

c2025-023A
GRNS--The Greens

LEGISLATIVE COUNCIL

Strata Schemes Legislation Amendment Bill 2025

Second print

Proposed amendments

- No. 1 **Levy notices required**
Page 8, Schedule 1. Insert after line 4—
 [25A] Section 83(4)
 Omit the subsection.
- No. 2 **Payment plans**
Page 8, Schedule 1[27], proposed section 85(5A), lines 17 and 18. Omit “may be reasonably refused”. Insert instead “must not be unreasonably refused”.
- No. 3 **Payment plans**
Page 8, Schedule 1[27], proposed section 85(5B), line 19. Omit “a reasonable refusal”. Insert instead “an unreasonable refusal”.
- No. 4 **Payment plans**
Page 8, Schedule 1[29], line 40. Insert after “subsection.”—
 Insert instead—
 (7) The owners corporation must not charge interest on unpaid contributions that are the subject of a payment plan under consideration by the owners corporation.
- No. 5 **Payment plans**
Page 9, Schedule 1[33], proposed section 86(6)(a) and (b), lines 20 and 21. Omit all words on the lines. Insert instead—
 (a) the amount is being dealt with under a payment plan and the payment plan is being complied with by the owner, or
 (b) an application for a payment plan has been made but not determined.
- No. 6 **Electricity, gas and other networks**
Page 11, Schedule 1[44]. Insert after line 24—
 (3A) If an agreement for the supply of a utility is terminated, whether by expiry or at an earlier time, the owners corporation does not incur a penalty or another

liability related to payments for infrastructure installed for the purposes of the utility, despite the terms of the agreement.

No. 7 **Levy notices required**

Page 28, Schedule 2. Insert after line 2—

[22A] Section 88(5)

 Omit the subsection.

No. 8 **Payment plans**

Page 28, Schedule 2[24], proposed section 90(5A), lines 15 and 16. Omit “may be reasonably refused”. Insert instead “must not be unreasonably refused”.

No. 9 **Payment plans**

Page 28, Schedule 2[24], proposed section 90(5B), line 17. Omit “a reasonable refusal”. Insert instead “an unreasonable refusal”.

No. 10 **Payment plans**

Page 28, Schedule 2[26], line 38. Insert after “subsection.”—

 Insert instead—

- (8) The association must not charge interest on unpaid contributions that are the subject of a payment plan under consideration by the association.

No. 11 **Payment plans**

Page 29, Schedule 2[30], proposed section 91(7)(a) and (b), lines 19 and 20. Omit all words on the lines. Insert instead—

- (a) the amount is being dealt with under a payment plan and the payment plan is being complied with by the owner, or
- (b) an application for a payment plan has been made but not determined.

No. 12 **Electricity, gas and other networks**

Page 31, Schedule 2[39]. Insert after line 3—

- (3A) If an agreement for the supply of a utility is terminated, whether by expiry or at an earlier time, the community association or neighbourhood association does not incur a penalty or another liability related to payments for infrastructure installed for the purposes of the utility, despite the terms of the agreement.