

The new rules of  
**Owners  
Corporations**



2026

***PILOT***

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# Modernising Victoria's Owners Corporation Laws



The Victorian Government is reforming laws for owners corporations, following an independent review that recommended comprehensive changes backed by government support.

# Key Reforms



**01 Licensed Managers:** Under the new laws, your manager will be required to hold a valid license, complete a fit-and-proper test, and possess formal qualifications. OC Managers can make complex financial decisions daily. This ensures a high level of professionalism and expertise in managing your owners corporation effectively and efficiently.

**02 Transparent Fees:** The reforms will introduce clearer, more transparent fees. You'll benefit from standardized contracts with no hidden commissions on insurance, allowing you to understand exactly what you're paying for. This change aims to enhance trust and clarity in financial dealings within your owners corporation.

Did you know? Over the past year PILOT has been eliminating insurance commissions from our operating model and advocating for an industry ban on all commissions. We've even lobbied for reform with our local MP and briefed the shadow housing minister on the changes we want to see.

# PILOT's Proactive Approach



At PILOT Body Corporate, we are committed to ensuring our clients are fully prepared for the upcoming changes to Victoria's Owners Corporation laws. With a focus on proactive strategies and transparent practices, we aim to provide seamless support for our clients and committees during this transition.

Our team is already working diligently on multiple fronts to ensure these reforms benefit your owners corporation. By getting our team licence-ready, continuing to implement our industry-leading transparent pricing model, and updating essential processes, we are committed to leading the way in managing these important changes effectively and efficiently.



## Next Steps

What you need to do right now: nothing — we'll guide your committee through each change.

## Process Updates

We are updating our processes to align with the new laws, ensuring simplicity and clarity for all committees.

## Transparent Pricing

Our pricing model is shifting to a more transparent fee-for-service structure, eliminating insurance commissions and maintaining zero hidden costs for our clients.

## Committee Support

We're helping committees understand the reforms through tailored support and detailed information sessions.

# Key Metrics Overview

Over the past 12 months, we've achieved significant milestones, supporting **Victorians** with effective owners corporation management and proactive compliance strategies.

“For too long, weak laws let body corporate managers hide behind kickbacks, conflicts of interest, and zero real estate qualifications. No accountability. No questions asked. These reforms are long overdue — and at PILOT, they simply confirm how we've already work: fee-for-service, every dollar disclosed, and a local team you can actually reach. Independent. Transparent. Award-winning. That's body corporate, made simple.”

Luke Woollard  
Director - PILOT Body Corporate  
Cert IV in Real Estate.

## 1 in 5

Victorians live in a property with an Owners Corporation

## 51

Review Recommendations

## 5

Legislative Changes

## 74%

of OCs have 5 or fewer lots

## just 7

of 260+ OC cases were resolved by the Dispute Settlement Centre





“Thank you for your unwavering support and collaboration.

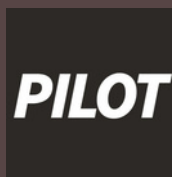
Together we build strong communities and lasting connections through effective management.”

PILOT Team

### Acknowledgments

We extend our heartfelt gratitude to all who contributed to this initiative, ensuring a smooth transition for owners corporations across Victoria. Your efforts are invaluable in this journey.

- **Committees and Associations**
- **Legal Advisors**
- **Community Leaders**
- **Industry Experts**
- **PILOT Team**



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