

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 Sydney	Affected Regional & Rural LGAs	Rest of NSW
Building Management/Concierge	<i>Prescribed work that is necessary</i>	☑	☑	☑
Cleaning	<i>Prescribed work that is necessary</i>	☑	☑	☑
Waste Management	<i>Prescribed work that is necessary</i>	☑	☑	☑
Gardening	<i>Prescribed work that is necessary</i>	☑	☑	☑
Electrical	<i>Prescribed work that is necessary</i>	☑	☑	☑
Plumbing	<i>Prescribed work that is necessary</i>	☑	☑	☑
Fire	<i>Prescribed work that is necessary</i>	☑	☑	☑
Lifts	<i>Prescribed work that is necessary</i>	☑	☑	☑
Security/Access Systems	<i>Prescribed work that is necessary</i>	☑	☑	☑
Garage/Roller Door/Entry Gates	<i>Prescribed work that is necessary</i>	☑	☑	☑
Pools	<i>Prescribed work that is necessary</i>	☑	☑	☑
Back-flow prevention	<i>Prescribed work that is necessary</i>	☑	☑	☑
Gutter Cleaning	<i>Prescribed work that is necessary</i>	☑	☑	☑
TV/Internet/Comms	<i>Prescribed work that is necessary</i>	☑	☑	☑
Air Conditioning	<i>Prescribed work that is necessary</i>	☑	☑	☑
Windows	<i>Prescribed work that is necessary</i>	☑	☑	☑
Fences	<i>Prescribed work that is necessary</i>	☑	☑	☑
Spalling and membrane repairs	<i>Prescribed work that is necessary</i>	☑	☑	☑
Defects	<i>Prescribed work that is necessary</i>	☑	☑	☑
Cladding	<i>Prescribed work that is necessary</i>	☑	☑	☑
Maintenance Schedule Items	<i>Prescribed work that is necessary</i>	☑	☑	☑
CWF Plan	☒	☑	☑	☑
OH&S Reports/Works	<i>Prescribed work that is necessary</i>	☑	☑	☑
Insurance Valuation	☒	☑	☑	☑
Other consulting	<i>Prescribed work that is necessary</i>	☑	☑	☑

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 ‘[authorised workers](#)’ 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

- **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)
- **Plumbing:** Essential repairs to common property plumbing (e.g. blocked drain stacks)
- **Fire:** Inspections and works required to maintain the fire safety of the building
- **Lifts:** Essential repairs for the operation of the lift
- **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
- **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
- **Gutter Cleaning:** Essential cleaning if blockages cause safety issues from overflow
- **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



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- **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
- **Maintenance Schedule Items:** Works required to maintain the safety and security of the building
- **OH&S Reports/Works:** Inspections and works required to maintain the safety and security of the building
- **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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