



A NEW HOPE

2023 STATE
CONVENTION

SATURDAY, 25 NOVEMBER 2023

The Fullerton Hotel, 1 Martin Place, Sydney

SAT 25 NOV 2023

THE FULLERTON HOTEL

DAY 1

8:00 - 9:00 am
Registration

9:00 - 9:10 am
State Convention Opens
Jason Falinski, State President

9:10 - 9:30 am
Federal Leader's Address
The Hon Peter Dutton MP,
Leader of the Opposition and
Parliamentary Leader of the
Liberal Party

9:30 - 10:00 am
**The NSW State Election
Review**
The Hon Nick Greiner AC,
Former Premier of NSW

10:00 - 10:30 am
Keynote Speech:
Liberals Face the Future

The Hon George Brandis KC,
Former High Commissioner to
the United Kingdom, former
Attorney-General of Australia

10:30 - 11:10 am
Morning Tea

11:10 - 11:30 am
Our Electoral Challenge
Simon Berger, Deputy Federal
Director, Federal Secretariat

11:30 - 11:50 am
Direct Voter Contact
Melody Smout, Senior Campaign
Officer, Federal Secretariat

11:50 am - 12:40 pm
Panel Discussion 1:
A New Australia Needs New
Policies?
Facilitated by Gisele Kapterian

12:40 - 1:00 pm
**Your Guide to Local
Fundraising**
Fiona Scott, Former Member
for Lindsay

1:00 - 1:50 pm
Lunch

1:00 - 1:30 pm
The Selfie Vote:
Where Millennials are
Leading America (and How
Republicans Can Keep Up)

Kristin Soltis Anderson,
Republican pollster, television
personality and writer

1:50 - 2:10 pm
**Winning the Ground
Campaign:**
Tips for Campaigning

Nick Westenberg, Deputy
Campaign Director,
NSW Secretariat

2:10 - 3:00 pm
Panel Discussion 2:
The Importance of the
Narrative: Campaigning in
the 21st Century

Facilitated by Jane Buncle

3:00 - 5:30 pm
Policy Motions

Day 1 concludes

6:30 - 9:30 pm
**Convention
Celebration Drinks**
Sydney CBD

SUN 26 NOV 2023

THE FULLERTON HOTEL

DAY 2

9:30 am
**Senate Casual Vacancy
Selection Committee
Meeting**

Followed by

2:00 pm
**General Meeting of
State Council including
the State Leader's Address**
The Hon Mark Speakman SC MP,
NSW Leader of the Opposition
and Parliamentary Leader of the
NSW Liberal Party

*Separate notices for these
meetings will be issued in due
course*



1 Martin Place, Sydney

Public Transport & Parking

TRAIN

300 metre walk from Martin Place Train Station on the T4 line.
500 metre walk from Town Hall Train Station on the T1, T2, T3,
T4, T8, and T9 lines.

LIGHT RAIL

300 metre walk from Wynyard Light Rail Station on the T2 and
T3 lines.

PARKING

Paid parking is available at The Fullerton Hotel, No. 1 Martin
Place, Sydney (access via Castlereagh Street) or at 25 Martin
Place, Sydney (access via King Street).

TEL: 02 8223 1111

- 1.** That the 2023 State Convention of the Liberal Party of Australia, NSW Division RESOLVE, by ordinary motion, to:
1. Reject outright the trade principle of protectionism.
 2. Oppose calls from within the Liberal Party to abandon free market economics in favour of heavily subsidising and protecting domestic manufacturing.
 3. Recognise the need to diversify Australia's trade partner base, particularly toward like-minded liberal democracies.

Moved: Young Liberal Council

- 2.** That the 2023 State Convention of the Liberal Party of Australia, NSW Division RESOLVE, by ordinary motion, to:
1. Recognise that members of the Liberal Party elected to parliament need to better reflect the diverse make-up of modern Australian society in order to increase electoral appeal;
 2. Call on the Liberal Party to implement a UK Conservative Party-style 'Selection List' to increase opportunities for women and culturally diverse candidates to enter politics; and
 3. Reject the introduction of hard gender and identity quotas as these measures are contrary to the Liberal value of merit.

