Dear

Welcome to the latest Subscriber Update.

We delivered another great webinar in May, with two experts speaking about waterproofing and waterproofing. If you missed it and have ever had water problems in your building, it's worth viewing. Such good need to be a member to catch up on the recording.

As a subscriber, you're missing out on access to the member portal where you'll find a **wealth of resources**.

Aside from the Member Forum, we've added resources, plus a growing suite of special member offers and discounted day-to-day templates, your membership fees enable us to advocate on your behalf to improve outcomes for those in strata or strata.

Memberships start at just $75pa so why not join today? Join OCN

You can download and share our flyer about the benefits of membership here - OCN Flyer 2025.

Follow us on Facebook and LinkedIn

Wood Glover
Managing Director
Operations

Chris Ivins
Managing Director
Development

OCN in the Media | **OCN Submissions** | **OCN Policy**

OCN is creating new content on our web site for every little and tertiary piece of strata legislation. Check the website for news and more updates! One more reason to join :)

News updates

Strata Matters Conference

Join us at the 2025 Strata Matters: Smarter Strata Conference

When: Friday, 5 October 2025
Where: In-person and Online

This year's theme, *Smarter Strata*, explores how technology, good governance, and community collaboration can strengthen resilient living and strata management.

You'll hear from expert speakers, enjoy panel discussions, and connect with leading voices in the strata sector.

Learn more and register here

Strata Defects Survey

2025 Strata Defects Survey

Opens later this month on the NSW Strata hub for managers and committees of eligible schemes.

It's run by Building Commission NSW with SCA (NSW) as to help government understand building defects in apartment buildings—how often they occur, their nature, and how they're managed.

This follows previous surveys in 2021 and 2023. Insights have supported initiatives like Project Safeguard and improvements in defect reporting and repairs.

The survey will be open from late June until late July with the report published online later the year.

More details at Building Commission NSW

Disaster Mitigation

The Insurance Council of Australia (ICA) recommended to the 2025 All-federal budget by reiterating calls for greater investment in long-term disaster mitigation.

A centrepiece of its policy recommendations is a proposed NDRA Million Flood Defence Fund (MFF). ICA's proposal would provide big projects with funding to protect 1,000 homes, with the Federal Government and State/Territory allocated across four main areas:

- $5 billion for new infrastructure such as levees and dams
- $1 billion to retrofit flood-prone homes
- $500 million for community-scale projects
- $500 million to maintain existing flood defences

Committee Training

Membership Committee Training

OCN is in dialogue with KDM Flat Trading on the development of committee training as required under recent strata law reforms. Stay tuned for more info.

Levy payments

New NAB & Urbanise Partnership to deliver Streamlined Levy Payment System

Australian strata managers, owners' corporations, and strata owners are set to benefit from faster, simpler, and more cost-effective payments through a new partnership between NAB and strata software provider Urbanise. More here on NAB's website.

EDUCATION

Upcoming webinars

Increase your strata 'soft skills' and get your Scheme working for YOU

When: Thursday, 17 July 12:00 PM
Where: Online
Cost: Free

While by-laws and legislation are crucial, there's a lot in strata, but equally, vital, side to successful strata living: soft skills.

Join OCN Qld based board director, and joint managing director, Chris Ivins and Wood Glover, Director Strata at Body Corporate Commissioner and now a nationally accredited mediator, as he reveals how interpersonal communication, negotiation, and conflict resolving can transform your strata scheme.

On demand webinars

Missing something?

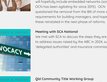
Don't worry, we've recorded our last webinar recording on the hot topic of waterproofing and waterlooking.

Other on-demand webinar recording topics so diverse as the Design & Specification Phase, Strata Law, Strata Reform Bills, Insurance premiums and your strata manager, electric vehicles and e-bike charging, and emergency management plans. Check out our Member Portal along with many other resources.

"Chairing a Strata Committee can be very difficult if you don't have good service providers and good by-laws. Chris Ivins and Wood Glover have been a great asset both our property and the community who live there." Jane, Rockdale

"I think OCN offers a huge being for the book as a member, and thank of the OCN staff and board for their great work on our behalf." Greg, Coogee

OCN Advocacy and Policy



Embedded network contracts

OCN continued to advocate to prohibit, or at least cap, embedded network contracts imposed by developers. These contracts typically trap owners in lengthy and expensive unfair contracts designed to pay off the installation. Or worse, so you can't see the recent coverage, they kick the owners into wing and force them to purchase power from the developer. See media coverage here.

National Insurance Brokers Code of Conduct Review

OCN made a submission to the latest 3 year review of the Code of Conduct governing the conduct of insurance brokers and agents. This was informed by the many broker practices exposed by the ABC in 2024, with the Code failing to protect those/age blocks. Read our submission here.

EV charging installation guides

OCN collaborated with the Department of Climate Change, Energy, the Environment and Water (DCCEEW) Council and others to develop EV charging installation planned session videos, to help committees navigate the complexities of installation, including understanding and engaging contractors, installation and operation and maintenance of EV charging infrastructure.

Quarterly NSW Ministerial Meeting

OCN continued to advocate for reform as the proposed Building Ownership Training which will be accompanied by strata managing agent and real estate agent training, which OCN has been part of strata law reforms should commence from 2025 and hopefully include embedded networks (something OCN has been agitating for since 2019). OCN questioned the removal from the Bill of more stringent requirements for strata managing agents to be have revoked in the next phase of reforms.

Heating with SCA National

We met with SCA to discuss the steps they are taking to address issues raised by the ABC in 2024, such as delegated authorities and insurance commissions.

