Strata Reforms – Commencing 1 April 2026 and beyond

What are the new changes?

The next wave of strata reforms commence on 1 April 2026 and give developers, owners corporations and their advisors plenty to do. In particular:

- **Initial maintenance schedules** - a prescribed form of initial maintenance schedule was gazetted late last year and additional obligations commence on 1 April 2026.
- **An original owner (developer)** undertaking a strata development must, with respect to schemes having a first AGM on or after 1 April 2026, at least 14 days prior to that AGM:
    - Have an initial maintenance schedule prepared in accordance with the prescribed form.
    - If the development involves a multi-storey scheme, engage an independent surveyor to review and certify the initial maintenance schedule and certify that estimates of contributions to the administrative fund and capital works fund meet expected expenditure for the year ahead.
    - Provide the owners corporation with:
        - that initial maintenance schedule; and
        - If the development involves a multi-storey scheme, evidence that the initial maintenance schedule has been prepared in accordance with the prescribed form, that the person who reviewed and certified the initial maintenance schedule is an independent surveyor, that estimates of contributions to the administrative fund and capital works fund meet expected expenditure for the year ahead and that the person who reviewed and certified estimates of contributions is an independent surveyor.

  Owners corporations and their advisors involved in a new strata development must be familiar with the new prescribed form and procedures in order to ensure compliance.

  For compliance pack members, please click more information to download the initial maintenance schedule factsheet and more information for the 10-Year capital works fund plan factsheet.
- **10-year Capital Works Fund Plans** - a prescribed form of 10-year capital works fund plan was gazetted late last year and new obligations commence on 1 April 2026.

BANNERMANS LAWYERS

T: (02) 9929 0226 ABN: 61 649 876 437
E: dbannerman@bannermans.com.au W: www.bannermans.com.au
P: PO Box 514 NORTH SYDNEY NSW 2059 AUSTRALIA

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Owners corporations implementing a new 10-year capital works fund plan or reviewing or replacing an existing 10-year capital works fund plan must ensure that the plan complies with the prescribed form.

- **Strata information certificates** - Owners corporations and their strata managing agents must, as from 1 April 2026, ensure that strata information certificates issued to prospective purchasers of lots and others specify whether the scheme is subject to an exclusive supply network (a.k.a. embedded network) and provide specified details of that network. Note that this is defined to extend way beyond supply of electricity to supply of a range of other utilities and services.

However, this is not the end of it, with:

- Further reforms pending under the legislation which enacted these reforms, particularly with respect to strata committee member training and disclosure of embedded networks in contracts for sale.

- Further legislation proposing further reforms currently before Parliament.

Click more information to learn more about the deluge of strata law reforms.

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

Key takeaways

- Strata reforms commencing on 1 April 2026 will introduce new obligations for developers and owners corporations.
- Developers must prepare an initial maintenance schedule and engage an independent surveyor for multi-storey schemes
- Owners corporations must implement a compliant 10-year capital works fund plan by the deadline.
- Strata information certificates must disclose whether a scheme is subject to an exclusive supply network.
- Further reforms are pending, particularly regarding strata committee member training and disclosure of embedded networks.

****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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BANNERMANS LAWYERS
T: (02) 9929 0226 ABN: 61 649 876 437
E: dbannerman@bannermans.com.au W: www.bannermans.com.au
P: PO Box 514 NORTH SYDNEY NSW 2059 AUSTRALIA

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