Review your building's insurance coverage.
- Check for underinsurance risks.
- Ensure coverage for common spring hazards.
- Understand commissions and premiums disclosed by your strata manager.

Community Engagement: Spring Events in Canberra

Canberra comes alive in spring with events perfect for strata communities. These events offer opportunities for residents to connect, celebrate, and enjoy the season together:

- **Floriade 2025:** Held in Commonwealth Park, Floriade is Australia's largest celebration of spring. With over one million blooming flowers, live entertainment, cultural displays, and interactive workshops, it's a must-visit for families and garden lovers. Strata communities can organise group visits or themed courtyard events to bring the spirit of Floriade home.
- **Spring Market at Pearce Community Centre:** This indoor market features local artisans, handmade crafts, gourmet treats, and seasonal produce. It's a great opportunity for residents to support small businesses and discover unique items. Consider promoting local stallholders within your strata community or hosting a mini market on-site.
- **Parliament House Courtyard Tours:** These guided tours offer a rare glimpse into the private courtyards of Parliament House, showcasing seasonal blooms and architectural design. Ideal for garden enthusiasts and history buffs, the tours also include accessibility-friendly options.
- **Fiesta Latina – Spring Fiesta:** A vibrant celebration of Latin American culture held in Phillip, featuring dance performances, traditional music, food trucks, and community activities. It's a fantastic way to experience cultural diversity and festive energy. Strata communities can embrace the theme with Latin-inspired courtyard gatherings or shared meals.



App Tips: Making the Most of V3

The V3 App is designed to streamline communication and operations within your strata community. Beyond basic functions, it offers a centralised hub for accessing building documents, submitting feedback, and staying informed about upcoming meetings and decisions.

We encourage all residents to explore its features and reach out if assistance is needed in navigating the platform. Download the app via Apple Store or Google Play.

Use the LJ Hooker Strata App to:

- Log maintenance requests.
- Access AGM minutes and financial reports.
- Receive real-time updates.
- Communicate with your strata manager.
- Stay informed about community notices and events.

Thank You to Our Valued Clients

As we reflect on the achievements and progress made throughout the year, we want to take a moment to express our heartfelt appreciation to you, our valued clients.

Your continued support, trust, and engagement are the foundation of our success. Whether through your collaboration on committee matters, your feedback on services, or your participation in community initiatives, you help us build stronger, more vibrant strata communities across the ACT.

We are honoured to serve you and remain committed to delivering excellence in strata management.

Thank you for being an essential part of our journey.