

**Publication Date: 1 September 2020**  
**YSP Podcast Transcript: Episode 229. The Do's and Don'ts of apartment renovation**  
**– with Bernadette and David Janson**

Listen to this podcast episode [here](#).

**Intro:** Welcome to your strata property, the podcast for property owners, looking for reliable, accurate, and bite-sized information from an experienced and authoritative source. To access previous episodes and useful strata tips, go to [www.yourstrataproperty.com.au](http://www.yourstrataproperty.com.au).

**Amanda Farmer:** Hello, and welcome to this week's podcast episode. I am your host Amanda Farmer. I am thrilled to be here with you this week. I am bringing you Bernadette and David Janson. Bernadette has been renovating for over 30 years and is the founder of The School of Renovating. David is a registered architect in New South Wales and Victoria, and has delivered multi-award winning projects, such as Barangaroo House in his role at Collins and Turner Architects. David is now co-directing an architectural practice in Surry Hills, Sydney, Thurlow Studio Architects, with a focus on delivering architectural services to renovators. Together, Bernadette and David have negotiated a lot of the common problems when it comes to apartment renovations, and that is indeed what we are discussing on today's podcast. I will take you over there very shortly.

Before I do, I want to make sure that you are registered for the Shared Space Summit. It is all happening online from the 15th to the 18th of September. This is the world's first online summit for strata property owners. Over 4 days, I am bringing you 9 world leading experts on community, property, and law. Last week on the podcast Episode number 228, I shared some details about the Shared Space Summit, including some of the guest experts you'll be hearing from. Head back, have a listen to that episode if you haven't already. At the time I am recording this, we have, well, over 500 people registered for the Summit. Amazing. I know so many of you have told me that you are sharing it with your neighbours, your friends, your clients, encouraging them to register. Thank you. I am thrilled that we are going to reach so many people and help them face the challenges that this new world is presenting to those of us living in and serving strata communities. The Summit is free, but you do need to be registered to get access to the Summit sessions. Do that over at [yourstrataproperty.com.au/summit](http://yourstrataproperty.com.au/summit).

I am so looking forward to spending Summit Week with you. I'm going to take you over now to my chat with Bernadette and David Janson. Enjoy.

Bernadette and David, welcome to the show.

**Bernadette Janson:** Thank you, Amanda.

**David Janson:** Thanks, Amanda. Good to be here.

**Amanda Farmer:** It is a pleasure to have you both, and you very graciously generously reached out to me after you had a listen to Episode 221, which was Reena and I having a chat about how to avoid a renovation disaster in an apartment, and we spoke particularly about what it is that owners need to do when it comes to seeking approval from not just their strata committee or their owners corporation, but from their local council as well. And Reena and I were saying, there's often confusion for a strata committee. We don't know what we don't know. What approvals do owners need for what work? And you each generously reached down and offered your expertise, as you are. Do you want to let us know, Bernadette, a little bit about your background with The School of Renovating and your podcast as well?

**Bernadette Janson:** Oh yes. It's so I've been renovating for over 30 years, and basically I mainly do my own projects, but I also work with women who are trying to improve their financial position with renovating. I do have a podcast called She Renovates, and that's really all about the trials and tribulations and joys of renovating. One of the side effects of being a renovating family is your poor children get sucked into it. And so as a result, David's ended up following an architecture career, and I'll let you jump in there.

**David Janson:** I'm a registered architect in New South Wales and Victoria, having spent the past 6 and a bit years working in a high-end architectural practice in Sydney, Collins and Turner. I am now setting up a practice, which is more focused on helping renovators deliver their projects. So obviously I've been working on with mum and the family for quite some time now. So having done a renovation of my own, I've been through some of the challenges involved first-hand and looking to assist in renovating...

