

Renovation Classification Definitions
(Section 2.6 of By Laws)

- (a) **“Cosmetic Work”** means an owner’s work which affects the common property in connection with their lot for the following purposes:
- (i) Installing or replacing hooks, nails, screws or the like for hanging paintings and other things on walls;
 - (ii) Installing or replacing handrails;
 - (iii) Painting;
 - (iv) Filling minor holes and cracks in internal walls;
 - (v) Laying carpet;
 - (vi) Installing or replacing built-in wardrobes;
 - (vii) Installing or replacing internal blinds and curtains;
 - (viii) Installing any locking or other safety device for protection of a lot against intruders;
 - (ix) Installing any screen or other device to prevent entry of animals or insects on the lot;
 - (x) Installing any locking or other safety device to improve safety within a lot;
 - (xi) Installing any device used to affix decorative items (e.g. framed paintings) to the internal surfaces of walls in a lot;
 - (xii) Any other work described in Section 109(2) of the Act;

but does not include:

- (A) Minor Renovations;
- (B) Work involving structural changes;
- (C) Work that changes the external appearance of a lot, including the installation of an external access ramp;
- (D) Work that detrimentally affects the safety of a lot or common property, including fire safety systems;
- (E) Work involving waterproofing or the plumbing or exhaust system of the building;
- (F) Work involving reconfiguring walls;
- (G) Work for which consent or another approval is required under any other legislation (e.g. development consent under the Environmental Planning and Assessment Act 1979);

(H) Any other work described in Section 109(5) of the Act.

(b) “**Minor Renovations**” means an owner’s work which affects the common property in connection with their lot for the following purposes:

- (i) Renovating any room in a lot;
- (ii) Changing recessed light fittings;
- (iii) Installing or replacing wood or other hard floors;
- (iv) Installing or replacing wiring, cabling, pipes, or ducts
- (v) Installing or replacing power or access points;
- (vi) Work involving reconfiguring walls;
- (vii) Removing carpet or other soft floor coverings to expose underlying wooden or other hard floors;
- (viii) Installing a clothesline;
- (ix) Installing a reverse cycle split system air conditioner or ducted air conditioning system;
- (x) Installing double or triple glazed windows;
- (xi) Installing a heat pump or other hot water service;
- (xii) Installing ceiling insulation;
- (xiii) Installing an aerial, antenna, or satellite dish;
- (xiv) Installing a skylight, ventilation or exhaust fan or a whirlybird directly above a lot;
- (xv) Any other work described in Section 110(3) of the Act;
- (xvi) Any other work that is not:
 - (A) Cosmetic Work;
 - (B) Work involving structural changes;
 - (C) Work that changes the external appearance of a lot, including the installation of an external access ramp;
 - (D) Work involving waterproofing;
 - (E) Work for which consent or another approval is required under any other legislation (e.g. development consent under the Environmental Planning and Assessment Act 1979);
 - (F) Work that is authorised by a by-law made under Section 108 of the Act or a common property rights by-law;

(G) Any other work described in Section 110(7) of the Act;

but does include the work described in sub clauses (A) to (G) above.

(c) **“Major Renovations”** means an owner’s work which affects the common property for the following purposes:

(i) Structural changes;

(ii) Changes to the external appearance of a lot, including the installation of an external access ramp;

(iii) Waterproofing;

(iv) Work for which consent or another approval is required under any other legislation (e.g. development consent under the Environmental Planning and Assessment Act 1979);

(v) Work that is not Cosmetic Work or Minor Renovations.