THE INDEPENDENT VOICE OF STRATA OWNERS

# Owners Corporation Network (ACT)

# Newsletter

**Issue 17 - Second Quarter 2026**

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## 1. Strata Enquiry – Report Published

The ACT Legislative Assembly Standing Committee on Legal Affairs for the Strata Management Inquiry published its Report on 29 April 2026. Overall, OCN is encouraged by the comprehensive report and generally welcomes the Recommendations.

### Strata Commission and Commissioner

The need for a Strata Commission was strongly supported in submissions to the Inquiry and the report recommends its establishment. Suggested roles include advocacy, education, dispute resolution and the registration, monitoring and compliance enforcement of strata management businesses and the individual managers they employ.

At a public OCN forum prior to the most recent ACT Assembly election, MLAs representing all major parties also expressed broad support for a well-resourced Strata Commission.

In establishing the commission, the challenge now is to ensure that the ACT gets a Strata Commissioner with appropriate authority and resources. The fact that this Inquiry took over 15 months to deliver its report highlights the complexity of strata issues and the need for a clear ongoing focus on this growing sector of Canberra's housing market.

In particular, resourcing the Commission needs to be carefully addressed. The suggested budget of $312,000 for two years seems to be based on a single Deputy Director that devotes only a small amount of their time, assisted by one full-time-employee (FTE). This strikes the OCN as totally inadequate if such a critical office is to be effective.

Resourcing ideas expressed in the report include bringing together staff from various agencies that already deal in some manner with strata (*as many as 114 FTEs from one agency*).

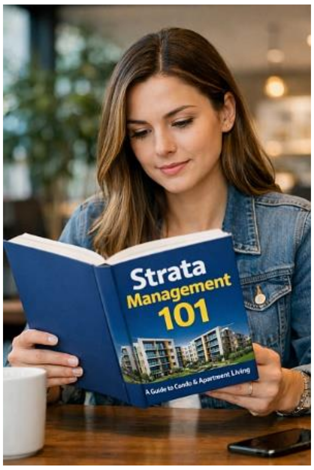
Mediation conducted by the Commission would likely remove some disputes from being escalated to ACAT, streamlining resolution and saving time and money. In addition, some submissions included additional resourcing ideas aimed at providing an efficient way forward with due regard to the stressed nature of ACT finances.

The OCN agrees that retirement village residents do not need to be included under this Commission's role.

### Education and Skills of Strata Managers

Licensing of strata management businesses is already in place, but compliance management for these licences is poor. Disputes or breaches of licence are usually escalated immediately by the licensing agency (Access Canberra) to ACAT for resolution. A Strata Commissioner should take over the management of licensing.

The recommendation for licensing to include individual strata managers is also welcome.




However, the licence conditions need to include an upgraded skills regime, moving from minimal Certificate 3 level to level 4 and beyond for more senior supervisory roles.

Suitably qualified support is needed by the volunteer members of Executive Committees (ECs), especially when managing multi-million-dollar budgets for larger complexes that comprise hundreds of apartments. A Strata Commissioner needs to be involved in setting qualification benchmarks to ensure the strata management industry develops appropriately as the sector expands.

## Strata Management Contracts

The recommendation to replace the typical contracts proposed by SMs with a standard Government-produced contract template that is more balanced for both parties is welcome.

## Education and Skills of Voluntary Executive Committees

It is difficult to attract owners willing to volunteer a non-trivial amount of time to serve on ECs. Often EC Members are overwhelmed by the complexity of management challenges and the lack of knowledge and guidance from well qualified SMs.


The OCN fully endorses the need for education opportunities for EC members but urges great care in the approach to ensure that mandatory training does not become a disincentive to attracting volunteers to serve on ECs.

Owners (generally), EC members and SMs all have a part to play in delivering the standard of governance and property management needed by strata communities. Ultimately, good management contributes to maintaining and enhancing the owners' property values and maintaining liveability for all residents– and such outcomes should be the main motivation.

Taking insurance costs as an example, the combination of a capable SM, an involved EC and a trusted broker working together cooperatively has been demonstrated to result in significant reductions in the levies paid by owners – ultimately contributing to rental cost reductions.