**Publication Date: 1 September 2020**  
**YSP Podcast Transcript: Episode 229. The Do's and Don'ts of apartment renovation**  
**– with Bernadette and David Janson**

**Amanda Farmer:** Yes. And we do have some unique challenges when it comes to renovating apartments, and I know you're each well across these. Let's start here: what kinds of things can apartment owners do to improve their investment, improve their lifestyle? What are the common things that you're seeing clients do that you've done yourselves with apartments?

**Bernadette Janson:** Usually the first thing that we look at is whether you can open up the kitchen to the living room, because modern life is much more comfortable if you've got that more open plan scenario. And I guess then after that, it's looking at the bathrooms. Often the laundry is an opportunity to convert a laundry into a bathroom and possibly put the laundry as a European laundry in the kitchen. They're probably the big ticket items in terms of adding value and also adding comfort.

Often with a 2 bed apartment, if you can get that 2nd bathroom in, it means that you can have 2 couples living in the home with independence. But of course, we really negotiated in our early days would often go to do that and we'd talk to the owners corporation and/or the strata manager and say, what do we need? And they didn't know, and often we'd see that renovations had preceded us that had gone through without the correct permissions and approvals.

So fortunately, because we have David who is an expert, we have the opportunity to get it sorted out. So do you want to talk about what's required particularly when you're opening up, say the kitchen to the living room, for a start?

**David Janson:** Yes, sure. I mean, the first thing, the obvious one is really structure and to know whether structurally it's feasible to remove a wall, because a lot of people would come to us and say, the wall's not load-bearing because it's lightweight. That doesn't necessarily mean it's not load-bearing. You can not know that a plasterboard wall can be built of timber frame and can actually be structural. So having a structural engineer to take a look at it first is the first obvious one.

From there, the approval is really one of the key things that get skipped by, we find, a lot of people that are renovating without that knowledge. We often have clients come to us and say, "Somebody else in the building has renovated and they didn't have a complying development certificate, so why do we need one?" Or we hear it from builders all the time that they wouldn't do work with a complying development certificate, but it is reasonably categorically required when you're taking out a wall. There's a state environmental planning policy. I won't bore you with all the details, but-

**Amanda Farmer:** No, no! We like detail.

**David Janson:** Okay. Just kidding then. There's a state environmental planning policy called Exempt and Complying Development, which is the document that sets out what can be done under exempt, so it doesn't require a complying development certificate or a CDC, and what is complying, so it can be done with a complying development certificate. If the work doesn't land within those 2 brackets, then it typically needs a development application.

**Amanda Farmer:** Okay. So you're saying, David, specifically the removal of structural walls in an apartment building, even though you're not affecting the external appearance, it doesn't seem like major work perhaps in the eyes of the owner, it is most likely, or it is always the case, that you need some kind of council approval, whether that's a DA or a complying development certificate.

**David Janson:** We need a complying development certificate. Now on some properties for can't get the complying development certificate for, for instance, if it's in a heritage listed building. So there are situations where a CDC wouldn't get you over the line with removing the wall for a kitchen. There are a whole raft of situations, so we're speaking quite broadly here, but obviously every situation can be quite different depending on the building and specifically what's being proposed, but typically a complying development certificate is what you'd need for that kind of work, yes.

**Amanda Farmer:** Right. Now in relation to structural walls in particular, before we leave off that item, my understanding from past experience being involved in cases where structural walls have been removed without approval, owners sometimes say, as you've alluded to there, David, that it's not structural, it's lightweight. It's not bearing the load of the building, for example, but what I've come to learn working with engineers when there's disputes about this, is that it is often relevant what is going on in the apartment directly above where you want to remove the structural, or non-structural, or load-bearing, or non load-bearing wall.

**Publication Date: 1 September 2020**  
**YSP Podcast Transcript: Episode 229. The Do's and Don'ts of apartment renovation**  
**– with Bernadette and David Janson**

**Amanda Farmer:** And it is sometimes relevant whether the apartment above has removed the same wall or whether they still have that wall in place, and therefore the wall below, the one you want to remove, is a wall that is bearing a load. It is bearing the load above it. So have you come across that before, where you've had to say to clients, well, maybe we can take it out, maybe we can't, let's have a look at what's going on above you?

