22nd Annual

ACSL
Australian College of Strata Lawyers

ACSL Strata Law Conference

Future Visions in Strata

Connect with leading minds, gain actionable insights, and shape the future of strata law. Whether you're seeking to expand your expertise, strengthen your network, or influence change, your presence will make a difference. Strata law is constantly evolving—be part of the conversation that defines it. CPD Sessions included

Thursday 4 and Friday 5 March 2027

The Ritz-Carlton Perth
1 Barrack Street, Perth WA 6000

ACSL
Australian College of Strata Lawyers

The 22nd Annual ACSL Strata Law Conference will be held in Perth in March 2027, The ACSL Conference is the premier event of the strata legal community's calendar, presenting an unequalled opportunity to hear from pre-eminent industry experts. The ACSL Conference is open to members, aspiring non-members, managers and stakeholders. It is an opportunity to hear of the developments, forecasts, and research in this increasingly specialised area of Strata Law.

Michael Kleinschmidt
ACSL President

The strata landscape never sits still, and 2027 is no exception. Artificial intelligence is changing how we work. The anti-money laundering reforms have landed on our desks. Legislation is shifting in every jurisdiction, and our clients expect more of us than ever.

That is what this program is built around. Over two days in Perth you will hear from practitioners and specialists from across Australia, New Zealand and the United States.

There is also time to talk to each other. The people in this room are the ones who understand your work, and the conversations - including over an unforgettable dinner - are worth the trip on their own.

I look forward to welcoming you to Perth in March.

Amanda Farmer
ACSL Vice-President and ACSL Conference Chair

See more at:
https://acsl.net.au/conference-2027-registration

2027 ACSL Conference Committee

- **Amanda Farmer**
  Lawyers Chambers
  NSW (Chair)
- **Michael Allen**
  Bugden Allen
  Group Legal NSW
- **Allison Benson**
  Benson Legal NSW
- **Thomas Gibbons**
  Thomas Gibbons
  Law NZ
- **Ian McKnight**
  Strata Advisory
  Services NSW
- **Pino Monaco**
  GV Lawyers WA
- **Vicki Toan**
  Toan Legal NZ

Day One Thursday 4 March 2027

Session	Time	Topic	Presenter
	9.00 am	**Welcome and Annual General Meeting** **ACSL Committee Update**	**Michael Kleinschmidt** *ACSL President* Bugden Allen Group Legal, QLD
Session 1	10.00 am	**Why are there so many strata disputes and what can we do about it?**	**Senior Member John O'Sullivan** State Administrative Tribunal WA
	11.00 am	**Morning Tea**	
Session 2	11.30 am	**CPD Session** **AML Reform for Strata Lawyers: Finding the Right Balance** Australia's AML/CTF reforms introduce new obligations for strata lawyers, but getting compliance right is about more than simply doing more. This session will provide an overview of the reforms, why they matter and what they are intended to achieve, while exploring the risks at both ends of the spectrum, from under-compliance and regulatory exposure to over-compliance, unnecessary costs and administrative burden. We will then look at AUSTRAC's Professional Services Guidelines, with a particular focus on how they apply to strata lawyers in areas such as transfers of funds and real estate transactions. The session will provide practical tools to help attendees identify what is, and is not, a designated service, enabling them to apply a risk-based approach and strike the right balance between effective compliance and proportionate regulation.	**Dr Giulia Dondoli** Founder and Principal Consultant of Total AML, is a Certified Anti Money Laundering Specialist (CAMS), with further specialisation in audit (CAMS-Audit) and over seven years of experience in AML/CTF compliance and consulting
Session 3	12.10 pm	**Anti Money Laundering** **Panel session – Implications for strata lawyers**	**Moderators** **Thomas Gibbons**, Gibbons Law, NZ **Dr Giulia Dondoli**, Total AML **Joanna Pidgeon**, Pidgeon Law, NZ **Elly Ashley**, Holding Redlich, NSW
Session 4	12.50 pm	**New South Wales – Case Analysis**	**Amanda Farmer** Lawyers Chambers, NSW
	1.10 pm	**Lunch Break**	
Session 5	2.00 pm	**Queensland's Gordian Knot – Is there a simple solution to Queensland's legacy strata schemes?** Queensland's *Building Units and Group Titles Act 1980* was a vast improvement on the first generation Acts, adopted in 1965 (building units) and 1973 (group titles). After only a few years, however, the limitations of BUGTA, particularly regarding larger scale and more complex developments, became obvious. Coupled with an influx of 'white shoe brigade' developers seeking to incorporate state lease hold into complex, often multi-use developments, the Queensland government responded in two ways. First, 'framework' Acts that facilitated these larger scale, often mixed-use developments, including through the *Integrated Resort Development Act 1987* and the *Mixed-Use Development Act 1993*. Second, special purpose Acts for particular developments, including the *Sanctuary Cove Resort Act 1985*, the *Southbank Corporation Act 1989*, and the *Registration of Plans (HSP) Nominees Pty Ltd Enabling Act 1980* and *Registration of Plans (Stage 2) (HSP) Nominees Pty Ltd Enabling Act 1984* (relating to the Paradise Centre in Surfers Paradise). Stakeholders within these legacy schemes are serviced by a diminishing pool of service providers with real experience, let alone expertise, in a 45-year-old legislative regime. The Queensland government has looked at options for transitioning legacy schemes into the framework of the *Body Corporate and Community Management Act 1997*, but no action has been taken. This session, with supporting paper, proposes an Alexandrian solution to the legacy scheme Gordian knot.	**Michael Kleinschmidt** *ACSL President* Bugden Allen Group Legal, QLD