Moved: Young Liberal Council

- 3.** That the 2023 State Convention of the Liberal Party of Australia, NSW Division RESOLVE, by ordinary motion, to:
1. Condemn the Federal Labor Government's Communications Legislation Amendment (Combatting Misinformation and Disinformation) Bill 2023 for the chilling effect it would have on freedom of expression; and
 2. Affirm our resolve to defend those most basic freedoms in a parliamentary democracy - especially freedom of expression.

Moved: Young Liberal Council

- 4.** That the 2023 State Convention of the Liberal Party of Australia, NSW Division RESOLVE, by ordinary motion, to:
1. Recognise:
 - a. That every worker and business has individual circumstances and priorities;
 - b. The Australian industrial relations system should support flexibility, productivity and individual choice in the workplace; and
 - c. Industry-wide strike actions crippled the Australian economy for decades in the past;
 2. Oppose the Federal Labor Government's union-led industrial relations reforms;
 3. Oppose any moves towards compulsory multi-employer bargaining or industry-wide strike action; and
 4. Support reform to the industrial relations framework that encourages further flexibility and productivity, including the modification of the Better Off Overall Test.

Moved: Young Liberal Council

- 5.** That the 2023 State Convention of the Liberal Party of Australia, NSW Division RESOLVE, by ordinary motion, to:
- Call upon the State Parliamentary Party to develop a comprehensive housing policy to address the housing crisis, including but not limited to:
- a. Supporting the NSW Government's plan to privatise vacant Crown Land to enable housing development;
 - b. Rewarding councils for meeting housing targets by providing a building bonus;
 - c. Imposing a '*NIMBY penalty*' on councils that fail to meet their housing targets by withholding infrastructure dollars;
 - d. Rezoning all lots within a 5-minute walking radius of existing train and metro stations in Greater Sydney according to R4 High Density;
 - e. Rezoning all lots within a 10-minute walking radius of existing train and metro stations in Greater Sydney according to R3 Medium Density;
 - f. Rezoning lots within a 5-minute walking radius of a light rail stop within Greater Sydney and Newcastle to R3 Medium Density;
 - g. Undertaking a council land audit whereby councils must submit a portfolio of all land holdings for a suitability assessment by the State Government and if not approved the State Government may commence steps towards acquiring the land;

- h. Undertaking steps towards abolishing Local Environmental Plans (LEP) and Development Control Plans (DCP) in favour of an integrated standardised planning solution where planning controls are linked to zoning;
- i. Moving Development Application (DA) approvals to a state level and imposing mandatory deadlines by which the DA must be resolved by; and
- J. Reforming the Heritage Act 1997 (NSW) to prevent arbitrary heritage protection orders being issued to prevent housing development.

Moved: Young Liberal Council

- 6.** That the 2023 State Convention of the Liberal Party of Australia, NSW Division RESOLVE, by ordinary motion, to:
- 1. Acknowledge that inflation is an insidious disease, and any resulting bracket creep is an unfair tax on ordinary families.
 - 2. Call on the Federal Government to reaffirm its commitment to the Stage 3 tax cuts as a measure to ensure real taxes do not rise.
 - 3. Call for the indexation of tax bracket thresholds to inflation, in order to eliminate the issue of bracket creep.

Moved: Young Liberal Council

- 7.** That the 2023 State Convention of the Liberal Party of Australia, NSW Division RESOLVE, by ordinary motion, to:
- 1. Note that existing State-based taxation powers are inefficient methods of raising revenue such as Stamp Duty and Payroll Tax, and that these taxes adversely affect employment, wage growth and housing affordability;
 - 2. Call on the Federal Government to address the vertical fiscal imbalance in the Federation by:
 - a) Establishing a 'State income tax surcharge' which would provide untied revenue directly to the States;
 - b) Reducing general income tax rates in accordance with the agreed surcharge rate;
 - c) Providing States with a capacity to periodically vary the surcharge they impose to encourage a more competitive federal system; and
 - d) Reducing existing tied grants that apply to State spending responsibilities in accordance with the increased State revenue received via the 'surcharge';

- 3. Call on the Federal Government to further reduce Commonwealth-State administrative burdens by:
 - a) Rationalising the number of National Partnership Agreements, and streamlining/reducing reporting requirements; and
 - b) Abolishing the National Federation Reform Council and transferring its reporting role and staff to the Productivity Commission.