**David Janson:** Yes, look, we wouldn't take any wall out, regardless of whether we believe it to be load-bearing or not, without having a structural engineer sign it off. They would usually prepare what's called a statement of structural adequacy, and that effectively says, yes, this wall can be removed and it will have no impact on the structural capacity of the building. Or they will say, it will have an impact on the building. We need to design a structure, which is a structural alteration to it, for instance, putting a beam in.

**Amanda Farmer:** And that is definitely something for our strata committees to be across, when you're looking at by-laws to approve this kind of work or you're drafting what you might call a global by-law that deals with major renovation work, to be very clear that if an owner wants to remove these walls, then they should be providing you with a structural engineer's report.

**David Janson:** Yes, absolutely. I think so. I mean, I just think that peace of mind, and because I'm certainly not a structural expert. I've seen a lot of walls being taken out, but I'm no structural expert. If I'm not willing to tap on the wall and say that categorically that's load-bearing or not, or it's going to have no impact on the building, then I don't think that too many other people should be too comfortable with making that call.

**Amanda Farmer:** Absolutely.

**David Janson:** The fireproofing of beams is one issue that really often gets overseen in a building where most apartment buildings are... have two dwellings on top of one another (two or more). When you put a beam in that's doing something structural in supporting a wall above, you have to have it fire-rated because, under the building code, if there's a fire in your apartment that beam can fail and effectively the wall comes down and so it's really a basic kind of issue with the BCA that often gets overseen and so that beam will go in but often it won't be fire-rated.

**Amanda Farmer:** Okay. Now you mentioned there, Bernadette, bathrooms is another popular one. We definitely see that all the time as people living in these apartments, lawyers advising on by-laws that are needed, and strata managers trying to manage the whole process: waterproofing, Bernadette, that is a bone of contention often.

**Bernadette Janson:** Basically, and you would know that when an owner decides to take the tiles off a bathroom wall, they then are required to create a by-law usually that then makes them responsible for the ongoing maintenance, because the issue is if the new waterproofing gives way, then the owners corporation doesn't want to be wearing the responsibility of that. So that's considered a major renovation, you and I talked about this recently.

So for us, most of our renovations we sell, so we're not having to live with the consequences of that responsibility. So something that we do, and this was actually David's initiative, which I think is worth considering is actually double waterproofing. Usually we just waterproof under the floor toppings, so as soon as we strip out and re-render the walls, we'll do the waterproofing, and then the floor topping goes down, and then the tiling happens, but now waterproof under, then do the floor topping, and then come back and waterproof over, so that there's a double waterproofing, just belt and braces. Because what you don't want is the new owner, or if you're holding onto it you, having to pay for your neighbour's damage because the waterproofing hasn't held.

**Amanda Farmer:** Yes. And do you find that when the strata committee or the owners corporation finds out, if they do it all find out, that you are double waterproofing, that you're going above and beyond, do you get a certain reaction from a committee?

**Bernadette Janson:** No, we don't tell them. We just do it.

**Amanda Farmer:** Good on you.

**Publication Date: 1 September 2020**  
**YSP Podcast Transcript: Episode 229. The Do's and Don'ts of apartment renovation**  
**– with Bernadette and David Janson**

**Bernadette Janson:** Yes. I think that, I don't know, it's just something that we like to have some integrity around, do renovations that really take the home into the coming decades with as few problems as possible.

**Amanda Farmer:** Hmm. Well, there's something there for our committees to think about. Perhaps they might want to insert that kind of requirement into a bathroom renovation process.

And the laundry conversion into a second bathroom, I've seen that proposed in my own building very recently. Are there concerns about plumbing? Reena and I spoke specifically about this moving the laundry to the kitchen, to create this European laundry. We talked about that in Episode 221. What are the things we need to be careful of there?

