

MINOR RENOVATIONS

The relevant information for minor renovations 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 can 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 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



STRATA RESOURCES

It is important to note that your existing by-laws will prevail for any items listed above.

If you have any questions, simply contact your [Strata Plus strata manager](#).