

**JAMESONS  
STRATA  
MANAGEMENT.**

# **1 July 2025 Legislative Reforms**

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# July 2025 Legislative Reforms Overview

From 1 July 2025, a new round of reforms to:

- *The Strata Schemes Management Act 2015*
- *Community Land Management Act 2021* will come into effect.

The changes affect Owners Corporations and Associations.







**With Paul Culbi & Scott Martin**

This informative webinar hosted by Paul Culbi, our Chief Governance Officer, alongside special guest Scott Martin from the Strata Community Association.

Together, they'll unpack what these upcoming changes mean for you, and explain how Jamesons will be supporting your building and committee into the future.



# July 2025 Legislative Reforms – Overview

## There are 11 key changes:

1. **Strata Managers Service Reporting** – new 6-monthly reporting requirements
2. **Unfair Contract Terms Protection** – consumer law protections now apply
3. **Sustainability Requirements** – mandatory AGM items and budget planning
4. **Developer Accountability** – independent certification obligations
5. **Accessibility Infrastructure** – reduced voting thresholds for upgrades
6. **Assistance Animals Evidence** – single form of evidence now sufficient
7. **Minor Renovations Process** – automatic approval rule introduced
8. **Improvements Repairs & Maintenance Changes** – extended claim periods and urgent repair rules
9. **Embedded Network Disclosures** – stricter contract and certificate disclosures
10. **Record Inspection Fee Increases** – higher fees and secure access required
11. **Committee Duties and Chairperson Functions** – new training and conduct rules





# Strata Managers Service Reporting

## What's Changing:

From 1 July 2025, strata managing agents must provide reports to the owners corporation every 6 months, rather than annually.

These reports must cover key operational areas such as finance, meetings, insurances, and work orders.

## Applicable Legislation:

- *Strata Schemes Management Act 2015* – Section 49(3A), 49(3B), 55(2), 57(1A)
- *Community Land Management Act 2021* – Section 53(2A–2B), 59(2), 61(1A)



# Strata Managers Service Reporting

## Strata Managers Will Need To:

Develop standardised report templates covering all categories such as;

- Financial Management
- Record Management
- Meetings held and management
- Common Property Repairs & Maintenance
- Insurances- Renewal and Claims

## What we will be doing to support you:

We will provide you with bi-annual delegated functions reports. This ensures you have up-to-date information and insight on how your building is being managed.





# Unfair Contract Terms Protection

## What's Changing:

From 1 July 2025, unfair contract terms are banned in agreements involving owners corporations and associations. Service providers (including Agents) can no longer transfer their insurance liability or limit their financial responsibility via contract clauses and apply unreasonable contract terms.

## Applicable Legislation:

- *Property and Stock Agents Regulation 2022 – Schedule 12, Section 2A*
- *Fair Trading Act 1987 – Section 32A*





# Unfair Contract Terms Protection

## What this means for you:

Most schemes will need to have contracts reviewed prior to engagement and execution.

Our clients will see copies of draft contracts being submitted with service suppliers quotes more often.

Strata Managers will have basic knowledge of the reasonable terms from experience and if required our Specialist Teams are here to support our clients for any advice.





# New Defence Against Prosecution

## What's Changing:

From 1 July 2025, strata managing agents will have a legal defence if they are prosecuted for a breach caused by the owners corporation — provided the agent took all reasonable steps to prevent it.

## Legislation:

Strata Schemes Management Act 2015

- Section 57(1A): Introduces a defence where the agent can prove:
  - a) The breach was caused by the owners corporation, and
  - b) The agent took all reasonable steps to prevent it







# New Defence Against Prosecution

## **What this means for you:**

It ensures managers stay proactive and professional – and protects the scheme from legal risk by promoting earlier intervention and transparency.



# Sustainability Requirements

## What's Changing:

Environmental sustainability must be considered at every AGM. Annual usage and expenditure data must be reported, and capital works planning must include sustainability infrastructure. Appearance-based by-law restrictions are banned (with heritage exceptions).