**Bernadette Janson:** It's always a bit of a tricky one. It really comes down to the Building Code. So the Building Code sets out what's required for a laundry and what's required for a wet area in terms of what facilities are provided and how they function in terms of, do you need to have a laundry sink and do you need to have a washing machine and drying facilities?

The thing with the Building Code is that... And I'm not an expert in the building code, obviously we deal with it a lot on every single project, so I'm reasonably familiar, but I'm not BCA expert; there are people that are. But it's really a performance-based document. So it'll specify certain things that should be done if you are, what's called "deemed to satisfy" the provisions, which are very prescriptive, and they will give you how many linear meters of washing line per apartment need to be provided. But if you can meet the objectives of that requirement, you don't necessarily need to tick off the metric requirements of it. So needless to say, if you're building a laundry into a kitchen, it needs to be built in a way that's water resistant, and that's what the BCA says as well. So performance requirement will tell you that it needs to resist water ingress, obviously, into your neighbour's property and generally water damaging that caucus or however it's been constructed.

**Amanda Farmer:** Hmm. Important to know, and I imagine that's something that can often be overlooked, perhaps by owners and perhaps by committee members who say, "Okay, yes, that's fine, moving the laundry into the kitchen; that sounds about right." And not actually mandating the requirement for waterproofing in that kitchen area, because usually a kitchen doesn't have any waterproofing, am I right about that?

**Bernadette Janson:** Yes.

**David Janson:** Yes, that's right, and it's not required to have waterproofing under the BCA either. To be quite specific about it, the BCA doesn't really call that waterproofing per se, for a laundry either. It says that it needs to be water resistant. There's a slight difference there in how that's described.

Now again, I'm not an expert and I wouldn't recommend that somebody specifically didn't waterproof a laundry. I really think that that needs to be a fairly robust environment from a water perspective. It's a bit of a gray area, in that sense.

**Bernadette Janson:** So if an owners corporation was wanting to make sure that they headed off any problems at all, they'd probably require that there was a floor waste there and waterproofing, and that would probably be problematic in most renovations because putting a floor waste where there isn't one can be tricky. Whereas if you're doing it in a wet area, particularly a bathroom, you will notice that bathrooms often have a lower ceiling space. So what the buildings do is they stack the bathrooms one on top of the other, and they have a space in between for the plumbing. If you wanted to put an extra floor waste in there, you could do it. But that doesn't happen in kitchen, so you don't have that space to do it.

And the other thing that David said, that technically a European laundry is required to have a sink according to the code, that when you're talking about "deemed to satisfy," I'm guessing that the kitchen sink is how they'd get around that.

**David Janson:** Well, it does actually say in the "deemed to satisfy" provisions that you can't use the kitchen sink as your laundry sink. But I think that when it comes to a kind of qualitative assessment of, are you providing equivalent services?

**Publication Date: 1 September 2020**  
**YSP Podcast Transcript: Episode 229. The Do's and Don'ts of apartment renovation**  
**– with Bernadette and David Janson**

**David Janson:** You see we've done on a lot of projects and we have on occasions, put a secondary laundry sink in when a client specifically wanted it, but it's often not done. And it's always signed off by a certifier.

And I think that what that comes down to is just that we haven't reduced the number of sanitary facilities and the number of basins or sinks that are provided within unit. On that basis, you could still use one of them as a laundry sink in the event that you needed to. Now as I say, that's a sort of high-level qualitative assessment that I think a certifier would make, but that comes down to those "deemed to satisfy" provisions, or the qualitative performance-based requirement, and that requirement is that you have facilities that you can use for your laundry.

**Amanda Farmer:** Okay. Well, there is a fair bit there for our committees to be thinking about when people are approaching them, wanting to do this kind of work with their bathroom, with their laundry.