Moved: Young Liberal Council

- 8.** That the 2023 State Convention of the Liberal Party of Australia, NSW Division RESOLVE, by ordinary motion, to:
- Condemn the Federal Labor Government's recent change in its policy towards Israel's disputed territory on the West Bank and in this respect calls on the Federal Member of the House of Representatives for Wentworth to fulfil her election promise to support the Jewish community in Sydney and Australia's ally Israel.

Moved: Wentworth FEC

- 9.** That the 2023 State Convention of the Liberal Party of Australia, NSW Division RESOLVE, by ordinary motion, to:
- Support the Coalition's new policy position on nuclear power as part of the energy mix for Australia moving forward.

Moved: Wentworth FEC

- 10.** That the 2023 State Convention of the Liberal Party of Australia, NSW Division RESOLVE, by ordinary motion, to:
- Call on the Federal Labor Government hand back power to the Australian states and territories in return for an agreement by the States to abolish payroll taxes and stamp duties, as well as agreement that Australian states and territories will fund health, education and infrastructure.

Moved: Mona Vale Branch

Explanatory Note:

Under Australia's Federation the vast majority of government services are supplied by State Governments. However, the 80 per cent of tax revenue is collected by the Federal Government.

This fact has created a number of distortions in our public debate, politics, elections and inefficiencies.

In terms of elections at a state level political parties are encouraged to promise more money for services and groups full well knowing that the bill will mostly be paid for by the Federal Government. At Federal elections, there is an incentive to advocate for lower taxes and greater spending on social welfare transfer programs knowing that cuts will need to be explained by the service deliverer at a state level.

This funding and taxation system creates inefficient duplication. Canberra has a department of education that runs not a single school, a department of health that does not run a single hospital, a department of infrastructure that does not build any infrastructure and the list goes on. All of these departments cost billions of dollars to run.

As the Liberal Party we believe in subsidiarity, that is services are best delivered by the government level closest to the people using it. The problem with federal funding is that it inevitably leads to central control of the service, for example the national curriculum that has the absurd result of trying to teach people in Broome exactly the same way you would teach someone in the southern suburbs of Hobart.

Competitive federation is another liberal ideal that when applied allows for division of power, greater control by the end user, experimentation and choice when systems fail. When there is central control the system fails everywhere, there is no choice or escape and there is little to no experimentation. We have seen this played out in the education space.

- 11.** That the 2023 State Convention of the Liberal Party of Australia, NSW Division RESOLVE, by ordinary motion, to:

Propose that the employee share scheme should be treated under the capital gains tax.

Moved: Mona Vale Branch

Explanatory Note:

At the moment employee share schemes are taxed on unrealised profits, this makes it highly undesirable to have these schemes and denies people the opportunity to own a share of the company that they are helping build.

- 12.** That the 2023 State Convention of the Liberal Party of Australia, NSW Division RESOLVE, by ordinary motion, to:

Call for the adoption of the United Kingdom policy of school academies with individualised curriculums and funding models that encourage and permit experimentation in education and promote excellence in outcome.

Moved: Mona Vale Branch

- 13.** That the 2023 State Convention of the Liberal Party of Australia, NSW Division RESOLVE, by ordinary motion, to:

Call for the adoption of a policy of deregulating the retail corporate bond market to allow for corporates to issue bonds to retail investors so that retirees have guaranteed income in the later part of their retirement planning.

Moved: Mona Vale Branch

- 14.** That the 2023 State Convention of the Liberal Party of Australia, NSW Division RESOLVE, by ordinary motion, to:

Recognise that compulsory superannuation has failed to deliver its promised savings in reduced expenditure on the pension and adopt a policy of reducing the superannuation guarantee levy to 5 per cent consistent with the modelling undertaken by the Grattan Institute.

Moved: Mona Vale Branch

Explanatory Note:

When added to income tax rate, the superannuation guarantee levy makes Australians the second highest taxed income earners in the world, and fees paid to superannuation trustees now represent a greater expenditure by households than water, council rates, energy or waste fees.

- 15.** That the 2023 State Convention of the Liberal Party of Australia, NSW Division RESOLVE, by ordinary motion, to:

Support a value capture model to fund future infrastructure projects to ensure that there is alignment between development and transport infrastructure, noting that such a scheme will ensure that there is alignment between development and transport infrastructure.

Moved: Mona Vale Branch

- 16.** That the 2023 State Convention of the Liberal Party of Australia, NSW Division RESOLVE, by ordinary motion, to:

Support a service bidding system similar to the Northern Beaches Hospital for provision of health care services.

