



New South Wales

# Strata Schemes Legislation Amendment (Miscellaneous) Bill 2026

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*This PUBLIC BILL, originated in the LEGISLATIVE ASSEMBLY and, having this day passed, is now ready for presentation to the LEGISLATIVE COUNCIL for its concurrence.*

*Legislative Assembly*

*Clerk of the Legislative Assembly*



New South Wales

## **Strata Schemes Legislation Amendment (Miscellaneous) Bill 2026**

No. \_\_\_\_\_, 2026

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### **A Bill for**

An Act to amend the *Strata Schemes Management Act 2015* and the *Strata Schemes Development Act 2015* to implement various recommendations arising from the statutory review of the Acts; to make related amendments to the *Community Land Management Act 2021* and the *Conveyancing Act 1919*; and for other purposes.

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**EXAMINED**

*Speaker*

*The LEGISLATIVE COUNCIL has this day agreed to this Bill with/without amendment.*

*Legislative Council*

*Clerk of the Parliaments*

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**The Legislature of New South Wales enacts—**

1

**1 Name of Act**

2

This Act is the *Strata Schemes Legislation Amendment (Miscellaneous) Act 2026*.

3

**2 Commencement**

4

This Act commences as follows—

5

- (a) for Schedules 1[2], [7]–[11], [16], [17], [21]–[23], [30]–[33], [39]–[42], [46], [48]–[56], [70], [72], [73], [76], [81]–[83], [85]–[90], [93], [95]–[98], [100], [102]–[106], [108] and [112], 2[3]–[7], [11], [12], [14], [15], [22]–[26], [31]–[35], [40], [42]–[50], [53], [55]–[64], [66]–[71], [73] and [79] and 5—on the date of assent to this Act,
- (b) otherwise—on a day or days to be appointed by proclamation.

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<b>Schedule 1</b>	<b>Amendment of Strata Schemes Management Act 2015 No 50</b>	1
		2
<b>[1] Section 4 Definitions</b>		3
	Omit section 4(1), definitions of <i>minor renovations</i> and <i>person present</i> .	4
	Insert in alphabetical order—	5
	<i>cosmetic work</i> has the same meaning as in section 109.	6
	<i>minor work</i> has the same meaning as in section 110.	7
<b>[2] Section 4(1)</b>		8
	Insert in alphabetical order—	9
	<i>payment plan</i> means a payment plan entered into by an owners corporation and an owner in accordance with section 85.	10
		11
<b>[3] Section 5 Resolutions of owners corporations</b>		12
	Omit section 5(2A). Insert instead—	13
	(2A) The value of a vote cast by an original owner of a strata scheme must be reduced by two-thirds if the total unit entitlement of lots for which the original owner is entitled to a vote is at least half of the aggregate unit entitlement of the lots in the scheme.	14
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		16
		17
<b>[4] Sections 5 and 192, notes</b>		18
	Omit the notes.	19
<b>[5] Section 7A</b>		20
	Insert after section 7—	21
	<b>7A Exemptions for small strata schemes</b>	22
	(1) This section applies to a strata scheme comprising 2 lots (a <i>small strata scheme</i> ).	23
		24
	(2) The following requirements do not apply to a small strata scheme—	25
	(a) the passing of special resolutions,	26
	(b) holding annual general meetings under section 14 or 18,	27
	(c) holding other general meetings under section 19,	28
	(d) constituting a strata committee under section 29,	29
	(e) preparing a plan of anticipated major expenditure under section 80,	30
	(f) giving information about the strata scheme to the Secretary under regulations made under section 271(2)(o),	31
		32
	(g) another requirement of this Act or the regulations prescribed by the regulations.	33
		34
	(3) If a requirement of this Act or the regulations does not apply to a small strata scheme because of this section (a <i>primary requirement</i> ), a requirement of this Act or the regulations that is ancillary or additional to, or consequent or reliant on, the primary requirement also does not apply to the small strata scheme.	35
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	<b>Examples</b> — the requirement to appoint officers of a strata committee and the requirements relating to holding meetings of the owners corporation or the strata committee and voting at meetings of the owners corporation or the strata committee	39
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(4)	The following decisions, as referred to in this Act or the regulations, must be made instead by a written resolution of the owners corporation of a small strata scheme—	1
		2
		3
(a)	a decision required to be made by an owners corporation in general meeting,	4
		5
(b)	a decision required to be made by an officer of an owners corporation,	6
(c)	a decision required to be made by a strata committee,	7
(d)	a decision required to be made by an officer of a strata committee.	8
(5)	A written resolution of the owners corporation of a small strata scheme required under subsection (4) is taken to be, as the case requires—	9
		10
(a)	a decision of the owners corporation in general meeting, or	11
(b)	a decision of an officer of the owners corporation, or	12
(c)	a decision of the strata committee, or	13
(d)	a decision of an officer of the strata committee.	14
(6)	The written resolution must be approved in writing by all the owners of each lot in the scheme.	15
		16
(7)	The regulations may make further provision about small strata schemes, including—	17
		18
(a)	in relation to written resolutions, including the circumstances and way in which a mortgagee or covenant chargee of a lot in the scheme may give approval to, or withhold approval from, certain written resolutions, and	19
		20
		21
		22
(b)	to provide for alternative or additional arrangements or requirements to apply to small strata schemes instead of, or because of, a requirement that does not apply to the scheme because of this section, and	23
		24
		25
(c)	to provide for a requirement to apply to small strata schemes, with or without modifications, even though the requirement would otherwise not apply because of this section, and	26
		27
		28
(d)	to modify or disapply the application of provisions of this Act or the regulations to small strata schemes.	29
		30
<b>[6]</b>	<b>Section 13 Functions that may only be delegated to member of strata committee or strata managing agent</b>	31
		32
	Insert “or the regulations” after “this Act” in section 13(1)(g).	33
<b>[7]</b>	<b>Section 14 First AGM must be held within 2 months after initial period</b>	34
	Insert at the end of section 14(3)—	35
	Maximum penalty—100 penalty units.	36
<b>[8]</b>	<b>Section 15 Agenda for first AGM</b>	37
	Insert at the end of section 15(2)—	38
	Maximum penalty for subsection (2)—100 penalty units.	39
<b>[9]</b>	<b>Section 18 AGM must be held</b>	40
	Insert at the end of the section—	41
	Maximum penalty—10 penalty units.	42

<b>[10]</b>	<b>Section 19 Other general meetings</b>	1
	Omit “after,” from section 19(2). Insert instead “, after”.	2
<b>[11]</b>	<b>Section 19(2), penalty</b>	3
	Insert at the end of section 19(2)—	4
	Maximum penalty—10 penalty units.	5
<b>[12]</b>	<b>Section 19(3A)</b>	6
	Insert after section 19(3)—	7
	(3A) The secretary or other officer must ensure the meeting is held within the period prescribed by the regulations.	8
	Maximum penalty—10 penalty units.	9
<b>[13]</b>	<b>Section 22 Notice to be given to owners corporation of right to cast vote at meeting</b>	11
	Insert “and the regulations” after “this Act” in section 22(1).	12
<b>[14]</b>	<b>Section 22(2)(d)</b>	13
	Insert “or the regulations” after “this Act”.	14
<b>[15]</b>	<b>Section 23</b>	15
	Omit the section. Insert instead—	16
	<b>23 Meeting procedures and voting</b>	17
	The regulations may make provision about general meetings of an owners corporation, including—	18
	(a) meeting procedures, and	19
	(b) notice of a meeting and the agenda for the meeting, and	20
	(c) voting rights and procedures, including secret ballots, and	21
	(d) the appointment of proxies.	22
<b>[16]</b>	<b>Section 26 Restrictions on powers of owners corporation during initial period</b>	23
	Insert at the end of section 26(1)—	24
	Maximum penalty—100 penalty units.	25
<b>[17]</b>	<b>Section 26(6)</b>	26
	Insert after section 26(5), before the note—	27
	(6) Action may be taken under this section in debt or for damages at the same time and in relation to the same circumstances as a prosecution for an offence under subsection (1).	28
<b>[18]</b>	<b>Section 29 Owners corporation to appoint strata committee</b>	29
	Omit “appoint a strata committee of the owners corporation in accordance with this Act” from section 29(1).	30
	Insert instead “ensure a strata committee of the owners corporation is constituted in accordance with this Act and the regulations”.	31
<b>[19]</b>	<b>Section 29(2)</b>	32
	Omit “owners corporation may appoint the strata committee”.	33

	Insert instead “strata committee may take office”.	1
<b>[20]</b>	<b>Section 30 Members of strata committee</b>	2
	Omit section 30(3).	3
<b>[21]</b>	<b>Section 39 Convening meetings</b>	4
	Insert at the end of section 39(2)—	5
	Maximum penalty—10 penalty units.	6
<b>[22]</b>	<b>Section 39(3)</b>	7
	Omit “meeting must be”. Insert instead “secretary or member must ensure the meeting is”.	8
<b>[23]</b>	<b>Section 39(3), penalty</b>	9
	Insert at the end of section 39(3)—	10
	Maximum penalty—10 penalty units.	11
<b>[24]</b>	<b>Section 40</b>	12
	Omit the section. Insert instead—	13
	<b>40 Meeting procedures and voting</b>	14
	The regulations may make provision about meetings of a strata committee, including—	15
	(a) meeting procedures, and	16
	(b) notice of a meeting and the agenda for the meeting, and	17
	(c) voting rights and procedures.	18
<b>[25]</b>	<b>Section 42 Functions of chairperson of owners corporation</b>	19
	Insert “and the regulations” after “this Act” in section 42(1)(b).	20
<b>[26]</b>	<b>Section 43 Functions of secretary of owners corporation</b>	21
	Insert “or the regulations” after “this Act” in section 43(b).	22
<b>[27]</b>	<b>Section 50 Term of appointment of strata managing agents</b>	23
	Omit “permitted by this section” from section 50(6)(b).	24
	Insert instead “under subsection (4) or (7)”.	25
<b>[28]</b>	<b>Section 50(7)–(8)</b>	26
	Omit section 50(7) and (8). Insert instead—	27
	(7) A strata managing agent may, by written notice to the owners corporation, extend the agent’s term of appointment by a maximum period of 3 months beyond the 3-year period specified in subsection (1)(b).	28
	(7A) The strata managing agent must give the owners corporation the written notice referred to in subsection (7) at least 1 month before the agent’s term of appointment expires.	29
	(8) Subsection (7) does not apply if—	30
	(a) the owners corporation gives the strata managing agent written notice, at least 2 months before the end of the agent’s term of appointment, that the agent will not be reappointed, or	31
		32
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	(b) the strata committee extends the agent’s term of appointment under subsection (4).	1 2
<b>[29]</b>	<b>Section 57 Breaches by strata managing agent</b> Insert “or the regulations” after “this Act” in section 57(1).	3 4
<b>[30]</b>	<b>Section 60 Disclosure by strata managing agents</b> Omit “and particulars of any such commissions or training services,” from section 60(1)(a). Insert instead— , including details of— (i) the commissions or training services, and (ii) the person who provided or paid for the commissions or training services,	5 6 7 8 9 10 11
<b>[31]</b>	<b>Section 60(1)(b)</b> Insert “including the details of the person the agent believes will provide or pay for the commissions or training services,” after “months,”.	12 13 14
<b>[32]</b>	<b>Section 60(1A)</b> Insert after section 60(1)— (1A) If the Secretary approves the form of a report for the disclosures required by subsection (1)(a) and (b), the disclosures must be in the form approved by the Secretary.	15 16 17 18 19
<b>[33]</b>	<b>Section 62 Offences for strata managing agent failing to give information</b> Omit section 62(1) and (3), penalties. Insert instead— Maximum penalty— (a) for an individual—100 penalty units, or (b) otherwise—200 penalty units.	20 21 22 23 24
<b>[34]</b>	<b>Section 68 Term of appointment of building managers</b> Insert after section 68(1)(a)— (a1) at the end of the second annual general meeting of the owners corporation, if the building manager was appointed under the authority of a resolution passed at the first annual general meeting, or	25 26 27 28 29
<b>[35]</b>	<b>Section 68(1)(b)</b> Omit “10 years”. Insert instead “3 years”.	30 31
<b>[36]</b>	<b>Section 68(4)</b> Insert after section 68(3)— (4) The regulations may prescribe a different term of appointment for a specified class of building manager.	32 33 34 35
<b>[37]</b>	<b>Section 72 Strata managing agent and building manager agreements may be terminated or varied by Tribunal</b> Insert after section 72(3)(d)— (d1) that the building manager has breached a duty prescribed by the regulations,	36 37 38 39 40