The Government needs to provide and support key education resources. One recommendation is the updating of the strata booklets originally produced in 2018, recognising the many significant legislative changes that have been introduced over the intervening years.

These include (for example):

- The introduction of legislation for Building Management Statements to facilitate joint management of 'shared property or resources' by adjacent Unit Plans. Extension of this legislation would be beneficial in allowing more equitable allocation of operating and maintenance costs in mixed-use developments.
- The registration and licencing of developers to improve attention to building quality and more clearly define responsibilities for defect rectification – thus better protecting owners.

It should be mandated that conveyancing solicitors proactively draw the attention of prospective buyers to these educational resources as updated versions become available.

## Changes to Legislation to Support Implementation of Environmental Initiatives

Current legislation and support programs intended to boost environmental sustainability in the housing sector often "miss the mark" when it comes to strata dwellings. It is pleasing to see recommendations designed to ensure that the strata sector plays its part in the transition to a more sustainable future.

## Tenants Participation in the Management of Strata Properties

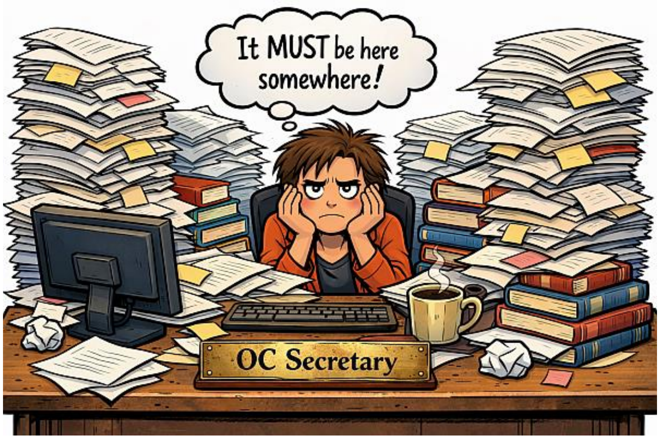
The participation of long-term tenants *could* increase the pool of volunteers willing to serve as EC Members and the bank of skills available within an EC. Section 4 of the Assembly Inquiry Report discusses this along with the potential for tenants to attend and vote at AGMs.

OCN considers that this needs careful consideration to ensure that tenant EC members understand the obligation to consider the *overall* needs of the complex and the well-being of *all* residents, not only tenancy issues. It may be appropriate to exclude tenants from voting on certain issues such as financial commitments by owners, or budget proposals.

One possibility for voting rights would be to allow an owner to transfer their voting rights to their tenant.

### Records Management and Owner/Resident Information

It is essential to recognise that building and owner/resident information belongs to the Owners Corporation (OC) rather than the SM, even though it may be managed and used day-to-day by the SM. Maintaining this information in a repository independent of the SM is a safeguard that ensures the owners have control of their records. This could facilitate smooth transitions when the OC decides to appoint a new SM. The NSW Government is implementing a Strata Hub, and a similar approach could be taken in the ACT.




### Insurance Commissions

One issue which could have been addressed more effectively is eliminating insurance commissions, rather than simply recommending that they be disclosed. In responding to the report, OCN would urge the ACT Government to consider the appropriateness of the NSW Productivity and Equality Commission recommendation in March 2026 to phase out commissions in that State.

The NSW Government and many SMs have already undertaken to move in that direction to improve transparency. OCN maintains its opposition to insurance commissions paid to strata managers and encourages the ACT Government to phase out this practice as soon as possible.

### From Recommendations to Implementation

The OCN has formed an internal Legislative Reform Working Group to provide input to the Government's response and the various legislative reforms that are recommended throughout the Inquiry Report.

*Article contributed by Gary Petherbridge May 2026*

## 2. Concerns about the Assembly Inquiry Recommendations

Three issues coming out of the Inquiry Report have generated some comments passed on to OCN that warrant a public response.

### The OC paying "under the excess" insurance claims

Some OCs are very concerned that if the OC pays for damage resulting from *all* insurable events, owners will cease to maintain their units and damage from events will spiral leaving ECs with a significant budget problem.

