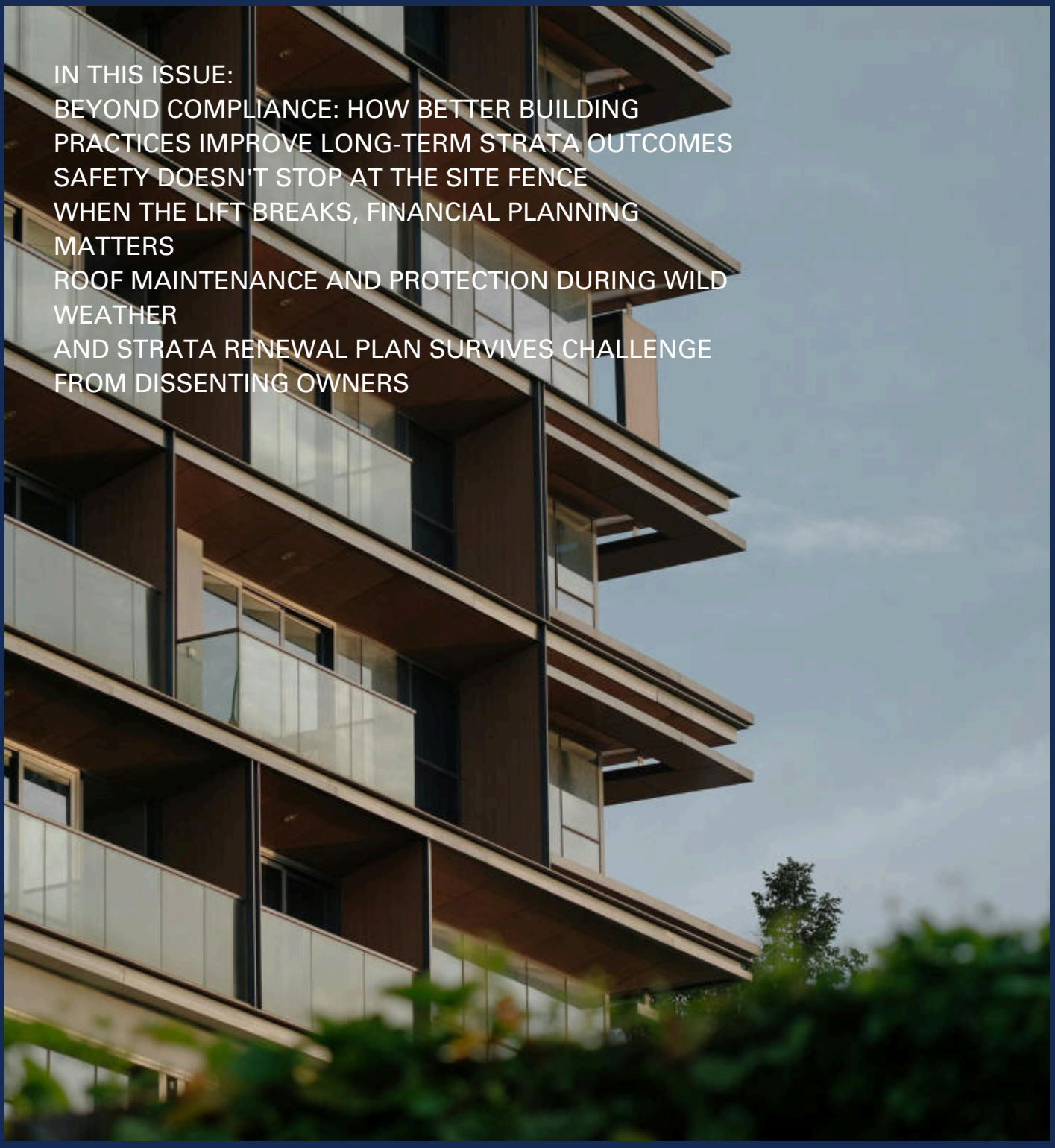
STRATA COMMUNITY & LIVING



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strata community association NSW

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FROM THE PRESIDENT



As a long-suffering Wests Tigers fan, I know a thing or two about loyalty and trust. I know that loyalty and trust are not the same thing. Loyalty can keep you coming back season after season. Trust, on the other hand, must be earned through actions, transparency and accountability.

As a strata manager, I've seen firsthand how trust can be built at the micro level. It's strengthened one interaction at a time, through conversations with owners and communities, in the advice we provide, and in the way we navigate all the challenges that come our way.

Now, as President of SCA (NSW), I see how trust operates at the macro level and serves as the lens through which our profession is judged in the face of critique. It underpins the confidence that consumers, regulators, government and the broader community place in the strata sector.

While these are two different perspectives, they're inseparable. The trust built in thousands of everyday interactions becomes the foundation of our profession's reputation.

Every conversation, every decision, and every positive outcome contribute to the confidence people have in strata management as a profession, and the role our Association plays to support you in doing so.

That commitment not only strengthens individual careers but also elevates standards across the entire strata sector, ensuring better outcomes for clients and greater confidence in our profession.

As we roar into the second half of 2026 it promises to bring even more opportunities to learn and connect through our events, forums and our Annual Convention.

As we look ahead to the NSW Election in March 2027, we'll also be stepping up our advocacy efforts. That includes supporting the campaign to Scrap the Tax through Emergency Services Levy reform, continuing discussions with Government on insurance commissions, and championing effective outcomes for our sector.

Thank you for everything you've contributed so far this year in building trust in the wider community for our profession and for the loyalty you continue to show our Association. I'm excited about what's still to come for our members… even if you're a long-suffering Wests Tigers fan like me.

Robert Anderson

SCA (NSW) PRESIDENT



SCA (NSW) PROFESSIONAL STANDARDS SCHEME RENEWED, STRENGTHENING CONSUMER PROTECTIONS ACROSS THE STRATA SECTOR

The Strata Community Association (NSW) is pleased to announce that its Professional Standards Scheme has been approved by the Professional Standards Council for a further three-year term, starting on 1 July 2026.

The renewal reinforces a continued commitment to strengthening consumer protections and maintaining high professional standards across the strata management industry in New South Wales.