<b>[38] Section 74 Capital works fund</b>	1
Omit “determines by unanimous resolution” from section 74(5)(a).	2
Insert instead “decides by a written resolution made in accordance with section 7A”.	3
<b>[39] Section 85 Interest, discounts on contributions and payment plans</b>	4
Insert before section 85(5A)—	5
(5AAA) If agreed by an owners corporation and an owner, a payment plan may also include payment of the following—	6
(a) interest payable on an overdue contribution,	7
(b) a contribution that has been levied but is not yet due and payable,	8
(c) another matter prescribed by the regulations.	9
<b>[40] Section 85(5AB)</b>	10
Omit “for the payment of overdue contributions”. Insert instead “generally”.	11
<b>[41] Section 85(5AC)</b>	12
Omit “Despite subsection (5AB)”. Insert instead “However,”.	13
<b>[42] Section 85(5AC)</b>	14
Omit “for the payment of overdue contributions”.	15
<b>[43] Section 85A</b>	16
Insert after section 85—	17
<b>85A Reminder notices for unpaid contributions and interest</b>	18
(1) If a contribution is not paid by an owner when the contribution becomes due and payable, the owners corporation must give a reminder notice to the owner between 7 and 10 days after the contribution becomes due and payable.	19
(2) The reminder notice must include the following—	20
(a) the date the contribution became due and payable,	21
(b) the amount of the unpaid contribution,	22
(c) if interest will be payable—	23
(i) when interest will become payable on the unpaid contribution,	24
and	25
(ii) the amount of the interest payable,	26
(d) the way in which the unpaid contribution may be paid,	27
(e) the information required to accompany a written notice under section 83(1A),	28
(f) other information prescribed by the regulations.	29
<b>[44] Section 86 Recovery of unpaid contributions and interest</b>	30
Insert “and interest” after “the unpaid contributions” in section 86(2AA)(a).	31
<b>[45] Section 86(4)</b>	32
Omit “taken at least 30 days notice of the action.”. Insert instead—	33
taken—	34
	35
	36
	37
	38

	(a) the reminder notice required under section 85A, and	1
	(b) at least 30 days notice of the action.	2
<b>[46]</b>	<b>Section 86(7) and (8)</b>	3
	Omit the subsections.	4
<b>[47]</b>	<b>Section 86(9)</b>	5
	Insert at the end of section 86—	6
	(9) The regulations may prescribe the following—	7
	(a) additional circumstances in which an owners corporation must not take action to recover an amount under this section,	8
		9
	(b) requirements for, or conditions on, taking action to recover an amount under this section.	10
		11
<b>[48]</b>	<b>Section 86A</b>	12
	Insert after section 86—	13
	<b>86A Order payments must be applied</b>	14
	(1) Payments by an owner in arrears must be applied in the following order—	15
	(a) to contributions, in order of due date,	16
	(b) to interest,	17
	(c) if the owners corporation has taken recovery action under section 86—	18
	to expenses of the owners corporation in recovering contributions	19
	ordered to be paid under section 86.	20
	(2) Subsection (1) does not apply to the extent that—	21
	(a) a court or the Tribunal has made an order specifying how payments must be applied, or	22
		23
	(b) the owner in arrears specifies how payments must be applied.	24
<b>[49]</b>	<b>Section 90 Contributions for legal costs awarded in proceedings between owners and owners corporation</b>	25
	Omit “court” from section 90(2). Insert instead “court or the Tribunal”.	26
		27
<b>[50]</b>	<b>Section 92 Owners corporation must prepare financial statements and statements of key financial information</b>	28
	Insert at the end of section 92(1)—	29
	Maximum penalty—10 penalty units.	30
		31
<b>[51]</b>	<b>Section 93 Requirements for financial statements</b>	32
	Omit “financial statement for an administrative fund or capital works fund must specify” from section 93(2).	33
		34
	Insert instead “owners corporation must ensure the financial statement for an administrative fund or capital works fund specifies”.	35
		36
<b>[52]</b>	<b>Section 93(2), penalty</b>	37
	Insert at the end of section 93(2)—	38
	Maximum penalty—10 penalty units.	39
		39

<b>[53]</b>	<b>Section 93(3)</b>	1
	Omit “financial statements for any other fund must”.	2
	Insert instead “owners corporation must ensure the financial statements for other funds”.	3
<b>[54]</b>	<b>Section 93(3), penalty</b>	4
	Insert at the end of section 93(3)—	5
	Maximum penalty—10 penalty units.	6
<b>[55]</b>	<b>Section 96 Accounting records must be kept by owners corporation</b>	7
	Omit “5 penalty units” from section 96(1), penalty. Insert instead “10 penalty units”.	8
<b>[56]</b>	<b>Section 101 Persons who can exercise functions relating to the finances and accounts of the owners corporation</b>	9
	Omit “5 penalty units” from the penalty. Insert instead “10 penalty units”.	10
<b>[57]</b>	<b>Section 105AA</b>	12
	Insert after section 105—	13
<b>105AA</b>	<b>Bonds or fees must be reasonable</b>	14
(1)	An owners corporation must not require an owner or occupier of a lot to pay a bond unless—	15
		16
(a)	the amount of the bond is reasonable, having regard to the likely risk of damage to common property in the strata scheme arising from the matters to which the bond relates, and	17
		18
		19
(b)	the owners corporation has given the owner or occupier a written copy of the terms of the bond, and	20
		21
(c)	the terms of the bond state the circumstances in which the bond may be—	22
		23
(i)	released to the owner or occupier, in whole or part, or	24
(ii)	claimed by the owners corporation, in whole or part, and	25
(d)	the terms of the bond provide for the bond to be released, in whole or part, to the owner or occupier within a specified time if the bond is not otherwise claimed by the owners corporation.	26
		27
		28
(2)	If an owners corporation requires an owner or occupier of a lot to pay a fee for the provision of goods or services, the fee must not be greater than the reasonable costs incurred by the owners corporation in providing the goods or services.	29
		30
		31
		32
(3)	The Tribunal may, on application by an owner or occupier, order an owners corporation to repay to the owner or occupier the amount of a bond or fee, in whole or part, if the Tribunal is satisfied—	33
		34
		35
(a)	the bond or fee is unreasonable, or	36
(b)	for a bond—the owners corporation has failed to release the bond in accordance with the terms of the bond.	37
		38
(4)	An owners corporation must not require an owner or occupier to pay a bond or fee for a good, service or matter prescribed by the regulations.	39
		40
(5)	A by-law has no force or effect to the extent it would, directly or indirectly, require an owner or occupier to pay a bond or fee that is inconsistent with this section.	41
		42
		43

<b>[58] Section 108, heading</b>	1
Insert “—major work” after “property”.	2
<b>[59] Section 108(1)</b>	3
Insert “, whether or not work is carried out in connection with the owner’s lot” after “enhancing the common property”.	4 5
<b>[60] Section 108(6A)</b>	6
Insert after section 108(6)—	7
(6A) The regulations may—	8
(a) prescribe work as work to which this section applies, and	9
(b) exclude work from the application of this section.	10
<b>[61] Section 109 Cosmetic work by owners</b>	11
Omit section 109(2) and (5).	12
<b>[62] Section 109(7)</b>	13
Insert after section 109(6)—	14
(7) In this section—	15
<i>cosmetic work</i> —	16
(a) means the following—	17
(i) work involving attaching fixtures to, applying coverings to or decorating the surface of walls, floors or ceilings within an owner’s lot,	18 19 20
(ii) work prescribed as cosmetic work by the regulations, but	21
(b) does not include work excluded by the regulations.	22
<b>[63] Sections 110, heading, (4), (5) and (8), 126 and 127, heading</b>	23
Omit “renovations” wherever occurring. Insert instead “work”.	24
<b>[64] Section 110(1)</b>	25
Omit “work for the purposes of minor renovations”. Insert instead “minor work”.	26
<b>[65] Section 110(3)</b>	27
Omit the subsection.	28
<b>[66] Section 110(6)(a) and (6C)</b>	29
Omit “a minor renovation” wherever occurring. Insert instead “minor work”.	30
<b>[67] Section 110(7)</b>	31
Omit the subsection. Insert instead—	32
(7) This section does not apply to work authorised by—	33
(a) a by-law made under this part, or	34
(b) a common property rights by-law.	35
<b>[68] Section 110(9)</b>	36
Insert after section 110(8), before the note—	37

(9)	In this section—	1
	<i>building element</i> has the same meaning as in the <i>Design and Building Practitioners Act 2020</i> .	2
	<i>minor work</i> —	3
	(a) means the following—	4
	(i) work involving the repair, replacement or alteration of an owner’s lot that does not affect a building element,	5
	(ii) work prescribed as minor work by the regulations, but	6
	(b) does not include work excluded by the regulations.	7
<b>[69]</b>	<b>Section 115 Initial maintenance schedule must be prepared</b>	8
	Omit section 115(1) and (2). Insert instead—	9
	(1) The original owner of a strata scheme must ensure—	10
	(a) an initial maintenance schedule for the maintenance of the common property of the strata scheme is prepared, and	11
	(b) the schedule complies with the requirements prescribed by the regulations.	12
	Maximum penalty—	13
	(a) for an individual—100 penalty units, or	14
	(b) otherwise—500 penalty units.	15
	<b>Note</b> — The purpose of the initial maintenance schedule is to give information to the owners corporation about obligations and costs relating to the maintenance of common property.	16
<b>[70]</b>	<b>Section 118 Window safety devices—child safety</b>	17
	Omit “5 penalty units” from section 118(1), penalty. Insert instead “50 penalty units”.	18
<b>[71]</b>	<b>Section 118(1A)</b>	19
	Insert after section 118(1)—	20
	(1A) An owners corporation must—	21
	(a) properly maintain the window safety devices and keep the devices in a state of good and serviceable repair, and	22
	(b) without limiting paragraph (a), ensure the window safety devices are inspected in accordance with the regulations.	23
	Maximum penalty—50 penalty units.	24
<b>[72]</b>	<b>Section 122 Power of owners corporation to enter property in order to carry out work</b>	25
	Omit “5 penalty units” from section 122(5), penalty. Insert instead “10 penalty units”.	26
<b>[73]</b>	<b>Section 123 Access for fire safety inspections</b>	27
	Omit “20 penalty units” from section 123(2), penalty. Insert instead “50 penalty units”.	28
<b>[74]</b>	<b>Section 126 Orders relating to alterations and repairs to common property and other property</b>	29
	Omit “a minor renovation or alteration or repair” from section 126(5).	30
	Insert instead “minor work or alterations or repairs”.	31

