MEDIA RELEASE

FOR IMMEDIATE RELEASE — Monday 16 November 2026

Mornington's PILOT Body Corporate named Victoria's best small strata management business

Commission-free Peninsula manager wins at the 2026 SCA (Vic) Pillar Awards for Excellence

MORNINGTON, VIC — PILOT Body Corporate has won the Strata Community Management – Small Business Award at the 2026 Strata Community Association (Victoria) Pillar Awards for Excellence, presented at a gala dinner at Sofitel Melbourne on Friday 13 November.

The Pillar Awards are the Victorian strata industry's annual recognition of professionalism, service and commitment to owners corporations, residents and strata communities. PILOT was named winner ahead of fellow finalists Ace Body Corporate (Maribyrnong), MBCM (Bayswater & Ringwood) and TSM Strata Management.

Based in Mornington, PILOT manages around 140 owners corporations covering more than 1,400 lots across the Mornington Peninsula and Melbourne's south-east. The business is fully independent and commission-free: owners pay a transparent fee for service, and PILOT takes no commissions on insurance or contractor work.

Accepting the award, Managing Director Luke Woollard pointed to a sign on the wall of PILOT's Mornington office that reads "Together we do great things", and said the trophy would be hung beside it.

"This was the year my team earned it," Mr Woollard said. "A restructure. Ninety-six procedures written from scratch. And through all of it, they still answered every email."

Mr Woollard also used the moment to speak to an industry that has faced tough public scrutiny. "Our industry has taken a beating these last couple of years. Some of it was earned. But most of it landed on people who never deserved it — the managers who take the 5pm call about the burst pipe, who sit in AGMs until 9 at night, who hold communities together and never make a headline doing it."

"We don't fix a reputation by defending it. We fix it the way any building gets fixed — honestly, properly, one job at a time. One returned call. One kept promise. The public doesn't need us to be perfect. They need us to be worth trusting."

PILOT offers three service levels — Basic, Premium Economy and Business Class — so owners corporations can choose the level of support that suits their building, from small residential blocks to complex mixed-use and multi-owners-corporation sites.

Owners corporation committees and lot owners interested in a quote can contact PILOT on 03 5976 1273 or visit pilotbodycorp.com.au.

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About PILOT Body Corporate

PILOT Body Corporate is an independent, commission-free owners corporation manager based in Mornington, Victoria. It manages around 140 owners corporations and more than 1,400 lots across the Mornington Peninsula and south-east Melbourne.

Media contact

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Photos available: team with trophy with award presentation background [credit: Shane Van Clark]