This argument ignores Default Rule 3 requiring owners to maintain their units. It also ignores S.31 of the UT(M)A under which the OC can claim back money the OC has spent because of the owner's wilful or negligent act or omission or the owner's breach of the Rules.

As an example, if the EC is of the view that storm damage resulted from the blocked gutters and downpipe in a Class B unit, the EC can claim the cost of the under-the-excess damage back from the owner.

The OC can budget for under-the-excess insurance expenditures along with over-the-excess claims reasonably simply. The OC has the history of damage sustained and insurance claims made both under and over the excess. An effective budget mechanism would be to establish a Special Purpose Fund by special resolution for insurance expenditures under and over the excess and pay into that fund an amount equal to average or above average insurance expenditures in the first year, topping up the fund annually to ensure the funds are on hand when legitimately called upon.

The argument also ignores the reality that insurance excess amounts are rising dramatically. OCN is now aware of a $250K excess and several $50K excesses. Those OCs are effectively insured only for catastrophic events. The owners pay for the insurance premium but have little input to the terms of the policy and the amount of the excess. Owners can theoretically buy insurance for the gap but they can't use it unless the OC insurer stands aside - something that rarely happens.

Something has to give for the owners, who are underwriting the whole OC operation.

Several managers have unilaterally decided to forego insurance commissions and instead raise their costs to OCs. They should be commended for that approach. With OCs on notice that they need to push hard for better insurance terms, choosing a manager whose conflict of interest regarding insurance arrangements has been eliminated looks a sound decision.

It is a shame the Inquiry did not recommend that all managers *must* forego insurance commissions.

### The differences between Class A and Class B units

Several submissions to the Assembly Inquiry concerned lack of understanding about the differences between Class A and Class B units and the significances of that difference. It was asserted the UT(M)A deals only with Class A.

The explanation of the boundaries of Class A and Class B units is unfortunately not in the UT(M)A but rather in the Unit Titles Act[i].

To put it simply, a Class A unit is a box in the sky that comprises the inside of the box to the midpoint of the ceiling, walls and floor with either another unit or common property corridors adjoining it. The OC owns all that is not owned by a unit - so foyers, corridors, lifts, public stairs, the roof and the outside walls etc. A Class A unit owns subsidiaries like a parking space, garage or a storage space but the OC owns the driveways in the parking area, ramps, visitor parking and so on. The definition of the space of the subsidiary follows the same 'midpoint' rules.

The one exception to that definition is that the unit wholly owns the wall between the unit proper and the balcony, because the outer wall of the unit is then the boundary of the subsidiary balcony and not common property.

In the Unit Titles Act S.18, the boundaries of a Class B unit are expressed more opaquely. Basically a Class B unit is a piece of land with a house on it and the unit owns the air above and the ground below, "except to the extent of any encroachment at, above or below ground level by another part of the parcel". That is, if a utility conduit on the land of the Class B unit serves the common property or other units then the maintenance responsibility for the utility is not down to the Class B unit because the utility line is an encroachment on its property.

If the Class B unit is joining another unit each unit owns to the midpoint of the wall.

All too often there is uncertainty over these principles, resulting in debates about who maintains what, or what is covered under the OC's common property insurance? Both are large topics!

Generally Class A and Class B follow the same rules. The unit owner is obliged by Default Rule 3 to maintain their unit in good repair. The OC maintains the common property under S.24 of the UT(M)A. The OC's insurance covers all the buildings on the complex and the insides of the units, including fixtures and fittings like kitchens, bathrooms, built-in units etc and all the common property. Insurance does not align with maintenance obligations but covers all the items covered under the insurance contract.

Managers seem to be regularly telling owners that the OC insurance only covers the common property and not areas that fall under the owners' maintenance obligations, like internal damage to units. If this happens to you, contact OCN under the "Contact Us" tab on the Association's website.

Please send questions. OCN will attempt to answer all questions promptly (*after taking out any information identifying the OC*) and summarise issues in a future newsletter.

### EC member training and time limits

One proposition that is being raised with OCN is that the requirement for training and the time limits on EC membership means owners will be reluctant to stand for the EC.