<b>[75] Section 127</b>	1
Omit “for the purposes of section 109 or a minor renovation for the purposes of section 110”.	2
Insert instead “or minor work”.	3
Insert instead “or minor work”.	4
<b>[76] Part 6, Division 7, heading</b>	5
Omit the heading. Insert instead—	6
<b>Division 7 Infrastructure and utilities</b>	7
<b>[77] Section 132AA</b>	8
Insert after section 132A—	9
<b>132AA Exclusive supply agreements</b>	10
(1) This section applies to an agreement for the supply of a relevant service to the lots in a strata scheme through an exclusive supply network (an <i>exclusive supply agreement</i> ).	11
(2) A provision of an exclusive supply agreement is void to the extent the provision requires an owners corporation to do the following at the end of the agreement—	12
(a) pay an amount, however described, to the network provider for the purposes of enabling the network provider to recover capital costs relating to the exclusive supply network,	13
<b>Examples—</b> an exit fee or termination fee	14
(b) purchase the infrastructure of the exclusive supply network.	15
(3) At the end of an exclusive supply agreement, the network provider must not remove the infrastructure of the exclusive supply network without the written consent of the owners corporation.	16
(4) This section does not apply to an exclusive supply agreement—	17
(a) entered into before the commencement of this section, or	18
(b) for an exclusive supply network prescribed by the regulations.	19
(5) In this section—	20
<i>end</i> , in relation to an exclusive supply agreement, means—	21
(a) the expiry of the agreement, or	22
(b) the ending of the agreement for any reason.	23
<i>exclusive supply network</i> has the same meaning as in section 184.	24
<i>network provider</i> , in relation to an exclusive supply agreement, means a party supplying a relevant service to the owners corporation under the agreement.	25
<i>relevant service</i> has the same meaning as in section 184, subject to any modifications prescribed by the regulations for this definition.	26
<b>[78] Section 132B Financing and installation of sustainability infrastructure</b>	27
Insert after section 132B(1)—	28
(1A) This section does not apply to the installation of an electric vehicle charging station in accordance with section 132D.	29
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<b>[79]</b>	<b>Section 132B(2), definition of “sustainability infrastructure”, paragraph (f), note</b>	1
	Omit the note.	2
<b>[80]</b>	<b>Sections 132D and 132E</b>	3
	Insert after section 132C—	4
<b>132D</b>	<b>Installation of electric vehicle charging stations</b>	5
(1)	This section applies to the installation of an electric vehicle charging station on an owner’s lot, whether or not the installation also requires changes to, or work to be carried out on, the common property of the strata scheme.	6 7 8
(2)	Despite another provision of this Act, an owner may install an electric vehicle charging station on the owner’s lot if the owner has—	9 10
(a)	given the following to the strata committee (an <i>installation notice</i> )—	11
(i)	written notice of the owner’s intention to install the charging station,	12 13
(ii)	the information or documents prescribed by the regulations, and	14
(b)	received written notice from the strata committee stating that the committee does not object to the installation (a <i>no-objection notice</i> ).	15 16
(3)	The strata committee must, after receiving the installation notice, give the owner one of the following before the end of the required period—	17 18
(a)	a no-objection notice,	19
(b)	if the committee objects to the installation of the electric vehicle charging station—written notice of the objection, including the reasons for the objection.	20 21 22
(4)	The strata committee must not unreasonably object to the installation of the electric vehicle charging station.	23 24
(5)	The Tribunal may, on application by the owner, order the strata committee to issue a no-objection notice to the owner if the Tribunal is satisfied the committee’s objection was unreasonable.	25 26 27
(6)	If the strata committee fails to give the owner a notice before the end of the required period under subsection (3), the committee is taken to have given the owner a no-objection notice.	28 29 30
(7)	A by-law has no force or effect to the extent it would unreasonably prohibit the installation of an electric vehicle charging station on an owner’s lot.	31 32
(8)	The regulations may make further provision about the installation of an electric vehicle charging station in accordance with this section, including—	33 34
(a)	prescribing different requirements under subsection (2)(a)(ii) for different kinds of charging stations, and	35 36
(b)	specifying what constitutes—	37
(i)	a reasonable objection or an unreasonable objection to the installation of a charging station, and	38 39
(ii)	a reasonable prohibition or an unreasonable prohibition in a by-law on the installation of a charging station.	40 41
(9)	Sections 108–110 do not apply to work carried out in accordance with this section.	42 43
(10)	In this section—	44

<i>electric vehicle charging station</i> means an electric vehicle charging station of a kind prescribed by the regulations.	1
<i>required period</i> means—	2
(a) the period of 3 months starting when the strata committee receives an installation notice, or	3
(b) if the regulations prescribe a longer period that applies in circumstances prescribed by the regulations—the longer period.	4
<b>132E Costs of electric vehicle charging stations</b>	5
(1) Subject to the regulations, the owner of a lot on which an electric vehicle charging station is installed in accordance with section 132D must—	6
(a) pay the costs of installing the charging station, and	7
(b) indemnify the owners corporation against the reasonable costs of the following—	8
(i) maintaining and operating the charging station,	9
(ii) making good damage to common property arising from the installation or operation of the charging station,	10
(iii) another matter prescribed by the regulations.	11
(2) In this section—	12
<i>electric vehicle charging station</i> has the same meaning as in section 132D.	13
<b>[81] Section 140 Restrictions on by-laws during initial period</b>	14
Insert at the end of section 140(1)—	15
Maximum penalty—100 penalty units.	16
<b>[82] Section 140(6)</b>	17
Insert after section 140(5)—	18
(6) Action may be taken under this section for damages at the same time and in relation to the same circumstances as a prosecution for an offence under subsection (1).	19
<b>[83] Section 160 Owners corporation to insure building</b>	20
Omit “5 penalty units” wherever occurring in section 160(1) and (2), penalties.	21
Insert instead “10 penalty units”.	22
<b>[84] Section 160(4)(a)</b>	23
Omit “determines by unanimous resolution”.	24
Insert instead “decides by a written resolution made in accordance with section 7A”.	25
<b>[85] Section 163 Use of insurance money by owners corporation</b>	26
Omit “immediately apply that money” from section 163(1).	27
Insert instead “apply that money, as soon as practicable,”.	28
<b>[86] Section 163(1), penalty</b>	29
Insert at the end of section 163(1)—	30
Maximum penalty—10 penalty units.	31

<b>[87]</b>	<b>Section 164 Other mandatory insurance requirements for owners corporation</b>	1
	Omit “5 penalty units” from section 164(1), penalty. Insert instead “10 penalty units”.	2
<b>[88]</b>	<b>Section 164(2), penalty</b>	3
	Insert at the end of section 164(2)—	4
	Maximum penalty—10 penalty units.	5
<b>[89]</b>	<b>Section 177 Owners corporation must prepare strata roll</b>	6
	Omit “5 penalty units” from the penalty. Insert instead “10 penalty units”.	7
<b>[90]</b>	<b>Section 179 Notices and orders to be kept</b>	8
	Omit “5 penalty units” from the penalty. Insert instead “10 penalty units”.	9
<b>[91]</b>	<b>Section 180 Certain records to be retained for prescribed period</b>	10
	Omit “Schedule 1 or Schedule 2” from section 180(1)(b).	11
	Insert instead “the regulations”.	12
<b>[92]</b>	<b>Section 180(1)(b1)</b>	13
	Insert after section 180(1)(b)—	14
	(b1) for a small strata scheme within the meaning of section 7A—a copy of	15
	all written resolutions of the owners corporation made under that	16
	section,	17
<b>[93]</b>	<b>Section 180(1), penalty</b>	18
	Omit “5 penalty units”. Insert instead “10 penalty units”.	19
<b>[94]</b>	<b>Section 182 Requests for inspection of records of owners corporation</b>	20
	Insert after section 182(3)(j)—	21
	(j1) if the regulations provide for an alternative to affixing the seal of the	22
	owners corporation—records relating to the alternative required by the	23
	regulations,	24
<b>[95]</b>	<b>Section 182(3), penalty</b>	25
	Omit “5 penalty units”. Insert instead “20 penalty units”.	26
<b>[96]</b>	<b>Section 184 Certificate by owners corporation as to financial and other matters relating to lot</b>	27
	Omit “5 penalty units” from section 184(7), penalty. Insert instead “20 penalty units”.	28
<b>[97]</b>	<b>Section 186 Strata scheme information to be given to lessee</b>	30
	Omit “5 penalty units” wherever occurring in section 186(1) and (3), penalties.	31
	Insert instead “20 penalty units”.	32
<b>[98]</b>	<b>Part 10A, Division 7</b>	33
	Insert after section 188ZC—	34

<b>Division 7</b>	<b>Miscellaneous</b>	1
<b>188ZD</b>	<b>Publication of information about undertakings and compliance notices</b>	2
(1)	The Secretary may publish information about the following in accordance with this section—	3
(a)	an undertaking entered into by an owners corporation under section 188T that is in force,	4
(b)	a compliance notice given to an owners corporation.	5
(2)	The information may include, or be accompanied by, the following—	6
(a)	details identifying the owners corporation and strata scheme to which the undertaking or notice relates,	7
(b)	details of the undertaking or notice,	8
(c)	for a compliance notice—a copy of the notice,	9
(d)	other information, documents or matters prescribed by the regulations.	10
(3)	The Secretary may publish the information in the form and way the Secretary considers appropriate for the information to be accessible—	11
(a)	by the public, and	12
(b)	free of charge.	13
(4)	No liability, including liability in defamation, is incurred for publishing in good faith—	14
(a)	information under this section, or	15
(b)	a fair report or summary of the information.	16
(5)	The regulations may make further provision about the publication of information under this section.	17
<b>[99]</b>	<b>Part 12, introductory note, table</b>	22
	Omit “renovation”. Insert instead “work”.	23
<b>[100]</b>	<b>Part 12, introductory note</b>	24
	Insert at the end of the table—	25
	<b>Orders for breach of statutory duty</b>	
	To pay damages	26
	Owners corporation—other than in relation to section 106	238A
	Owner	
<b>[101]</b>	<b>Part 12, introductory note</b>	27
	Insert at the end of the table—	28
	<b>Other orders</b>	
	To repay a bond or fee	29
	Owner	105AA
	Occupier	
<b>[102]</b>	<b>Section 231 Interim orders</b>	30
	Omit “5 penalty units” from section 231(4), penalty. Insert instead “20 penalty units”.	31

<b>[103] Section 238A</b>	1
Insert after section 238—	2
<b>238A Orders for breach of statutory duty</b>	3
(1) The Tribunal may, on application by an owners corporation or owner, make an order awarding damages for a breach of statutory duty under the following sections—	4
(a) section 26,	5
(b) section 106,	6
(c) section 140.	7
(2) To avoid doubt, this section does not limit any other power the Tribunal has to award damages.	8
<b>[104] Section 243 Copies of orders</b>	9
Insert at the end of section 243(2)—	10
Maximum penalty for subsection (2)—10 penalty units.	11
<b>[105] Section 244 Tribunal to be provided with strata report and inspections</b>	12
Omit “5 penalty units” from section 244(1), penalty. Insert instead “10 penalty units”.	13
<b>[106] Section 249 Investigations by Secretary</b>	14
Omit “5 penalty units” wherever occurring in section 249(3) and (4), penalties.	15
Insert instead “20 penalty units”.	16
<b>[107] Section 257B</b>	17
Insert after section 257A—	18
<b>257B Approval of training providers</b>	19
(1) A person does not satisfy a requirement to complete the following training unless the training is provided by a training provider approved by the Secretary—	20
(a) the training required to be completed under section 37,	21
(b) other training prescribed by the regulations.	22
(2) The regulations may make further provision about training providers and the approval of training providers, including the following—	23
(a) the application process for approval as a training provider, including the application fee, if any,	24
(b) the matters the Secretary may or must consider in deciding whether to grant or refuse an approval,	25
(c) the imposition of conditions on an approval by—	26
(i) the regulations, or	27
(ii) the Secretary,	28
(d) the variation of an approval,	29
(e) the suspension or removal of an approval,	30
(f) the issue of directions to training providers by the Secretary in relation to compliance.	31

(3)	The Secretary may from time to time determine and issue guidelines, not inconsistent with this Act or the regulations, about—	1
		2
(a)	training providers and the approval of training providers, and	3
(b)	training courses.	4
<b>[108]</b>	<b>Section 258 Tenancy notice to be given to owners corporation</b>	5
	Omit “5 penalty units” wherever occurring in section 258(1) and (3), penalties.	6
	Insert instead “10 penalty units”.	7
<b>[109]</b>	<b>Section 258(4A) and (4B)</b>	8
	Insert after section 258(4)—	9
(4A)	A relevant person must also give notice to the owners corporation not later than 14 days after the person becomes aware that a tenant has vacated a lot. Maximum penalty—10 penalty units.	10
		11
		12
(4B)	If the relevant person fails to comply with subsection (4A), the tenant may give notice to the owners corporation that the tenant has vacated the lot.	13
		14
<b>[110]</b>	<b>Section 263 Service of documents by owners corporation and others</b>	15
	Insert “, the regulations” after “under this Act” in section 263(1).	16
<b>[111]</b>	<b>Section 263(1)</b>	17
	Insert “and the regulations” after “of this Act”.	18
<b>[112]</b>	<b>Section 269A</b>	19
	Insert after section 269—	20
<b>269A</b>	<b>Strata Hub Fund</b>	21
(1)	A Strata Hub Fund (the <i>Fund</i> ) must be established in the Special Deposits Account.	22
		23
(2)	The Secretary must control and manage the Fund.	24
(3)	The following must be paid into the Fund—	25
(a)	amounts required to be paid to the Secretary under regulations made under section 271(2)(o) and (2A),	26
		27
(b)	income from the investment of the Fund,	28
(c)	money directed or authorised to be paid into the Fund under this Act or another Act.	29
		30
(4)	The following may be paid out of the Fund—	31
(a)	money required to meet the costs of operating, maintaining, developing, improving and expanding the functionality of—	32
		33
(i)	the Strata Hub, and	34
(ii)	the technology and systems relating to the Strata Hub,	35
(b)	money required to meet administrative expenses related to the Fund,	36
(c)	money directed or authorised to be paid from the Fund under this Act or another Act.	37
		38
(5)	The Secretary may invest money in the Fund as a GSF agency under the <i>Government Sector Finance Act 2018</i> , Part 6.	39
		40

