

2024 Year in Review

The Year in Numbers

- 22 Years of Owner Advocacy & Education
- 29 Government [Submissions](#)
- 10 [Events](#)
- 20 [News Articles/Podcasts](#)
- 10 [Radio Interviews](#)
- 4 [TV Interviews](#)
- 8 Hardworking Volunteer [Board Members](#)
- 4 Part-Time Staff
- 2 fabulous pro bono defects lawyers – Banjo Stanton and Paul Jurdeczka
- Some wonderful members who assist with events and expertise

Member Events

- Fire Risks of Lithium Ion Batteries
- Avoiding Strata Disaster
- Shared Solar in Apartments
- Mould Control
- Design & Building Practitioners Act
- New Builds & New Beginnings (Learn Strata)
- Design & Building Practitioners Act Update
- Your Legal Rights in Strata
- Strata Matters 2024 conference
- What Good Looks Like

Advocacy

ACT to Licence Developers

The ACT Government introduced legislation to hold property developers responsible and accountable for residential developments they undertake.

The Minister for Sustainable Building and Construction said that Australia's first licensing and regulation scheme for property developers will tackle the problems of defects and compliance failures in residential property.

The new Property Developer Registrar will have strong powers to take regulatory action against developers. It will compel them to fix problems and face fines or suspend or revoke their licence if they don't rectify works.

Expansion of NSW Building Inspection Powers

The NSW government expanded the powers of inspection to better protect strata and home owners.

The list of Stop Work Orders, Prohibition Orders, and Building Rectification Work Orders issued and Undertakings entered into gained momentum, with one notable Undertaking refunding much relieved purchasers' deposits.
<https://www.fairtrading.nsw.gov.au/help-centre/online-tools/rab-act-orders-register>

North Queensland Strata Title Inspection Program

This is a three-year project that involves the development and operation of an inspection and assessment program of strata properties in North Queensland. The program aims to increase the resilience of strata properties in Queensland to the effects of future tropical cyclones by providing Bodies Corporate with information about the existing resilience of their properties and strategies to improve that resilience if needed.

FNQ Disaster Mitigation Funding:

The \$60m Strata Resilience Program (SRP) for North Queensland was launched by the Federal and State Governments. The program will fund improvements to enhance cyclone resilience in strata buildings. With 75% coverage for approved works, up to a maximum of \$150,000 (including GST), this initiative will not only enhance safety but also alleviate the burden of insurance costs.

Emergency Preparedness

OCN was proud that Megan Chatterton won the Facilities Management Association 2024 Industry Awards for Excellence in the Leadership in Safety and Wellbeing category. The City of Sydney, which funded the OCN project ably delivered by Megan, acknowledged the crucial importance of her emergency preparedness guide and toolkit for apartment owners.

NSW Project Remediate Accelerates Flammable Cladding Remediation

The replacement of flammable cladding on high-risk buildings significantly increased in 2024. Across 11 projects alone, contractors replaced over 17,000 square meters of flammable cladding, helping protect 950 apartments and around 2,500 homeowners and tenants.

Qld Body Corporate and Community Management Act Reforms

Changes included termination of uneconomic community titles schemes with 75% approval of owners; alternative insurance arrangements when body corporates cannot comply with the required level of insurance; strengthened protections for residents against second-hand smoke; clarify that body corporate by-laws cannot prohibit/restrict the keeping of animals; enhance by-law enforcement and improve access to records in layered arrangements of community titles schemes; and clarify and streamline administrative and procedural requirements, improve transparency and accountability in body corporate governance.

Brisbane City Council Short-Stay Accommodation Regulation

The Taskforce recommended that Council develop a short-stay accommodation local law, requiring operators of hosted and non-hosted short-stay accommodation to obtain a permit to increase accountability through: requiring applicants to nominate a property manager; allowing revocation of permits to address the amenity impacts of short-stay accommodation, through: holding property managers accountable for responding to complaints in a stated timeframe; setting a code of conduct for guests (no state-wide code of conduct exists) to be enforced by the property manager; applying penalties and enforcement; and creating a reliable data source.

ABC Exposes Strata Management Industry

The ABC received over 2,500 responses to its March 2024 carefully developed expose, leading to further TV, radio, print & digital coverage of rife, highly questionable practices to the detriment of clients. This resulted in further legislative changes in NSW and Inquiry into the management of strata properties in the ACT.



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