



# STRATA HUB REPORTING REQUIREMENTS

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## What is the Strata Hub?

The Strata Hub is an online portal developed by Service NSW to centralise key information about all strata schemes across New South Wales. Following amendments to the Strata Schemes Management Act 2015, passed in 2021, all strata schemes are now subject to mandatory annual reporting requirements.

Basic information about each strata scheme will be publicly accessible, while more detailed data will be available to individuals listed on the Strata Roll (such as owners and tenants), as well as to emergency services including NSW Police, Fire and Rescue, SES, and Ambulance.

Strata schemes are also required to update this information annually, within three months following each Annual General Meeting (AGM). An annual fee of \$3.00 per lot will be payable to Service NSW.

## What Information Is Publicly Available?

The following information will be accessible to the public:

- Strata plan number of the scheme
- Date of strata plan registration
- If part of a community scheme: the community plan number and registration date
- If part of a precinct scheme: the precinct plan number and registration date
- Street address of the strata scheme
- Total number of lots in the scheme
- Number of lots allocated for: Residential, Retirement village, Commercial, Utility, Other purposes
- For a Class 2 building (as defined by the Building Code of Australia): number of storeys above ground
- Date of the most recent AGM of the owners corporation

## What Information Is Available to Strata Roll Members?

- Date of the most recent Annual Fire Safety Statement (if issued)
- Contact details for the Secretary and Chairperson of the owners corporation: Full name, Telephone number, Email address

- Contact details for the appointed strata managing agent: Full name, Telephone number, Email address, Licence number
- Contact details for the building manager (if appointed): Full name, Telephone number, Email address
- Details of any established strata renewal committee, including date of establishment

## What Information Is Shared with Fire and Rescue NSW or Local Councils?

- Date of the most recent Annual Fire Safety Statement (if issued)
- Contact details for the Secretary of the owners corporation: Full name, Telephone number, Email address
- Contact details for the strata managing agent: Full name, Telephone number, Email address, Licence number
- Contact details for the emergency contact person for the scheme: Full name, Telephone number, Email address, Role or relationship to the strata scheme

## What Information IS Shared with Emergency Services (SES, Ambulance, NSW Police)?

- Contact details for the emergency contact person for the scheme: Full name, Telephone number, Email address, Role or relationship to the strata scheme

## What Information Must Be Provided But Is Not Publicly Disclosed?

- NABERS rating of the building (if applicable)
- Date of any interim or final occupation certificate issued
- Replacement value of the building, either as stated in the current insurance policy or as determined by the Tribunal
- Current balance of the Capital Works Fund, based on the latest financial statements

## How Will Your Strata Scheme Remain Compliant?

As your appointed strata managing agent, Wollongong Strata will collect and submit all required information to Strata Hub. An additional service fee will apply for the collection and initial upload of this information on behalf of the Owners Corporation. An ongoing annual fee will also apply for updating the records following each AGM.

We estimate the initial submission may take approximately 1–2 hours. However, this may be subject to change depending on the structure of the portal, finalised reporting requirements, and the resources needed to ensure full compliance by the due date.