

MASTER RENOVATIONS BY-LAW — FACTSHEET



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Master Renovations By-law – Why?

- Act divides renovations into three categories (ss. 108-110):
 - Cosmetic work
 - Minor renovations
 - Major renovations
- Act contains very few rules for renovations
- There is a need to fill in the blanks in the Act and cover the field more comprehensively

Master Renovations By-law – What Does it Do?

- Covers minor and major renovations
- Sets out a procedure to follow to apply for approval to renovate
- Contains rules for renovations – before, during and after
- Delegates to strata committee power to approve minor renovations
- Includes a Short Template by-law for each specific major renovation (Annexure)

Master Renovations By-law – What Renovations Does it Cover?

- Useful for:
 - Bathroom renovations
 - Kitchen renovations
 - Air-conditioner installations
 - Changing floor coverings
 - Other internal renovations
 - Pergolas + awnings
 - Solar panels

Master Renovations By-law – Approval Process

- Process for approval of minor + major renovations:
 - Owner's application for approval – prescribed form
 - Documents to be included in application (e.g. expert reports)
 - Owners corporation approve or reject

Master Renovations By-law – The Rules

- Rules before renovating
 - Prior notice to owners corporation
 - Council approval
 - Expert reports
 - Bond

- Rules during renovations
 - Licensed contractors
 - Proper and competent work
 - Timeframe for completion
 - Work Hours
 - Work methods
 - Noise

Master Renovations By-law – The Rules

- Rules after renovating
 - Completion notice
 - Expert reports

- Enduring obligations
 - Maintenance + repair
 - Indemnity
 - Compliance with the law

A Master Renovations By-law - Pros

- All rules for renovations in the one place
- Relieves strata committee from having to formulate rules for renovations
- Avoids separate by-laws and general meetings for minor renovations
- Provides a template by-law for owners to complete for major renovations
- Adds to the statutory list of minor renovations
- Streamlines and simplifies the renovations approval process

The End

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