The Scheme remains a cornerstone of professional accountability for members, requiring adherence to rigorous standards in education, ongoing professional development, ethics, risk management and consumer protection. These requirements are designed to ensure strata professionals continue to deliver safe, transparent and high-quality services to the communities they serve.

In its correspondence to SCA (NSW), the Professional Standards Council acknowledged the sector's ongoing efforts to improve standards and enhance consumer protection outcomes. It also recognised SCA (NSW)'s constructive engagement with regulators throughout the review process and its commitment to continued reform. Robert Anderson, SCA (NSW) President, said the renewal reflects both regulatory confidence in the Scheme and the professionalism of the industry.

"While this is a significant achievement for our Association, the real outcome is stronger protection for consumers living and investing in strata communities," the President said.

"The Scheme ensures that members are held to high and enforceable standards, and that consumers can have confidence in the professionals managing their buildings and communities."

The renewed Scheme builds on existing foundations, with an ongoing focus on lifting standards across the sector through education, ethics and consumer-focused practice. It also expands participation to include Strata Practice Employee Members, further embedding professional standards across all levels of member organisations.

Nearly two years ago, a newly formed SCA (NSW) Board set a clear strategic priority to retain and strengthen the Professional Standards Scheme while continuing to elevate industry standards. This renewal marks a key milestone in delivering on that commitment.

SCA (NSW) acknowledges the work of the Board, Committee members and Secretariat throughout the renewal process, as well as the contribution of staff involved in preparing the submission.

owever, the Association emphasises that the most important acknowledgement belongs to its members, whose commitment to education, ethics and professionalism underpins the Scheme's success.

This outcome reflects an industry where the overwhelming majority of professionals act ethically, diligently and in the best interests of the communities they serve," Robert said.
SCA (NSW) encourages members to recognise this milestone and continue to be "Proud to be a Professional" as the sector further strengthens consumer protections into the future.

"THE SCHEME ENSURES THAT MEMBERS ARE HELD TO HIGH AND ENFORCEABLE STANDARDS, AND THAT CONSUMERS CAN HAVE CONFIDENCE IN THE PROFESSIONALS MANAGING THEIR BUILDINGS AND COMMUNITIES."



HOW DEFECT REPAIRS CAN TRIGGER MANDATORY FIRE UPGRADES

DAPCOR REMEDIAL

Following the February 2026 updates to NSW's Annual Fire Safety Statement (AFSS) requirements, strata managers and committees across the state are taking a much closer look at building compliance.

Usually, the conversation starts with routine AFSS maintenance. But when major remedial projects kick off, a stressful reality often emerges: **building defects and hidden fire safety issues are deeply interconnected.**

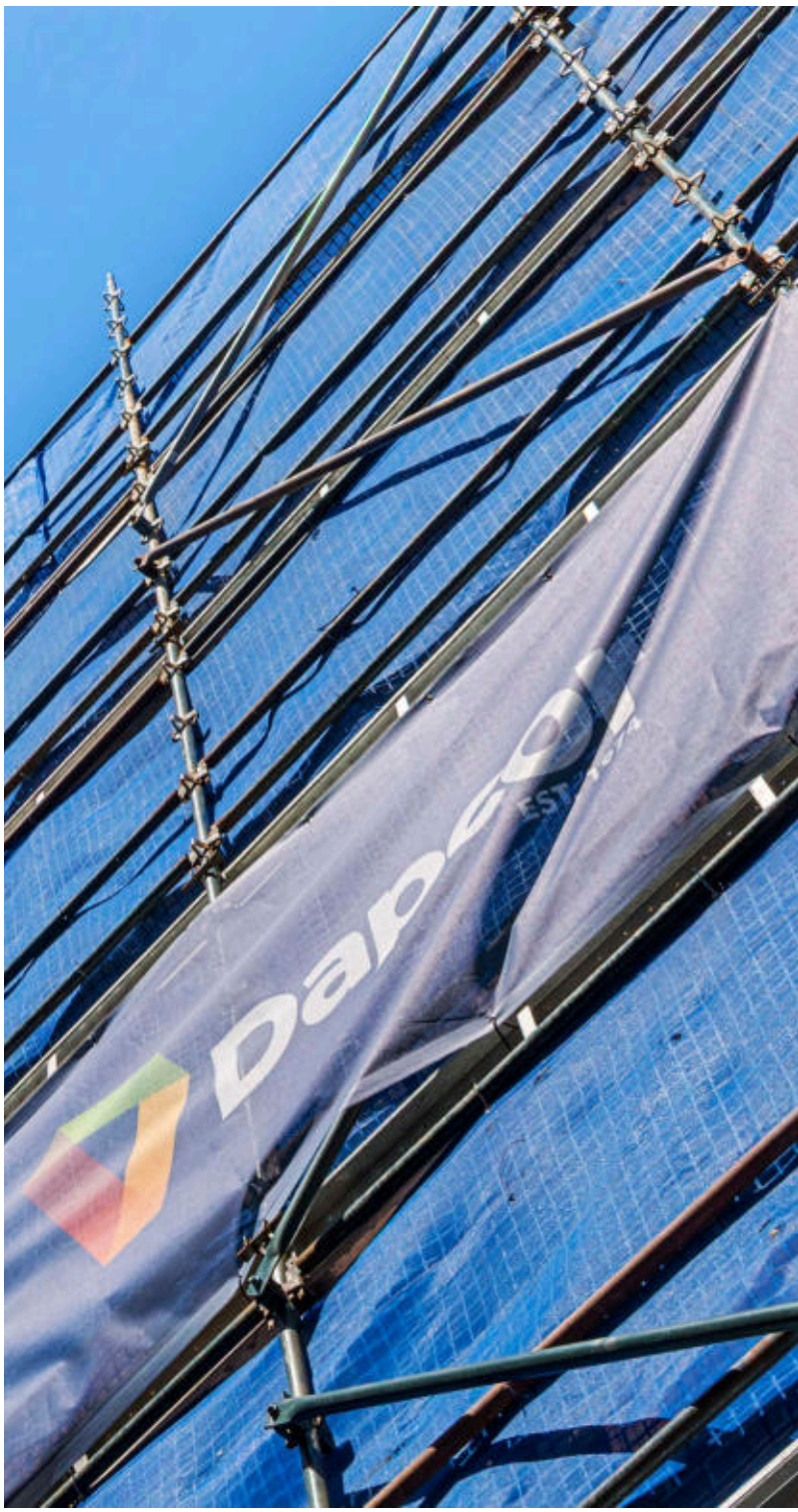
What's Hidden Behind the Façade?

