

Association committees have more powers

What are the key changes affecting community associations?

The Statute Law (Miscellaneous Provisions) Act 2026 introduces small but meaningful amendments to the Community Land Management Act 2021 (CLMA). Since the Act's commencement on 10 June 2026, the key changes are that association committees now have the ability to waive interest on overdue contributions and to provide written reasons to an owner on refusing a request to enter into a payment plan for overdue contributions.

Previously, it was limited to general meeting decisions, which was slower and more costly to convene. This amendment makes the process faster and more cost-effective for community associations.

How does the amendment work?

The Act amends section 90 of the CLMA in two ways:

1. Associations are able to waive interest

The amendment removes the word "general" from section 90(3), clarifying that an association may determine either generally or in a particular case that a contribution bears no interest.

This means a community association can:

- waive interest for all owners (general resolution), or
- waive interest for a specific owner or specific circumstances (case-by-case resolution).

2. Committees may be required to give written reasons for refusing requests for a payment plan

A new reference in section 90(7)(h) allows regulations to prescribe requirements for association committees to give written reasons when refusing an owner's request for a payment plan.

Are there other changes worth noting?

The remainder of the Act contains definition updates and minor technical corrections across various Acts, including the Strata Schemes Management Act 2015, Community Land Development Act 2021, Environmental Planning and Assessment Act 1979 and others.

We have considerable experience with these reforms and could assist you with any practical issues you may be experiencing or expect. Please contact us on 02 9929 0226 or enquiries@bannermans.com.au.

Key takeaways

- Association committees can now waive interest on overdue contributions.
- Committees must provide written reasons when refusing payment plan requests.
- The amendments streamline the decision-making process for community associations.

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Prepared by Bannermans Lawyers

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