(6)	In this section—	1
	<i>Strata Hub</i> means the website with the URL of <a href="http://www.stratahub.nsw.gov.au">www.stratahub.nsw.gov.au</a> , or another website, used by the Secretary for the following purposes—	2 3
(a)	to collect information about strata schemes, including information required to be provided to the Secretary under regulations made under section 271(2)(o) and (2A),	4 5 6
(b)	to provide public access to information or documents relating to strata schemes, including the information required to be provided to the Secretary,	7 8 9
(c)	to deliver education and training relating to strata schemes,	10
(d)	to provide assistance relating to strata schemes.	11
<b>[113]</b>	<b>Section 271 Regulations</b>	12
	Omit section 271(2)(e).	13
<b>[114]</b>	<b>Schedules 1 and 2</b>	14
	Omit the schedules.	15
<b>[115]</b>	<b>Schedule 3 Savings, transitional and other provisions</b>	16
	Insert at the end of the schedule, with appropriate part and clause numbering—	17
<b>Part</b>	<b>Provision consequent on enactment of Strata Schemes Legislation Amendment (Miscellaneous) Act 2026</b>	18 19 20
	<b>Existing building manager agreements</b>	21
(1)	The amendments made to section 68(1) by the amending Act do not apply to a building manager agreement entered into before the commencement day.	22 23
(2)	In this clause—	24
	<i>amending Act</i> means the <i>Strata Schemes Legislation Amendment (Miscellaneous) Act 2026</i> .	25 26
	<i>commencement day</i> means the day on which the amending Act, Schedule 1[34] and [35] commence.	27 28

<b>Schedule 2</b>	<b>Amendment of Community Land Management Act 2021 No 7</b>	1
		2
<b>[1]</b>	<b>Section 5 Resolutions of associations</b>	3
	Omit section 5(6), note.	4
<b>[2]</b>	<b>Section 11 Functions that may only be delegated to member of association committee or managing agent</b>	5
	Insert “or the regulations” after “this Act” in section 11(1)(g).	6
		7
<b>[3]</b>	<b>Section 12 First AGM must be held within 2 months after initial period</b>	8
	Insert at the end of section 12(3)—	9
	Maximum penalty—100 penalty units.	10
<b>[4]</b>	<b>Section 13 Matters to be determined at first AGM</b>	11
	Insert at the end of section 13(2)—	12
	Maximum penalty for subsection (2)—100 penalty units.	13
<b>[5]</b>	<b>Section 16 AGM must be held</b>	14
	Insert at the end of the section—	15
	Maximum penalty—10 penalty units.	16
<b>[6]</b>	<b>Section 17 Other general meetings</b>	17
	Insert “, and not later than 14 days,” after “practicable” in section 17(2).	18
<b>[7]</b>	<b>Section 17(2), penalty</b>	19
	Insert at the end of section 17(2)—	20
	Maximum penalty—10 penalty units.	21
<b>[8]</b>	<b>Section 17(2A)</b>	22
	Insert after section 17(2)—	23
	(2A) The secretary or other officer must ensure the meeting is held within the period prescribed by the regulations.	24
	Maximum penalty—10 penalty units.	25
		26
<b>[9]</b>	<b>Section 20 Notice to be given of right to cast vote at meeting of association</b>	27
	Insert “and the regulations” after “this Act” in section 20(1).	28
<b>[10]</b>	<b>Section 21</b>	29
	Omit the section. Insert instead—	30
	<b>21 Meeting procedures and voting</b>	31
	The regulations may make provision about general meetings of an association, including—	32
	(a) meeting procedures, and	33
	(b) notice of a meeting and the agenda for the meeting, and	34
	(c) voting rights and procedures, including secret ballots, and	35
	(d) the appointment of proxies.	36
		37

<b>[11] Section 25 Restriction on powers of associations during initial period</b>	1
Insert at the end of the section—	2
Maximum penalty—100 penalty units.	3
<b>[12] Section 29 Remedies for breach of restrictions</b>	4
Insert after section 29(4)—	5
(5) Action may be taken under this section in debt or for damages at the same time and in relation to the same circumstances as a prosecution for an offence under section 25.	6 7 8
<b>[13] Section 30 Association to appoint committee</b>	9
Insert “and the regulations” after “this Act” in section 30(1).	10
<b>[14] Section 43 Meetings must be convened on certain requests</b>	11
Insert at the end of section 43(1)—	12
Maximum penalty—10 penalty units.	13
<b>[15] Section 43(2)</b>	14
Omit the subsection. Insert instead—	15
(2) The secretary or member must ensure the meeting is held not later than 14 days after the request is made.	16 17
Maximum penalty—10 penalty units.	18
<b>[16] Section 44</b>	19
Omit the section. Insert instead—	20
<b>44 Meeting procedures and voting</b>	21
The regulations may make provision about meetings of an association committee, including—	22 23
(a) meeting procedures, and	24
(b) notice of a meeting and the agenda for the meeting, and	25
(c) voting rights and procedures.	26
<b>[17] Section 46 Functions of chairperson of association</b>	27
Insert “and the regulations” after “this Act” in section 46(1)(b).	28
<b>[18] Section 47 Functions of secretary of association</b>	29
Insert “or the regulations” after “this Act” in section 47(b).	30
<b>[19] Section 54 Term of appointment of managing agents</b>	31
Omit “permitted by this section” from section 54(6)(b).	32
Insert instead “under subsection (4) or (7)”.	33
<b>[20] Section 54(7)–(9)</b>	34
Omit the subsections. Insert instead—	35
(7) A managing agent may, by written notice to the association, extend the agent’s term of appointment by a maximum period of 3 months beyond the 3-year period specified in subsection (1)(b).	36 37 38

(8)	The managing agent must give the association the written notice referred to in subsection (7) at least 1 month before the agent’s term of appointment expires.	1 2
(9)	Subsection (7) does not apply if—	3
(a)	the association gives the managing agent written notice, at least 2 months before the end of the agent’s term of appointment, that the agent will not be reappointed, or	4 5 6
(b)	the association committee extends the agent’s term of appointment under subsection (4).	7 8
<b>[21]</b>	<b>Section 61 Breaches by managing agent</b>	9
	Insert “or the regulations” after “this Act” in section 61(1).	10
<b>[22]</b>	<b>Section 64 Disclosure by managing agents</b>	11
	Omit “and particulars of any such commissions,” from section 64(1)(a). Insert instead—	12
	, including details of—	13
(i)	the commissions, and	14
(ii)	the person who paid for the commissions,	15
<b>[23]</b>	<b>Section 64(1)(b)</b>	16
	Insert “including the details of the person the agent believes will pay the commissions,” after “months,”.	17 18
<b>[24]</b>	<b>Section 64(1)(c) and (d)(i) and (ii)</b>	19
	Omit “strata” wherever occurring.	20
<b>[25]</b>	<b>Section 64(1A)</b>	21
	Insert after section 64(1)—	22
(1A)	If the Secretary approves the form of a report for the disclosures required by subsection (1)(a) and (b), the disclosures must be in the form approved by the Secretary.	23 24 25
<b>[26]</b>	<b>Section 66 Offences for managing agent failing to give information</b>	26
	Omit section 66(1) and (3), penalties. Insert instead—	27
	Maximum penalty—	28
(a)	for an individual—100 penalty units, or	29
(b)	otherwise—200 penalty units.	30
<b>[27]</b>	<b>Section 72 Term of appointment of facilities managers</b>	31
	Insert after section 72(1)(a)—	32
(a1)	at the end of the second annual general meeting of the association, if the facilities manager was appointed under the authority of a resolution passed at the first annual general meeting, or	33 34 35
<b>[28]</b>	<b>Section 72(1)(b)</b>	36
	Omit “10 years”. Insert instead “3 years”.	37
<b>[29]</b>	<b>Section 72(4)</b>	38
	Insert after section 72(3)—	39

(4)	The regulations may prescribe a different term of appointment for a specified class of facilities manager.	1 2
<b>[30]</b>	<b>Section 76 Managing agent and facilities manager agreements may be terminated or varied by Tribunal</b>	3 4
	Insert after section 76(3)(d)—	5
	(d1) that the facilities manager has breached a duty prescribed by the regulations,	6 7
<b>[31]</b>	<b>Section 90 Interest, discounts on contributions and payment plans</b>	8
	Omit “a member of the association” from section 90(5).	9
	Insert instead “an owner of a development lot or neighbourhood lot in the scheme”.	10
<b>[32]</b>	<b>Section 90(5AAA)</b>	11
	Insert before section 90(5A)—	12
	(5AAA) If agreed by an association and an owner, a payment plan may also include payment of the following—	13 14
	(a) interest payable on an overdue contribution,	15
	(b) a contribution that has been levied but is not yet due and payable,	16
	(c) another matter prescribed by the regulations.	17
<b>[33]</b>	<b>Section 90(5AB)</b>	18
	Omit “for the payment of overdue contributions”. Insert instead “generally”.	19
<b>[34]</b>	<b>Section 90(5AC)</b>	20
	Omit the subsection. Insert instead—	21
	(5AC) However, an association may refuse to enter into payment plans in particular cases.	22 23
<b>[35]</b>	<b>Section 90(6)</b>	24
	Omit the subsection.	25
<b>[36]</b>	<b>Section 90A</b>	26
	Insert after section 90—	27
<b>90A</b>	<b>Reminder notices for unpaid contributions and interest</b>	28
(1)	If a contribution is not paid by a member of an association when the contribution becomes due and payable, the association must give a reminder notice to the member between 7 and 10 days after the contribution becomes due and payable.	29 30 31 32
(2)	The reminder notice must include the following—	33
	(a) the date the contribution became due and payable,	34
	(b) the amount of the unpaid contribution,	35
	(c) if interest will be payable—	36
	(i) when interest will become payable on the unpaid contribution,	37
	and	38
	(ii) the amount of the interest payable,	39
	(d) the way in which the unpaid contribution may be paid,	40

	(e) the information required to accompany a written notice under section 88(1A),	1
	(f) other information prescribed by the regulations.	2
<b>[37]</b>	<b>Section 91 Recovery of unpaid contributions and interest</b>	3
	Omit “if the association has offered the member of the association” from section 91(3A)(a).	4
	Insert instead “for an owner—if the association has offered the owner”.	5
<b>[38]</b>	<b>Section 91(3A)(a)</b>	6
	Insert “and interest” after “the unpaid contributions”.	7
<b>[39]</b>	<b>Section 91(5)</b>	8
	Omit “taken at least 30 days notice of the action.”. Insert instead—	9
	taken—	10
	(a) the reminder notice required under section 90A, and	11
	(b) at least 30 days notice of the action.	12
<b>[40]</b>	<b>Section 91(8) and (9)</b>	13
	Omit the subsections.	14
<b>[41]</b>	<b>Section 91(10)</b>	15
	Insert at the end of section 91—	16
	(10) The regulations may prescribe the following—	17
	(a) additional circumstances in which an association must not take action to recover an amount under this section,	18
	(b) requirements for, or conditions on, taking action to recover an amount under this section.	19
<b>[42]</b>	<b>Section 91A</b>	20
	Insert after section 91—	21
	<b>91A Order payments must be applied</b>	22
	(1) Payments by an owner in arrears must be applied in the following order—	23
	(a) to contributions, in order of due date,	24
	(b) to interest,	25
	(c) if the association has taken recovery action under section 91—to expenses of the association in recovering contributions ordered to be paid under section 91.	26
	(2) Subsection (1) does not apply to the extent that—	27
	(a) a court or the Tribunal has made an order specifying how payments must be applied, or	28
	(b) the owner in arrears specifies how payments must be applied.	29
<b>[43]</b>	<b>Section 95 Contributions for legal costs awarded in proceedings between members and association</b>	30
	Omit “court” from section 95(2). Insert instead “court or the Tribunal”.	31

