

IMPROVEMENTS TO YOUR LOT

Want to renovate, add NBN, solar etc. In brief here's what you need to know.

- Living in a strata (body corporate) environment means shared governance and communal infrastructure. Any changes—whether to your private lot or to areas shared by all—may require formal approval. Here's a brief breakdown of when approval is needed. **Need help:** check the Bylaws, speak to a committee member, the caretaker or Ernst our strata manager.

1. Renovations & Alterations

- **Cosmetic updates**—such as repainting internal walls, replacing curtains, or hanging pictures—often don't need approval, but it's always wise to check.
- **Minor renovations**—like changing internal non-structural walls, rewiring, or light fixture upgrades, generally require approval, typically via the committee.
- **Major renovations**—such as structural changes, altering external facades, or renovating kitchens and bathrooms, always require formal approval—usually via the committee or sometimes a resolution at a general meeting.

2. Changes Affecting Common Property

Any alteration that impacts common property—such as balconies, external walls, landscaping, or shared utilities, installation or replacement of solar panels or solar batteries, NBN installation—must be approved by the body corporate.

3. Special Use or Exclusive Rights

If you want to install or replace equipment (for example, air conditioning units, or solar panels/batteries) in common areas, or if you're seeking to use part of the common property, approval is required firstly through committee then possibly at an EGM or AGM.

4. Process, Bylaws & Consequences

- **Check Bylaws** -they outline what is allowed and how approval works.
- **Submit a formal application via your strata manager**—with details such as plans, timeframes, costs and contractor information. Ensure you submit this well in advance of the proposed works to allow sufficient time for approvals. You may be asked for further information or clarification. Application form can be found at <https://service.smartercommunities.com.au/applications-and-forms/general-improvement-application>.
- **Wait for resolution**—work should only start once approval has been granted and any conditions are adhered to.
- **Consequences**- may be as serious as removal of the improvement.

5. Why It Matters

Approval processes protect:

- The structural integrity of the building.
- Impacts on insurance premiums.
- Compliance with building and safety standards.
- Harmony within the community.