Most remedial projects begin because of a visible, urgent headache, such as concrete cancer, leaking balconies, cracking brickwork, or waterproofing failures. However, once we open up external walls or remove damaged sections, we gain access to areas that have been sealed shut for decades. That is when hidden fire compliance issues suddenly come to light.

On-site, we frequently uncover:

- Unsealed service penetrations (cables and pipes breaching fire zones)
- Degraded fire-rated walls or ceilings
- Missing fire-stopping insulation
- Non-compliant or altered fire doors
- Combustible materials hidden inside cladding systems

These aren't just technicalities. With the recent AFSS changes putting a massive spotlight on strict documentation and verifiable safety performance, these hidden issues can no longer be ignored or pushed down the road.



Dapcor

"WE ARE GUIDING MORE STRATA COMMUNITIES THROUGH PROJECTS WHERE STANDARD REPAIRS EXPOSE DEEP-SEATED FIRE ISSUES THAT WEREN'T IN THE ORIGINAL SCOPE. WITH THE 2026 AFSS RULES, THERE IS MUCH HIGHER SCRUTINY. DOING INVESTIGATIVE, INVASIVE TESTING BEFORE GOING TO TENDER IS THE BEST WAY TO AVOID NASTY SURPRISES MID-PROJECT."

The Cost of Unexpected Triggers

In older strata buildings, these defects often lie dormant for years. But once remedial works expose them, it can unexpectedly trigger mandatory fire upgrade obligations. Legally, certifiers or local councils may halt project sign-offs or refuse to clear your AFSS until these underlying issues are fixed.

Suddenly, a straightforward waterproofing fix turns into an unplanned, budget-straining fire upgrade.

At Dapcor, we see this happening more frequently. Early investigation isn't just a good idea anymore; it's the best way to protect your budget and your sanity.

"We are guiding more strata communities through projects where standard repairs expose deep-seated fire issues that weren't in the original scope. With the 2026 AFSS rules, there is much higher scrutiny. Doing investigative, invasive testing *before* going to tender is the best way to avoid nasty surprises mid-project."

— ***Dapcor Project Delivery Team***

A New Approach for Strata Teams

For strata managers, this marks a shift in how we have to look at asset management. Fixing the visible leak is only half the battle. Understanding how those repairs impact fire compliance is now just as critical.

At Dapcor, we specialise in both complex remedial construction and fire upgrades. We work right alongside you, your consultants, and your committees to catch these risks early, keeping your project moving safely and smoothly.

Planning a remedial project? Reach out to the Dapcor team today for a pre-project compliance assessment.





ROOF MAINTENANCE AND PROTECTION DURING WILD WEATHER

A PRACTICAL GUIDE FOR STRATA COMMUNITIES

Tomkat ROOFING

Extreme weather events are becoming increasingly common across Australia. Heavy rain, strong winds and sudden storms can place significant stress on roofing systems, particularly on apartment buildings and strata-managed properties. Proactive roof maintenance is one of the most effective ways to protect residents, minimise repair costs and avoid preventable damage.

One of the most important steps in protecting a building is carrying out regular roof inspections. Small issues such as cracked flashing, loose roof sheets, blocked gutters or deteriorated sealants can quickly become major problems when exposed to severe weather. Identifying and repairing these defects early helps maintain the integrity of the roof and reduces the likelihood of water ingress.

Gutter and downpipe maintenance should also be a priority before storm season. Leaves, debris and sediment can restrict water flow and cause overflowing gutters during heavy rainfall. This can result in water entering roof spaces, damaging internal finishes and creating costly repair work. Routine cleaning and inspection ensure rainwater is directed away from the building as intended.

Following a significant storm or prolonged period of rain, a professional roof assessment is highly recommended. Damage is not always visible from the ground, and issues such as lifted flashings, punctured roofing materials or hidden leaks can continue to worsen if left untreated. A timely inspection can identify concerns before they develop into larger structural or maintenance problems.

“UNLIKE A TRADITIONAL CONSTRUCTION SITE, RESIDENTS CONTINUE TO LIVE, WORK AND MOVE THROUGH THE BUILDING EVERY DAY. CHILDREN WALK THROUGH COMMON AREAS, DELIVERIES ARRIVE, PETS ARE EXERCISED AND VISITORS COME AND GO. THIS MEANS EVERY DECISION MADE ON SITE MUST CONSIDER NOT ONLY THE SAFETY OF WORKERS, BUT ALSO THE PEOPLE WHO CALL THE BUILDING HOME.“





For strata committees and property managers, establishing a preventative maintenance program is often more cost-effective than reacting to emergency repairs. Scheduled inspections, documented maintenance records and prompt attention to reported issues provide confidence that the building is protected throughout the year.

Ultimately, roof maintenance is about protecting people, property and assets. Investing in regular inspections and preventative works can significantly reduce the impact of wild weather events, helping strata communities remain safe, dry and secure no matter what the season brings.

Tomkat ROOFING





Images from the SCA (NSW) Prinicpals' Day Out





Images from the SCA (NSW) Prinicpals' Day Out



WHEN THE LIFT BREAKS, FINANCIAL PLANNING MATTERS

LANNOCK STRATA FINANCE

Lannock

The lift shudders. Stops. Starts. That sinking feeling sets in - the thought of being trapped. After a few anxious moments, there is relief as the door opens.

It's a 1998 building. 12 storeys, 90 apartments, one lift that's been carrying residents - including a growing number of retirees - for 28 years.

One day, it doesn't. Trapped residents wait an hour for the mechanic to arrive. It's not the first time, but this time is different: after all those years, engineers say parts are no longer available and the lift must be replaced.

It's a shock, but not a surprise to the strata committee. Their capital works plan anticipated lift replacement, but those funds were eaten away by unplanned balcony and roof repairs.