Day One Thursday 4 March 2027

Session	Time	Topic	Presenter
Session 6	2.40 pm	**Western Australia - Case analysis**	**Pino Monaco** GV Lawyers, WA
Session 7	3.00 pm	**Private Communities in Practice** This session will present research on drivers for strata-related development structures, including planning requirements, developer controls, and democratic aspirations, and how the decisions of today can impact the communities of tomorrow. Drawing on PhD research, including interviews with practising lawyers, this session will provide both practical and policy-based comments on the law as it stands and as it might be, and what this means for owners and their advisers.	**Thomas Gibbons** Gibbons Law, NZ
	3.40 pm	**Afternoon Tea**	
Session 8	4.00 pm	**The modern generation of Civil and Administrative Tribunals commenced in Victoria in 1998. All states and territories now have Tribunals. All Tribunals are seeded in synonymous language:** • Accessibility • Low Cost • Efficiency • Informality • Fairness This paper will interrogate whether Tribunals are achieving their objectives by addressing one axiomatic question: are the objectives inherently oxymoronic, and consequently elusive?	**Tim Graham** Aitken Legal, VIC
Session 9	4.40 pm	**Fixed or Flexible: pros and cons of cost allocation regimes** **Fixed or Flexible?** Cost allocation between owners can be the beginning and the end of all disputes between owners. Different jurisdictions swing between fixed rigid rules and far more flexible cost recovery models. We will examine and compare the some of the differences across jurisdictions in Australia and New Zealand. You decide which is best.	**Vicki Toan** **Toan Legal, NZ**
	5.20 pm	**Day One Conference Concludes**	
	7.00 pm	**Fraser's King Park** - frasersrestaurant.com.au	60 Fraser Ave, Kings Park WA