Moved: Mona Vale Branch

- 17.** That the 2023 State Convention of the Liberal Party of Australia, NSW Division RESOLVE, by ordinary motion, to:

Support proper funding for pharmacies to provide 60-day scripts.

Moved: Mona Vale Branch

- 18.** That the 2023 State Convention of the Liberal Party of Australia, NSW Division RESOLVE, by ordinary motion, to:

Support a reduction in the Medicare rebate for telehealth services.

Moved: Mona Vale Branch

- 19.** That the 2023 State Convention of the Liberal Party of Australia, NSW Division RESOLVE, by ordinary motion, to:

Support providing funding and a regulatory framework to allow pharmacists to provide more frontline services, especially in under serviced areas, with such extra funding to be paid for out of a reduction to the telehealth rebate.

Moved: Mona Vale Branch

- 20.** That the 2023 State Convention of the Liberal Party of Australia, NSW Division RESOLVE, by ordinary motion, to:

Support a full review by an external auditor of Medicare rebates especially for specialists in areas like ophthalmology that have not taken into account advances in technology.

Moved: Mona Vale Branch

- 21.** That the 2023 State Convention of the Liberal Party of Australia, NSW Division RESOLVE, by ordinary motion, to:

Support, in conjunction with income tax reform, removing GST revenues provided to Australian states and territories and instead remitting that revenue to the Commonwealth, further broadening the tax to include other goods and services currently tax-free as long as low-income earners can be compensated for such a change.

Moved: Mona Vale Branch

- 22.** That the 2023 State Convention of the Liberal Party of Australia, NSW Division RESOLVE, by ordinary motion, to:

Support replacing current welfare support with a universal basic income and negative income tax.

Moved: Mona Vale Branch

- 23.** That the 2023 State Convention of the Liberal Party of Australia, NSW Division RESOLVE, by ordinary motion, to:

Support the reduction of the corporate tax rate to 20 per cent.

Moved: Mona Vale Branch

- 24.** That the 2023 State Convention of the Liberal Party of Australia, NSW Division RESOLVE, by ordinary motion, to:

Abolish the banking levy and the government guaranteed up to \$250,000.

Moved: Mona Vale Branch

- 25.** That the 2023 State Convention of the Liberal Party of Australia, NSW Division RESOLVE, by ordinary motion, to:

Support the repeal of the ban on consideration of nuclear energy in Australia.

Moved: Mona Vale Branch

- 26.** That the 2023 State Convention of the Liberal Party of Australia, NSW Division RESOLVE, by ordinary motion, to:

Support the repeal of the section of the Climate Change Act 2022 (Cth) that does not allow nuclear energy to be considered as part of any proposal to reduce emissions.

Moved: Mona Vale Branch

- 27.** That the 2023 State Convention of the Liberal Party of Australia, NSW Division RESOLVE, by ordinary motion, to:

Support a comprehensive review of all scheduled medicine with a view to recategorising as many as possible consistent with international standards so as to reduce demand on our already stretched general practitioner network.

Moved: Mona Vale Branch

- 28.** That the 2023 State Convention of the Liberal Party of Australia, NSW Division RESOLVE, by ordinary motion, to:

Condemn the Hon Chris Bowen MP's, proposal to reintroduce tariffs in the form carbon border adjustment charges.

Moved: Mona Vale Branch

- 29.** That the 2023 State Convention of the Liberal Party of Australia, NSW Division RESOLVE, by ordinary motion, to:

Support redirecting ABC and SBS funding into a quality journalist and culture fund that will allow all journalists to bid for funding on the basis of value to the Australian people and the interests of its people.

Moved: Mona Vale Branch

- 30.** That the 2023 State Convention of the Liberal Party of Australia, NSW Division RESOLVE, by ordinary motion, to:

Support the abolition of the Australian Charities and Not for Profit Commission.

Moved: Mona Vale Branch

- 31.** That the 2023 State Convention of the Liberal Party of Australia, NSW Division RESOLVE, by ordinary motion, to:

Support a review of the granting of taxpayer funds to advocacy groups.

Moved: Mona Vale Branch

- 32.** That the 2023 State Convention of the Liberal Party of Australia, NSW Division RESOLVE, by ordinary motion, to:

Support the distribution of funding for sporting and cultural activities through a voucher system and, as such, condemns the NSW Labor Government for its regressive step to abolish, and severely limit, the active kids voucher.