Now, it's beyond urgent. Two elderly residents must find alternative accommodation because the stairs are not an option for them, and the owners corporation is liable for the cost. The rest of the building is unconvinced about the health benefits of all that extra exercise. They want action. Immediately.

Armed with indicative quotes, the committee knows roughly how much it needs to fund the repairs. Some owners can probably afford a five-figure special levy, but that will be a stretch for many others. Owners are entitled to seek payment plans to spread the cost over 12 months, with applications assessed one-by-one. It could be up to a year before enough funds are available to commit to a contract.

LANNOCK'S LEVYPLANNER TOOL HELPS THE COMMITTEE FIND THE RIGHT MIX OF CAPITAL WORKS FUNDS, SPECIAL LEVY AND STRATA LOAN TO KEEP LEVIES AFFORDABLE AND ON A STABLE TRAJECTORY FOR THE NEXT FEW YEARS.

The next call is to Lannock Strata Finance. The committee learns funds can be available and work contracts signed within days of a general meeting to approve the loan. Plus, general meetings can be fast-tracked in emergencies under strata legislation.

Owners take little convincing:

Investors are pleased to learn about the tax benefits of funding major projects through loan repayments rather than special levies.

Residents who are wary of taking on debt are reassured that the debt sits with the owners corporation - not individual owners – which means no personal obligation required, plus interest is only charged on funds as they are drawn down, not the whole amount approved.

Some are attracted to the option of complementing a Lannock loan with a special levy so it can be paid down faster.

Lannock's LevyPlanner tool helps the committee find the right mix of capital works funds, special levy and strata loan to keep levies affordable and on a stable trajectory for the next few years. The platform handles the heavy lifting across all economic variables, taxes, and funding methods to reveal a clear picture of the true cost of each option. Current owners can plan their finances with confidence, and future owners are reassured about the risk of levy shock if they buy.

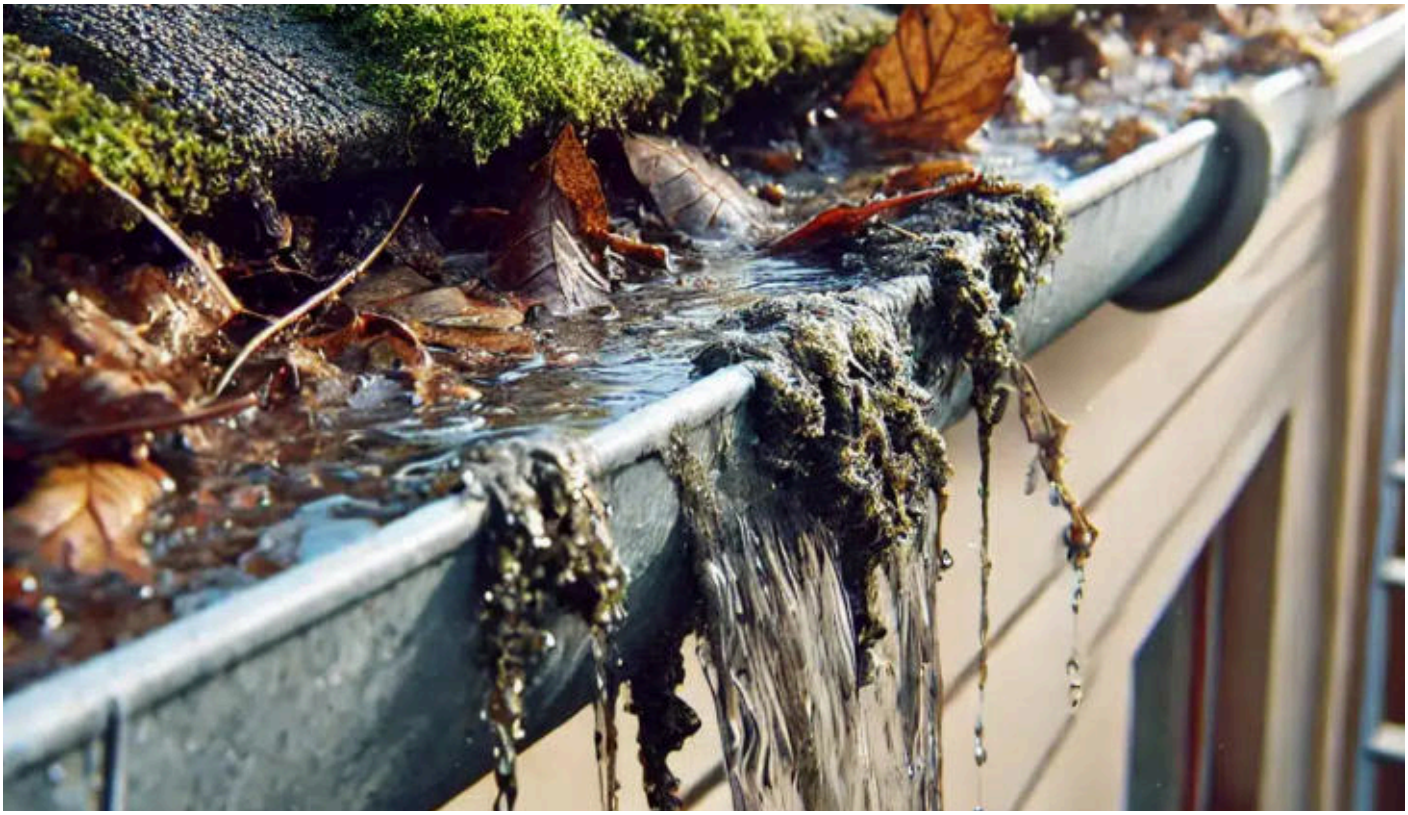
Try LevyPlanner free for a limited time.

In the meantime, with the loan facility in place, work can start, ensuring quoted prices can be locked in and assuring that milestone payments will be met. Soon - much sooner than in any other scenario - residents will be enjoying a smooth ride in a state-of-the-art lift. And the committee will be on top of its budgets and finances, better prepared for whatever strata throws at them next.

Every building has a lift moment coming. The difference is whether you know your options when it arrives. Talk to Lannock Strata Finance before yours does.