Day Two Friday 5 March 2027

Session	Time	Topic	Presenter
Session 10	9.00 am	**Topic to be advised**	**Robert M. Diamond** *Senior Counsel* Real Estate Reed Smith, LLP Virginia, U.S.A
Session 11	9.40 am	**Reflections on Statutory Administrations of Schemes** **Hear from two ACSL fellows who have been appointed administrators in their states. Hear their war stories and reflections on what worked in those administrations and what needs improvement.** Content: Legislative background/In practice, when will a Tribunal appoint an administrator?/Role & powers of administrators Administrations in practice/Is reform needed?	**Mark Atkinson** Atkinson Legal, WA **Michael Kleinschmidt** Bugden Allen Group Legal, QLD
Session 12	10.20 am	**The Scourge of Bad Title and Management Documents – and what to guard against**	**Michael Allen** Bugden Allen Group Legal, NSW
	11.00 am	**Morning Tea**	
Session 13	11.30 am	**CPD Session** **Integrating Legal Principles into System Design: A Collaboration between Lawyers and Computer Scientists** This presentation traces the development of the relationship between law and computational systems and considers where that relationship now stands. While earlier research focused more heavily on regulating technological systems and their outcomes after deployment, more recent attention has increasingly turned to considering legal requirements during the design and development of algorithmic systems. Drawing on examples from several areas of law and their application, the presentation illustrates how legal principles might provide normative inputs into system design while retaining their contextual and interpretive character. Rather than proposing particular technological solutions, the presentation invites further thinking and discussion about what these developments might mean for strata law and practice, and how they might open up new possibilities for the design and use of technological systems in the strata context.	**Jing Qian** Lecturer of Law (Privacy Protection and Data Governance; Law and Algorithmic (AI and Automated) Systems) University of Western Australia
	12.30 pm	**Lunch Break**	
Session 14	1.30 pm	**Climate Change and Strata Committee Members' Duties** Climate change is having and will increasingly continue to have a profound effect on societal and economic imperatives. How will it impact on the governance of the fourth tier of government, strata and community schemes, and what responsibilities will flow from that impact. This session will explore the concomitant duties of those responsible for the applicable governance.	**Ian McKnight** Strata Advisory Services, NSW
Session 15	2.10 pm	**Fibre Upgrades in Strata Communities: Lessons, Challenges and Opportunities**	**NBN Speaker to be advised**
Session 16	2.50 pm	**Is it time for a National Code for Community Living?** This presentation looks at the areas of levying contributions, requirements for management statements, model by-laws, and debt recovery/hardship provisions and how these areas affect everyday living in community-titled schemes across the different states and territories of Australia, to answer the question of whether the differences or similarities can be reconciled to form a nation-wide code for community living.	**Nancy Torry** Bugden Allen Group Legal, NSW

Day Two Friday 5 March 2027

Session	Time	Topic	Presenter
Session 17	3.30 pm	**Who is responsible for unauthorised work of a previous lot owner?** Unauthorised alterations to common property can create difficult questions when the owner responsible has sold and moved on. This session will examine who bears responsibility for unauthorised work carried out by a previous lot owner, including the respective rights and obligations of the current lot owner and owners corporation, the remedies available, and the practical issues that arise when seeking to regularise, rectify or remove the work.	**Sharon Levy** Bartier Perry, NSW **Emma Swords** Bartier Perry, NSW
	4.10 pm	**NSW strata legislation reforms** The good, the bad, the underutilised. Focusing on changes effecting building managers and strata managers, commissions and strata committee duties together with the alternative to NCAT/Court powers under Part 10A of the Strata Schemes Management Act 2015.	**Allison Benson** Benson Legal, NSW
	4.30 pm	**Closing remarks from the ACSL Conference Chair**	
	4.35 pm	**Afternoon refreshments**	

Conferences are very useful for keeping up to date with the most recent progress in your discipline

About the Conference

THE COLLEGE (ACSL)

Australian College of Strata Lawyers (ACSL), established in 2005, is an association to promote high standards and a system of specialist accreditation for lawyers skilled in the practice of strata and community titles. Representing all stakeholders in the area including owners, occupiers, owners corporations, community associations, managing agents, consent authorities, developers, financiers and building managers.

THE CONFERENCE VENUE

The Ritz-Carlton Perth, 1 Barrack Street, Perth, Australia

ACCOMMODATION

Book your group rate for 22nd Annual ACSL Strata Law Conference

Accommodation Rate - $400 per night. Should you wish to have a room with buffet breakfast included; it is available at $57.00 per person.

(Should delegates wish to extend their stay outside of the conference nights, the hotel requests delegates to book for event dates first (from 3 to 7 March 2027). Once the reservation is booked, please contact the hotel directly on groups.perth@ritzcarlton.com) with extension dates and the hotel can assist with the amendment)

In the event of cancellation by individual guests which occurs 15 to 29 days to arrival date, a cancellation fee equal to 50% of the Room Night/s will be charged. Cancellation by individual guest which occurs 0 to 7 days prior to arrival date, a cancellation fee equal to 100% of the Room Night/s will be charged.

ABOUT THE CONFERENCE

The Conference Committee has worked hard to ensure that expert speakers will share valuable insights into experiences within the Strata sector, and delegates will gain new inspiration, new learnings into the latest industry trends, best practices and added value to your practice.

