The final wave of strata reforms has arrived

The NSW Government has passed the Strata Schemes Legislation Amendment (Miscellaneous) Act 2026 ("The Act"), marking another significant milestone in the unrelenting wave of strata reforms that have come into effect since 2023.

The Act represents the latest stage in implementing recommendations from the 2021 statutory review of the strata and communities legislation (Click here to read our article about the strata reforms). The reforms are extensive and will affect owners corporations, strata committees, lot owners, managing agents, building managers and more.

What does the Act change?

The Miscellaneous Bill introduces a wide range of amendments to the strata and communities legislation. In particular, the reforms address:

• 2-lot strata schemes	• Work to common property (incl. minor and cosmetic work)
• Imposition of and increases to penalties for various offences	• Owners corporations obligations (incl. window safety devices)
• Managing Agent appointments and obligations	• Exclusive supply agreements
• Building and Facility Manager appointments	• EV charging stations
• Committee obligations (incl. training)	• Publication of information and compliance notices
• Levy recovery (incl. payment plans and notices)	• Establishment of Strata Hub fund
• Expansion and confirmation of Tribunal powers	• Strata Management Statements, Building Management Statements and building management committee
• Limitation on bonds or fees payable by occupiers	

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As with previous legislation amending the strata and communities legislation, the Act will be implemented in stages.

- On assent
- On proclamation.

Click more information for our Checklist, which particularises the changes which have come into effect since assent and suggests actions to be taken.

It is also important to note that certain provisions have not yet commenced, pending proclamation. These provisions tie in with, and in some cases are designed to precede the reforms introduced by the Act (Click more information to download our pending strata reforms guide). The provisions yet to commence include:

- Strata committee training.
- Recovery of unpaid contributions and interest.
- Prescribed warranties for contracts in respect of exclusive supply networks.

To help schemes prepare, we have also developed a dedicated checklist here which particularises these pending changes and suggests the actions that should be considered before they take effect.

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 and Strata Reforms Guide (Pending Reforms).

Key takeaways

- The Act introduces significant changes affecting owners corporations and strata committees.
- Key amendments include new obligations for managing agents and owners corporations.
- The reforms will be implemented in stages, with some provisions pending proclamation.
- Training for strata committees is among the upcoming requirements under the new legislation.
- Bannermans Lawyers offers assistance with navigating these changes and practical issues.

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Prepared by Bannermans Lawyers
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