Call 1300 851 585 or visit lannock.com.au

Lannock



PREVENTATIVE MAINTENANCE... IS IT ALL IT'S CRACKED UP TO BE?

APT ROOFING

When it comes to strata buildings, preventative maintenance can often be one of the first budget items questioned. It can be tempting to defer roof inspections or maintenance when there are no obvious leaks or visible signs of damage. This can fall into the “if it isn’t broken...” territory.

But is preventative maintenance really worth the investment?

In our experience, the answer is hard yes.

A roof is one of the most important assets a building owns, yet it's often the least inspected. Unlike lifts, fire systems and essential services that receive scheduled servicing, roofs are frequently overlooked until a problem becomes impossible to ignore. By that stage, what may have started as a loose ridge tile, blocked gutter or deteriorated flashing can result in water ingress, damaged ceilings, mould growth and costly internal repairs.

Preventative maintenance isn't about replacing roofs that don't need replacing. It's about identifying small issues before they become major ones. Regular inspections allow building managers and owners corporations to understand the condition of their roof, prioritise repairs and budget for future capital works with greater confidence.

Maintenance also extends the life of roofing systems. Simple tasks such as clearing gutters, replacing broken tiles, resealing flashings and checking roof penetrations can significantly reduce the likelihood of emergency call-outs and unexpected expenditure.

Importantly, preventative maintenance improves safety. Identifying deteriorated roof components early helps reduce risks for contractors, residents and visitors, while ensuring buildings continue to meet their ongoing maintenance obligations.

For strata managers, a proactive maintenance program also means fewer surprises. Planned works tend to be less disruptive, more cost-effective and easier to communicate to committees and residents than emergency repairs after significant damage has already occurred.

The question shouldn't be whether preventative maintenance is worth it or not. The question should be: **can your building afford not to?**

What next?

If your building hasn't had a professional roof inspection in the past 12 months, now is a great time to arrange one. A proactive inspection can provide insight into your roof's condition, identify maintenance priorities and help avoid unnecessary costs in the future.

Investing in preventative maintenance today may prevent major repairs tomorrow.
Any questions? Give us a call: 02 9666 7373

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02 9666 7373



apt ROOFING

PREVENTATIVE ROOF MAINTENANCE

Small issues today can become major repairs tomorrow.

Proactive roof inspections help strata managers plan, budget and avoid costly surprises.

COMMON MAINTENANCE ISSUES

- Blocked gutters
- Loose ridge capping
- Broken or cracked tiles
- Deteriorated flashing
- Roof penetrations
- Water ingress risk



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STRATA RENEWAL PLAN SURVIVES CHALLENGE FROM DISSENTING OWNERS

BANNERMANS LAWYERS

Recently, Bannermans Lawyers successfully represented an owners corporation to obtain orders from the Land and Environment Court (the Court) to give effect to a Strata Renewal Plan prepared under Part 10 of the Strata Schemes Development Act 2015 (NSW) (**the Act**) for the redevelopment of Strata Plan No. 1998, in the case of *The Owners – Strata Plan 1998 v Perifa Gerrale Pty Ltd* [2026] NSWLEC 9.

Background

The Owners Corporation sought orders to give effect to a Strata Renewal Plan under the Act. The proposed developer owned several lots in the scheme and supported the application. Three dissenting owners objected on grounds including conflict of interest, valuations, alternative developers, and governance issues.

Key Issues Considered

The Court applied the framework in *The Owners-Strata Plan 934 v T&P Chimes Development Pty Ltd* [2025], stating:

[20] … The SSD Act requires the court to consider:

(1) the application to it and whether it complies with s 179 of the SSD Act;

(2) whether the court can be satisfied of the matters identified in s 182 of the SSD Act; and

(3) the terms of the final orders under s 183 of the SSD Act.



This judgment reinforces the structured pathway for strata redevelopment in NSW

1. Whether the application complies with section 179 of the Act

The Court found that the application complied with all mandatory requirements of section 179 of the Act. No dissenting owner raised any objection regarding compliance with section 179.

2.Whether the Court can be satisfied of the matters in section 182 of the Act

a. Court to consider no longer active dissenting party in proceedings

The Court found that even though the Second Respondent withdrew from participating in the proceedings, she remained a "dissenting owner" under section 154 because she didn't submit a support notice for the Strata Renewal Plan and therefore continued to fall within the statutory definition.

b. Whether relationships between owners and the developer affected good faith preparation of the plan

The Court found that the alleged connection between a representative of the developer and the secretary of the Owners Corporation, did not undermine the good-faith preparation of the Strata Renewal Plan under section 182(1)(a). Their interaction amounted only to limited professional familiarity, not the deeper financial, emotional, or business connection required to constitute a "relationship" under the Act. Even if such a relationship had existed, there was no evidence it influenced or compromised the preparation of the plan, so the good-faith requirement was satisfied.

c. Whether statutory steps were properly followed

The Court found that all procedural requirements in section 182(1)(b) were met, despite the notice to the Registrar General being given seven days late. It treated the delay as a minor technical breach because the notice's purpose—alerting potential purchasers to the supported renewal plan—was not frustrated, and no one was misled or affected. As the delay was not likely to cause substantial injustice, the Court held it did not impact compliance with section 182(1).

Even if it had been a defect, section 182(4A) allowed the Court to overlook it, and the non-compliance did not undermine the validity of the renewal process or the orders sought.