What about the conversion of bedrooms, constructing walls to create a bedroom out of a studio maybe, or to create more bedrooms? It's something that I have seen becoming more common, actually I have to say, it could just be the nature of the enquiries that I'm getting these days, but do you have clients who do that? And what's involved in that kind of work?

**Bernadette Janson:** We have done conversions of studios to one-bedders. Obviously, we've done it under complying development and had it certified. However, once you start... So technically speaking, you're not creating any more bedrooms, but once you start increasing the bedroom numbers, that's when it gets interesting in the law. And I'll just let David speak to that.

**David Janson:** Yes, so we haven't done one in a long time where we've added a bedroom in, effectively. In my understanding of where the Complying Development Code currently sits, is that it specifies that a bedroom can't be added under the code. I would need to put it on a project-by-project basis towards a certifier. And the certifier is really the person who signs that off and who says categorically, that this can be done under the Code or this can't be done under the Code. So they're really the best person to go to on that basis, but my understanding is that it would require a developmental application.

**Amanda Farmer:** Yes, and I imagine there's a difference between creating a bedroom out of some kind of empty space, a living area, perhaps an open area, or splitting a large bedroom in 2, and closing off a room like a dining room or a study that was not otherwise officially a bedroom and turning it into a bedroom just by closing in the door area, for example, but absolutely something for owners to be really aware of. We can't simply go throwing up walls in apartment buildings and creating bedrooms without checking in with the council, and absolutely checking in with your owners corporation. And I have a few upset committees on my books at the moment when it comes to these types of renovations.

**Bernadette Janson:** David's theory is, and I agree with him, when you increase the capacity of a home as in the number of bedrooms, usually that requires a council contribution to be paid. And I think that might be why that law is as it is, that you are required to get a development application.

**David Janson:** Well yes, I mean every council's different in how they calculate their contributions. Some of them do it on a basis of an apartment or the basis of a unit. If you add a unit, you need to pay a contribution. Some of them do it on the basis of a bedroom. Some on different basis as well. So that could be a part of the reason why that's in there.

**Amanda Farmer:** Yes. The other thing to be very conscious of is that your building may have an occupancy limits by-law, which means that your apartment is restricted to only having a certain number of adults living in there and that's on a per bedroom basis. And when we calculate the per bedroom basis, we must look at the original layout as approved for development. So if you're thinking about adding more bedrooms and throwing some tenants in there, and making some money, investor owners, be very careful about that, both with your council and making sure that your owners corporation doesn't have an occupancy limits by-law that would prevent you from increasing the number of residents allowed.

**David Janson:** And I guess just on a really practical note if people are looking to do that: there are 2 ways that you could go about determining whether that's feasible or not.

**Publication Date: 1 September 2020**  
**YSP Podcast Transcript: Episode 229. The Do's and Don'ts of apartment renovation**  
**– with Bernadette and David Janson**

**David Janson:** One is to speak to a duty planner at council. So that's someone at council who you can speak to over the desk and discuss your renovation plans with them, and they'll tell you what is or isn't required for your property approval wise. The other is to speak to a certifier. So a principle certifying authority, PCA, and they can tell you whether it can be done under the Complying Development Code or not. That would be the way forward if you wanted to look at whether that's feasible for your property, because as I say, it is different for every property, depending on its requirements. Yes.

**Amanda Farmer:** Yes. Excellent. And you don't want to get too far down the planning path only to realise it's never going to happen.

All right. Now, what are your tips, Bernadette and David, when it comes to actually doing the renovation. We've got all the approvals that we need. We are ready and raring to go. There are obviously things to think about like access and how you get your contractors and their materials in and out. You guys are well-experienced at handling this for clients. What kind of things should owners be thinking of before they commence their work?

