Strata Managers Face Big Changes Ahead for Terms of Appointment

Pending reforms to strata management legislation — including the Strata Schemes Legislation Amendment (Miscellaneous) Bill 2025 — are expected to commence later this year. A key part of these reforms are changes to terms of appointments. In particular:

Term of Appointment

The mechanism to extend the strata managing agent's term of appointment is to be reworked as follows:

- The agent must give the owners corporation written notice of pending expiry of the term within the 3 to 6 month period preceding such expiry (or one month prior, if the term has already been extended).

- The owners corporation may give the agent written notice, at least two months prior to such expiry, either that:
  - The agent will not be reappointed; or
  - The agent's term will be extended for a period of up to 3 months (but not beyond the next AGM) pending a decision on reappointment.

- If the owners corporation extends the term, the strata committee may:
  - Make further successive extensions, not exceeding three months on each occasion and not spanning beyond the next AGM, pending a decision on reappointment.
  - Decide not to further extend or reappoint, in which case the strata committee must give the agent at least one month's notice of that decision.

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- If the owners corporation does not extend or give notice of a decision not to reappoint, the agent may, by written notice at least one month prior to expiry, extend the term for an additional period not exceeding three months.

How do these changes impact strata managing agents?

These reforms introduce several operational implications for strata managing agents. In practice, agents will need to:

- Implement expiry tracking measures to ensure notices are issued within the required 3–6 month window.

- Update internal templates for expiry notices, extension notices and non-reappointment notices.

- Guide strata committees on the new limits around extension periods and the prohibition on extending beyond the next AGM.

- Strengthen communication workflows so owners corporations and committees issue timely written notices.

- Review agency agreements to ensure renewal processes align with the upcoming legislative requirements.

We have considerable experience with these reforms and could assist you with any practical issues you may be experiencing or expect.

If you are a Compliance Pack member, please click here to download the [Strata Reforms Guide.]

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Prepared by Bannermans Lawyers

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