<b>[44] Section 96 Association must prepare financial statements and statements of key financial information</b>	1
Insert at the end of section 96(1)—	2
Maximum penalty—10 penalty units.	3
<b>[45] Section 97 Requirements for financial statements</b>	4
Omit “financial statement for an administrative fund or capital works fund must specify” from section 97(2).	5
Insert instead “association must ensure the financial statement for an administrative fund or capital works fund specifies”.	6
<b>[46] Section 97(2), penalty</b>	7
Insert at the end of section 97(2), before the note—	8
Maximum penalty—10 penalty units.	9
<b>[47] Section 97(3)</b>	10
Omit “financial statements for other funds must”.	11
Insert instead “association must ensure the financial statements for other funds”.	12
<b>[48] Section 97(3), penalty</b>	13
Insert at the end of section 97(3)—	14
Maximum penalty—10 penalty units.	15
<b>[49] Section 100 Accounting records must be kept by association</b>	16
Omit “5 penalty units” from section 100(1), penalty. Insert instead “10 penalty units”.	17
<b>[50] Section 105 Persons who can exercise functions relating to the finances and accounts of the association</b>	18
Omit “5 penalty units” from the penalty. Insert instead “10 penalty units”.	19
<b>[51] Section 108AA</b>	20
Insert after section 108—	21
<b>108AA Bonds or fees must be reasonable</b>	22
(1) An association must not require an owner or occupier of a lot in the scheme to pay a bond unless—	23
(a) the amount of the bond is reasonable, having regard to the likely risk of damage to association property in the scheme arising from the matters to which the bond relates, and	24
(b) the association has given the owner or occupier a written copy of the terms of the bond, and	25
(c) the terms of the bond state the circumstances in which the bond may be—	26
(i) released to the owner or occupier, in whole or part, or	27
(ii) claimed by the association, in whole or part, and	28
(d) the terms of the bond provide for the bond to be released, in whole or part, to the owner or occupier within a specified time if the bond is not otherwise claimed by the association.	29
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(2)	If an association requires an owner or occupier of a lot to pay a fee for the provision of goods or services, the amount of the fee must not be greater than the reasonable costs incurred by the association in providing the goods or services.	1 2 3 4
(3)	The Tribunal may, on application by an owner or occupier, order an association to repay to the owner or occupier the amount of a bond or fee, in whole or part, if the Tribunal is satisfied—	5 6 7
(a)	the bond or fee is unreasonable, or	8
(b)	for a bond—the association has failed to release the bond in accordance with the terms of the bond.	9 10
(4)	An association must not require an owner or occupier to pay a bond or fee for a good, service or matter prescribed by the regulations.	11 12
(5)	A by-law has no force or effect to the extent it would, directly or indirectly, require an owner or occupier to pay a bond or fee that is inconsistent with this section.	13 14 15
<b>[52]</b>	<b>Section 115 Initial maintenance schedule must be prepared</b>	16
	Insert at the end of section 115(1), before the note—	17
	Maximum penalty—	18
(a)	for an individual—100 penalty units, or	19
(b)	otherwise—500 penalty units.	20
<b>[53]</b>	<b>Section 119 Powers of entry of association</b>	21
	Omit “2 penalty units” from section 119(5), penalty. Insert instead “10 penalty units”.	22
<b>[54]</b>	<b>Section 124A</b>	23
	Insert after section 124—	24
<b>124A</b>	<b>Exclusive supply agreements</b>	25
(1)	This section applies to an agreement for the supply of a relevant service to the lots in a scheme through an exclusive supply network (an <i>exclusive supply agreement</i> ).	26 27 28
(2)	A provision of an exclusive supply agreement is void to the extent it requires an association to do the following at the end of the agreement—	29 30
(a)	pay an amount, however described, to the network provider for the purposes of enabling the network provider to recover capital costs relating to the exclusive supply network,	31 32 33
	<b>Examples—</b> an exit fee or termination fee	34
(b)	purchase the infrastructure of the exclusive supply network.	35
(3)	At the end of an exclusive supply agreement, the network provider must not remove the infrastructure of the exclusive supply network without the written consent of the association.	36 37 38
(4)	This section does not apply to an exclusive supply agreement—	39
(a)	entered into before the commencement of this section, or	40
(b)	for an exclusive supply network prescribed by the regulations.	41
(5)	In this section—	42
	<i>end</i> , in relation to an exclusive supply agreement, means—	43

	(a) the expiry of the agreement, or	1
	(b) the ending of the agreement for any reason.	2
	<i>exclusive supply network</i> has the same meaning as in section 174.	3
	<i>network provider</i> , in relation to an exclusive supply agreement, means a party supplying a relevant service to the association under the agreement.	4
	<i>relevant service</i> has the same meaning as in section 174, subject to any modifications prescribed by the regulations for this definition.	5
		6
		7
[55]	<b>Section 148 Association to insure buildings and structures on association property</b>	8
	Omit “5 penalty units” from the penalty. Insert instead “10 penalty units”.	9
[56]	<b>Section 151 Use of insurance money by association</b>	10
	Omit “immediately apply that money” from section 151(1).	11
	Insert instead “apply that money, as soon as practicable,”.	12
[57]	<b>Section 151(1), penalty</b>	13
	Insert at the end of section 151(1)—	14
	Maximum penalty—10 penalty units.	15
[58]	<b>Section 152 Other mandatory insurance requirements for association</b>	16
	Omit “5 penalty units” from section 152(1), penalty. Insert instead “10 penalty units”.	17
[59]	<b>Section 152(2), penalty</b>	18
	Insert at the end of section 152(2)—	19
	Maximum penalty—10 penalty units.	20
[60]	<b>Section 154 Managing agent to obtain insurance quotations</b>	21
	Omit “owners corporation” wherever occurring in section 154(3).	22
	Insert instead “association”.	23
[61]	<b>Section 165 Association must prepare association roll</b>	24
	Omit “5 penalty units” from the penalty. Insert instead “10 penalty units”.	25
[62]	<b>Section 168 Notices and orders served on association</b>	26
	Omit “5 penalty units” from the penalty. Insert instead “10 penalty units”.	27
[63]	<b>Section 169 Retention of records for prescribed period</b>	28
	Omit “5 penalty units” from the penalty. Insert instead “10 penalty units”.	29
[64]	<b>Section 171 Requests of inspection of records and certificates about associations</b>	30
	Omit “5 penalty units” from section 171(4), penalty. Insert instead “20 penalty units”.	31
[65]	<b>Section 172 Inspection of records</b>	32
	Insert after section 172(k)—	33
	(k1) if the regulations provide for an alternative to affixing the seal of the association—records relating to the alternative required by the regulations,	34
		35
		36

<b>[66] Part 10A, Division 7</b>	1
Insert after section 177ZC—	2
<b>Division 7      Miscellaneous</b>	3
<b>177ZD    Publication of information about undertakings and compliance notices</b>	4
(1) The Secretary may publish information about the following in accordance with this section—	5
(a) an undertaking entered into by an association under section 177T that is in force,	6
(b) a compliance notice given to an association.	7
(2) The information may include, or be accompanied by, the following—	8
(a) details identifying the association and scheme to which the undertaking or notice relates,	9
(b) details of the undertaking or notice,	10
(c) for a compliance notice—a copy of the notice,	11
(d) other information, documents or matters prescribed by the regulations.	12
(3) The Secretary may publish the information in the form and way the Secretary considers appropriate for the information to be accessible—	13
(a) by the public, and	14
(b) free of charge.	15
(4) No liability, including liability in defamation, is incurred for publishing in good faith—	16
(a) information under this section, or	17
(b) a fair report or summary of the information.	18
(5) The regulations may make further provision about the publication of information under this section.	19
<b>[67] Section 192 Interim orders</b>	20
Omit “5 penalty units” from section 192(4), penalty. Insert instead “20 penalty units”.	21
<b>[68] Section 197A</b>	22
Insert after section 197—	23
<b>197A    Orders for breach of statutory duty</b>	24
(1) The Tribunal may, on application by an association or a member of an association, make an order awarding damages for a breach of statutory duty under the following—	25
(a) section 29, in relation to a breach of Part 2, Division 3,	26
(b) section 109.	27
(2) To avoid doubt, this section does not limit any other power the Tribunal has to award damages.	28
<b>[69] Section 202 Copies of orders</b>	29
Insert at the end of section 202(2)—	30
Maximum penalty for subsection (2)—10 penalty units.	31

<b>[70]</b>	<b>Section 203 Tribunal to be provided with association report and inspections</b>	1
	Omit “5 penalty units” from section 203(1), penalty. Insert instead “10 penalty units”.	2
<b>[71]</b>	<b>Section 209 Investigations by Secretary</b>	3
	Omit “5 penalty units” wherever occurring in section 209(3) and (4), penalties.	4
	Insert instead “20 penalty units”.	5
<b>[72]</b>	<b>Section 218A</b>	6
	Insert after section 218—	7
	<b>218A Approval of training providers</b>	8
	(1) A person does not satisfy a requirement to complete the following training unless the training is provided by a training provider approved by the Secretary—	9
	(a) the training required to be completed under section 41,	10
	(b) other training prescribed by the regulations.	11
	(2) The regulations may make further provision about training providers and the approval of training providers, including the following—	12
	(a) the application process for approval as a training provider, including the application fee, if any,	13
	(b) the matters the Secretary may or must consider in deciding whether to grant or refuse an approval,	14
	(c) the imposition of conditions on an approval by—	15
	(i) the regulations, or	16
	(ii) the Secretary,	17
	(d) the variation of an approval,	18
	(e) the suspension or removal of an approval,	19
	(f) the issue of directions to training providers by the Secretary in relation to compliance.	20
	(3) The Secretary may from time to time determine and issue guidelines, not inconsistent with this Act or the regulations, about—	21
	(a) training providers and the approval of training providers, and	22
	(b) training courses.	23
<b>[73]</b>	<b>Section 219 Tenancy notice to be given to association</b>	24
	Omit “5 penalty units” wherever occurring in section 219(1) and (3), penalties.	25
	Insert instead “10 penalty units”.	26
<b>[74]</b>	<b>Section 219(4A) and (4B)</b>	27
	Insert after section 219(4)—	28
	(4A) A relevant person must also give notice to the association of the scheme not later than 14 days after the person becomes aware that a tenant has vacated a development lot or neighbourhood lot.	29
	Maximum penalty—10 penalty units.	30
	(4B) If the relevant person fails to comply with subsection (4A), the tenant may give notice to the association that the tenant has vacated the lot.	31

<b>[75] Section 226 Service of documents by certain persons</b>	1
Insert “, the regulations” after “under this Act” in section 226(1).	2
<b>[76] Section 226(1)</b>	3
Insert “and the regulations” after “of this Act”.	4
<b>[77] Schedules 1 and 2</b>	5
Omit the schedules.	6
<b>[78] Schedule 3 Savings, transitional and other provisions</b>	7
Insert at the end of the schedule, with appropriate part and clause numbering—	8
<b>Part Provision consequent on enactment of Strata Schemes Legislation Amendment (Miscellaneous) Act 2026</b>	9 10 11
<b>Existing facilities manager agreements</b>	12
(1) The amendments made to section 72(1) by the amending Act do not apply to a facilities manager agreement entered into before the commencement day.	13 14
(2) In this clause—	15
<i>amending Act</i> means the <i>Strata Schemes Legislation Amendment (Miscellaneous) Act 2026</i> .	16 17
<i>commencement day</i> means the day on which the amending Act, Schedule 2[27] and [28] commence.	18 19
<b>[79] Dictionary</b>	20
Insert in alphabetical order—	21
<i>payment plan</i> means a payment plan entered into by an association and an owner in accordance with section 90.	22 23
<b>[80] Dictionary, definition of “person present”</b>	24
Omit the definition.	25