When OCN has been able to offer training, it has been deluged with interest from EC members concerned by their lack of knowledge for the role taken on as an EC member and wanting training sessions. So OCN (ACT)'s experience does not support this claim.

More importantly, owners would want EC members who understand the EC's role and responsibilities and the limits of the EC's power to represent their interests. Maybe that will become a standard question at AGMs and in information offered in support of nominations.

ECs also need revitalisation through recruiting new members. And many new members will benefit from training for the role they play in managing the significant affairs of an OC.

We will discover in time whether the Inquiry's recommendations are an overreach. Meanwhile EC members will get the training that many of them say they want in a formalised way, rather than via websites that are often geared to other jurisdiction's laws.

## 3. Gas Decommissioning

Do you think that the planned 2045 gas turn-off is too far into the future to be worrying about it now? Think again! If this target is to be achieved, measures that are already in the pipeline will start having an impact much sooner:

- Evo Energy, the company that invested in building the gas networks in Canberra, did so expecting to generate a return on its assets over a much longer timeframe than the 19 years remaining for gas supply. The Australian Energy Regulator (AER) that reviews proposed pricing every 5 years has recognised the issue and approved a measure of faster depreciation of those assets, albeit not at the rate sought by Evo Energy for the 2027-2031 period. Costs to consumers will rise as a result!
- The costs of operating the gas network will fall on a progressively fewer customers as 2045 approaches – further boosting cost increases.
- Although the final switch-off may only be in 2045, progressive decommissioning of the network is expected to begin in the mid-2030s. Whether this will occur on a house-by-house, street-by-street, suburb-by-suburb or area-by-area basis is currently under consideration.
- It's foreseeable that the services required to accomplish the switch off together with demand for electrified alternatives will come under increasing pressure as the deadline approaches, with likely cost consequences.


For individual homes, the transition is comparatively simple. Already the regulator has determined charges to **disconnect** (*cap supply at the meter but leave supply lines into the home in place*) or **abolish** (*cap supply at the street so there is no longer any live gas lines on the property*) gas supply for detached homes. Replacing any gas appliances is a matter for individual decision by the home-owner with costs that are generally well-defined and easily ascertainable.

It's not so simple for strata complexes! There are two situations where the process of eliminating gas supply is much more challenging, especially for larger "Class A" buildings:

1. Where individual units are fitted with gas appliances, owners may electrify and apply for gas to be disconnected and have the gas meter removed from their unit. However turning off supply to the building can only occur when <u>*all*</u> units have eliminated their reliance on gas.

   In addition, appliances like ceramic cooktops can draw quite heavy current, and the collective electrical demand during peak periods may rise to a level that exceeds the building supply capacity, especially for older buildings that were planned with the assumption cooking and heating would be done by gas. Building substations are owned by the body corporate, and the costs of upgrading them may add significantly to the transition costs charged to individual unit owners.

2. Many larger buildings have gas-fired communal hot water services, where a bank of instant gas burners (*typically located on the roof*) maintains a circulating pipe of hot water around the building, and individual units draw hot water from the circulating pipe. Hot water consumption is metered, and the costs of heating water are charged accordingly – either by an embedded network operator, or through retail gas supply charges (*irrespective of whether there is gas in individual units*). Studies undertaken by the ACT Government, the ANU and OCN (ACT) members have shown that the cost of heating water electrically (*using heat pumps*) is already lower than the cost of gas heating by a healthy margin. That's the good news.

   For some buildings, work-to-date has stopped short of "actionable insights" that can help OCs/ECs and their SMs plan their way forward. In particular, issues still to be resolved include **structural** challenges (*whether rooftops can support the weight of hot water storage that becomes necessary when the capacity to heat instantly is lost*) and **regulatory** matters (*the terms on which bodies corporate can take over hot water metering infrastructure and the role of billing for hot water usage without all of the onerous liabilities of becoming a energy retailer*).

   Evo Energy is currently working to develop a regime of the "Complex Abolishment" services for larger strata complexes. And as with (1) above, increasing electrical demand may push the building supply capacity beyond its limits and necessitate an expensive upgrade. You can read a bit more about converting communal gas-fired hot water systems in this article.

