

The NSW Government will launch the second stage of its 'Strata Hub' on 30<sup>th</sup> June 2022.  
(The first stage launched in 2021, predominantly related to new buildings)

### **What is the Strata Hub?**

The "Strata Hub" is a NSW Government initiative, to provide better transparency, accountability, regulation and more engagement for owners and residents of strata schemes in NSW.

The hub will allow for key information to be accessible to schemes, service providers and the government, allowing better visibility of a strata schemes statutory requirements and assist in ensuring well managed schemes.

### **Is participation compulsory?**

Yes

The Strata Schemes Management Act 2015 has been amended by the Strata Schemes Management (Information) Regulation 2021, with strata schemes required to report information each year. There are fines applicable (initial penalty is \$220 and further penalties up to \$2,200) for owners corporations that do not comply or provide false information.

### **What information must be provided?**

- a) schemes strata plan number and address
- b) schemes date of registration
- c) community or precinct plan number and registration date (if applicable)
- d) total number of lots
- e) usage of each lot (residential, commercial, retirement village, utility, other)
- f) storeys above ground level in the building (class 2 building)
- g) date of the most recent annual general meeting (AGM)
- h) date of the most recent fire safety statement (if applicable)
- i) full name, phone number and email of secretary; chairperson; building manger (if applicable); emergency contact
- j) full name, phone number, email and agent license number of managing agent
- k) schemes insured value
- l) schemes capital works fund balance
- m) NABERS (National Australian Built Environment Rating System) rating (if applicable)
- n) interim or final occupation certificate date (only applicable on new builds)

### **Does the information have to be updated?**

Yes

Initial period to update 30<sup>th</sup> June 2022 – 30<sup>th</sup> September 2022

Annually within 3 months of the annual general meeting (AGM); except for insured value and contact details of secretary; chairperson; building manager; emergency contact; or managing agent which must be updated within 28 days.

## Who can access this information?

Information	Annual Updated Required	Available to Public?	Available to those on Strata Roll?	Available to Council/Fire & Rescue	Available to Police, SES and Ambulance
Strata Plan Number	No	Yes	Yes	Yes	Yes
Date of Registration	No	Yes	Yes	Yes	Yes
Address of the Scheme	No	Yes	Yes	Yes	Yes
Total Number of Lots	If changed	Yes	Yes	Yes	Yes
Use of Lots				Yes	Yes
- Residential Purposes	If changed	Yes	Yes	Yes	Yes
- Retirement Village	If changed	Yes	Yes	Yes	Yes
- Commercial	If changed	Yes	Yes	Yes	Yes
- Utility Lots	If changed	Yes	Yes	Yes	Yes
- Other Purposes	If changed	Yes	Yes	Yes	Yes
Is the Scheme Part of a Community Scheme?	No	Yes	Yes	Yes	Yes
Is the Scheme Part of a Precinct Scheme?	No	Yes	Yes	Yes	Yes
NABERS Rating	If changed	No	No	No	No
Date of Occupation Certificates	No	No	No	No	No
Date of AFSS (if req.)	Yes	No	Yes	Yes	No
For Class 2 Buildings					
The Number of Storeys above Ground	No	Yes	Yes	Yes	Yes
If there is a Strata Manager	If changed	No	Yes	Yes	No
- Full Name	If changed	No	Yes	Yes	No
- Telephone Number	If changed	No	Yes	Yes	No
- Email Address	If changed	No	Yes	Yes	No
- License Number	If changed	No	Yes	Yes	No
If there is a Building Manager	If changed	No	Yes	No	No
- Full Name	If changed	No	Yes	No	No
- Telephone Number	If changed	No	Yes	No	No
- Email Address	If changed	No	Yes	No	No
If Building Insurance is Required pursuant to S160 – the Rep. Value					
- As Defined in the Damage Policy	If changed	No	No	No	No
- As Ordered by a Tribunal	If changed	No	No	No	No
Name, Phone & Email					
- Secretary	If changed	No	Yes	Yes	No
- Chairperson	If changed	No	Yes	Yes	No
- Emergency Contact	If changed	No	No	Yes	Yes
Date of the most recent Annual General Meeting	Yes	Yes	Yes	Yes	Yes
If the OC is Required to Establish a CWF Pursuant to S75					
- Balance of the Fund as specified in the most recent financial statements	Yes	No	No	No	No
Whether a Strata Renewal Committee has been Established	If changed	No	Yes	No	No

## What will this cost?

There is a compulsory annual NSW Government fee of \$3.00 per lot.

The introduction of this compliance item is not currently included in our agency agreement; and if authority is delegated to Regional Strata NSW, it is expected to take approximately one (1) hour to upload the information in the Strata Hub, and will be charged at the standard Administration hourly rate of \$150.00.

There will be an ongoing annual fee of \$75.00 to update the Strata Hub.

## Links to further information.

- Strata Schemes Management Amendment (Information) Regulation 2021 - <https://legislation.nsw.gov.au/view/pdf/asmade/sl-2021-773>
- Strata Community Association NSW - <https://nsw.strata.community/strata-hub/>

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