

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 [more information](#) 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 [more information](#) to read the full guide).
- Various template documents and training materials forming part of the Bannerman's Lawyers Compliance Pack.

Some of these reforms have been in effect since 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 (Click [more information](#) to learn more).
 - Duties, disclosure obligations and liability (Click [more information](#) to learn more).
- Governance, including:



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

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

Key takeaways

- The Strata Schemes Legislation Amendment (Miscellaneous) Bill 2025 is progressing through Parliament, introducing significant changes.
- Reforms effective from 1 April 2026 include updates to maintenance schedules and capital works fund plans.
- New disclosure obligations and governance changes will impact strata managing agents and owners corporations.
- Bannermans Lawyers offers resources and support for strata managers navigating these reforms.
- The article emphasises the importance of understanding both current and pending reforms for compliance.

****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.*

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