



ABN: 74 001 767 997

SCA (NSW) Quick Guide to Works in Strata Schemes During COVID-19 Pandemic

Current as of 11 August 2021

While there are restrictions in place for works to be conducted in Strata Schemes in NSW during the current lockdown, many types of work, most importantly urgent repairs, and maintenance, can continue within Strata Schemes and individual Lots.

Repairs, Maintenance and Other

Supplier Or Service*	LGAs of Concern	Greater	Affected	Rest of
		Sydney	Regional &	NSW
			Rural LGAs	
Building	Prescribed work that is necessary			\square
Management/Concierge				
Cleaning	Prescribed work that is necessary			$\overline{\mathbf{A}}$
Waste Management	Prescribed work that is necessary			V
Gardening	Prescribed work that is necessary	V		lacksquare
Electrical	Prescribed work that is necessary	V	abla	V
Plumbing	Prescribed work that is necessary	$\overline{\mathbf{A}}$		V
Fire	Prescribed work that is necessary	$\overline{\mathbf{A}}$		V
Lifts	Prescribed work that is necessary	abla		abla
Security/Access Systems	Prescribed work that is necessary		\square	abla
Garage/Roller	Prescribed work that is necessary			
Door/Entry Gates				
Pools	Prescribed work that is necessary		\square	abla
Back-flow prevention	Prescribed work that is necessary	abla		abla
Gutter Cleaning	Prescribed work that is necessary	$\overline{\mathbf{A}}$		abla
TV/Internet/Comms	Prescribed work that is necessary	abla		abla
Air Conditioning	Prescribed work that is necessary			abla
Windows	Prescribed work that is necessary			
Fences	Prescribed work that is necessary	$\overline{\mathbf{A}}$	\square	abla
Spalling and membrane repairs	Prescribed work that is necessary	V	V	
Defects	Prescribed work that is necessary		\square	\square
Cladding	Prescribed work that is necessary		\square	\square
Maintenance Schedule	Prescribed work that is necessary		\square	\square
Items				
CWF Plan	×	V	abla	V
OH&S Reports/Works	Prescribed work that is necessary	$\overline{\mathbf{A}}$		
Insurance Valuation	×	V	$\overline{\Delta}$	V
Other consulting	Prescribed work that is necessary	7		V









PRESCRIBED WORK

To find information on what is defined as Prescribed Work by NSW Health CLICK HERE

PRESCRIBED WORK THAT IS NECESSARY

To find information on what is defined as Prescribed Works by NSW Health CLICK HERE

GUIDES FOR WORKERS AND TRADES

- Authorised Workers
- Vaccination requirements for certain workers
- Testing requirements for workers in Greater Sydney
- Construction site (unoccupied) rules and restrictions
- Guidance on renovations, repairs, maintenance and cleaning of homes

EXAMPLE OF "PRESCRIBED WORK THAT ARE NECESSARY" IN LGAs OF CONCERNS

Only <u>'authorised workers'</u> can leave for work. – SCA (NSW) has sought clarification on any exemption for the large workforce within locked down LGA's that service strata schemes across Sydney: Only workers performing essential services, like maintenance, safety, and upkeep related to public and recreational spaces are allowed to leave for work.

• SCA NSW Covid-19 Resource information

INFORMATION AND MAPS RELATING TO SPECIFIC REGIONS

Greater Sydney: https://www.nsw.gov.au/covid-19/rules/greater-sydney
LGAs of Concern: https://www.nsw.gov.au/covid-19/rules/affected-area

Affected Regional & Rural LGAs: https://www.nsw.gov.au/covid-19/rules/affected-regions

Rest of NSW: https://www.nsw.gov.au/covid-19/rules/what-you-can-do-nsw

*Suppliers or Service Definitions

- o Building Management/Concierge: Essential supervision of trades, safety and security of the site
- Cleaning: Cleaning services only when part of care services (as defined by NSW Health) for people who
 cannot care for themselves.
- Waste Management: Waste disposal services on common property
- Gardening: Removing dangerous branches, and other essential safety works not regular basic maintenance
- Electrical: Essential repairs to electrical components of the common property (e.g. fixing broken light fittings)
- o **Plumbing:** Essential repairs to common property plumbing (e.g. blocked drain stacks)
- o Fire: Inspections and works required to maintain the fire safety of the building
- o Lifts: Essential repairs for the operation of the lift
- o Security/Access Systems: Works required to make a site safe and secure
- Garage/Roller Door/Entry Gates: Works required to make a site safe and secure
- o **Pools:** Installing a temporary pool fence to secure an unfenced pool
- Back-flow prevention: Works or certification which have a mandated deadline, such as back-flow prevention certification, are allowed
- o Gutter Cleaning: Essential cleaning if blockages cause safety issues from overflow
- o **TV/Internet/Comms:** Television and internet repairs or maintenance
- Air Conditioning: Repair or maintenance of air conditioning to provide heating or cooling for the household
- Windows: Works required to maintain the safety and security of the building







- o Fences: Works required to maintain the safety and security of the building
- Spalling and membrane repairs: Works required to maintain the safety (e.g. preventing catastrophic failure) and security of the building.
- Defects/Cladding: Works required to maintain the safety and security of the building
- o Maintenance Schedule Items: Works required to maintain the safety and security of the building
- o OH&S Reports/Works: Inspections and works required to maintain the safety and security of the building
- o Other consulting: Only if required to maintain the safety and security of the building

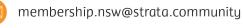
Sources:

https://www.nsw.gov.au/covid-19/rules

SCA (NSW) COVID-19 Webinars accessible via SCA (NSW) COVID-19 Resource page

Disclaimer:

This information is current as of 11 August 2021. While the above information will be updated as Government guidelines and restrictions are revised, Strata Managers and suppliers are strongly advised to refer to the NSW Government information pages regularly as restrictions can change frequently



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