NSW has passed its fourth strata reform package, a court has rewritten how insurance is split in mixed-use buildings and our AGM is on 25 November. Here is what you need to know this month.

Strata Matters 2026: Resolving and reforming strata

On 2 October 2026 OCN's national conference filled Melbourne Town Hall, with support from the City of Melbourne. We started the day with a welcome and keynote from Melbourne Lord Mayor Nick Reece. Regulators from NSW, Queensland and Victoria compared their approaches, joined by former ACT Attorney-General Shane Rattenbury.

Strata now houses more than four million Australians in over three million properties, with $1.4 trillion in insured value. Former ASIC chair Greg Medcraft argued that eight separate regimes are a historical accident owners pay for. His example: caretaking contract terms are capped at 10 years in NSW, three in Victoria and anywhere from one to 25 in Queensland.

Members can **watch the Strata Matters 2026 video**. Slides, agenda and photos are on the Strata Matters 2026 page. Thanks to our sponsors nbn, MYBOS and Build&, Lannock Strata Finance, Chambers Russell, Strata Fair and PASG Project (panel), and to our exhibitors.

OCN AGM & Member Forum: Wednesday 25 November

Hear what OCN has done for owners this year, meet other owners and talk to our commercial partners.
NSW Strata and Property Services Commissioner Angus Abadee is our keynote speaker. Greg Medcalf, former ASIC chair, will talk about the future of strata and we'll hear from our partners.

When: Wednesday 25 November 2026, 2 to 4.30pm AEDT
Where: Cliftons, 60 Margaret Street, Sydney, or online via Zoom
Cost: free; attendance is limited to members
Questions: submit yours when you register

Register **in person on TryBooking** or **online via Zoom**.

NSW passes its fourth strata reform package

Parliament passed the Strata Schemes Legislation Amendment (Miscellaneous) Bill 2025 on 15 October 2026, completing the response to the 2021 statutory review. It awaits assent and many provisions start on dates still to be proclaimed.

- **Right to install an EV charger on your lot**
- **Simpler requirements for two-lot schemes**
- **Levy arrears reforms**
- **Shorter terms for building managers**
- **Embedded networks:** exit or termination fees at contract end are void.
- **Transparency:** Fair Trading can publish compliance notices about repair and maintenance.

OCN pushed hard for the right to charge, fairer bonds and tougher action on commissions, and will engage closely on the regulations. Read the media release and the bill page.

NSW: Result Strata: former director banned

NSW Fair Trading has cancelled the licence of Yun Yang, a former director of Result Strata, fined and disqualified her from running a licensed business.

Check your manager on Verify NSW and the Name and Shame Register, report concerns through the strata complaints portal and read the Fair Trading announcement.

Victoria: OC managers named in CAV's 2026-27 priorities

Consumer Affairs Victoria has listed owners corporation managers who fail their obligations as a regulatory priority, naming questionable fees, unchecked conflicts of interest and complex high-rise governance. OCN welcomes this and will seek detail on monitoring and enforcement, then report back to Victorian members. Read CAV's priorities.

Qld: AI-written letters can make strata disputes worse

In a dispute at the Sanctuary at Buderim, the Fair Work Commission found the caretaker's letters appeared AI-generated: long, repetitive and accusatory. Reasonable concerns were buried, and the parties were banned from using AI to write to each other. To streamline a dispute: state the facts briefly, attach evidence and say what outcome you want. Read the decision here.

NSW: The statute, not the SMS, decides how building insurance is split

On 24 September 2026 the NSW Supreme Court confirmed the Tribunal can override a strata management statement and reapportion premiums between schemes in one building.

OCN regards this as very significant for every mixed-use building. Read the judgment and the Insurance Business summary.

Opal Tower declared defect-free, eight years on

On 10 October 2026 the 392-unit tower at Sydney Olympic Park was declared defect-free, almost eight years after cracking forced residents out on Christmas Eve 2018. According to the owners corporation all owners have been compensated, and the building carries a 20-year structural warranty. Building it right first time costs far less. ABC News has the story.

NSW renters can now take their bond with them

Renters moving between NSW rentals can transfer their bond through Rental Bonds Online for a $25 fee, plus any top-up. It applies to the same tenants leaving the old property within 4 weeks. For investor owners, nothing changes: lodgement and claims work as before. See Smart Rental Bonds.

Apartment solar takes Australia's top design award

SolShare from OCN partner Allume Energy won the 2026 Australian Good Design Award of the Year and the award for Sustainability. It connects one rooftop system to up to 15 apartments behind the meter, and Allume reports residents typically cut bills by 30-40%. For committees the questions are now practical: roof space, wiring, approvals and funding. Read more.

Free, independent energy advice for NSW strata

Reducing Energy Costs for the NSW Strata Community is a three-year programme run by OCN with ZapCat and funded by the NSW Government. Get instant estimates for solar, heat pumps and EV charging, free virtual consultations, vetted installers and help with committee approvals and AGM motions. OCN and ZapCat receive no lead fees or commissions, and you don't need to be a member.

Visit **zapcat.com.au/ocn**, email ceap@ocn.org.au or call ZapCat on (02) 6145 0446. The programme runs until September 2029.

Events

Thu 22 October 2026, 1 to 2.30pm AEDT
Strata Building Works Forum 2026 (hosted by OCN partner CPR), online, free. Partner content: what to know before major remedial works, opened by OCN's David Glover. Register

Mon 26 October 2026, 5.30 to 7.30pm
NSW Fair Trading Strata Forum, Wollongong, free. Commissioner Angus Abadee with Minister Anoulack Chanthivong. Register

Fri 6 November 2026, 11am to 12pm
EV charging for apartment buildings, online, free. Partner content. Register

Wed 25 November 2026, 2 to 4.30pm AEDT
OCN Annual General Meeting, Sydney and online, free for members. In person or online

Mon 14 to Tue 15 December 2026, 9am to 4pm
Fire and Life Safety in Residential Apartments, Victoria University City Tower, Melbourne, $299 (10% off for 5+). Register

---

Partner content: a pre-summer exterior checklist

From OCN partner Premier Painting Company. Walk the building now and look for cracking or bubbling render, water staining under balconies, blocked gutters, chalking paint and corroded metalwork. Fading can usually wait. Cracks through render and returning stains suggest moisture is getting in, so address them now and check them against your capital works fund plan. premierpainting.com.au, 1300 916 291.

Hot water heat pump rebates: two dates to note

From 1 January 2027 the federal STC discount falls again, with about one fifth fewer certificates than a 2026 install. From 1 March 2027 a failed mains gas hot water unit in an existing Victorian home must be replaced with an electric one. Check Energy Victoria and the Clean Energy Regulator before committing.

Owners Corporation Network of Australia Ltd, Lugarno
Manage preferences | Unsubscribe

Owners Corporation Network of Australia Ltd, PO Box 4022, Lugarno NSW 2210, Australia