**Bernadette Janson:** Okay. So the first thing that we do is we actually measure up the lift and see if it can fit a sheet of Gyproc in it, because we've got lots of heavy material being transported in, and making sure that it can fit. That makes a massive difference. You can imagine lugging a huge slab of Caesarstone up 5 flights of stairs. It can be tricky. Also when you're looking at, opening up the kitchen living area that requires a beam, will that fit in the lift or are you going to have to bring a crane in? That's happened on many occasions. So it's a cost and there are requirements around preparing for that, so that's the first thing.

The next thing is how you're going to protect the common areas, because with tradesmen tripping in and out, they can make a real mess of it. If the building has curtains for the lift, that's wonderful, because that really helps with the protection of the lift. Also, the hallways coming to and from the apartment, we use a thing called sticky drop sheet, so it doesn't travel. It's like contact, really, so that you protect that area. In most properties, apartment buildings are required to pay a bond that can be quite a few thousand dollars. So if you don't leave it as you found it, you can have to pay some money to have it repaired.

Now, the third thing is considering your neighbours properties. So I've actually had this, where during demolition tiles started falling off the neighbour's bathroom.

**Amanda Farmer:** Next door, oh no!

**Bernadette Janson:** That's something that we are very careful about now. So if you can, visit your neighbours and look at what's on the other side of the wall that you taking tiles off. If it's looking like that may be fragile, generally what I'd do is I'd talk to the tiler about whether they need to come off, whether they're sound enough to go over, we've done that before, but just being really mindful that there can be implications.

The other thing is in older buildings, often the services are embedded in the walls. So being really mindful of that. I did have one instance, I probably shouldn't own up to this, but I will. There was an instance where the demolition guys drill... Well they were chipping away at the tiles and they went straight through the hot water supply to 48 apartments.

**Amanda Farmer:** Yes. I've seen it happen before. Yes, I imagine it is frighteningly common.

**Bernadette Janson:** It is, yes, but of course there's really no way around that. You just need to be really, really careful and make sure that you do it as gently as you can. We also find that in newer buildings, like 20 year old buildings, my plumber will say to me, I want you to tell me where I'm going to drill for this shower assembly. If I go through a pipe, I want it to be your fault, not mine. I'm like, oh great. But anyhow, so it's quite a common thing.

Then of course the next thing is the noise for the neighbours that can be very disruptive. And I guess the main thing to be as considerate as you can. I try and, what I do, visit the neighbours before we start, and find out what's going on for them. So in terms of their hours of work, so hopefully you can work with that, and get in and get out as quickly as possible.

**Publication Date: 1 September 2020**  
**YSP Podcast Transcript: Episode 229. The Do's and Don'ts of apartment renovation**  
**– with Bernadette and David Janson**

**Bernadette Janson:** Basically the bathroom is what makes the renovation... that determines the length of time because of the wet trades. But generally speaking, you should be able to get in and get out within 4 weeks. If you are intentional and organised, and I think that's the best thing you can do for your neighbours. So there are my tips. Have you got any more to add?

**David Janson:** The only thing for me, I always come back to recommending to my clients that are sort of managing the process themselves is just to keep a really watertight paper trail of everything. So having a good document that you're using when you're scoping each of the trades, and then make sure you get certificates when you're done with each of the trades, regardless of whether your certifier is asking for it or your strata's asking for it. Make sure to-

**Amanda Farmer:** Absolutely.

**David Janson:**... for anything that needs to comply with the Building Code, so that you have a record of what they've done and you having been done to the Code.

**Amanda Farmer:** Yes, and a good hint there for committees to be making sure that they are asking for these things. And if there is a by-law, because it is major work, it's a bathroom involving waterproofing, then you've inserted a condition in the by-law that the owner must provide these certifications upon completion. And I always say, and a right for you, guys, as committee members to go in and inspect, go in and have a look. If hard flooring is going down, have an opportunity to go in and have a look at the underlay, at the acoustic insulation that's going down before the floors go on top, so you can be satisfied that it is all in accordance with what you thought you approved.

These projects, as I'm sure you know better than I do, Bernadette and David, can be messy. What should our owners and their trades be doing when it comes to managing waste?