Interested readers can find out about the work that has been done by the ACT Government via this link, or contact the ACT Government's sustainable apartments team to request more information via this email address.

Whilst the longer-term outlook is positive – both economically and environmentally – locking into an action plan presents far more challenges than exist in the detached home scenario. Securing communal agreement to invest the up-front capital that will be required is invariably difficult, and the higher costs involved may inflict a level of financial stress on both owner-occupiers and landlords (*in turn flowing down to rental tenants*).

The OCN (ACT) is active in discussion with the various Commonwealth, ACT Government and Industry stakeholders involved in the gas decommissioning process. Key outcomes that the OCN is pursuing on behalf of strata owners and residents include:

- Avoiding the conflation of social and environmental objectives in ways that all too often result in no progress on *either* front.
- Encouraging specific attention to the often-complex transition challenges that are faced within the strata sector.
- Securing loan funding that is repaid (*at government-type interest rates*) over a term of 5-10 years from the savings that will accrue through electrification. The strata sector includes many vulnerable people, and up-front capital costs can impose additional financial stress on finely balanced family budgets.
- Encouraging the ACT Government to extend the work already done on communal hot water electrification by assessing structural issues associated with hot water storage.
- Clarifying regulatory issues associated with hot water metering.

At this stage, many costs associated with the decision to terminate gas supply remain unknown but have the potential to disproportionately affect the most vulnerable in the community.

If your complex uses gas for individual units and/or for communal hot water supply, the time to start asking your EC to start reporting on plans for its decommissioning is NOW.

## 4. Artificial Intelligence (AI) in Strata Management

The advent of AI empowers everyone as a researcher. AI can provide answers to a wide range of questions based on data from the digital world. If you ask AI the right questions, AI will usually provide very helpful answers. It's not a substitute for human oversight, but it can be an invaluable aid.

Why is this important for ECs working on behalf of the OC in strata? ECs are responsible to owners for the effective management of the assets owned by the OC - that is, the common property. The EC has fiduciary responsibility – in simple terms it needs to get "best bang for the owners' bucks". SMs are employed as professionals to provide advice and many day-to-day services, but this does not absolve the EC from their responsibility.

Best-practice SMs will also be starting to take advantage of AI to ensure the advice they give clients is accurate and to streamline some of their operations, thereby maintaining an efficient and competitively priced service.


Many members of an EC will not be familiar with, for example, the fire regulations - so most will take advice from their SM without question. Using AI, EC members can ask questions in plain English to ensure that they discharge their responsibilities with appropriate diligence.

As an example, when an invoice is received from the strata's fire monitoring service for a fire brigade call out charge, instead of just approving the invoice without question AI can be used to seek more information as to why the charge has been made. It may well be that the charge should be challenged under the waiver provisions for callouts associated with a false alarm.

Generative AI may even go a step further to draft a letter challenging the fees and setting out the basis of the challenge.

*Article contributed by Moira Daw*

## 5. Watts What with EV Charging?

Apartment dwellers considering the purchase of an EV may be confused by the plethora of different charging options - ranging from a portable charge cable, also dubbed a "granny charger", plugged into an ordinary domestic power point, all the way through to commercial high-speed charging options. Terms like Watts and Amps may be unfamiliar, and physics formulae like "Watts=Amps x Volts" may be long forgotten.


Most domestic power outlets are rated at 230 Volts and 10 Amps (230V at 10A). The rate of charging (power) is expressed in kiloWatts (kW). The maximum power that can be drawn from an ordinary power point is 230V x 10A = 2,300 Watts (2.3 kW). Less common domestic outlets and installed charging equipment may be rated at 15A (3.6kW) or 32A (7kW) or 3 phases at 16A (11kW) or 3x32A (22kW). Although the external equipment is often referred to colloquially as ‘a charger’, all these Alternating Current (AC) charging options operate via a car’s built-in “Onboard Charger” to supply Direct Current (DC) to the battery.

Charging with AC via a car’s on-board charger contrasts with the much larger and faster Direct Current (DC) chargers found at highway service centres and elsewhere. These typically operate in the range of 50kW to 350kW. These truly are ‘chargers’ that by-pass a car’s on-board chargers to feed the battery directly.

