

Renovations

In some cases a bond and/or a works bylaw (for exclusive use of common property) may be required for particular renovations. This can take more than two weeks to put in place, so the sooner you write to us with details as to what you propose to do, the more likely you can start on the date planned.

The scheme should always be informed of proposed work, first to help you reduce the impact on other residents, but secondly if you interfere with common property then action may be taken by the Owners Corporation via the Office of Fair Trading (OFT). Far better to know what the rules are before you start so as to avoid additional costs, or an order from the OFT to reinstate common property at your expense. If you are looking to remove a wall, then an engineer's drawing and letter from them confirming that no damage will result to common or personal property will be required at the time you apply. The engineer must also undertake to provide a structural certificate (SC) on completion. Schemes and local councils prefer such engineers to be NPER, i.e. they are on the National Professional Engineers Register.

There are no guarantees that a scheme will approve a renovation application, but if you follow these guidelines you increase your prospects, as they see you are mindful of the impact of what you propose, as well show that you are acting responsibly to protect the scheme and other owners interests. We have provided a lot more information on this topic in Newsletter 7 (see link below). Please read this so you know how to suitably protect yourself **BEFORE** appointing a contractor. Newsletter 7 - <http://www.prostrata.com.au/files/May112012.pdf>