Moved: Mona Vale Branch

- 33.** That the 2023 State Convention of the Liberal Party of Australia, NSW Division RESOLVE, by ordinary motion, to:

Support the review of all university courses where the curriculum promotes the principle that people should be judged on the basis of immutable characteristics such as skin colour, race, gender or other characteristics.

Moved: Mona Vale Branch

- 34.** That the 2023 State Convention of the Liberal Party of Australia, NSW Division RESOLVE, by ordinary motion, to:

Support the review of the funding of any government-funded course that promotes or teaches as being correct the idea that we can be held guilty for behaviour performed by other people even if they were ancestors.

Moved: Mona Vale Branch

- 35.** That the 2023 State Convention of the Liberal Party of Australia, NSW Division RESOLVE, by ordinary motion, to:

Support the immediate implementation of the recommendations made in the Select Committee on Australia as a Technology and Financial Centre report (the Bragg Report) on block chain regulation and condemn the Australian Labor Party, Australian Greens, and the allegedly loosely-aligned Teal independent Members of Parliament for blocking it.

Moved: Mona Vale Branch

- 36.** That the 2023 State Convention of the Liberal Party of Australia, NSW Division RESOLVE, by ordinary motion, to:
1. Call upon the Federal and NSW Labor Governments remove the Illawarra Renewable Energy Zone (REZ) and the Hunter-Central Coast REZ from all future planning of Renewable Energy Projects such as Solar and Wind Farms that are so close to Sydney, the Sutherland Shire, Wollongong, and Newcastle and Hunter Coastal areas; and
 2. Unreservedly object to the Illawarra REZ and the Hunter-Central Coast REZ being constructed at all, on both economic and environmental grounds, and that small modular nuclear reactors should be investigated as the alternative.

Moved: Cronulla Branch

- 37.** That the 2023 State Convention of the Liberal Party of Australia, NSW Division RESOLVE, by ordinary motion, to:
- Call upon the Federal Parliamentary Party to consider the impact of coercive control in proceedings brought in the Federal Circuit and Family Court of Australia and decisions made by that court pursuant to the Family Law Act 1975 (Cth) in the following contexts:
- a. Parenting proceedings and decisions under Part VII Family Law Act 1975 (Cth);
 - b. Property proceedings and decisions under Part VII and Part VIIIAB Family Law Act 1975 (Cth); and
 - c. The conduct of proceedings and decisions under Part XIB Family Law Act 1975 (Cth).

Moved: Cooper Park Branch

- 38.** That the 2023 State Convention of the Liberal Party of Australia, NSW Division RESOLVE, by ordinary motion, to:
- Call upon the Federal Parliamentary Party to support amendments to the Family Law Act 1975 (Cth) to provide for the definition of abusive behaviour to included that provided in the Crimes Legislation Amendment (Coercive Control) Act NSW 2022 (s54F) and for this definition to impact parenting and property proceedings and the conduct of parties in those proceedings before the Federal Circuit and Family Court of Australia.

Moved: Cooper Park Branch

- 39.** That the 2023 State Convention of the Liberal Party of Australia, NSW Division RESOLVE, by ordinary motion, to:

Note that superannuation funds have made more than \$114.5m in political payments to unions since mid-2006 according to the Australian Electoral Commission and calls for:

- a. Super funds to be banned from using members' funds to make political payments;
- b. Industry Super Funds to be classified as a significant third-party campaigners under the Commonwealth Electoral Act 1918 (Cth); and
- c. The Labor Party to stop governing solely for their favourite vested interests.

Noting that the union movement have consistently been the biggest donors to the Australian Labor Party.

Moved: Woollahra Branch

- 40.** That the 2023 State Convention of the Liberal Party of Australia, NSW Division RESOLVE, by ordinary motion, to:
1. Acknowledge the importance of Western Sydney to the NSW economy and to winning elections;
 2. Acknowledge that in order to be competitive at the next state or federal election, Western Sydney needs to be a part of the Party's policy platform; and
 3. Call on the Division's State Executive to create a new committee to drive this platform and that the new committee be established in the following manner:
 - i. The new committee is to be called the 'Western Sydney Policy Committee' (WSPC);
 - ii. NSW State Executive will appoint 10 members of the Party to be committee members, and those members are to elect a chair from amongst themselves;
 - iii. All members to be selected to be on the WSPC are to live in Western Sydney constituencies;
 - iv. The WSPC is to be responsible for providing a clear policy platform for Western Sydney that improves residents' lives and increases the Party's competitiveness in the area; and
 - v. Any policy passed by the WSPC is to be submitted as a motion to a General Meeting of State Council to allow for delegates to vote on the proposal.

