
Strata Schemes Legislation Amendment Bill 2024

Amendments made by Legislative Assembly on 12 February 2025.

No. 1 **Duty of strata committee members to complete training**

Page 5, Schedule 1[8], proposed section 37. Insert after line 18—

- (4) The regulations may provide for the issuing of notices to inform a member of the strata committee of an owners corporation who has failed to complete the required training that—
 - (a) the member is required to complete the training, and
 - (b) if the member does not complete the training within the period prescribed by the regulations the member will cease to be a member of the committee.

No. 2 **Agency agreements for strata managing agents**

Page 5, Schedule 1. Insert after line 37—

[12A] Section 49 Appointment of strata managing agents

Insert after section 49(3)—

- (3A) The Secretary may approve—
 - (a) the form of agency agreements for the appointment of strata managing agents, and
 - (b) the terms, conditions and other provisions that agency agreements for the appointment of strata managing agents must or must not contain.
- (3B) The Secretary may approve 1 or more standard form of agency agreements for the appointment of strata managing agents.

No. 3 **Building manager agreements**

Page 6, Schedule 1. Insert after line 19—

[17A] Section 67 Appointment of building managers

Insert after section 67(2)—

- (3) The Secretary may approve—
 - (a) the form of building manager agreements, and
 - (b) the terms, conditions and other provisions that building manager agreements must or must not contain.
- (4) The Secretary may approve 1 or more standard form of building manager agreements.

No. 4 **Payment plans**

Page 7, Schedule 1[24], lines 23. Omit all words on the line. Insert instead—

Omit section 85(5). Insert instead—

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- (5) An owners corporation and an owner may agree to enter into a payment plan for the payment of overdue contributions.
 - (5AA) A payment plan is limited to a period of 12 months but a further plan may be agreed to.
 - (5AB) An owners corporation must not, by resolution, refuse to enter into payment plans for the payment of overdue contributions.
 - (5AC) Despite subsection (5AB) an owners corporation may refuse to enter into payment plans for the payment of overdue contributions in particular cases.

No. 5 **Payment plans**

Page 8, Schedule 1. Insert after line 13—

[28B] Section 86 Recovery of unpaid contributions and interest

Insert after section 86(2A)—

- (2AA) An owners corporation may only take action to recover the reasonable expenses of the owners corporation incurred in recovering unpaid contributions and any interest payable on unpaid contributions—
 - (a) if the owners corporation has offered the owner the option of entering into a payment plan for the payment of the unpaid contributions, and
 - (b) pursuant to an order of the Tribunal or a court under this section.

No. 6 **Duty of association committee members to complete training**

Page 24, Schedule 2[7], proposed section 41. Insert after line 22—

- (4) The regulations may provide for the issuing of notices to inform a member of the association committee of an association who has failed to complete the required training that—
 - (a) the member is required to complete the training, and
 - (b) if the member does not complete the training within the period prescribed by the regulations the member will cease to be a member of the committee.

No. 7 **Agency agreements for managing agents**

Page 25, Schedule 2. Insert after line 3—

[11A] Section 53 Appointment of managing agents

Insert after section 53(2)—

- (2A) The Secretary may approve—
 - (a) the form of agency agreements for the appointment of managing agents, and
 - (b) the terms, conditions and other provisions that agency agreements for the appointment of managing agents must or must not contain.
- (2B) The Secretary may approve 1 or more standard form of agency agreements for the appointment of managing agents.

No. 8 **Facilities manager agreements**

Page 25, Schedule 2. Insert after line 27—

[16A] Section 71 Appointment of facilities managers

Insert after section 71(2)—

- (3) The Secretary may approve—
 - (a) the form of facilities manager agreements, and
 - (b) the terms, conditions and other provisions that facilities manager agreements must or must not contain.
- (4) The Secretary may approve 1 or more standard form of facilities manager agreements.

No. 9 **Payment plans**

Page 26, Schedule 2[21], line 23. Omit all words on the line. Insert instead—

Omit section 90(5). Insert instead—

- (5) An association and a member of the association may agree to enter into a payment plan for the payment of overdue contributions.
- (5AA) A payment plan is limited to a period of 12 months but a further plan may be agreed to.
- (5AB) An association must not, by resolution, refuse to enter into payment plans for the payment of overdue contributions.
- (5AC) Despite subsection (5AB) an association may refuse to enter into payment plans for the payment of overdue contributions in particular cases.

No. 10 **Payment plans**

Page 27, Schedule 2. Insert after line 13—

[25B] Section 91 Recovery of unpaid contributions and interest

Insert after section 91(3)—

- (3A) An association may only take action to recover the reasonable expenses of the association incurred in recovering unpaid contributions and any interest payable on unpaid contributions—
 - (a) if the association has offered the member of the association the option of entering into a payment plan for the payment of the unpaid contributions, and
 - (b) pursuant to an order of the Tribunal or a court under this section.