## Legislation:

- *Strata Schemes Management Act 2015* – Section 79(2)(e1), Schedule 1 Clause 6(f), Section 139B
- *Community Land Management Act 2021* – Section 83(2)(e1), Schedule 1 Clause 6(f)







# Sustainability Requirements

## **What we will be doing to support you:**

The Owners Corporation & Associations will need to consider sustainability annually.  
There will be an added motion to your AGM agenda to enable consideration.



# Sustainability Requirements

## Consideration for your asset:

During the AGM, owners should also be encouraged to participate actively in sustainability discussions. This could involve setting measurable targets for reducing environmental impact, such as decreasing energy consumption by a certain percentage or achieving zero waste within a specified timeframe.

Furthermore, schemes can explore innovative technologies and renewable energy solutions to enhance efficiency and sustainability.

This might include investing in solar panels, adopting electric vehicles or implementing smart building technologies that optimize energy use.

Ultimately, by prioritising environmental sustainability in AGMs, schemes not only fulfill their corporate responsibility but also pave the way for a healthier planet and a more resilient business model.







# Developer Accountability

## What's Changing:

For multi-storey schemes, it is essential for developers to hire independent surveyors to validate the initial maintenance schedule and levy estimates. Non-compliance will incur penalties.

## Applicable Legislation:

- *Strata Schemes Management Act 2015*\*\* – Sections 4(1), 14(1), 16(1A), 115(2A–2B)
- *Community Land Management Act 2021*\*\* – Sections 12, 115(2A–2B)



# Developer Accountability

## What this means for you:

Owners benefit from higher-quality documentation, better financial planning, and independent oversight of initial proposed budgets and ensure realistic and accurate asset management.

Be sure to ask who has prepared the report if you are attending a First AGM soon







# Accessibility Infrastructure

## What's Changing:

Voting threshold for accessibility infrastructure reduced to majority (50%+). Schemes must consider key criteria (cost, access, equity) before voting.

## Applicable Legislation:

- *Strata Schemes Management Act 2015 – Sections 4(1), 5(1)(b)(iii), 132C*
- *Community Land Management Act 2021 – Sections 5, 125*



# Accessibility Infrastructure

## What this means for you:

Improved access to common areas benefits all residents and simplifies the process for inclusive upgrades.





# Assistance Animals Evidence

## What's Changing:

Only one form of acceptable evidence is now required to keep an assistance animal. Options include ID cards, permits, council documents, or health practitioner letters.

## Applicable Legislation:

- *Strata Schemes Management Act 2015* – Section 139A(2–3)
- *Strata Schemes Management Regulation 2016* – Clause 37A
- *Community Land Management Act 2021* – Section 130A







# Assistance Animals Evidence

## **What this means for you:**

Simplifies and protects the rights of people with assistance animals while ensuring clarity and fairness for committees.





# Minor Renovations Process

## What's Changing:

IF: Committee fails to refuse in writing within 3 months with reasons  
THEN: Minor renovation is automatically approved.

## Record Keeping

REQUIREMENT: **Keep records of approved minor renovations for 10 years**

## Applicable Legislation:

- *Strata Schemes Management Act 2015* – Section 110(6)– (6A)



# Minor Renovations Process

## What we will be doing to support you:

We will be issuing reminders to help ensure approvals are actioned in a timely manner.

Facilitating enquiries for all applications.

These changes will result in faster outcomes for minor renovations.