Moved: Macarthur Young Liberal Branch

- 41.** That the 2023 State Convention of the Liberal Party of Australia, NSW Division RESOLVE, by ordinary motion, to:

Call on the Federal Liberal Parliamentary Party adopt the (Un) Taxing Child-care policy paper developed by UNSW academics Rosalind Dixon, Richard Holden & Melissa Vogt and the Saving (and) Care Closing the Gender Gap in the Australian Superannuation System Policy paper developed by UNSW academics Rosalind Dixon, Richard Holden & Lachlan Peake.

Moved: Berry Branch

Explanatory Note:

The Liberal Party believes in work and prosperity for ALL Australians, this requires policy that helps drive the economy, incentivise workforce participation and provide households with choices for them to be able to make the best decisions for their circumstances rather than be dictated to by government.

The Human rights commission states that the current gender pay gap is 17.2% whilst superannuation which is directly linked to paid work shows that the current average superannuation payout for a women is a third of the payout for men - \$37,000 compared with \$110,000. Action by government is required to close these gaps.

The Federal Liberal Parliamentary Party should consider a suite of policy to improve equity and choice for households in relation to workforce participation, pay and superannuation. The policies should take into consideration how households can have greater choice regarding how and when they participate in paid and voluntary work, caring responsibilities, and further study. To minimize cases where one partner in the household is faced with limits in carer progression, salary growth and superannuation contributions due to caring obligations the Liberal party should consider policies which incentivises households to participate to their full potential in the workforce, allow for equality from investments such as superannuation.

The current Childcare Subsidy System (CSS) does not provide fair access for families who cannot easily access childcare due to remote rural and regional locations and those who work nonstandard weekday 9am – 5pm hours. This includes but is not limited to Tradespeople, Real Estate agents, Pharmacists, Doctors, Nurses, Retail, Tourism and Hospitality sector workers and other shift workers.

Introducing the option for families to use a tax-deductible, flexible, in-home care options will drive workforce participation. Estimates provided in the (Un) Taxing Child-care report indicate the policy could generate a \$3.9 billion economic output (roughly the equivalent of the Australian Diary Industry).

Current Australian taxation rules only allow for a partner to claim a tax offset of up to \$540 to per year on behalf of your spouse (Married or defacto) if their income is below \$40,000. Changes to increase this allowable tax offset amount and threshold would improve the superannuation gender gap.

By supporting policy that reduces the gender pay and superannuation gap the Liberal Party will have a platform by which they can appeal to female voters which were lost to the party at previous elections.

- 42.** That the 2023 State Convention of the Liberal Party of Australia, NSW Division RESOLVE, by ordinary motion, to:

1. Request for a Formal Inquiry to recognise the gravity of the issues within the strata scheme system and the profound impact on the lives of NSW citizens;
2. Call upon the Government of the day to support the initiation of a formal inquiry into the strata system in NSW;
3. Propose an inquiry into bullying within strata and the overall conduct of strata schemes;
4. Advocate for the inclusion of a clear and strict code of conduct in the Strata Scheme Management Act to combat bullying and abuse within strata schemes, with strong enforcement mechanisms;
5. Propose the establishment of a dedicated body with qualified legal representatives to address strata disputes and enforce orders promptly;
6. Propose that non-compliance with orders should result in automatic enforcement without further NCAT hearings, and penalties for those who ignore orders;
7. Advocate for the reinstatement of council oversight for strata defects, rectifications, and renovations;
8. Provision for forensic accounting to be undertaken by Order when there is any indication of misappropriation or mismanagement of funds;
9. Recommend that expenditures exceeding \$10,000 require voting by 80% owner-voting threshold;
10. Propose that any payments for invoices related to non-urgent works, which have not been approved by the owners, should be deemed an automatic breach, subject to fines;
11. Suggest that legal dispute costs be capped in relation to NCAT hearings for the above;
12. Propose implementing compulsory education and evaluations, as well as establishing clear codes of conduct for committee members, similar to the Duties of Directors outlined in the Corporations Act 2001 (Cth);
13. Advocate for limits on the tenure of strata committee members;
14. Call for a fair and balanced approach in holding committee members accountable, similar to the punitive measures applied to owners in NCAT;
15. Advocate for more detailed agendas and minutes of strata meetings to ensure transparency;
16. Suggest recording all strata meetings and providing them via a website with owner access;
17. Call for the mandatory provision of information regarding strata minutes, meetings, agendas, correspondence, fines, and tribunal orders to all owners, including investors or absent owners;