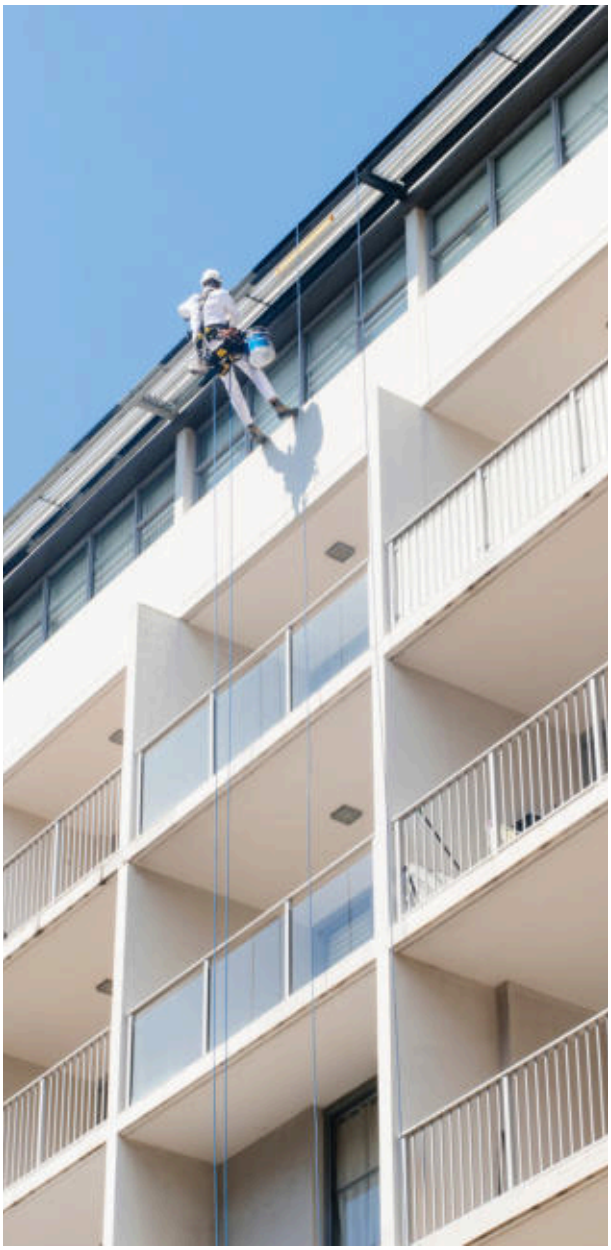
Click the link here to learn more about the decision.

***The information contained in this article is general information only and not legal advice. The currency, accuracy and completeness of this article (and its contents) should be checked by obtaining independent legal advice before you take any action or otherwise rely upon its contents in any way.

BANNERMANS
LAWYERS

THE HIDDEN COST OF HIGH-TRAFFIC WEAR AND HOW TO STAY AHEAD OF IT

Winter has a way of exposing what has been ignored. As temperatures drop and rain sets in, the wear on a strata building's common areas becomes harder to overlook. Scuffed walls, faded paintwork, surfaces cracked just enough to let moisture in. These are not new problems -- They are the result of gradual wear that nobody got around to addressing, and they tend to come to a head exactly when conditions are at their worst.



Entry lobbies, lift foyers, stairwells, corridors, and car parks take far more punishment than the building's exterior. Foot traffic, trolleys, door contact, and regular cleaning all accelerate surface wear. Yet these areas are often the last to be included in a maintenance plan, and the first to show it.

Wear Adds Up, and So Do the Costs

Interior surfaces in high-traffic areas deteriorate faster than exterior ones: A scuff becomes a scratch, a scratch exposes the substrate, moisture finds its way in. What could have been a routine touch-up becomes a full repaint, or in more serious cases, a structural repair requiring owners corporation approval and unplanned expenditure.

It is also worth reviewing your building's paint warranty conditions. Most professional coating systems require surfaces to be kept clean and maintained. If common areas have not been washed or inspected regularly, the manufacturer's warranty may no longer be valid.

What a Practical Maintenance Plan Looks Like

A solid maintenance program typically covers scheduled building washes to remove grime and pollutants, routine inspections to catch early signs of wear or water ingress, and timely painting of high-traffic surfaces before deterioration sets in. Of these, painting is often the last item committees get to. It is also the one that makes the most immediate and visible difference.

PREMIER PAINTING COMPANY
LEADERS IN PAINTING SERVICES SINCE 1997

A fresh coat in a corridor, lobby, or stairwell transforms how a building feels. It removes the visible record of years of wear, lifts the overall presentation, and resets the protective layer on the surface. That is particularly important heading into the wetter months.

With the end of the financial year approaching, now is a practical time to review whether painting and maintenance are adequately budgeted for the year ahead. A planned schedule gives committees better cost control, supports levy forecasting, and makes it easier to present a justified case to the owners corporation at the AGM.

The Built Environment Affects Your Wellbeing More Than You Think

The physical environment has a genuine effect on how residents feel about where they live. During winter, when people spend more time indoors, that effect is amplified. Common areas are the first and last thing residents see every day.

A well-maintained building signals that the committee is engaged and the shared asset is being looked after. That matters for resident satisfaction, the building's reputation, and property values. Maintenance is not just a compliance obligation. It is one of the most visible ways a committee demonstrates that it takes its responsibilities seriously.

To find out how Premier Painting can help protect your building between repaints, call us on 1300 916 291 or visit: www.premierpainting.com.au.

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BUILDINGS ARE AGEING FASTER THAN THEY'RE BEING MAINTAINED

Australia's strata buildings are ageing faster than many are being maintained, with new data showing a significant gap between the building condition routine maintenance.

According to the 2026 CHU Strata Index, one in three strata schemes still does not have a regular Maintenance Action Plan. While many communities understand the importance of upkeep, cost pressures and difficulties reaching agreement among committee members remain the biggest barriers to completing essential work.

For many Australians, their strata property is their most significant financial asset. Yet without regular inspections, clear planning and timely repairs, minor issues can escalate into costly and disruptive problems for owners and residents.

A widening maintenance gap

Maintenance practices vary significantly across strata schemes. One in three owners report their building is checked for maintenance issues at least quarterly, while 16% say inspections occur infrequently and 7% are unsure how often checks take place.

Increasingly, maintenance is not just an operational concern but a risk management issue. Regular upkeep helps reduce exposure to unexpected costs, disruption and insurance-related risks. In schemes without formal planning or professional support, maintenance is often reactive rather than proactive.

Problems such as blocked gutters, deteriorating roofs, ageing infrastructure, waterproofing failures and outdated safety systems can remain undetected until they require major repairs.

Committees underestimate urgency of maintenance

The CHU Strata Index highlights a common challenge across the sector. Committees often delay maintenance because of financial concerns, competing priorities or difficulties obtaining owner approval. At the same time, strata professionals can struggle to secure support for work they know is necessary.

