

MEMBER UPDATE

27 OCTOBER 2026

SCA (VIC) STANDING UP FOR MEMBERS AND CONSUMERS ON PROPOSED STRATA REFORMS

Members may be aware of recent media coverage in *The Age* and Channel 9 News following the [Victorian Government's announcement on 24 October, titled *No More Kickbacks for Strata Managers*](#).

The announcement proposes changes covering commissions and other payments to managers, insurance broker commissions, AGM notice periods, proxy voting, voting outside meetings and the establishment of a dedicated Owners Corporations Taskforce within Consumer Affairs Victoria.

The language used by the government in this pre-election commitment has been confronting and unfairly reflects on the many professional strata managers who work hard every day to support Victorian owners corporations.

We want to assure members that SCA (Vic) is standing firmly behind our profession, challenging unfair and misleading characterisations, and advocating for stronger consumer protection and practical, fair and evidence-based legislation. We have reinforced this position through a [media release](#) issued in response to the Government's announcement.

We intend to ensure these consequences are properly understood before legislation is developed. Our members are the professionals who must implement these laws every day. Their practical knowledge and experience must be part of the consultation process.

Our position clear.

- **Consumer protection:** We support stronger consumer protections, higher professional standards and effective action against genuine misconduct.
- **Fair representation:** We strongly reject the use of the term "kickbacks" to describe legitimate remuneration arrangements that are fully disclosed to and authorised by owners corporations.
- **Consumer choice:** Insurance commissions should remain an option for owners corporations, provided they are fully disclosed and agreed to with informed consent. Owners corporations should have the freedom to choose between commission-based remuneration and alternative fee arrangements that best suit their needs.
- **Existing legal obligations:** Managers are already required to act honestly, disclose commissions and manage conflicts of interest. These obligations must be enforced, and legitimate remuneration should not be misrepresented as misconduct.
- **Meaningful consultation:** Government must consult with owners corporations and industry before introducing changes that could have unintended financial and operational consequences.
- **Practical legislation:** Reform must be supported by evidence and result in laws that work for owners corporations, residents and the professionals who manage their communities.

We will continue to stand up for our members, defend the integrity of our profession and advocate for genuine consumer protection, meaningful consultation and legislation that works for everyone.