



NSW Fair Trading Strata Schemes Management Amendment Regulation 2026

Strata Community Association NSW Submission
10 July 2026

INTRODUCTION

1. Strata Community Association (NSW) Overview

Founded in 1980, Strata Community Association (NSW) was formerly known as the Institute of Strata Title Management. SCA NSW serves as the peak industry body for Strata and Community Title Management in New South Wales. The association proudly fulfils a dual role as both a professional institute and consumer advocate.

2. Membership

SCA NSW boasts a membership of over 3,000 members, including lot owners, suppliers, and professional strata managers who oversee, advise, and manage a combined property portfolio estimated to be worth over \$450 Billion.

3. Strata and Community Title Schemes in NSW

NSW is home to 91,346 Strata and Community Title Schemes. A significant 95 per cent of these schemes are comprised of residential lots. Altogether, the total number of Strata and Community Title lots in NSW stands at 1,073,277¹. 44% of these schemes have been registered since 2000.

4. NSW as a Leader in High-Density Living

According to the 2024 Australasian Strata Insights Report, there are 2,501,351 people residing in apartments across Australia. A majority of these apartment dwellers (51 per cent) are in NSW. ² NSW also leads the way in the trend to higher density living in Australia and boasts the highest proportion of apartment households relative to all occupied private dwellings, standing at 20 per cent.

5. Employment Impact

Strata is a significant employer, directly providing jobs to 1,259 managers throughout NSW, as well as an additional 854 other related employees. ³

6. Promoting Professionalism

1. SCA NSW is dedicated to fostering a high standard of professionalism in the strata industry with initiatives like the Professional Standards Scheme (PSS), which contributes to ensuring strong consumer outcomes for over 1 million strata residents in NSW.
2. SCA NSW membership encompasses a wide range of entities, from large corporate companies to small family businesses to dedicated volunteers. Members possess expertise in all aspects of strata management, service provision, and governance.

For further information about this consultation, please contact Andrew Jefferies, Senior Policy and Advocacy Advisor, SCA NSW. Andrew.Jefferies@strata.community

¹ Authored by Hazel Easthope, Yi Lu and Alejandra Rivera, [Australasian Strata Insights 2024](#), City Futures Research Centre, UNSW.

² Ibid, p.8-13

³ Ibid, p.8.

STRATA SCHEMES MANAGEMENT AMENDMENT REGULATION 2026 - STRATA SECTOR RESPONSE

Introduction

Strata Community Association NSW (SCA NSW) appreciates the opportunity to comment upon the Draft Strata Schemes Management Amendment Regulation 2026, through NSW Fair Trading's consultation process.

SCA notes that changes made in the Strata Schemes Legislation Amendment Act 2025 required all strata committee members to complete mandatory training. We further note that the delay in the passage of the *Strata Schemes Legislation Amendment (Miscellaneous) Bill 2026*, which has been determined in the NSW Legislative Assembly but has yet to see full debate in the NSW Legislative Council, has meant that the rollout of training has led to a delay in the commencement of this training.

The Draft Strata Schemes Management Amendment Regulation 2026 has been crafted by NSW Fair Trading to establish transitional arrangements, until the passage of Strata Schemes Legislation Amendment (Miscellaneous) Bill 2026. This draft regulation gives effect to the changes made by the *Strata Schemes Legislation Amendment Act 2025* and would enable the rollout of committee training, including giving effect to the mandatory completion of training by each member of a strata committee of an owners corporation within the time required by Fair Trading, otherwise they would cease to be a member of the committee.

Additionally, the draft regulation also intends to exempt two-lot strata schemes from the requirement to report annually on the Strata Hub, with the intent to reduce regulatory burden and red tape for owners of this type of scheme.

SCA (NSW) does not oppose the transitional mechanism and **supports the insertion of Clause 69 as an interim measure**, until its substitution with Section 37 of the Strata Schemes Legislation Amendment Act 2025. However, we note the concerns below with regards to the exemption of two lot schemes and two other administrative matters.

SCA NSW's Response

Two-lot Schemes

We note that the draft regulation intends to exempt strata schemes comprising two lots from annual reporting, through an amendment to Clause 43.

SCA (NSW) last year, in response to the consultation on the Draft Strata Schemes (Miscellaneous) Bill 2026, highlighted that an exemption of two-lot schemes from AGM's could potentially lead to transparency concerns or affect the health and safety of residents and their legitimacy with regards to financial positions and insurance placement.

However, we also acknowledged given the overall administrative burden, that where a building is set up with a minimum common property and share boundaries, that two-lot schemes should either be exempt from or completely removed from strata legislation.

SCA (NSW) wishes to reiterate our support for the **full exemption or removal** of two-lot schemes from strata legislation, where the building maintains a minimum common property and shared boundaries. While the removal of the requirement to report in Strata Hub is noted, this type of building will still need to comply with a range of strata specific legislations while Fair Trading and Emergency Services will no longer have visibility on this cohort, nor the ability to report on outcomes or their administration.

Communication of new requirements in advance of their commencement

SCA (NSW) notes that Clause 69 appears to point to the following advice only:

"...the training required by the Secretary, within the time required by the Secretary," with the substantive requirements to be published only on the website.

We request that the requirements (including the three-month window and exemption list) be formally published and communicated well before the 1 October commencement, so that schemes and managers aren't administering obligations that purely rely on the Fair Trading/NSW Government for notice.

Defining the “Secretary”

SCA (NSW) received member feedback that there was some confusion around the definition of the word “Secretary”, in reference to the role of NSW Fair Trading and it was pointed out that this term could easily be confused with the Secretary of an owners corporation or strata committee. We request that this point be better defined, to avoid any possible confusion.

For further information about this consultation, please contact Andrew Jefferies, Senior Policy and Advocacy Advisor, SCA NSW. Andrew.Jefferies@strata.community