# Repairs & Maintenance Changes

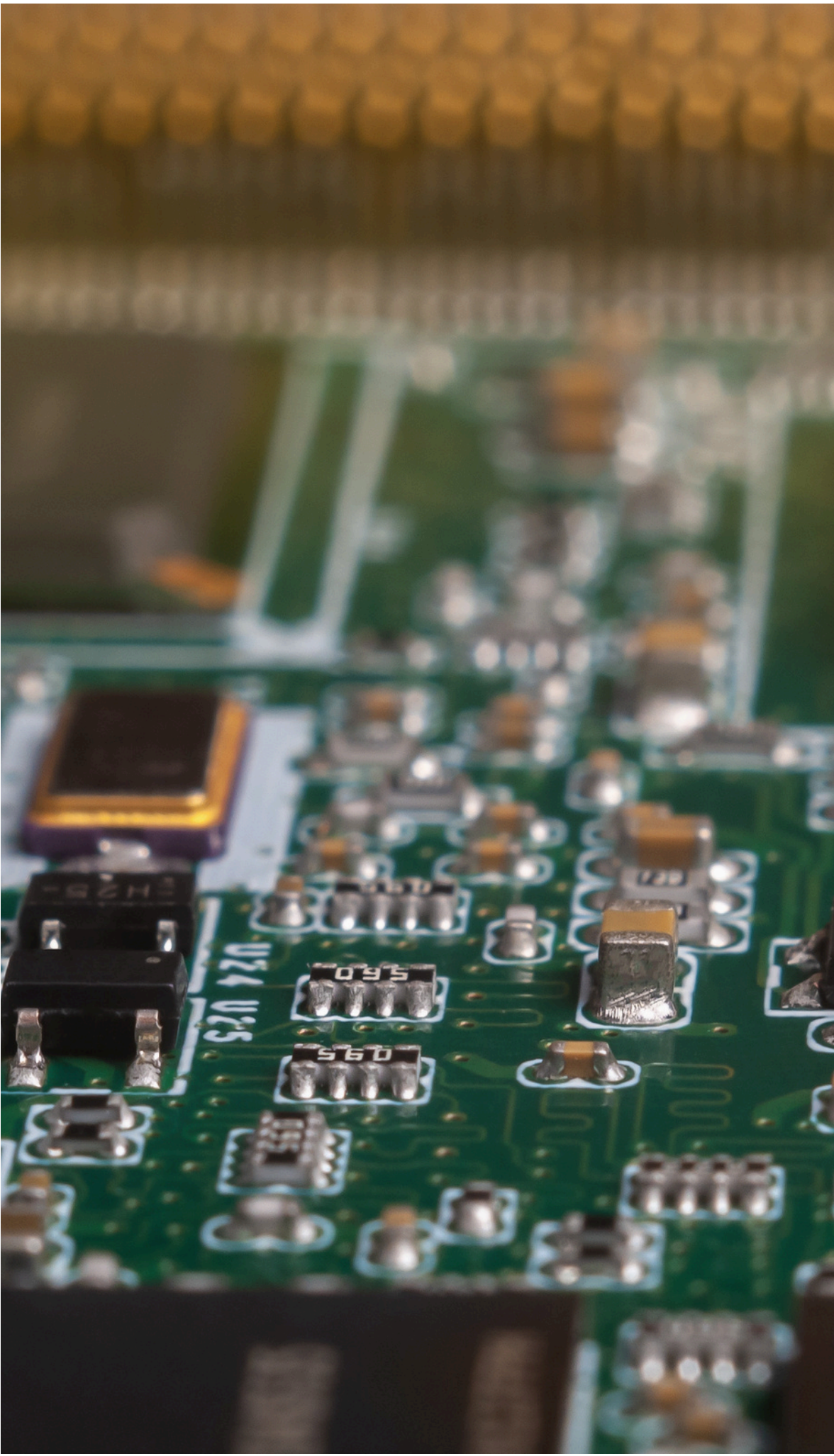
## What's Changing:

Schemes cannot delay repairs if they affect safety or access. Owners now have 6 years (up from 2) to seek compensation for maintenance failures.

## Applicable Legislation:

- *Strata Schemes Management Act 2015 – Sections 106(4,6), 108(3), 80(1A)*
- *Community Land Management Act 2021 – Sections 109(4,6)*





# Embedded Network Disclosures

## What's Changing:

Schemes must now disclose embedded network arrangements in sale contracts and certificates. Includes both energy and communication services.

## Applicable Legislation:

- *Strata Schemes Management Act 2015 – Sections 132A, 184(3)(h1–h2)*
- *Community Land Management Act 2021 – Sections 124, 174(1)(h1–h2)*

## Note:

An agreement for the supply of electricity through an embedded network entered into on or after the new laws start, will expire:

- at the first AGM if the agreement was made before the meeting, or
- three years from the start date of the agreement.