<b>Schedule 3</b>	<b>Amendment of Strata Schemes Development Act 2015 No 51</b>	1
		2
<b>[1] Section 4 Definitions</b>		3
	Insert in alphabetical order in section 4(1)—	4
	<i>building management committee</i> means a building management committee required to be established under a strata management statement.	5
	<i>building-related contract</i> , for Part 6, Division 1A—see section 105A(1).	6
	<i>non-strata building part</i> , for Part 6, Division 1A—see section 105A(1).	7
		8
<b>[2] Section 100</b>		9
	Omit the section. Insert instead—	10
<b>100 Form of strata management statement</b>		11
	(1) A strata management statement must be in the approved form.	12
	<b>Note—</b> See Schedule 4 for other requirements relating to strata management statements.	13
		14
	(2) To avoid doubt, a registered strata management statement is not required to be amended as a consequence of a later amendment to Schedule 4, except as expressly provided for by this Act or the regulations.	15
		16
		17
<b>[3] Section 103 Amendment of strata management statement</b>		18
	Insert after section 103(1)(b)—	19
	(b1) required to give effect to the recommendation of a reassessment of the allocation of the costs of shared expenses under section 105I, or	20
		21
<b>[4] Section 103A</b>		22
	Insert after section 103—	23
<b>103A Amendment of strata management statement ordered by Supreme Court</b>		24
	(1) Without limiting section 103(1)(b), the Supreme Court may, on the application of a person referred to in section 103(1)(a), make an order directing the amendment of a strata management statement.	25
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		27
	(2) In deciding whether to make the order, the Supreme Court must consider the following—	28
		29
	(a) whether relevant requirements of the strata management statement have been complied with, including in relation to the settlement of disputes,	30
		31
	(b) for an application relating to the allocation of the costs of shared expenses relating to parts of a building provided for in the strata management statement—whether a review or reassessment of the allocation of the costs has been carried out,	32
		33
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	(c) other matters prescribed by the regulations.	36
	(3) The Supreme Court may make the order if satisfied—	37
	(a) a motion supporting the amendment has been defeated at a meeting of the building management committee, or	38
		39
	(b) a notice of intention to move a motion supporting the amendment has been given but a meeting of the building management committee to consider the motion has not been held within a reasonable time after the notice was given.	40
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(4)	The applicant must give notice of the application to each other person referred to in section 103(1)(a).	1 2
(5)	Each person entitled to be given notice of the application is entitled to appear and be heard on the hearing of the application.	3 4
(6)	An owners corporation must not apply for an order under this section unless the corporation is authorised by a special resolution of the corporation.	5 6
<b>[5]</b>	<b>Section 104 Signing of strata management statement and amendment</b>	7
	Insert after section 104(3)—	8
(4)	Without limiting subsection (3), the Registrar-General may waive a requirement for a signature, and accompanying evidence, if satisfied that the amendment is required to give effect to a change to the allocation of the costs of shared expenses as recommended by a reassessment under section 105I.	9 10 11 12
(5)	The Registrar-General may request evidence for subsection (4).	13
<b>[6]</b>	<b>Section 105 Effect of strata management statement</b>	14
	Omit “or lessee” wherever occurring in section 105(1)(b) and (d).	15
	Insert instead “, lessee or occupier”.	16
<b>[7]</b>	<b>Section 105(5)(b1)</b>	17
	Insert after section 105(5)(b)—	18
	(b1) an order of the Supreme Court under section 103A, or	19
<b>[8]</b>	<b>Part 6, Division 1A</b>	20
	Insert after section 105—	21
	<b>Division 1A Additional requirements</b>	22
<b>105A</b>	<b>Preliminary</b>	23
(1)	In this division—	24
	<i>building-related contract</i> , of a building management committee, means a contract that—	25 26
(a)	relates to the building or its site, or otherwise relates to a function of the committee, under the strata management statement, and	27 28
(b)	is entered into for the committee.	29
	<i>non-strata building part</i> means a part of a building or its site that is not included in a part strata parcel.	30 31
(2)	An obligation placed on a building management committee by this division is taken to be placed on each person who is a member of the committee.	32 33
<b>105B</b>	<b>Term of appointment for agents</b>	34
(1)	This section applies if an agent is appointed, in accordance with a strata management statement, to exercise certain functions of a building management committee.	35 36 37
(2)	The agent’s term of appointment expires, unless the agent is appointed for a shorter period, at the end of 3 years.	38 39
(3)	Nothing in this section prevents—	40

	(a) an agent's term of appointment ending earlier for another reason, or	1
	(b) an agent from being reappointed after the end of the agent's term of appointment.	2 3
<b>105C</b>	<b>Records of building management committee members and building</b>	4
(1)	Each member of the building management committee must ensure records are kept in accordance with this section.	5 6
	Maximum penalty—10 penalty units.	7
(2)	A record must be kept of the following information about each member of the committee—	8 9
	(a) the name of the member,	10
	(b) an Australian postal address and an email address of the member,	11
	(c) an address for service of notices for the member, if not an address kept under paragraph (b),	12 13
	(d) other information prescribed by the regulations.	14
(3)	A record must be kept of the following information or documents relating to the building and its site—	15 16
	(a) a copy of the strata management statement, including any registered amendments,	17 18
	(b) the name of the owners corporation of each strata scheme for part of the building, if the owners corporation is not a member of the committee,	19 20
	(c) for each person who has an estate in fee simple in a non-strata building part and who is not a member of the committee—	21 22
	(i) the name of the person, and	23
	(ii) an Australian postal address and an email address of the person,	24
	(d) the details of insurance taken out for the committee, including the following—	25 26
	(i) the name of the insurer,	27
	(ii) the number of the insurance policy,	28
	(iii) the nature of the risk insured,	29
	(iv) the amount of the insurance,	30
	(v) the due date for payment of the premium,	31
	(vi) the date on which the premium was last paid,	32
	(e) other information prescribed by the regulations.	33
(4)	The records must be kept in electronic form.	34
<b>105D</b>	<b>Records of building management committee</b>	35
(1)	Each member of the building management committee must ensure records are kept in accordance with this section.	36 37
	Maximum penalty—10 penalty units.	38
(2)	The following records relating to the committee must be kept for at least 7 years—	39 40
	(a) financial statements and accounting records,	41
	(b) copies of notices or orders given to members of the committee,	42
	(c) copies of correspondence sent to or by members of the committee,	43

(d)	notices of meetings of the committee and minutes of the meetings,	1
(e)	all proxies, powers of attorney and other authorisations relating to voting given to the committee,	2 3
(f)	records given to the committee by an agent relating to the exercise, by the agent, of a function of the committee delegated to the agent,	4 5
(g)	other information or documents prescribed by the regulations.	6
(3)	The records must be kept in electronic form.	7
(4)	In this section— <i>agent</i> means an agent referred to in section 105B(1).	8 9
<b>105E</b>	<b>Register of building-related contracts</b>	10
(1)	Each member of the building management committee must ensure a register of the building-related contracts of the committee is kept in accordance with this section. Maximum penalty—10 penalty units.	11 12 13 14
(2)	The register must include—	15
(a)	a copy of each building-related contract that is in force, including any amendments to the contract, and	16 17
(b)	a copy of each building-related contract that expired or was terminated within the previous 7 years, including any amendments to the contract, and	18 19 20
(c)	for a contract referred to in paragraph (a) or (b) that has been assigned or novated, whether or not under section 105H—the following information—	21 22 23
(i)	the date the assignment or novation took effect,	24
(ii)	the names of all the parties to the contract following the assignment or novation, and	25 26
(d)	a copy of each completed notice returned in accordance with section 105H, and	27 28
(e)	for a contract novated otherwise than under section 105H—a copy of the deed of novation, and	29 30
(f)	other information, documents or matters prescribed by the regulations.	31
(3)	The register must be kept in electronic form.	32
<b>105F</b>	<b>Inspection of records and register of building-related contracts</b>	33
(1)	This section applies to the following—	34
(a)	a person referred to in section 105(1),	35
(b)	a person authorised by a person referred to in section 105(1),	36
(c)	another person, or class of persons, prescribed by the regulations.	37
(2)	The person is entitled to inspect the following in accordance with any procedures specified in the strata management statement for the building and its site—	38 39 40
(a)	the records required to be kept under sections 105C and 105D,	41
(b)	the register of building-related contracts required to be kept under section 105E.	42 43

(3)	The regulations may prescribe a maximum fee that may be charged by a building management committee to inspect the records or register.	1 2
<b>105G</b>	<b>Notice of building-related contracts for prospective purchasers</b>	3
(1)	This section applies to a person (an <i>owner</i> ) who—	4
(a)	has an estate in fee simple in a non-strata building part, and	5
(b)	intends to sell the estate in fee simple, and	6
(c)	is a member of the building management committee.	7
(2)	The owner may give a prospective purchaser of the estate in fee simple a notice for the purposes of section 105H.	8 9
(3)	The notice must—	10
(a)	be in the approved form, and	11
(b)	be signed by the owner, and	12
(c)	specify each building-related contract to which both of the following apply—	13 14
(i)	the owner is a party to the contract,	15
(ii)	the owner consents to the application of section 105H, and	16
(d)	be accompanied by instructions for completing, signing and returning the notice to the building management committee.	17 18
<b>105H</b>	<b>Deemed novation of building-related contracts</b>	19
(1)	This section applies if the outgoing owner or purchaser returns a completed notice to the building management committee within 14 days after the completion of the sale of the estate in fee simple in a non-strata building part.	20 21 22
(2)	On the completion of the sale, each building-related contract specified in the completed notice is taken to be novated as follows—	23 24
(a)	the purchaser becomes a party, in the place of the outgoing owner, to the contract,	25 26
(b)	the outgoing owner ceases to be a party to the contract,	27
(c)	the rights, obligations and liabilities of the outgoing owner arising under, or in relation to, the contract become the rights, obligations and liabilities of the purchaser,	28 29 30
(d)	the outgoing owner is released from the rights, obligations and liabilities.	31 32
(3)	This section does not apply to a building-related contract unless the purchaser consents, in the completed notice, to the application of this section to the contract.	33 34 35
(4)	The person who returns the completed notice must also, within 14 days after completion, give a copy of the completed notice to all the other parties to each building-related contract specified in the completed notice.	36 37 38
(5)	Failure to comply with subsection (4) does not affect the operation of this section.	39 40
(6)	The operation of this section is not—	41
(a)	a breach of a building-related contract, including a breach of a contractual provision prohibiting, restricting or regulating the assignment or transfer of rights, obligations or liabilities, or	42 43 44

	(b) an event of default under a building-related contract.	1
(7)	In this section—	2
	<i>completed notice</i> means a notice referred to in section 105G that has been completed and signed by the purchaser in accordance with the instructions accompanying the notice.	3 4 5
	<i>outgoing owner</i> means the holder of the estate in fee simple in a non-strata building part immediately before the completion of the sale of the estate.	6 7
<b>105I</b>	<b>Review of fair allocation of costs</b>	8
(1)	This section applies to a review relating to the allocation of the costs of shared expenses relating to parts of a building that must be provided for in a strata management statement under Schedule 4, clause 2(1)(f).	9 10 11
(2)	The regulations may prescribe matters that must be considered as part of the review.	12 13
(3)	If a review finds that the allocation of the costs is no longer fair, the allocation must be reassessed as soon as practicable.	14 15
(4)	If the reassessment of the allocation of the costs recommends a change to the allocation, the strata management statement must be amended to give effect to the recommendation unless the building management committee decides, by unanimous resolution, against the recommendation.	16 17 18 19
(5)	The regulations may make further provision about reassessments, including to provide for a dispute resolution process.	20 21
<b>[9]</b>	<b>Schedule 4 Strata management statements</b>	22
	Omit “and composition of a building management committee and its office holders” from clause 2(1)(a).	23 24
	Insert instead “of a building management committee”.	25
<b>[10]</b>	<b>Schedule 4, clause 2(1)(a1)</b>	26
	Insert after clause 2(1)(a)—	27
	(a1) the office holders of the committee, and	28
<b>[11]</b>	<b>Schedule 4, clause 2(1)(b1)–(b3)</b>	29
	Insert after clause 2(1)(b)—	30
	(b1) the meeting procedures of the committee, and	31
	(b2) if the statement provides for the decisions of the committee to be made otherwise than in accordance with this schedule, clause 5(d)—the fair allocation of voting rights between members of the committee, including an explanation of the methodology used to allocate voting rights, and	32 33 34 35 36
	(b3) the procedures for inspecting the records and register of the committee under section 105F, including any requirements relating to applications for inspections or the payment of fees, and	37 38 39
<b>[12]</b>	<b>Schedule 4, clause 2(1)(f1) and (f2)</b>	40
	Insert after clause 2(1)(f)—	41
	(f1) whether or not the committee may appoint an agent to exercise certain functions of the committee, and	42 43

