



Strata Reform 2016



Fact Sheet #2 – COMMON PROPERTY CHANGES

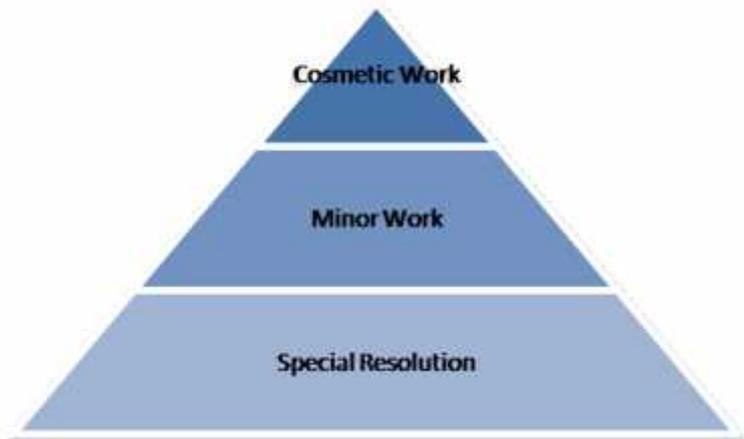
+ NEW RELEVANT LEGISLATION

Sec. 108-110 of SSMA and Clause 27& 28 of regulations

+ THREE TIER PROCESS

At a Glance

- Three Tier Process
- New additions to the Act are Minor Renovations and Cosmetic Works
- Minor Renovation requires ordinary resolution.
- Cosmetic Works requires no approval.



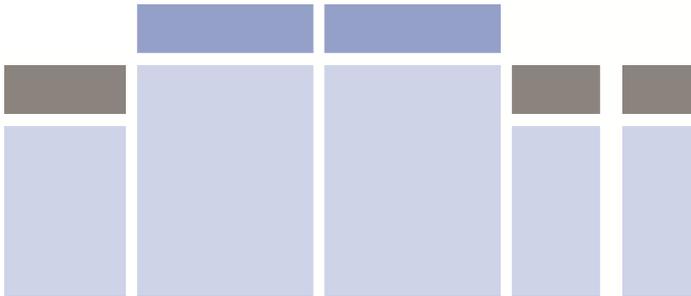
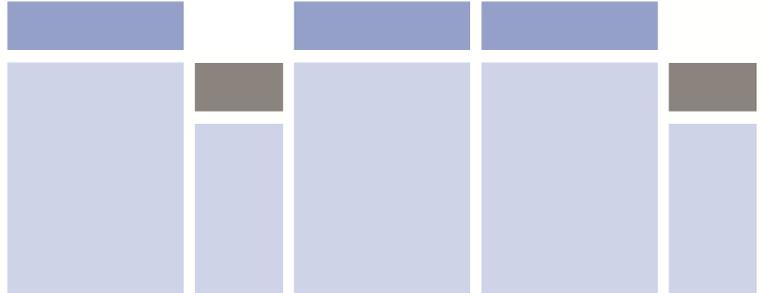
+ CHANGES TO COMMON PROPERTY

Sec. 108 of the new legislation contains specifics relating to Changes of the Common Property.

The Owners Corporation (OC) or lot owner may add to, alter, or erect a new structure on the common property for the purpose of improving or enhancing the common property. Such changes require a special resolution.

A Motion should specify who is responsible to maintain the area concerned, otherwise OC is responsible for the ongoing maintenance. The by-law regarding ongoing maintenance of the common property is only effective if the OC obtains written consent from the lot owner and the OC makes the by-law. The by-law cannot be amended or removed unless written consent obtained from the owner concerned





+ MINOR RENOVATIONS BY OWNER

The specifics of Minor Renovations by Owners is detailed in Section 110 of new Act and Clause 28 of new regulations. This is a new initiative to make it easier of the OC to manage applications.

Works classified as Minor Renovations under this section require an ordinary resolution at general meeting (no by-law or special resolution). The approval may be subject to reasonable conditions imposed by the OC but approval cannot be unreasonably withheld.

+ MINOR WORKS INCLUDE BUT NOT LIMITED TO:

- Renovating a kitchen
- Changing recessed light fittings
- Installing or replacing wood or other hard floors
- Installing or replacing wiring or cabling or power points
- Work involving reconfiguring walls

The OC can add to list of Minor Renovations but only with a by-law and only if works are not structural.

+ WRITTEN NOTICE OF INTENDED WORK MUST INCLUDE:

- Details of work, including any plans
- Duration and times of work
- Details carrying out the work, including relevant qualifications
- Arrangements to manage any resulting rubbish or debris

+ COSMETIC WORKS BY OWNER

Cosmetic work by owners is contained in section 109 of new Act. A lot owner can carry out cosmetic work on common property in connection to the owner's lot **WITHOUT** approval of the OC.

+ COSMETIC WORKS INCLUDE BUT NOT LIMITED TO:

- Installing or replacing hooks, nails or screws for hanging pictures
- Installing or replacing handrails
- Painting
- Filling minor holes and cracks in internal walls
- Laying Carpet
- Installing or replacing built in wardrobes
- Installing or replacing internal blinds and curtains

The by-laws of a strata scheme may specify additional work to be classified as Cosmetic Works

+ NOT CONSIDERED TO BE COSMETIC WORK

- Work that consists of minor renovations
- Work involving structural changes
- Work that changes the external appearance of a lot
- Work that detrimentally effects safety of lot or common property
- Work involving waterproofing or the plumbing or exhaust system
- Work involving reconfiguring walls

