



A GUIDE TO THE
2026 NSW
Strata
Reforms

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Executive Summary

NSW is undergoing the largest overhaul of strata legislation in a decade, implementing 139 recommendations from the 2021 Statutory Review across four legislative tranches.

More than 86,000 strata schemes housing over two million residents are affected.

The reforms span developer accountability, sustainability, strata manager transparency, dispute resolution, governance, and lot-owner protections – with the final stages rolling out through April 2026 and beyond.

This guide catalogues the most authoritative and useful online resources by topic, with verified URLs, publishers, and content summaries.

Section 1: Government Resources



Resource 1: NSW Strata Changes Guide

URL: <https://www.nsw.gov.au/housing-and-construction/strata/guide-to-strata-law-changes-for-strata-committees-and-owners>

Publisher: NSW Government

Covers: The single most comprehensive official resource. Details every staged reform.

Resource 2: Ministerial release

URL: <https://www.nsw.gov.au/media-releases/new-strata-laws-introduced-to-protect-owners-and-make-strata-living-easier>

Publisher: NSW Government – Minister for Better Regulation and Fair Trading (20 November 2024)

Covers: Sustainability (solar panels, EV charging, efficient water fixtures), prohibiting by-laws that block sustainability infrastructure on aesthetic grounds, [NSW Government](#) financial hardship levy payment options, capital works fund estimation requirements, [NSW Government](#) developer accountability provisions, and strengthened strata management professional standards.

Section 2: Legal Resources

Resource 3: “From cradle to grave: NSW's strata reforms explained”

URL: <https://www.holdingredlich.com/from-cradle-to-grave-nsw-s-strata-reforms-explained>

Publisher: Holding Redlich

Covers: Arguably the most comprehensive single legal analysis. Examines all three waves of reform.

Resource 4: “NSW Strata Law Reforms 2025–2026: Key Changes Explained”

URL: <https://www.bartier.com.au/insights/articles/nsw-strata-law-reforms-are-you-ready-for-the-next-round-of-changes>

Publisher: Bartier Perry

Covers: Reforms commencing July 2025 and October 2025 with look-ahead to April 2026.

Resource 5: “The 2025 NSW reforms are redefining apartment living”

URL: <https://wmdlaw.com.au/2025/09/22/strata-shake-up-the-2025-nsw-reforms-are-redefining-apartment-living/>

Publisher: WMD Law

Covers: Reforms commencing July 2025 and October 2025 with look-ahead to April 2026.

Section 3: Industry Bodies

Resource 6: Insurance commission phase-out

URL: <https://scansw.com.au/news/sca-nsw-to-phase-out-strata-insurance-commissions>

Publisher: SCA NSW

Covers: SCA NSW's major announcement on phasing out strata insurance commissions

Resource 7: “NSW Strata Law Reforms 2025–2026: Key Changes Explained”

URL: <https://ocn.org.au/strata-law-reform/>

Publisher: Owners Corporation Network (OCN NSW)

Covers: OCN's position on reform.

Conclusion

The reforms covered in this guide represent a fundamental shift in how strata property is governed in NSW – one that has been building for years and is not yet complete.

What started as a response to systemic misconduct has evolved into a comprehensive framework that raises the standard of accountability for every party in the strata ecosystem, from developers and managing agents through to building managers and owners corporation committees.

With further reforms still pending through 2026, the legislative environment will continue to evolve. Staying informed, maintaining clean records, and seeking legal advice when in doubt are no longer best practice - they are the baseline.

This guide was prepared in March 2026 and is general in nature. It does not constitute legal advice.



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