

# JAMESONS.

## Cosmetic Renovations

Renovation Type	Approval Required
Painting interior walls	No approval required
Laying carpet	No approval required
Installing/replacing internal blinds or curtains (excludes external balcony blinds)	No approval required
Installing/replacing screws, shelves, or hooks	No approval required
Installing/replacing built-in wardrobes	No approval required
Minor wall repairs (filling holes/cracks)	No approval required
Installing security devices (e.g., alarms, cameras)	No approval required

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## Minor Renovations

Renovation Type	Approval Required
Kitchen renovations (without relocating or installing new plumbing or structural changes)	Strata Committee Meeting / Approval approval*
Installing or replacing hard flooring (timber, tiles, hybrid)	Strata Committee Meeting / Approval + acoustic certification
Removing carpet or other soft floor coverings	Strata Committee Meeting / Approval approval*
Changing recessed lighting	Strata Committee Meeting / Approval approval*
Replacing power points, wiring, cables or ducts	Strata Committee Meeting / Approval approval*
Installing air conditioning	Strata Committee Meeting / Approval approval*
Installing a rainwater tank or clothesline	Strata Committee Meeting / Approval approval*
Installing ceiling insulation	Strata Committee Meeting / Approval approval*
Installing skylights, ventilation, or exhaust fans	Strata Committee Meeting / Approval approval*
Installing double or triple glazed windows	Strata Committee Meeting / Approval approval*
Installation of satellite dishes, TV aerials	Strata Committee Meeting / Approval approval*
Installing a heat pump or hot water service	Strata Committee Meeting / Approval approval*

\*Note: Approval by Strata Committee if delegated by by-law, otherwise requires General Meeting with Ordinary Resolution (50% majority)

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## Major Renovations

Renovation Type	Approval Required
Bathroom renovations (with waterproofing changes)	Owners Corporation approval (General Meeting & Special Resolution)
Structural alterations (removing or adding walls)	Owners Corporation approval (General Meeting & Special Resolution)
Modifying common property (windows, external doors)	Owners Corporation approval (General Meeting & Special Resolution)
Full kitchen renovations (including plumbing changes)	Owners Corporation approval (General Meeting & Special Resolution)
Installing or modifying plumbing or drainage	Owners Corporation approval (General Meeting & Special Resolution)
Major ceiling modifications	Owners Corporation approval (General Meeting & Special Resolution)
Installing skylights, ventilation or exhaust fans	Owners Corporation approval (General Meeting & Special Resolution)
Installing new recessed lighting (requiring structural work)	Owners Corporation approval (General Meeting & Special Resolution)
Work requiring council approval	Owners Corporation approval (General Meeting & Special Resolution)
Installing external balcony blinds	Owners Corporation approval (General Meeting & Special Resolution)

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## Important Notes:

- Deemed Approval: Minor renovations receive automatic approval if the Strata Committee doesn't provide written refusal within 3 months
- Record Keeping: All renovation approvals must be maintained for 10 years
- Digital Records: Specified renovation records must be maintained electronically

## Key Requirements:

- Notification: While cosmetic work doesn't require approval, courtesy notification to the Strata Manager is recommended
- External Appearance: Any work affecting the external appearance of the lot automatically requires Major Renovation approval
- Waterproofing: Any work affecting waterproof membranes requires Major Renovation approval

## Application Timeline:

- Submit applications at least 6 weeks before intended start date
- Include all required documentation (plans, certifications, insurance)
- Notify affected neighbours in advance for noise-generating works