

Fact Sheet - types of renovations

Cosmetic Work	Minor Renovations	Major Renovations
<p>Owners can do cosmetic work without approval. This includes day-to-day work such as:</p> <ul style="list-style-type: none"> • Installing or replacing hooks, nails or screws for hanging paintings or other things on walls; • Installing or replacing handrails within your lot; • Interior painting; • Filling minor holes and cracks in internal walls; • Laying carpet; • Installing or replacing built-in wardrobes; • Installing or replacing internal blinds and curtains. <p>Refer to Section 109 of SCM Act 2015</p>	<p>Minor renovations include:</p> <ul style="list-style-type: none"> • Renovating a kitchen • Changing recessed light fittings. • Installing or replacing wood or other hard floors • Changing internal walls. • Installing a clothesline or reverse cycle air conditioner; • installing or replacing wiring or cabling or power or access points; • work involving reconfiguring walls. <p>Refer to Section 110 of SCM Act 2015</p> <p>TIP Lot owners must get the approval of the owners corporation by general resolution before any work can commence. Alternatively, if the scheme passed a by-law allowing the strata committee to approve minor renovations; strata committee's approval is required prior to commencement of work.</p>	<p>All the work that is not covered under cosmetic or minor require the permission of the owners corporation by a special resolution at a general meeting; a special by-law permitting the work might be required. Examples of major renovations:</p> <ul style="list-style-type: none"> • Work involving structural changes. • Work that changes the external appearance of a lot, including the installation of an external access ramp. • Work involving waterproofing. • Work for which consent or another approval is required under any other Act. • Work that is authorised by a by-law made under this Part or a common property rights by-law. <p>Any other work prescribed by the regulations for the purposes of this subsection.</p>

Fact Sheet - additional information

Design & Building Practitioners Act 2020 – prior to applying for renovations, the owner needs to check with the builder if proposed work falls under Design & Building Practitioners Act 2020 and to ensure all relevant documents and certificates are obtained.

Flooring - If no specific by-law exists, in order to prevent the transmission of noise between apartments, all flooring installations must include an acoustic underlay that complies with a noise isolation equal or better than that specified in the current National Construction Code.

Plan or design of proposed works – identify which walls, door or partitions will be removed, altered or installed, any changes to existing services and location of any new pipes or conduits.

Wall removal – structural qualified constants written advice required to confirm if the wall is structural / non structural

Air- conditioner – brand and model of Air- conditioner, system specification, details of cooling unit condensation run-off to drainage, details of pipes, conduit wall penetrations, sketch of where indoor and outdoor cooling units locations, certification of noise level

Schedule of Fees

Bright & Duggan is engaged by the owners corporation to manage the common property and the affairs of the owners corporation. In order for us to provide assistance with your renovations application, additional fees may be payable.

Additional fees may apply for:

- to process the application;
- to create a by-law (solicitor);
- to register the by-law with NSW LRS;
- if a meeting is required extra charges are for disbursements, postage of agenda and minutes, phone calls, meeting preparation, attendance, printing & posting.