CREATING STRATA SOLUTIONS

VINC LEGAL

STRATA LAW REFORMS



From today, Wednesday, 1 April 2026, a new set of Strata Law reforms have commenced.

Here are the key changes:

Section 184 Information Certificates: *additional information required*

Introduction of a new standard form to be completed to provide information for section 184 certificates

The form requires the disclosure of:

- Utilities provided through an exclusive supply network in a scheme (embedded network)
- Any orders and compliance action against the owners corporation
- Information about any upcoming meetings, or those held earlier than the previous year

Link to new Section 184 Certificate form

Requirements for Original Owners of Multi-Storey Schemes

Original owners of multi-storey schemes (usually developers) must provide to the Owners Corporation a completed new standard form for initial maintenance schedules

Original owners must provide to the Owners Corporation:

- A completed new standard IMS form ahead of the scheme's first AGM
- Estimated contributions to the administrative and capital works fund, and evidence that these funds will meet the expected expenditure of the year ahead
- Evidence that an independent surveyor reviewed and certified the IMS (1) and estimates of the contributions (2)

Link to the new IMS form

10-Year Capital Works Fund Plan: *new standard form*

Introduction of a new standard form for use by owners corporation when preparing a new plan, replacing an expired plan or revising a current plan

Link to the new 10-Year Capital Works Fund Plan form



Further Strata Law reforms are coming in 2026, which will introduce mandatory training for strata committee members and further disclosure requirements.

Interested in how these new Strata Laws impact you?

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