OCN Community TRA Working Group

OCN has been invited to sit on this, and the Attorney-General's Office, Fair Trading Commissioner, Tenancy, Social Housing, Strata, Community Housing, Tenant Advocacy, Real Estate, Tech, etc. Lots of work ahead. Other participants to find common ground on issues being discussed. We have already made submissions on the CTWG review of debt collection, dispute resolution, tribunal jurisdiction, and tenancy law amending (including addressing bullying) and will advocate strongly on these topics.

Read more about our advocacy here

Stone Island Fence

New South Wales

NSW Strata & Property Services Commissioner Appointed

OCN is delighted to welcome Angus Knowles as the new Commissioner. Angus brings a wealth of energy, and experience to the role. He will be supported by an experienced team that will focus on improving performance and accountability, dispute across costs, property services, retirement villages, and residential land lease communities.

New South Wales

Strata Answers are hosting a free practical and interactive workshop for committees to support the renewal and future prioritising of aging apartment buildings.

When: Saturday, 28 June 1:00 PM - 1:00 PM
Where: Sustainability Classroom
Strata Answers, Level 1, 1 Bligh Street, Sydney
Or Google Meet. View on Google

Register here

New South Wales

Life Disqualification of Strata Managing Agent

A controversial strata manager who hired ex-bully security guards to prevent some apartment owners from attending their own AGM has become the first to be disqualified under NSW laws. Mr Ali Ali, who runs Strata Plus, has been found to be an unsuitable consumer. $18,000 the company also had to reverse cancelled and been fined the maximum $22,000.

Under Lee's direction, the company had failed to disclose conflicts of interest, consistently breached rules of conduct, changed fees for services not approved by owners, and repeatedly failed to comply with critical fire and safety information. It also hadn't provided information to owners when requested, failed to provide minutes given at general meetings, and failed to make sure building had adequate insurance cover.

Read more here

New South Wales

New financial hardship options

A Fair Trading information statement about financial hardship is now available. This statement lists the financial hardship options available if they can't pay their strata levies.

When further changes to strata laws start later in 2025, the information statement must be provided to owners with the levy notice or sidebed as the next page of the levy notice. However, strata schemes can choose to take this step now, so they can comply with the new laws before they start. More info here.

New South Wales

Strata Law Reforms

The first set of strata and community land reforms commenced on 30 November 2024 and the second on 30 June 2025 (the 'amendment Act' and start on 1 July 2025).

The key reforms commencing on 1 July 2025 include:

- prohibiting by-laws that prevent the installation of sustainability infrastructure solely on separate lots
- allowing owners to consider sustainability at each Annual General Meeting and when preparing estimates for the capital works fund;
- lowering the voting threshold to approve upgrades for accessibility purposes;
- imposing additional duties on committee members such as acting with honesty and fairness when performing functions.

More information about strata reforms can be found here and community land reforms can be found here.

New South Wales

Live in the inner West?

Join the new Inner West Council Apartment Network! You'll find a growing suite of resources, tools, and support for apartment residents and owners' governed groups. The joint Inaugural Meeting to Solve Neighbouring Matters (delivered live and online). https://www.innerwest.nsw.gov.au/live/apartment-network and Item 5 launch event Solve Neighbouring Matters Launch - Strata Grants and Advice

New South Wales

City of Sydney Sustainability News

- Upcoming webinar: Webinar: Installing solar on strata buildings (video) Learn about what's involved, the courses specific to strata, and grants to get you started.

  When: Wednesday, 18 June | 12:00 PM
  Where: Online

- Apply for a green building grant
- How Zero Lessons Future-proofed Parramatta
- Electric bikes
- Mobile tools
- Wine, tools

New South Wales

Strata Living Guide

KDM Flat Trading has relaunched Strata Living A guide to the essentials for strata owners. This guide aims to help owners understand their responsibilities and how strata works a little and their rights and responsibilities. You can view and download the guide here.

Queensland

Body Corporate Law Reforms

As we approach the first anniversary of new strata laws in Queensland, some aiming to redevelop old unit blocks by reducing the approval vote from 100% to 75% of owners, not one project has been approved. Many owners who are in a strong scheme can by be terrorised if it is proven that the building is "not economically viable" or will not be within five years. Read the full article.

Victoria

Owners Corporations should be conserved

In a document that runs more than 150 pages, the City of Melbourne's draft budget mentions apartment living just a few times.

The concerns a plot program to help apartment owners, and a commitment to "explore ways to be net zero upgrades - a pioneering idea. However, it notably fails to acknowledge the central role of OCVs, and how sustainability and carbon upgrades can be delivered. Another potential idea is to convening secure office buildings into residential apartments. Read more here.

Victoria

Changes to fire notices issuance

Following an announcement by Minister for Consumer Affairs Nick Staikos, significant changes are coming to the issuance of fire notices in Victoria. The new rules may have far-reaching impacts on financial management.

When issuing fire notices, OCs must now provide detailed advice on owners' rights, including clear information about payment plans, how to access dispute resolution, and advice to seek financial counselling.

Victoria

Victorian Government Strata Reforms

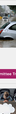
Keep up to date with the latest developments by subscribing Office of Government Administration's newsletter dealing with strata management professionals. Link.

ACT

OCN made a submission to the Inquiry into the Management of Strata Properties. Read more here.

And ACT readers can learn about local advocacy and more: https://www.ocnact.org.au/

South Australia



Discover the proposed strata changes in South Australia, including new dispute resolution processes, sustainability initiatives, and part ownership rules. Learn how these reforms could impact you and how to prepare.

For more information on the proposed reforms, visit the South Australian Government website.

Tasmania

Stay tuned

Western Australia

Stay tuned

Northern Territory

Stay tuned

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