The new laws will clarify that the same rules apply to all utility agreements, including embedded networks, covering services like waste, air conditioning, stormwater, sewage, recycling, and EV charging.



# Embedded Network Disclosures

## **What we will be doing to support you:**

We will be disclosing embeddeed network arrangements via our S184 and S174 Certificates.





# Record Inspection Fee Increases

## What's Changing:

Inspection fees for non-owners have doubled. Electronic access must now be secure.

## Applicable Legislation:

- *Strata Schemes Management Act 2015 – Section 183(3A)*
- *Section 183 Inspection of owners corporation documents*
- *Strata Schemes Management Regulation 2016 – Schedule 4*
- *Community Land Management Act 2021 – Section 173(3A), Schedule 4*

## Applicable Legislation:

- *First hour. \$31 → \$60*
- *Each half-hour after. \$16 → \$30*
- *Electronic access: Must be through secured means*

*Note: Increases don't apply to existing owners*







# Record Inspection Fee Increases

## **What this means for you:**

Improves access integrity and ensures fee fairness based on user type.



# Committee Duties and Chairperson Functions

## What's Changing:

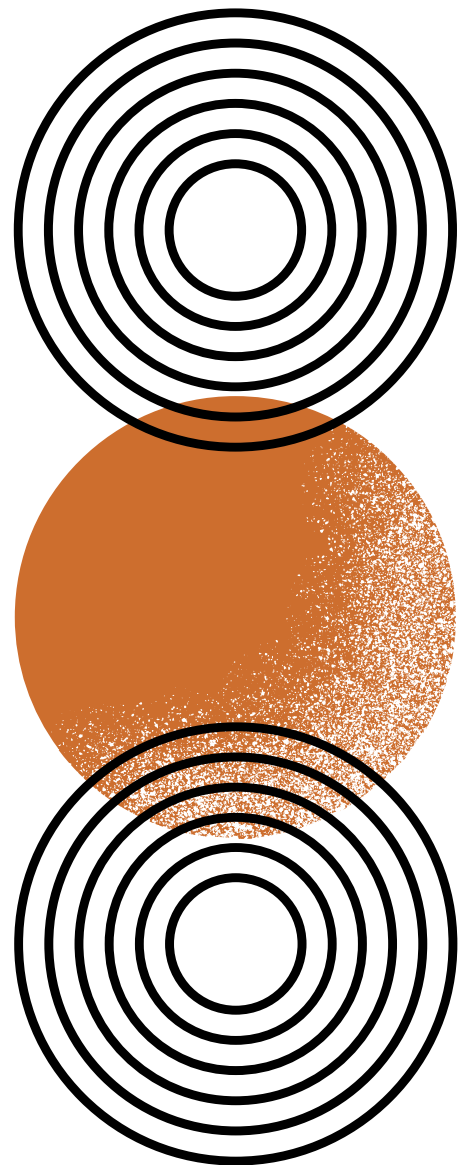
Committee members must now complete training and follow formal conduct duties. Chairpersons must maintain order and support open discussion.

## Applicable Legislation:

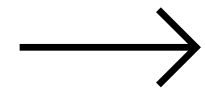
- *Strata Schemes Management Act 2015* – Sections 37, 42
- *Community Land Management Act 2021* – Sections 41, 46





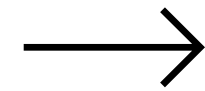


## **New Committee Member Duties:**



- Honesty and fairness in carrying out role
- Due care and diligence
- Benefit of owners corporation as far as practicable
- Comply with Act and regulations
- Information use restrictions – only as required for role or by law

## **New Chairperson Functions:**



- Follow the agenda at meetings
- Maintain order at meetings
- Encourage fair, constructive, open discussion
- Facilitate discussion by meeting attendees





# Committee Duties & Chairperson Functions

## **What we will be doing to support you:**

Strengthens good governance and encourages constructive, well-managed committee meetings. A Chairperson guide is also available shortly for any questions on how a meeting should be conducted,



# Q&A's

We welcome any questions from any of the details covered in this session...