Deferred maintenance almost always increases long-term costs. Small issues become major repairs. Minor leaks become structural damage. Ageing infrastructure becomes unsafe. Professional support can make a practical difference.

The Index shows that strata managers can play an important role in helping committees understand the need for maintenance, secure competitive pricing, coordinate repairs and communicate the importance of action to owners. The Index also shows a strong link between maintenance and owner satisfaction. Among owners who describe their property as perfectly maintained, 79% are very or extremely satisfied with their strata manager. This falls to 64% among owners who believe their property is only somewhat maintained or poorly maintained.

Why Maintenance Action Plans Matter

While two in three schemes have a regular maintenance action plan in place, many still operate without one. Maintenance Action Plans (MAP) help identify issues early, budget for future works and reduce the risk of unexpected failures. They help move beyond one-off repairs into a more consistent, long-term approach.

The hidden cost of deferred maintenance can lead to higher repair costs, increased insurance claims and reduced property values. The cost of inaction is often far greater than the cost of routine upkeep.

Proactive maintenance is no longer optional. It is a core part of building resilience.

To learn more about what a Maintenance Action Plan is and why it matters click here.

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AUSTRALIA'S AML/CTF REFORMS: WHAT EVERY STRATA MANAGER NEEDS TO KNOW

WRITTEN BY ANNA HAHM, PARTNER, AND HOLLY MACK, LAWYER, GRACE LAWYERS

GRACE LAWYERS | Know. Act. Resolve

Australia's anti-money laundering and counter-terrorism financing (AML/CTF) laws have been significantly reformed, with changes to the *Anti-Money Laundering and Counter-Terrorism Financing Act 2006 (Cth)* taking effect from 31 March and 1 July 2026. The reforms strengthen efforts to detect and prevent money laundering, terrorism financing and other financial crime through enhanced customer identification, risk management and reporting requirements.

A major change is the introduction of "Tranche 2" obligations, extending AML/CTF responsibilities to additional professions, including accountants, lawyers, conveyancers, jewellers and real estate professionals.

How Do the Reforms Affect Strata Managers?

The Minister for Home Affairs has confirmed that strata managers are generally exempt from being classified as real estate professionals, except where they represent company title schemes. Although most strata management businesses do not provide designated services under the AML/CTF regime, all strata managers should remain vigilant and be alert to suspicious transactions.

Strata managers involved with company title schemes, particularly where they act as company secretary or provide the address for service, may be required to enrol with AUSTRAC and implement AML/CTF compliance measures. Businesses uncertain about their obligations should complete AUSTRAC's eligibility survey.

Recommended AML/CTF Measures

Strata managers subject to AML/CTF obligations should consider implementing:

- Customer Due Diligence (CDD) procedures to verify client identities.
- Risk assessments to identify potential money laundering risks.
- Appointment of a Compliance Officer to oversee compliance.
- Record-keeping and reporting processes that meet AUSTRAC requirements.

Regular staff training is also important to help employees identify suspicious behaviour and understand reporting obligations.

Threshold Transaction Reporting

Cash transactions* exceeding $10,000 must be reported to AUSTRAC within 10 business days. Strata management businesses should have procedures in place to identify and report these transactions when required.

Suspicious Matter Reports

A Suspicious Matter Report (SMR) may be required where transaction patterns suggest an attempt to avoid reporting obligations. For example, multiple payments of $9,999 could indicate efforts to remain below the reporting threshold and may warrant investigation and reporting.

By contrast, legitimate recurring payments, such as regular strata levy contributions, would not generally be considered suspicious.

Managing Property Ownership Changes

As a matter of best practice, strata managers should:

1. Ensure a valid Notice of Interest is received when a lot is sold.
2. Accept the Notice of Interest from the purchaser's representative, rather than the vendor's representative.
3. Undertake appropriate due diligence and promptly contact new owners to confirm ownership details.

Levy payments should continue to be made through secure platforms such as BPAY, StrataPay or DEFT Payments. Strata managers should also monitor for unusual payment behaviour.



Summary

Australia's 2026 AML/CTF reforms place greater emphasis on due diligence, risk management and reporting. While most strata managers remain exempt, those involved with company title schemes may have new compliance obligations.

By implementing appropriate controls, maintaining accurate records and remaining alert to suspicious activity, strata managers can reduce financial crime risks and meet regulatory expectations.

