

c2026-135A
OPP--Opposition

LEGISLATIVE COUNCIL

Property and Stock Agents Amendment (Underquoting and Other Agent Conduct) Bill 2026

First print

Proposed amendment

No. 1 **Inclusion of amount of levies in advertisements for residential property**

Page 10, Schedule 1. Insert after line 13—

[19A] Part 5, Division 4

Insert after Part 5, Division 3—

Division 4 Other representations in advertising

76B Requirement to include strata scheme and community scheme levy contribution amounts in advertisements for sale of residential property

- (1) A real estate agent must not publish, or arrange the publishing of, an advertisement relating to the sale of a residential property unless the advertisement includes the following for the property—
- (a) if the property is a lot in an association scheme under the *Community Land Management Act 2021*—the current community scheme levies, or
 - (b) if the property is a lot in a strata scheme under the *Strata Schemes Management Act 2015*—the current strata scheme levies.

Maximum penalty—250 penalty units.

- (2) Subsection (1) does not apply in relation to the following—
- (a) a for sale sign for the residential property,
 - (b) an advertisement of a class prescribed by the regulations as being exempt from the requirements of this section.

- (3) In this section—

association has the same meaning as in the *Community Land Management Act 2021*.

association scheme has the same meaning as in the *Community Land Management Act 2021*.

current community scheme levies—

- (a) means contributions levied for the current year by the association under the *Community Land Management Act 2021*, section 88 and payable by the member of the association who is the owner of the lot to—

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- (i) the administrative fund established by the association of the association scheme, and
 - (ii) the capital works fund established by the association of the association scheme, and
 - (b) does not include contributions levied for the purpose of carrying out emergency repairs.

current strata scheme levies—

- (a) means contributions levied for the current year by the owners corporation under the *Strata Schemes Management Act 2015*, section 83 and payable by the owner of the lot to—
 - (i) the administrative fund established by the owners corporation for the strata scheme, and
 - (ii) the capital works fund established by the owners corporation for the strata scheme, and
- (b) does not include contributions levied for the purpose of carrying out emergency repairs.

owners corporation has the same meaning as in the *Strata Schemes Management Act 2015*.

strata scheme has the same meaning as in the *Strata Schemes Management Act 2015*.