**Bernadette Janson:** Okay. So generally when we're writing the scopes for projects in apartments, we basically say to the trades, you need to take away your waste with you, but that just never happens. Try and police it, but you do end up with waste, and putting a skip on site is not really an option. So basically how we manage it is we dedicate a room to stockpiling of the waste. Obviously during demolition, it goes on the day that demos done. But as the project goes on, we nominate a room for stockpiling the waste, and then we bring in a service, and they come up with their solo bins, come up the lifts, they load it all up, and they take it away. So they come and say once every, probably about 3 times during an apartment reno. And it means that you haven't got that skip sitting in the car park, with everyone else filling it, because that's what usually happens.

**Amanda Farmer:** So true.

**Bernadette Janson:** It's just a much better operation. Certainly in Sydney, we've got lots of options for those services and it's just a much more practical way of dealing with it.

**Amanda Farmer:** And a good question for our committees to be asking on is how are they going to be dealing with waste? And are they imagining that a skip bin is going to be in the carpark, but nobody's asked the committee if they could do that or told them it's on the way.

**Bernadette Janson:** And the other thing I guess that innovators should know is, and they probably do, but I'll mention it anyhow, is the hours of work. So your complying development will have conditions, but also the building of course will have hours where work is allowable, and you need to respect that.

**Amanda Farmer:** Absolutely. I think that communication, as you said earlier, Bernadette, with your neighbours, letting them know, A) that the work is happening. The number of times I've seen, worked as go ahead, nobody communicated. I'm sure so many listeners have experienced that. Knowing whether they're shift workers, whether they've got a new baby, whether they have an important call happening at 11:00 AM on Tuesday, when you could simply down tools for 10 minutes and let that happen, that communication is really going to be key to having a smoother renovation.

**Publication Date: 1 September 2020**  
**YSP Podcast Transcript: Episode 229. The Do's and Don'ts of apartment renovation**  
**– with Bernadette and David Janson**

**Amanda Farmer:** And I think if you know, the noise is coming, and you know it's only for 2 days or maybe it's for a week, but at least you've been told it makes it more bearable.

**Bernadette Janson:** Yes, definitely. And I think also, even just taking a gift to your neighbours, maybe a box of chocolates... I guess we always feel better about things if we know that we've been considered. I think that's the important thing and opening up the communication. So yes.

**Amanda Farmer:** Yes. And at some point everybody would like to improve their property and you never know if your neighbour is doing it this year, you might be doing it in a couple of years time. Everybody gets their turn, I say. I live in a beautifully renovated apartment, and so I'm always try to be as generous and as understanding as possible when someone else in my building is renovating. But yes, there are definitely some really great tips there, both for owners and for committees to make sure those renovations can happen as smoothly as possible. And in compliance with the law.

**Bernadette Janson:** That always helps.

**Amanda Farmer:** Well, thank you so much, Bernadette and David, for spending time demystifying some of that for us today. Is there anything that you wanted to leave us with or add that we haven't got to yet that you think our apartment renovators really need to know?

**Bernadette Janson:** I guess the main thing is to spend plenty of time planning. So often there's a race to get started, but the documentation, how well your project is documented in terms of your certificates, but also with your trades, your scopes of work and your tender documents, that will really help you. If you've got that well documented, that will really help the job goes smoothly.

**Bernadette Janson:** Thanks so much, Amanda. We really appreciate the opportunity.

**Amanda Farmer:** No worries at all. Happy renovating.

**Bernadette Janson:** Thank you so much.

**Outro:** Thank you for listening to your strata property, the podcast, which consistently delivers to property owners reliable and accurate information about their strata property. You can access all the information below this episode via the show notes at [www.yourstrataproperty.com.au](http://www.yourstrataproperty.com.au). You can also ask questions in the comments section, which Amanda will answer in her upcoming episodes. How can Amanda help you today?