(f2)	if the statement provides that the committee may appoint an agent—	1
(i)	the process to appoint the agent, and	2
(ii)	the functions of the committee that may or may not be delegated to the agent, and	3
		4
<b>[13]</b>	<b>Schedule 4, clause 3(4A)</b>	5
	Insert after clause 3(4)—	6
(4A)	An individual representing an owners corporation on a building management committee—	7
(a)	must carry out the individual’s functions as a representative in accordance with the authority conferred on the individual by the resolution or by-law by which the individual was appointed or selected, and	8
(b)	must vote on matters considered by the committee only in accordance with the written directions of—	9
(i)	the owners corporation, or	10
(ii)	the strata committee of the owners corporation.	11
		12
		13
		14
		15
		16
<b>[14]</b>	<b>Schedule 4, clause 4(1)(b)</b>	17
	Omit “building,”. Insert instead “building.”.	18
<b>[15]</b>	<b>Schedule 4, clause 4(1)(c) and (d) and (2)(b)</b>	19
	Omit the paragraphs.	20
<b>[16]</b>	<b>Schedule 4, clause 5(c1)</b>	21
	Insert after clause 5(c)—	22
(c1)	the following procedures apply if no quorum is present at a meeting of the committee—	23
(i)	within half an hour after the time fixed for the meeting—	24
(A)	the person presiding must adjourn the meeting to another day at least 7 days, but not later than 14 days, after the meeting, and	25
(B)	the adjourned meeting must be held at the same time and place,	26
(ii)	within half an hour after the time fixed for the adjourned meeting, the members present and entitled to vote constitute a quorum for the meeting,	27
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<b>[17]</b>	<b>Schedule 8 Savings, transitional and other provisions</b>	34
	Insert at the end of the schedule, with appropriate part and clause numbering—	35
<b>Part</b>	<b>Provisions consequent on enactment of Strata Schemes Legislation Amendment (Miscellaneous) Act 2026</b>	36
		37
		38
	<b>Definitions</b>	39
	In this part—	40
	<i>amending Act</i> means the <i>Strata Schemes Legislation Amendment (Miscellaneous) Act 2026</i> .	41
		42

**commencement day** means the day on which the amending Act, Schedule 3 commences. 1  
2

**existing committee** means a building management committee holding office immediately before the commencement day. 3  
4

**older strata management statement** means a strata management statement in force immediately before the commencement day that— 5  
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- (a) immediately before the commencement of this Act, was in force under a former Act within the meaning of this schedule, Part 2, or 7  
8
- (b) was previously a building management statement before being taken to be a strata management statement under section 108. 9  
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#### **Existing agents of building management committees** 11

(1) Section 105B, as inserted by the amending Act, does not apply to an existing agent. 12  
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(2) The term of appointment of an existing agent expires on the third anniversary of the commencement day unless the building management committee ratifies the agent's existing term of appointment. 14  
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(3) Nothing in this clause prevents— 17

- (a) an agent's term of appointment ending earlier for another reason, or 18
- (b) an agent from being reappointed after the end of the agent's term of appointment. 19  
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(4) In this clause— 21

**existing agent** means an agent appointed— 22

- (a) before the commencement day, and 23
- (b) for a term that, but for this clause, ends later than the third anniversary of the commencement day (an **existing term of appointment**). 24  
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#### **Record-keeping obligations** 26

(1) Sections 105C–105H, as inserted by the amending Act, do not apply in relation to an existing committee until the day that is 6 months after the commencement day (the **relevant day**). 27  
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(2) On and from the relevant day, sections 105D and 105E apply in relation to an existing committee with the following modifications— 30  
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- (a) section 105D(2) does not apply to a record— 32
  - (i) created before the commencement day, or 33
  - (ii) relating to a period before the commencement day, 34
- (b) section 105E(2)(b), (c) and (e) do not apply to a building-related contract that expired or was terminated before the commencement day, 35  
36
- (c) if the committee is unable, after taking all reasonable steps, to locate a copy of a building-related contract for section 105E(2)(a)—the particulars of the contract known to the committee must instead be recorded in the register. 37  
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#### **Certain strata management statements must be amended within 1 year** 41

(1) This clause applies to a strata management statement in force immediately before the commencement day that is not an older strata management statement. 42  
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(2)	The strata management statement must be amended to comply with Schedule 4, clause 2, as amended by the amending Act.	1 2
(3)	An application for the registration of the amendment of the strata management statement must be lodged with the Registrar-General before the first anniversary of the commencement day.	3 4 5
	<b>Certain older strata management statements must be amended within 5 years</b>	6
(1)	This clause applies to an older strata management statement that, immediately before the commencement day, does not comply with the relevant provisions.	7 8
(2)	The older strata management statement must be amended to comply with Schedule 4, clause 2, as amended by the amending Act.	9 10
(3)	An application for the registration of the amendment of the older strata management statement must be lodged with the Registrar-General before the fifth anniversary of the commencement day.	11 12 13
(4)	Section 105I, as inserted by the amending Act, does not apply to the older strata management statement until the registration of the amendment.	14 15
(5)	In this clause— <i>relevant provisions</i> means Schedule 4, clause 2(1)(e) and (f) and (2).	16 17
	<b>Procedures for the absence of quorum</b>	18
	Schedule 4, clause 5(c1), as inserted by the amending Act, applies in relation to an existing committee on and from the commencement day.	19 20

<b>Schedule 4</b>	<b>Amendment of Conveyancing Act 1919 No 6</b>	1
<b>[1] Section 7 Definitions</b>		2
	Insert in alphabetical order in section 7(1)—	3
	<i>building management committee</i> , for Part 23, Division 3B and Schedules 8A and 8B—see section 196C.	4
	<i>building-related contract</i> , for Part 23, Division 3B and Schedules 8A and 8B—see section 196C.	5
<b>[2] Part 23, Division 3B, Subdivision 1, heading</b>		6
	Insert before section 196B—	7
	<b>Subdivision 1 Preliminary</b>	8
<b>[3] Section 196C Definitions</b>		9
	Insert in alphabetical order—	10
	<i>building management committee</i> means a building management committee required to be established under a registered building management statement.	11
	<i>building-related contract</i> , of a building management committee, means a contract that—	12
	(a) relates to the building or its site, or otherwise relates to a function of the committee, under the building management statement, and	13
	(b) is entered into for the committee.	14
<b>[4] Section 196C, definition of “registered building management statement”</b>		15
	Omit “this Division”. Insert instead “Subdivision 2”.	16
<b>[5] Part 23, Division 3B, Subdivision 2, heading</b>		17
	Insert before section 196D—	18
	<b>Subdivision 2 Building management statements</b>	19
<b>[6] Sections 196E(1), 196F, 196G(2), 196I(3) and (8), 196K(1) and 196L(2)(b)</b>		20
	Omit “Division” wherever occurring. Insert instead “subdivision”.	21
<b>[7] Section 196E Formal requirements</b>		22
	Insert after section 196E(1)—	23
	<b>Note—</b> See Schedule 8A for other requirements relating to building management statements.	24
<b>[8] Section 196E(2)</b>		25
	Omit the subsection. Insert instead—	26
	(2) To avoid doubt, a registered building management statement is not required to be amended as a consequence of a later amendment to Schedule 8A, except as expressly provided for by this Act or the regulations.	27
<b>[9] Section 196G Amendment of building management statement</b>		28
	Insert after section 196G(1)(b)—	29

(b1)	the amendment is required to give effect to the recommendation of a reassessment of the allocation of the costs of shared expenses under section 196U, or	1 2 3
<b>[10]</b>	<b>Section 196GA</b>	4
	Insert after section 196G—	5
<b>196GA</b>	<b>Amendment of building management statement ordered by Supreme Court</b>	6
(1)	Without limiting section 196G(1)(b), the Supreme Court may, on the application of an owner of a part of a building or its site, make an order directing the amendment of a registered building management statement.	7 8 9
(2)	In deciding whether to make the order, the Supreme Court must consider the following—	10 11
(a)	whether relevant requirements of the building management statement have been complied with, including in relation to the settlement of disputes,	12 13 14
(b)	for an application relating to the allocation of the costs of shared expenses relating to parts of a building provided for in the building management statement—whether a review or reassessment of the allocation of the costs has been carried out,	15 16 17 18
(c)	other matters prescribed by the regulations.	19
(3)	The Supreme Court may make the order if satisfied—	20
(a)	a motion supporting the amendment has been defeated at a meeting of the building management committee, or	21 22
(b)	a notice of intention to move a motion supporting the amendment has been given but a meeting of the building management committee to consider the motion has not been held within a reasonable time after the notice was given.	23 24 25 26
(4)	The applicant must give notice of the application to each other owner of a part of the building or its site.	27 28
(5)	Each owner is entitled to appear and be heard on the hearing of the application.	29
<b>[11]</b>	<b>Section 196H Signing of building management statement</b>	30
	Insert after section 196H(3)—	31
(4)	Without limiting subsection (3), the Registrar-General may dispense with a requirement for a signature if satisfied that the amendment is required to give effect to a change to the allocation of the costs of shared expenses as recommended by a reassessment under section 196U.	32 33 34 35
(5)	The Registrar-General may request evidence for subsection (4).	36
<b>[12]</b>	<b>Section 196I Effect of building management statement</b>	37
	Omit “or sublessee” from section 196I(1)(b). Insert instead “, sublessee or occupier”.	38
<b>[13]</b>	<b>Section 196I(5)(a1)</b>	39
	Insert after section 196I(5)(a)—	40
(a1)	an order of the Supreme Court under section 196GA, or	41
<b>[14]</b>	<b>Part 23, Division 3B, Subdivision 3</b>	42
	Insert after section 196L—	43

<b>Subdivision 3</b>	<b>Additional requirements</b>	1
<b>196M</b>	<b>Obligations on building management committees</b>	2
	An obligation placed on a building management committee by this subdivision is taken to be placed on each person who is a member of the committee.	3 4
<b>196N</b>	<b>Term of appointment for agents</b>	5
(1)	This section applies if an agent is appointed, in accordance with a building management statement, to exercise certain functions of a building management committee.	6 7 8
(2)	The agent's term of appointment expires, unless the agent is appointed for a shorter period, at the end of 5 years.	9 10
(3)	Nothing in this section prevents—	11
	(a) an agent's term of appointment ending earlier for another reason, or	12
	(b) an agent from being reappointed after the end of the agent's term of appointment.	13 14
<b>196O</b>	<b>Records of building management committee members and building</b>	15
(1)	Each member of the building management committee must ensure records are kept in accordance with this section. Maximum penalty—10 penalty units.	16 17 18
(2)	A record must be kept of the following information about each member of the committee—	19 20
	(a) the name of the member,	21
	(b) an Australian postal address and an email address of the member,	22
	(c) an address for service of notices for the member, if not an address kept under paragraph (b),	23 24
	(d) other information prescribed by the regulations.	25
(3)	A record must be kept of the following information or documents relating to the building and its site—	26 27
	(a) a copy of the registered building management statement, including any registered amendments,	28 29
	(b) for each owner of a part of the building or its site who is not a member of the committee—	30 31
	(i) the name of the owner, and	32
	(ii) an Australian postal address and an email address of the owner,	33
	(c) the details of insurance taken out for the committee, including the following—	34 35
	(i) the name of the insurer,	36
	(ii) the number of the insurance policy,	37
	(iii) the nature of the risk insured,	38
	(iv) the amount of the insurance,	39
	(v) the due date for payment of the premium,	40
	(vi) the date on which the premium was last paid,	41
	(d) other information prescribed by the regulations.	42
(4)	The records must be kept in electronic form.	43

