

WHAT IS THE 'STRATA HUB'?



The Strata Hub is an online portal created by Service NSW and is intended to centralise information on all strata schemes across New South Wales. Recent amendments to the Strata Schemes Management Act passed in 2021 will impose new reporting requirements on all strata schemes and **must be completed by 30 September 2022**.

Some basic information on all strata schemes will be publicly available, and more detailed information will be made available to persons on the Strata Roll (owners and tenants) within the scheme, to emergency services such as Police, SES, Ambulance etc.

There is also a requirement to update the information on an annually within three months after each Annual General Meeting. Services NSW have also imposed an annual fee payable of \$3.00 per lot owner. The details on how the payment is to be made have not been confirmed yet, we will keep you updated as more information is received.

What information will be publicly available?

The following information can be publicly available:

- a) the strata plan number of the strata scheme,
- b) the date of registration of the strata plan for the strata scheme,
- c) if the strata scheme is part of a community scheme—the date of registration and the number of the community plan, within the meaning of the,
- d) if the strata scheme is part of a precinct scheme—the date of registration and the number of the precinct plan, within the meaning of the,
- e) the address of the parcel of the strata scheme,
- f) the total number of lots in the strata scheme,
- g) the number of lots in the strata scheme used for the following purposes—
 - i. residential purposes,
 - ii. the purposes of a retirement village,
 - iii. commercial purposes,
 - iv. the purposes of a utility lot,
 - v. other purposes,
- h) for a class 2 building, within the meaning of the *Building Code of Australia*, of the strata scheme—the number of storeys above ground level in the building,
- i) the date of the most recent annual general meeting of the owners corporation.

What information will be available to persons on the Strata Roll?

The following information can be available to persons on the Strata Roll and members of the Strata Committee:

- a) if an annual fire safety statement has been issued under the for a building of the strata scheme—the date the most recent statement was issued,
- b) the following details of the secretary and the chairperson of the owners corporation—
 - i. full name,
 - ii. telephone number,
 - iii. email address,
- c) if there is a strata managing agent appointed for the strata scheme—the following details of the agent—
 - i. full name,
 - ii. telephone number,
 - iii. email address,
 - iv. the number of the agent's licence
- d) if there is a building manager appointed for the strata scheme—the following details of the manager—
 - i. full name,
 - ii. telephone number,
 - iii. email address,
- e) whether a strata renewal committee is currently established under the in relation to the strata scheme and, if so, the date the committee was established.

What information will be available to Fire and Rescue NSW or Local Council?

- a) if an annual fire safety statement has been issued under the for a building of the strata scheme—the date the most recent statement was issued,
- b) the following details of the secretary of the owners corporation—
 - i. full name,
 - ii. telephone number,
 - iii. email address,
- c) if there is a strata managing agent appointed for the strata scheme—the following details of the agent—
 - i. full name,
 - ii. telephone number,
 - iii. email address,
 - iv. the number of the agent's licence
- d) the following details of the emergency contact person for the strata scheme—
 - i. full name,
 - ii. telephone number,
 - iii. email address,
 - iv. the person's connection to the strata scheme.

What information will be available to SES, Ambulance Service and NSW Police?

- a) the following details of the emergency contact person for the strata scheme—
 - i. full name,
 - ii. telephone number,
 - iii. email address,
 - iv. the person's connection to the strata scheme.

What information is required but not necessarily disclosed to anyone else?

- a) if a building of the strata scheme has a NABERS rating—the rating,
- b) if an interim or final occupation certificate has been issued the for a building of the strata scheme—the date the certificate was issued,
- c) if the owners corporation is required to insure a building, or part of a building, of the strata scheme under the Act, section 160—the replacement value of the building, or the part of the building, as—
 - i. specified in the damage policy for the building, or
 - ii. determined by the Tribunal under the Act, section 162(3),
- d) if the owners corporation is required to establish a capital works fund under the Act, section 75—the balance of the fund, as specified in the most recent financial statements.

How does your strata scheme ensure compliance with these new requirements?

As your strata managing agent, Hill Strata Solutions will gather all the required information and upload this information to Service NSW prior to the due date of 30 September 2022.

There will be an additional service fee for us to collate the information, upload to the portal on behalf of the Owners Corporation, and also an annual fee to update those records after each AGM.

We anticipate that the initial upload may take approx. 1-2 hours, however we will know more once we have had the opportunity to view the portal, confirm what is required and determine the extra resources we require to have all the information input by the 30 September 2022 deadline.

If you have any questions, please feel free to contact Priscilla Hill on 4243 9125, or alternatively email your queries to email@hillstratasolutions.com.au