18. Propose a complete digital transparency policy to encourage honest reporting and conduct;
19. Advocate for anonymous strata voting and suggest implementing an 80% owner-voting threshold to prevent intimidation and discrimination based on fear
20. Recommend that strata managers be more independent of committees and accountable to all owners;
21. Call for strata managers to be legally-bound to perform in a non-discriminatory manner;
22. Propose that Fair Trading take stronger action, including license removal, against strata managers found in breach more than twice;
23. Note that sales of all strata lots must come with a Common property defects certificate and report, a certificate from the Strata manager and committee declaring there to be no outstanding issues, bylaws, conflicts that will be inherited by a new purchaser. It is impossible for buyer beware in strata as the owner purchaser would need to be either an archaeologist or investigative detective to find these issues in Strata searches if they are hidden and not included in the minutes. Taking the Strata manager to the tribunal over flawed or inadequate Strata searches can sometimes be more costly than the issues themselves. How does one know if items are not included when one does not know of the existence of these items. The new purchaser does not want to take their building management on in a legal dispute the minute they move in. They should not have to pay for legal action regarding issues that were not transparent on purchase or not resolved decades ago. When a person purchases a property, they are already financially stretched by the purchase how are they then supposed to ramp up legal action against the building where they wanted to live in peace and start a new life;
24. Advocate for the inclusion of a Common Property Defects Certificate and report with all strata lot sales;
25. Propose a certificate from the Strata manager and committee declaring no outstanding issues, bylaws, or conflicts;
26. Call for comprehensive transparency in Strata searches for prospective buyers; and
27. Propose requesting a thorough review of the conduct and actions of strata stakeholders to ensure they align with the best interests of strata owners.

Moved: East Sydney Branch

Explanatory Note:

In New South Wales (NSW), approximately 1.2 million people currently live within 84,000 strata schemes. Projections indicate that by 2040, half of Greater Sydney's population will reside in strata schemes. Despite this substantial and growing demographic, there exists

a pressing issue: the lack of adequate protections for individual owners facing potential abuse of power by Strata Committees and the lack of accountability applied to breaches and misconduct.

Issues at Hand:

1. Abuse of Power: The latitude given to committee members under qualified privilege, along with the limited application of damages, provides a green light for continued abuse of power within strata schemes.
 2. Lack of Accountability: The system of self-regulation within strata communities often leads to issues of racism, discrimination, favouritism, ignorance, double standards, and bullying. There is no guarantee that committees, building managers, and strata managers always act in good faith.
 3. Ineffective Dispute Resolution: The responsibility for enforcing the Strata Schemes Management Act (SSMA) currently falls on individual owners, who often must spend substantial amounts of their own funds. In many cases, owners are reaching into their superannuation and pension to fund their disputes. The NSW Civil and Administrative Tribunal (NCAT) is inconsistent in its application of the law, and disputes can become endless cycles.
 4. Mental Health Impact: The ongoing disputes and lack of effective resolution mechanisms have taken a toll on the mental health and wellbeing of strata owners.
- 43.** That the 2023 State Convention of the Liberal Party of Australia, NSW Division RESOLVE, by ordinary motion, to:
- Review and consider the Rural and Regional Members Survey Report including considering the:
1. Creation of a communication channel to offer the party greater utilisation of rural and regional conferences in identifying local issues and providing regular feedback to the local, state, and federal liberal party representatives;
 2. Creation of candidate and campaign school programmes tailored to rural and regional areas; and
 3. Organisation of a debate on how the coalition agreements are made and how this impacts rural and regional campaigns.

Moved: Rural and Regional Committee

A New Hope 2023 State Convention

THANK YOU

NSW Secretariat

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