<b>196P</b>	<b>Records of building management committee</b>	1
(1)	Each member of the building management committee must ensure records are kept in accordance with this section.	2
	Maximum penalty—10 penalty units.	3
(2)	The following records relating to the committee must be kept for at least 7 years—	4
(a)	financial statements and accounting records,	5
(b)	copies of notices or orders given to members of the committee,	6
(c)	copies of correspondence sent to or by members of the committee,	7
(d)	notices of meetings of the committee and minutes of the meetings,	8
(e)	all proxies, powers of attorney and other authorisations relating to voting given to the committee,	9
(f)	records given to the committee by an agent relating to the exercise, by the agent, of a function of the committee delegated to the agent,	10
(g)	other information or documents prescribed by the regulations.	11
(3)	The records must be kept in electronic form.	12
(4)	In this section—	13
	<i>agent</i> means an agent referred to in section 196N(1).	14
<b>196Q</b>	<b>Register of building-related contracts</b>	15
(1)	Each member of the building management committee must ensure a register of the building-related contracts of the committee is kept in accordance with this section.	16
	Maximum penalty—10 penalty units.	17
(2)	The register must include—	18
(a)	a copy of each building-related contract that is in force, including any amendments to the contract, and	19
(b)	a copy of each building-related contract that expired or was terminated within the previous 7 years, including any amendments to the contract, and	20
(c)	for a contract referred to in paragraph (a) or (b) that has been assigned or novated, whether or not under section 196T—the following information—	21
(i)	the date the assignment or novation took effect,	22
(ii)	the names of all the parties to the contract following the assignment or novation, and	23
(d)	a copy of each completed notice returned in accordance with section 196T, and	24
(e)	for a contract novated otherwise than under section 196T—a copy of the deed of novation, and	25
(f)	other information, documents or matters prescribed by the regulations.	26
(3)	The register must be kept in electronic form.	27
<b>196R</b>	<b>Inspection of records and register of building-related contracts</b>	28
(1)	This section applies to the following—	29
(a)	a person referred to in section 196I(1),	30

	(b) a person authorised by a person referred to in section 196I(1),	1
	(c) another person, or class of persons, prescribed by the regulations.	2
(2)	The person is entitled to inspect the following in accordance with any procedures specified in the building management statement for the building and its site—	3
	(a) the records required to be kept under sections 196O and 196P,	4
	(b) the register of building-related contracts required to be kept under section 196Q.	5
(3)	The regulations may prescribe a maximum fee that may be charged by a building management committee to inspect the records or register.	6
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<b>196S</b>	<b>Notice of building-related contracts for prospective purchasers</b>	9
(1)	This section applies to an owner of a part of a building or its site (a <i>relevant owner</i> ) who—	10
	(a) intends to sell the estate in fee simple in the part of the building or its site, and	11
	(b) is a member of the building management committee.	12
(2)	The relevant owner may give a prospective purchaser of the estate in fee simple a notice for the purposes of section 196T.	13
(3)	The notice must—	14
	(a) be in the approved form, and	15
	(b) be signed by the relevant owner, and	16
	(c) specify each building-related contract to which both of the following apply—	17
	(i) the relevant owner is a party to the contract,	18
	(ii) the relevant owner consents to the application of section 196T, and	19
	(d) be accompanied by instructions for completing, signing and returning the notice to the building management committee.	20
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<b>196T</b>	<b>Deemed novation of building-related contracts</b>	29
(1)	This section applies if the outgoing owner or purchaser returns a completed notice to the building management committee within 14 days after the completion of the sale of the estate in fee simple in a part of the building or site.	30
(2)	On the completion of the sale, each building-related contract specified in the completed notice is taken to be novated as follows—	31
	(a) the purchaser becomes a party, in the place of the outgoing owner, to the contract,	32
	(b) the outgoing owner ceases to be a party to the contract,	33
	(c) the rights, obligations and liabilities of the outgoing owner arising under, or in relation to, the contract become the rights, obligations and liabilities of the purchaser,	34
	(d) the outgoing owner is released from the rights, obligations and liabilities.	35
(3)	This section does not apply to a building-related contract unless the purchaser consents, in the completed notice, to the application of this section to the contract.	36
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(4)	The person who returns the completed notice must also, within 14 days after completion, give a copy of the completed notice to all the other parties to each building-related contract specified in the completed notice.	1 2 3
(5)	Failure to comply with subsection (4) does not affect the operation of this section.	4 5
(6)	The operation of this section is not—	6
	(a) a breach of a building-related contract, including a breach of a contractual provision prohibiting, restricting or regulating the assignment or transfer of rights, obligations or liabilities, or	7 8 9
	(b) an event of default under a building-related contract.	10
(7)	In this section—	11
	<i>completed notice</i> means a notice referred to in section 196S that has been completed and signed by the purchaser in accordance with the instructions accompanying the notice.	12 13 14
	<i>outgoing owner</i> , in relation to part of a building or its site, means the holder of the estate in fee simple in the part of the building or site immediately before the completion of the sale of the estate.	15 16 17
<b>196U</b>	<b>Review of fair allocation of costs</b>	18
(1)	This section applies to a review relating to the allocation of the costs of shared expenses relating to parts of a building that must be provided for in a building management statement under Schedule 8A, clause 2(1)(e2).	19 20 21
(2)	The regulations may prescribe matters that must be considered as part of the review.	22 23
(3)	If a review finds that the allocation of the costs is no longer fair, the allocation must be reassessed as soon as practicable.	24 25
(4)	If the reassessment of the allocation of the costs recommends a change to the allocation, the building management statement must be amended to give effect to the recommendation unless the building management committee decides, by unanimous resolution, against the recommendation.	26 27 28 29
(5)	The regulations may make further provision about reassessments, including to provide for a dispute resolution process.	30 31
<b>[15]</b>	<b>Schedule 8A Building management statements</b>	32
	Omit “and composition of a building management committee and its office bearers” from clause 2(1)(a).	33 34
	Insert instead “of a building management committee”.	35
<b>[16]</b>	<b>Schedule 8A, clause 2(1)(a1)</b>	36
	Insert after clause 2(1)(a)—	37
	(a1) the office bearers of the committee, and	38
<b>[17]</b>	<b>Schedule 8A, clause 2(1)(b1)–(b3)</b>	39
	Insert after clause 2(1)(b)—	40
	(b1) the meeting procedures of the committee, and	41
	(b2) if the statement provides for the decisions of the committee to be made otherwise than in accordance with clause 6(d)—the fair allocation of	42 43

	voting rights between members of the committee, including an explanation of the methodology used to allocate voting rights, and	1
		2
	(b3) the procedures for inspecting the records and register of the committee under section 196R, including any requirements relating to applications for inspections or the payment of fees, and	3
		4
		5
<b>[18]</b>	<b>Schedule 8A, clause 2(1)(e3) and (e4)</b>	6
	Insert after clause 2(1)(e2)—	7
	(e3) whether or not the committee may appoint an agent to exercise certain functions of the committee, and	8
		9
	(e4) if the statement provides that the committee may appoint an agent—	10
	(i) the process to appoint the agent, and	11
	(ii) the functions of the committee that may or may not be delegated to the agent, and	12
		13
<b>[19]</b>	<b>Schedule 8A, clause 2(4)</b>	14
	Omit “, or selected in accordance with,”.	15
<b>[20]</b>	<b>Schedule 8A, clause 2(5)</b>	16
	Omit “or selected”.	17
<b>[21]</b>	<b>Schedule 8A, clause 5(1)(b)</b>	18
	Omit “building,”. Insert instead “building.”.	19
<b>[22]</b>	<b>Schedule 8A, clause 5(1)(c) and (d) and (2)(b)</b>	20
	Omit the paragraphs.	21
<b>[23]</b>	<b>Schedule 8A, clause 6(c1)</b>	22
	Insert after clause 6(c)—	23
	(c1) The following procedures apply if no quorum is present at a meeting of the committee—	24
		25
	(i) within half an hour after the time fixed for the meeting—	26
	(A) the person presiding must adjourn the meeting to another day at least 7 days, but not later than 14 days, after the meeting, and	27
		28
	(B) the adjourned meeting must be held at the same time and place,	29
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	(ii) within half an hour after the time fixed for the adjourned meeting, the members present and entitled to vote constitute a quorum for the meeting.	31
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<b>[24]</b>	<b>Schedule 9 Savings, transitional and other provisions</b>	35
	Insert at the end of the schedule, with appropriate part and clause numbering—	36

<b>Part</b>	<b>Provisions consequent on enactment of Strata Schemes Legislation Amendment (Miscellaneous) Act 2026</b>	1
		2
		3
	<b>Definitions</b>	4
	In this part—	5
	<i>amending Act</i> means the <i>Strata Schemes Legislation Amendment (Miscellaneous) Act 2026</i> .	6
	<i>commencement day</i> means the day on which the amending Act, Schedule 4 commences.	7
	<i>existing committee</i> means a building management committee holding office immediately before the commencement day.	8
	<i>older building management statement</i> means a building management statement that—	9
	(a) was in force under this Act immediately before the commencement of the <i>Strata Schemes Development Act 2015</i> , and	10
	(b) is in force immediately before the commencement day.	11
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	<b>Existing agents of building management committees</b>	17
	(1) Section 196N, as inserted by the amending Act, does not apply to an existing agent.	18
	(2) The term of appointment of an existing agent expires on the third anniversary of the commencement day unless the building management committee ratifies the agent's existing term of appointment.	19
	(3) Nothing in this clause prevents—	20
	(a) an agent's term of appointment ending earlier for another reason, or	21
	(b) an agent from being reappointed after the end of the agent's term of appointment.	22
	(4) In this clause—	23
	<i>existing agent</i> means an agent appointed—	24
	(a) before the commencement day, and	25
	(b) for a term that, but for this clause, ends later than the third anniversary of the commencement day (an <i>existing term of appointment</i> ).	26
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	<b>Record-keeping obligations</b>	32
	(1) Sections 196O–196T, as inserted by the amending Act, do not apply in relation to an existing committee until the day that is 6 months after the commencement day (the <i>relevant day</i> ).	33
	(2) On and from the relevant day, sections 196P and 196Q apply in relation to an existing committee with the following modifications—	34
	(a) section 196P(2) does not apply to a record—	35
	(i) created before the commencement day, or	36
	(ii) relating to a period before the commencement day,	37
	(b) section 196Q(2)(b), (c) and (e) do not apply to a building-related contract that expired or was terminated before the commencement day,	38
	(c) if the committee is unable, after taking all reasonable steps, to locate a copy of a building-related contract for section 196Q(2)(a)—the	39
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particulars of the contract known to the committee must instead be recorded in the register.	1 2
<b>Certain building management statements must be amended within 1 year</b>	3
(1) This clause applies to a building management statement in force immediately before the commencement day that is not an older building management statement.	4 5 6
(2) The building management statement must be amended to comply with Schedule 8A, clause 2, as amended by the amending Act.	7 8
(3) An application for the registration of the amendment of the building management statement must be lodged with the Registrar-General before the first anniversary of the commencement day.	9 10 11
<b>Certain older building management statements must be amended within 5 years</b>	12 13
(1) This clause applies to an older building management statement that, immediately before the commencement day, does not comply with the relevant provisions.	14 15 16
(2) The older building management statement must be amended to comply with Schedule 8A, clause 2, as amended by the amending Act.	17 18
(3) An application for the registration of the amendment of the older building management statement must be lodged with the Registrar-General before the fifth anniversary of the commencement day.	19 20 21
(4) Section 196U, as inserted by the amending Act, does not apply to the older building management statement until the registration of the amendment.	22 23
(5) In this clause— <i>relevant provisions</i> means Schedule 8A, clause 2(1)(e1) and (e2) and (1A).	24 25
<b>Representatives on building management committees</b>	26
(1) Except as provided otherwise by this clause, the amendments to Schedule 8A, clause 2(4) and (5) made by the amending Act apply in relation to an existing committee on and from the commencement day.	27 28 29
(2) A relevant representative on an existing committee may, despite the amendment of Schedule 8A, clause 2(4) and (5) by the amending Act, remain on the committee as the representative of the corporation until the earlier of the following—	30 31 32 33
(a) the end of the representative's term of office,	34
(b) the first anniversary of the commencement day.	35
(3) In this clause— <i>relevant representative</i> , in relation to an existing committee, means a person who—	36 37 38
(a) immediately before the commencement day, is the representative of a corporation on the committee, and	39 40
(b) was selected in accordance with a resolution made by the corporation.	41
<b>Procedures for the absence of quorum</b>	42
Schedule 8A, clause 6(c1), as inserted by the amending Act, applies in relation to an existing committee on and from the commencement day.	43 44

<b>Schedule 5</b>	<b>Amendment of Strata Schemes Legislation</b>	1
	<b>Amendment Act 2025 No 14</b>	2
<b>[1]</b>	<b>Schedule 1 Amendment of Strata Schemes Management Act 2015 No 50</b>	3
	Omit “prescribed by the regulations” from Schedule 1[8], proposed section 37(2).	4
	Insert instead “approved by the Secretary from time to time”.	5
<b>[2]</b>	<b>Schedule 2 Amendment of Community Land Management Act 2021 No 7</b>	6
	Omit “prescribed by the regulations” from Schedule 2[7], proposed section 41(2).	7
	Insert instead “approved by the Secretary from time to time”.	8