CREATING STRATA SOLUTIONS

VINC LEGAL

STRATA LAW REFORMS

From **Monday, 27th October 2025**, a new set of Strata Law reforms will commence. Here are the key changes that will be implemented:



Planning

New **investigative and enforcement powers** will be given to Fair Trading to ensure that Owners Corporations are upholding their **legal obligation to repair and maintain common property**.

A suite of enforcement options will be made available to Fair Trading in respect of this, including:

- Seeking an **enforceable undertaking** from the Owners Corporation,
- Issuing **compliance notices**,
- Issuing **penalty infringement notices**, and
- Applying to **NCAT** for an order.

Financial Hardship

A standard **Financial Hardship Information Statement** will need to be issued with all **Levy Notices**. Original owners must provide to the Owners Corporation:

Click to view Statement

Payment Plan Requirements

New requirements regarding payment plans will include:

- A **new standard form** to be completed for any owners wishing to enter payment plans for overdue levies.
- New **mandatory considerations** for Owners Corporations and Strata Committees regarding applications for payment plans.
- Requirement of Owners Corporations to respond within **28 days** of an owner's request, and must provide a **written response** for any refusal of a request.
- Owners Corporations **must not resolve** to refuse all payment plans.
- Owners Corporations **must not commence actions to recover overdue levies** subject to a payment plan cannot be recovered if the plan is being followed. Owners must be provided with at least **30 days' notice** if any such action is to be taken against them.

Click to view Form

Building Managers

The new laws clarify who is (and isn't) a building manager & introduce new duties.

- The reforms establish **who is & isn't** a building manager, and confirm that individuals only engaged for specific tasks are not building managers.
- The new duties include their duty to act in the Owners Corporation's **best interest** and to **act promptly** and with **due diligence**.
- Building managers must **disclose any benefits, relationships and financial interests** they may receive in connection to contracts that they suggest.

- NCAT has grounds to end building manager's agreements where they **act unlawfully** in their role.



These Strata Law reforms aim to increase transparency, accountability, and clarity for NSW Strata Schemes.

Interested in how these new Strata Laws impact you?

CONTACT US