

Strata Reforms | Grab that Plank Before the Current Takes You

The latest round of strata reforms continues to move forward, with the Strata Schemes Legislation Amendment (Miscellaneous) Bill 2025 progressing through Parliament. To assist strata managers struggling with the torrent of strata law reforms in recent years, we have prepared an array of materials which will assist, including:

- A guide to the recent reforms which have already commenced (For Compliance Pack members, click [here](#) to read the full guide).
- A guide to pending reforms expected to commence in the near future, comprising a mix of legislation which has been passed but not yet commenced and legislation which is currently before Parliament and expected to be passed in the near future (For Compliance Pack members, click [here](#) to read the full guide).
- Various template documents and training materials forming part of the Bannerman's Lawyers Compliance Pack.

Some of these reforms are imminent, commencing on 1 April 2026. These include amendments in relation to:

- Initial maintenance schedules.
- Capital works fund plans.
- Strata Information Certificates and embedded networks.

The other reforms may not be that far behind and span a broad range of topics, including:

- Strata managing agents:
 - Disclosure obligations.
 - End of term procedures.
 - Liability.
- Building managers:
 - Term of appointment.
 - Duties, disclosure obligations and liability.
- Governance, including:



T: (02) 9929 0226

E: dbannerman@bannermans.com.au

P: PO Box 514

NORTH SYDNEY NSW 2059

ABN: 61 649 876 437

W: www.bannermans.com.au

AUSTRALIA

- Substantial changes in relation to owners corporation and strata committee meetings and voting.
- A new regime for two lot schemes.
- Substantial changes related to buildings involving a BMC.
- Financial management, including provisions in relation to unpaid levy contributions, payment plans and restrictions on recovery action.
- Lot owner works.
- Exclusive supply agreements a.k.a. embedded networks.
- EV charging stations.
- Initial period restrictions.
- Enhanced Fair Trading and NCAT powers.
- New and increased penalties.

We have considerable experience with these issues and would be pleased to provide you with whatever assistance you may require.

****The information contained in this article is general information only and not legal advice. The currency, accuracy and completeness of this article (and its contents) should be checked by obtaining independent legal advice before you take any action or otherwise rely upon its contents in any way.*

**Prepared by Bannermans Lawyers
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