The onboard chargers in cars typically support maximum charging rates of 7kW or 11kW. This does not mean that the car must be charged at 7kW or 11kW. Slower charging, such as from an ordinary 10A power point (2.3kW), does no harm.

In a strata situation, constraints on the building’s electricity supply capacity might mean that charging outlets in individual parking spaces should be limited to 10A/2.3kW to ensure that the supply capacity is shared equitably. Several commercial systems (*eg. Nox and Alchemy Charge*) modify ordinary power points to manage power sharing and billing, with options to limit supply for EV charging during peak periods.

As a rough rule of thumb, range can be restored by about 1 km per hour of charging for each amp of AC charging. So, a 10A power point will boost range by 10kms for each hour of charging, and so on. Overnight charging at 10A can add well over 100km of range. For most drivers, just a few hours of charging at this low rate will restore range after a day of local trips.

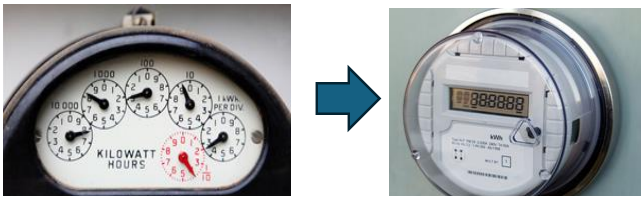
In the middle of a long highway trip, you might use a DC charger providing 230kW, the equivalent of one hundred power points at full power, adding more than 100km of range in less time than a toilet break, but charging at home while you do other things does not need to be that fast.

*Article by Peter Campbell, Australian Electric Vehicle Association (AEVA)*

## 6. Smart Meters

Smart Meters are being rolled out across Australia, with the rollout due to be completed by 2030. They will replace older meters that are normally read once every 3 months – with an estimate of usage in the preceding quarter replacing an actual reading in some circumstances.

Newer buildings will have been provisioned with smart meters from the outset, and meters in many older buildings have already been replaced.




What are the key differences? Instead of requiring a visit every quarter to ascertain usage, smart meters are read electronically each day. They also record usage at a much finer granularity – every half hour rather than simply recording the total usage for the past 3 months.

This provides the framework for more intricate pricing plans that price usage at different rates during the week – typically in three bands (*peak, shoulder and off-peak*) but sometimes including “specials” – like low rate (*or free*) electricity during certain times of the day when there is a typically surplus of renewable energy on the grid.

The savings from a carefully considered "time of use" retail plan can be worthwhile, especially if there is flexibility about when appliances are used within a household – for example, charging an EV.

From the point of view of the electricity supply network, the differential pricing can discourage use during peak periods when electricity supply may be under stress. This reduces the need to draw on the most expensive sources of generation, where wholesale costs can be many times the maximum paid at the retail level. Ultimately a smoother and more predictable pattern of energy usage will contribute to lower prices for everyone.

Consumers are encouraged to understand their electricity usage and regularly "test the market" to ascertain whether they could save money by switching to an alternative energy plan.

## 7. Volunteers – A Great Resource!

Many strata complexes are home to individuals with a diversity of skills *and* the willingness to utilise them for the benefit of the community.

Capabilities and interests may lie in more complex fields (*like information technology, telecommunications, engineering, financial administration, law etc*) or in areas such as gardening, minor maintenance and the like.

Tapping these skills through working groups, subcommittees, special projects or the appointment of building wardens can improve the amenity of strata living, lower the body corporate costs of commercial services from the strata manager and/or commercial service providers as well as enhance the sense of community.


If utilising volunteers in sensitive roles that involve (*for example*) maintaining building security or helping vulnerable individuals, it may be appropriate to implement appropriate safeguards like requiring WWVP (*"Working With Vulnerable People"*) certification.

It is also important to integrate any volunteer services with those provided under a strata management contract to avoid overlaps, gaps and/or misunderstandings.

Is your complex a model of good practice on this front?

