The final wave of strata reforms has arrived under the Strata Schemes Legislation Amendment (Miscellaneous) Act 2026

The long awaited *Strata Schemes Legislation Amendment (Miscellaneous) Act 2026* (**Miscellaneous Act**) has finally commenced, receiving assent on 23 October 2026 and marking the latest in what has been a series of unrelenting waves of strata reforms that have battered the sector since 2023.

This Act was originally introduced in November 2025 as the last stage of implementing recommendations made in the report on the statutory review of the strata and communities legislation in 2021, although further changes remain on the horizon!

What does the Act change?

The Act makes significant and sweeping changes to legislation relevant to the strata sector, affecting owners corporations, strata committees, lot owners, managing agents, building managers and more.

Notably, these changes impact:

• 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 committees
• Limitation on bonds or fees payable by occupiers	

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Have all the changes under the Act come into effect?

No!

Similar to earlier reforms to the strata sector, the Miscellaneous Act is being implemented in stages:

- **On assent** - 23 October 2026; and
- **On proclamation** - unknown future date(s).

Where I can I learn more about what's changed?

We have prepared a number of resources for our Compliance Pack members to help grasp what's happened to the sector, and what further changes can be expected in future:

- our *Checklist of Changes* provides a summary of changes under the Miscellaneous Act **on assent**, and suggests actions that Strata Managing Agents should take in response;
- our *Strata Reform Guide* provides a detailed overview of the legislative reforms introduced to the strata sector since 2023, including those under the Miscellaneous Act **on assent**; and
- our *Strata Reform Guide – Pending Reforms* provides a detailed overview of the legislative reforms which have yet come into effect, including those under the Miscellaneous Act **on proclamation**.

Key takeaways

- The *Strata Schemes Legislation Amendment (Miscellaneous) Act 2026* introduces significant changes affecting owners corporations, strata committees, lot owners, managing agents, building managers and more.
- Key changes include clearer disclosure requirements, recovery of unpaid contributions, and training for strata committees.
- Bannermans Lawyers offers assistance with practical issues arising from these reforms, and supplies documentation to help navigate them.

****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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