

Department of Customer Service

Changes to strata and community scheme laws

**Voting and executing documents
electronically**

Communication pack

September 2022



NSW Fair Trading

Introduction

The NSW Government is introducing changes to strata and community scheme laws from 30 September 2022. The changes relate to electronic voting for meetings and using an electronic form of the seal when executing documents.

This communication pack has been created to help you share information about the changes to strata and community schemes laws with your members, colleagues, customers and stakeholder networks.

This pack contains content you can use for:

- newsletters and websites
- social media.

For more information about the new laws, please visit the NSW Government webpages:

- [Community schemes](#)
- Strata schemes: [meetings and voting](#) and [executing documents](#)
- or call NSW Fair Trading on 13 32 20.



Newsletter and website content – short version



Changes to strata and community scheme laws from 30 September 2022

Changes to strata and community scheme laws will start on 30 September 2022. The changes relate to electronic voting for meetings and using an electronic form of the seal when executing documents.

These changes will take over from the temporary COVID-19 measures that have applied to strata and community schemes since June 2020.

There is a transitional period for pre-meeting electronic voting. If a scheme arranged pre-meeting electronic voting for a matter before 30 September 2022 for a meeting held on or after 30 September, a prior resolution is not required.

Visit the NSW Government webpages to find out more about the changes starting on 30 September 2022:

- [Community schemes](#)
- Strata schemes: [meetings and voting](#) and [executing documents](#)
- or call NSW Fair Trading on 13 32 20.

Newsletter and website content – long version



Changes to strata and community scheme laws from 30 September 2022

Changes to strata and community scheme laws will start on 30 September 2022. The updated laws relate to electronic voting for meetings and using an electronic form of the seal when executing documents.

These changes will replace the temporary COVID-19 measures that have applied to strata and community schemes since June 2020.

The key changes starting on 30 September 2022 include:

- Strata and community land schemes can meet and vote in person, or by using electronic means specified in the meeting notice without the need for a prior resolution. The exception is for pre-meeting electronic voting, which still needs a prior resolution.
- If using electronic voting at a meeting, reasonable steps must be taken to ensure eligible voters can participate in and vote at the meeting.
- Updated procedures for nominating and electing strata and association committee members and office holders.
- Schemes can keep and use an electronic form of their seal for the execution of documents.

Transitioning to the new laws

If a scheme arranged pre-meeting electronic voting for a matter before 30 September 2022 for a meeting held on or after 30 September, a prior resolution is not required.

More information

Visit the NSW Government webpages to find out more about the changes:

- [Community schemes](#)
- Strata schemes: [meeting and voting](#) and [executing documents](#)
- or call NSW Fair Trading on 13 32 20.

Access details on the changes to the laws online at:

- [COVID-19 and Other Legislation Amendment \(Regulatory Reforms\) Act 2022 - Schedule 1.3\[3\]-\[10\] and Schedule 1.17\[3\]-\[10\]](#)
- [Strata Schemes Management Amendment \(COVID-19\) Regulation \(No 2\) 2022](#)
- [Community Land Management Amendment \(COVID-19\) Regulation \(No 2\) 2022](#)

Social media content



We have provided text for you to use in posts on your own social media channels.

Short post

Voting and executing documents electronically for strata and community schemes starts from 30 September. Find out more <https://bit.ly/3dMbLdu>

Long post

Changes to strata and community scheme laws start on 30 September 2022. The changes cover electronic voting for meetings and using an electronic form of the seal when executing documents. Learn more about the updates <https://bit.ly/3dMbLdu>

Tell us what you think

Did you find this information and material helpful?

Please tell us your feedback on this communication pack and let us know if it helped you share the message.
[Get in touch](#) to let us know what you think.