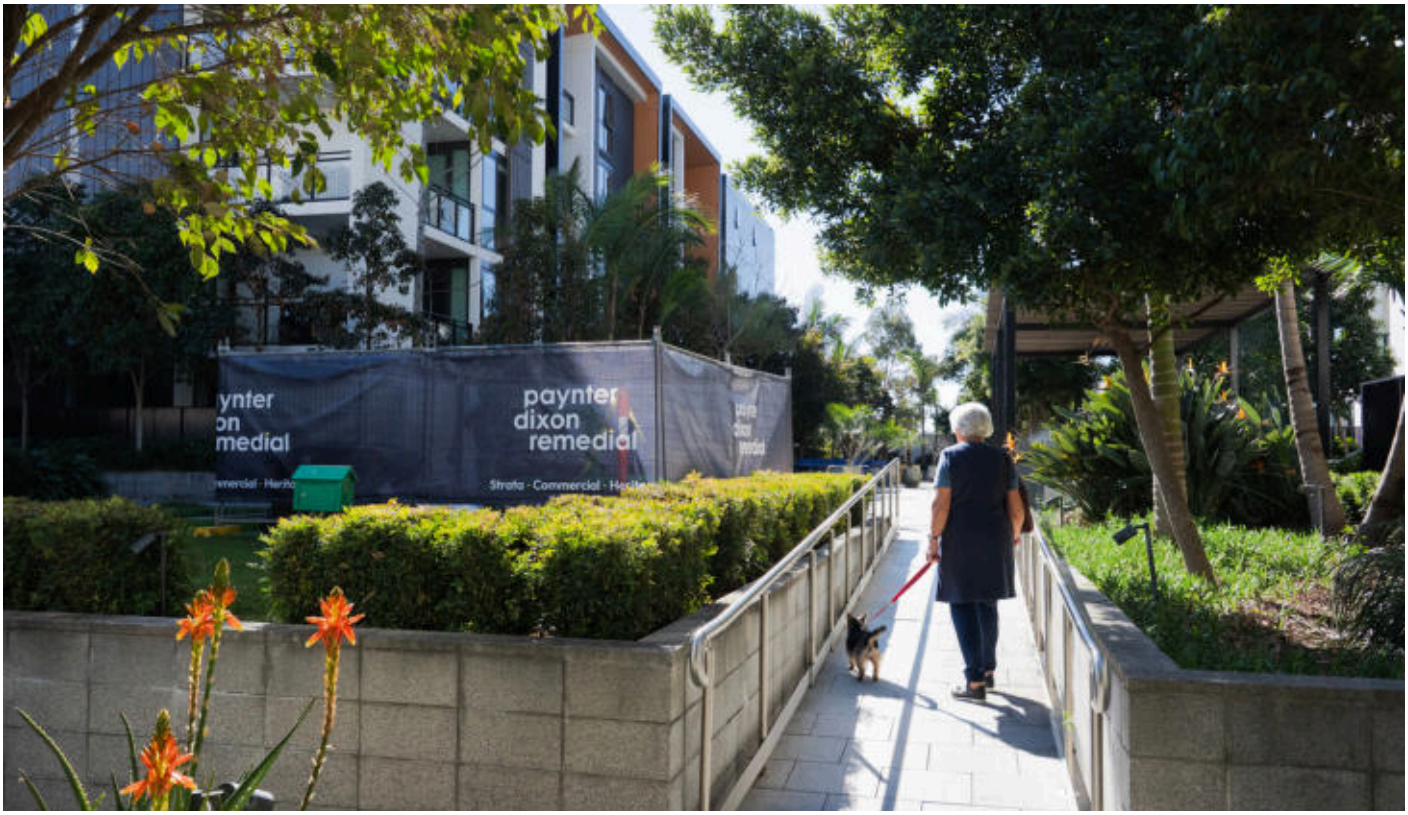
Written by Anna Hahm, Strata and Property Partner, and Holly Mack, Lawyer, Grace Lawyers.

Contact us at enquiries@gracelawyers.com.au if you have any questions.

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**'Cash transactions' refers to physical currency transactions involving banknotes and coins. Not an electronic transfer.*

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SAFETY DOESN'T STOP AT THE SITE FENCE

PAYNTER DIXON

When we think about safety on a construction project, it's easy to picture hard hats, high-vis clothing and exclusion zones. But in remedial construction, particularly within occupied residential buildings, safety extends well beyond the workforce.

Unlike a traditional construction site, residents continue to live, work and move through the building every day. Children walk through common areas, deliveries arrive, pets are exercised and visitors come and go. This means every decision made on site must consider not only the safety of workers, but also the people who call the building home.

Creating a safe environment starts long before construction begins. Careful planning is essential to ensure pedestrian access is maintained, emergency exits remain unobstructed and work areas are clearly separated from resident pathways. Temporary fencing, wayfinding signage and well-managed site logistics all play an important role in reducing risk while allowing everyday life to continue.

Communication is another critical part of safety. Keeping residents informed about upcoming works, changes to access, noisy activities or temporary restrictions helps prevent confusion and encourages cooperation. When people know what to expect, they are far less likely to unknowingly place themselves in unsafe situations.

UNLIKE A TRADITIONAL CONSTRUCTION SITE, RESIDENTS CONTINUE TO LIVE, WORK AND MOVE THROUGH THE BUILDING EVERY DAY. CHILDREN WALK THROUGH COMMON AREAS, DELIVERIES ARRIVE, PETS ARE EXERCISED AND VISITORS COME AND GO. THIS MEANS EVERY DECISION MADE ON SITE MUST CONSIDER NOT ONLY THE SAFETY OF WORKERS, BUT ALSO THE PEOPLE WHO CALL THE BUILDING HOME.

Safety also relies on maintaining a clean and organised site. Managing dust, securing tools and materials, controlling noise where possible and responding quickly to unforeseen issues all contribute to a safer environment for everyone. These are often the details that residents remember long after a project is complete.

For strata managers and owners corporations, selecting a contractor with experience working in occupied environments is about more than technical capability. It means partnering with a team that understands construction is taking place within a community, not just a building.

At Paynter Dixon Remedial, we believe the safest projects are those where every person on site is considered from the trades delivering the work to the residents walking through the lobby. Because in occupied buildings, safety isn't just about protecting a construction site, it's about protecting people and their homes.



paynter dixon

TAUBMANS ARMAWALL TEXTURE COATINGS – WHERE DESIGN MEETS DURABILITY

BRENT ROGERS
TAUBMANS

Your Complete Texture System For Strata Maintenance Projects

Durability, aesthetics and compliance are non-negotiable when specifying finishes for strata communities. For those dealing with varied substrates and challenging Australian environments, having a system that performs with consistency matters.

Taubmans Armawall Texture Coatings are developed to support that need, offering a considered range of specialist renders, texture finishes and preparation products.

·Compliance & confidence: With a complete system approach, Armawall helps strata managers meet project requirements - from surface preparation through to the final finish across a wide variety of substrates.

- Premium finish, lasting protection: Armawall combines proven performance with refined aesthetics, delivering smooth, consistent texture finishes and durable, long-lasting surface protection. This helps reduce ongoing maintenance costs and safeguards long-term building value.
- Backed by Taubmans expertise: Armawall leverages 129 years of coatings expertise for a system you can trust. Strata managers also have access to dedicated Taubmans contacts who can provide product coating and specification guidance.
- Expanded Colour Range & Flexibility: Taubmans have introduced two new topcoats: Armashield Matt in Accent and Neutral bases. These two new matt finishes expand the Armawall Topcoat range, offering strata communities access to a wider colour palette tailored to their needs.



FOR THE STRATA INDUSTRY, ARMAWALL OFFERS A RELIABLE, PREMIUM SOLUTION THAT PROTECTS ASSETS AND ENHANCES BUILDING AESTHETICS.

Learn more about Armawall [here] or contact your local Taubmans representative for support:
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STRATA COMMUNITY & LIVING

AUTUMN 2026

strata community association® NSW



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