

One aim of the new legislation is to provide clarity on what might have been considered a grey area in the past.

The information is contained in *Sections 109 & 110 of the Strata Schemes Management Act 2015 (NSW)*, and *Clause 28 of the Strata Schemes Management Regulation 2016 (NSW)*.

WORKS DEEMED MINOR RENOVATIONS

- + renovating a kitchen
- + changing recessed light fittings
- + work involving reconfiguring walls
- + installing or replacing wiring or cabling or power or access points
- + installing or replacing wood or other hard floors
- + Removal of carpet from floors

Installation of

- + a rain water tank
- + a clothesline
- + reverse cycle split system air conditioner
- + double or triple glaze windows
- + a heat pump
- + ceiling insulation

The by-laws for your scheme may prescribe additional work that is to be considered a minor renovation.

WRITTEN REQUEST

The owner must provide the following information for consideration:

- ✓ details of the work, including copies of any plans
- ✓ duration and times of the work
- ✓ details of the persons carrying out the work, including qualifications to carry out the work
- ✓ arrangements to manage any resulting rubbish or debris

AUTHORITY TO APPROVE

An owner is able to obtain approval by either

- + Ordinary resolution (majority vote) at a general meeting; or
- + Resolution of the strata committee *if* the by-laws of the scheme permit this.

It is important to agree to the level of “details of the work” that can be applied in a consistent manner for all owners. Best practise guidance from your Strata Plus strata manager will assist with this and also provide possible after event considerations.

OWNER DUTY

The owner must repair any damage to common property in a competent and proper manner.

WORKS THAT ARE NOT MINOR RENOVATIONS

- + Cosmetic works
- + Works requiring a common property by-law
- + Works involving structural changes
- + Works changing the external appearance of the lot, including access ramps
- + Works involving waterproofing

WORKS CONSIDERED COSMETIC WORKS

The following works do not require approval from the owners corporation

- + Installing or replacing
 - o Hooks, nails, screws for hanging on the walls
 - o Handrails
 - o Built-in wardrobes
 - o Internal blinds and curtains
- + Filling minor holes & cracks in internal walls
- + Painting
- + Laying carpet

Your existing by-laws need to be referred to as they will prevail for any items listed above.

If you have any questions, simply contact your Strata Plus strata manager.