## 8. What Did the Romans Ever Do for Us

Most Monty Python fans will remember the scene in "Life of Brian" where Reg (John Cleese) challenges his followers to identify anything that the Romans had ever done for them. After begrudgingly acknowledging a long list of positives (*the aqueduct, sanitation, roads, irrigation, medicine, education, wine, public baths and so on*) Reg can only conclude with "… but apart from that?"

The volunteers at the heart of OCN give generously of their time to promote the interests of *all* strata owners and residents, irrespective of whether they are members. However, the effectiveness of OCN (ACT) and the influence it can bring to bear is ultimately a direct function of the strength of the Association's membership.

Many members (*whether individual or part of an OC membership*) have gained value from information freely provided in response to issues that they have raised. The range of assistance provided spans all aspects of strata living – from building quality to finance and governance to environmental sustainability.

At a broader level – on issues that affect the entire strata community – OCN volunteers are actively working towards better outcomes on many fronts.

Here's just a sample of the advocacy efforts underway since the previous newsletter:

- Multi-stakeholder meetings convened by ACTCOSS (the ACT Council of Social Service) and Evo Energy (*as a member of the Energy Consumer Reference Council*) on energy pricing and the looming decommissioning of the gas network.

- Meetings with OCN Australia to explore the creation of a truly national Owners Corporation Network advocacy body.
- Meetings with a senior advisor in Minister Bowen's office to highlight problems in program design that limit their effectiveness in the strata sector, and to emphasise the importance of loan funding at affordable interest rates in implementing environmental sustainability measures.
- Through a series of meetings, input to an update of the 2018 Government Strata Information Fact Sheets in the wake of the Strata Management Inquiry Report (*published at the end of April*). These updated documents provide valuable information for prospective unit buyers and underpin strata liveability.
- Following tailored emails to all 25 elected Legislative MLAs emphasising the importance of the Strata Management Recommendations to the community in their electorates, several meetings have already been held and more are scheduled.
- OCN presentations to the seven Canberra Community Councils are currently being scheduled. These presentations will contribute to better community understanding of unit living especially as 'missing middle' homes add to the ongoing increase in 'high density' homes. Of the 30,000 extra homes proposed by Government in the next few years approximately 27,000 will be unit titled.
- OCN is working on an open forum event on the contribution of Strata Homes to the ACT's part in the Australian Housing Crisis with consideration to supply, purchase/rental and ongoing affordability, choice, build quality and environmental sustainability. This event would include ACT Federal and Assembly Parliament Members and most likely be held in September.
- Before the end of June, a roadmap setting out detailed suggestions for the way forward in response to the Strata Management Inquiry Report will be presented to Government. The roadmap will represent the collective thinking of a key group of stakeholders:
  - OCN;
  - the Strata Community Association (SCA);
  - two precinct 'strata unit' groups (PECC in the city and BAHA in Belconnen);
  - the Real Estate Institute (REI); and
  - the Australian Council of Strata Lawyers (ACSL).

But apart from that?


The cost of OCN (ACT) corporate membership "per unit" is less than the cost of one cup of coffee per annum!

If your complex is not a member, please consider joining and lending support to OCN's efforts to deliver better outcomes for strata owners and residents throughout the ACT.

Individuals willing to roll up their sleeves and contribute some voluntary time to the cause are also encouraged to contact OCN (ACT) to explore possibilities for serving on the OCN's Executive Committee or one of its working groups.

Opportunities exist to contribute in areas such as environmental sustainability and the energy transition, legislation and governance and building quality.

## 9. Past Newsletters

If you are reading a printed copy of this newsletter and are interested in getting an electronic copy of this or any previous newsletters, scanning the QR code opposite will take you to the OCN website where past newsletters can be found.

If you're reading the electronic version, this link will take you to an AI-based search facility that provides answers to plain-English questions based on the content of past newsletters.

## 10. In Conclusion!

OCN (ACT) is the "voice of strata" within the ACT, collaborating with like-minded Associations in other States – notably OCN Australia (based in NSW). Whilst tailored services are limited to OCN members, the volunteers in OCN (ACT) welcome contact from anyone with an interest in the strata sector.

*Robin Eckermann AM - Editor*

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[i] See *https://www.legislation.act.gov.au/a/2001-16/* Ss 14, 15 and 18*