

Strata Renovations and Repairs New COVID Rules

As announced by the NSW Government, from Saturday 31 July 2021 owners corporations and individual lot owners may commence renovations, repair and maintenance works subject to the following requirements.

Renovations

Renovations of homes where people are living can resume in Greater Sydney, including the Blue Mountains, Wollongong, Central Coast, and Shellharbour local government areas.

The restrictions that apply to repairs, maintenance and cleaning services will also change in Greater Sydney, including the Blue Mountains, Wollongong, Central Coast, and Shellharbour local government areas.

Exemptions to these new rules include local government areas of Blacktown, Campbelltown, Canterbury-Bankstown, Cumberland, Fairfield, Georges River, Liverpool and Parramatta.

In the local government areas where renovations, repairs and maintenance are permitted:

- In an outdoor area, no more than five (5) persons can undertake work at the same time
- In an indoor area, no more than two (2) persons can undertake work at the same time
- If work is occurring in an indoor area on the premises, and other persons (such as members of the household) are present at the premises, the other persons must stay in a separate indoor area of the premises from the persons undertaking the work at all times

Repairs, Maintenance and Cleaning

Any repairs, maintenance or cleaning that can be delayed should be rearranged. However, there are certain circumstances where repairs, maintenance or cleaning services are allowed, in line with the above rules and local government area restrictions, including if it is:

- Urgent to ensure the health, safety, or security of the premises or household
- an emergency
- For the installation, maintenance and repairs of essential utilities, including a water, gas, electricity, internet, television or telecommunications service
- For fire protection and safety
- Necessary to prepare an unoccupied place of residence for sale or lease

Recommendations

It is recommended that:

1. Tradesmen and contractors enter the building on a contactless basis and wear face masks at all times
2. All residents be notified when tradesmen and contractors will be in the building, and specifically on each floor
3. Where possible, tradesmen and contractors should use the fire escape stairs
4. Tradesmen and contractors provide proof that they do not reside in the local government areas of Blacktown, Campbelltown, Canterbury-Bankstown, Cumberland, Fairfield, Georges River, Liverpool and Parramatta;
5. Social distancing of 1.5m is adhered to at all times (as a minimum)
6. NSW Health guidelines are followed at all times
7. Tradesmen and contractors not enter a lift or common areas with residents of the building

8. Only essential work is undertaken, or work to a vacant/uninhabited unit being prepared for the sale or lease of the unit. All other work is to be delayed/deferred until guidelines change
9. A maximum of 2 contractors is permitted within a lot at any given time (please note that the Strata Communications Association – SCA – is seeking clarification on this matter for strata schemes – whether it is 2 per lot and not 2 per building)
10. A maximum of five (5) tradesmen or contractors work on the exterior of the building at any given time
11. Individual lot owners meet their tradesmen and contractors outside of the building and ensure compliance with all requirements

It is also recommended if renovations and/or repairs are being carried out that;

- Building management is advised with identification of the contractors onsite provided
- Building management also provide information to residents of any works being carried out in the building
- Building management confirm that any contractors entering the building are not from the restricted local government areas

For more information refer to the [NSW Government here](#).

For all NSW strata legal advice including by-laws, building defects and levy collections contact us [here](#) or call 02 9562 1266, we're happy to assist.