WHO SHOULD ATTEND?

If you are interested and involved in Strata Law and the way it is changing and evolving, you will not want to miss this opportunity to be part of the commentary and discussion on the current state of knowledge and related issues in this field.

REGISTRATION DESK

The conference registration desk will be in operation prior to the commencement of the conference and throughout the day on Thursday and Friday.

FEES INCLUDE

Attendance at all working sessions - Conference materials, including any available speakers' papers submitted to ACSL - Tea and coffee breaks - Lunch on Thursday and Friday - The Conference Dinner on Thursday evening.

CONFIRMATION

Confirmation of your registration will be forwarded to you by email when registering.

EARNING CPD POINTS

Attending the ACSL Conference is also a valuable way to earn CPD points. You can earn self-assessed 1 point per hour of education for each State and Territory CPD programs. New Zealand Lawyers – Self-assessment applies. There are three compulsory sessions included in the program for 2027.

CONFERENCE EVALUATION

A conference evaluation form will be provided to assist ACSL with planning future conference. For the first time the Evaluation will be available online. Paper copies will be available to delegates not having their computers with them.

CANCELLATION POLICY

An administration fee of $500.00 per registrant will apply for cancellations before 5 February 2027. No refunds will be payable for cancellations made after this date.

- Please note that registrations are transferable

DRESS

Smart casual is appropriate for conference sessions. A light jacket may be required in air-conditioned seminar rooms and for the cooler weather. Smart casual is also appropriate for the conference dinner.

DIETARY REQUIREMENTS

If you have any special dietary requirements, please note these on your registration form when registering and follow up with the dinner venue on the evening.

INSURANCE

Conference registrations fees do not include insurance or cover for loss or personal injury. There is no insurance provided by the conference organiser. Delegates should arrange their own personal and travel insurance.

Registration Details

Please complete the Registration Form and return to
ACSL Conference Manager
E: conference@acsl.net.au

For online registration
https://acsl.net.au/conference-2027-registration

DELEGATE INFORMATION
Registrant - please use block letters with black ink to avoid illegibility

Title:_____ Given Name:_____ Surname:_____

Firm Name if applicable:_____

Preferred Name label:_____

Email Address:_____

Telephone Number:_____

Special Requirements: *Please indicate any special needs (including dietary, allergies, medical, other)*_____

_____

ACCOMPANYING GUEST:
Registrant - please use block letters with black ink to avoid illegibility

Title:_____ Given Name:_____ Surname:_____

Special Requirements: *Please indicate any special needs (including dietary, allergies, medical, other)*_____

_____

Registration Details

REGISTRATION DETAILS – FOR DELEGATES ONLY

Full Registration fee for delegates provides: Two-day registration includes where applicable:
Thursday - morning tea, afternoon tea and lunch and conference Dinner.
Friday – morning and afternoon tea, lunch and closing refreshments.

Registration inclusive of GST and inclusive of Social Events	Fees	Qty.	Total
Early Bird Member Delegate (payment on or before 30 January 2027)	AUD $2050.00		
Full Member Delegate Registration (payment after 30 January 2027)	AUD $2550.00		
Academic Members	AUD $1025.00		
Associate Members	AUD $875.00		
Non-Member Academic	AUD $950.00		
Non-Member Registration (Early Bird) (payment before 30 January 2027)	AUD $2750.00		
Non-Member Registration (payment after 30 January 2027)	AUD $2950.00		

*** **For multiple registrations please contact the ACSL Conference Manager – conference@acsl.net.au**

REGISTRATION DETAILS FOR – ACCOMPANYING PERSONS THURSDAY NIGHT DINNER

Accompanying Person Registration ONLY	Fees	Qty.	Total
Accompanying Events for ACCOMPANY PERSONS Registration (for delegates, this item is included ion the registration above. This is for accompanying persons only)			
Thursday Dinner	AUD $250.00		

PAYMENT DETAILS

Online Registration
https://acsl.net.au/conference-2027-registration

DIRECT DEPOSIT DETAILS

Bank: National Australia Bank BSB: 084-004 Account Number: 59 984 6415
* Reference your payment: Conference + (Surname of Delegate)

This form constitutes an Invoice upon Receipt of payment. ABN Number 81 931 647 242