



Condo Fit-Out: What to Check Before You Renovate

Before you touch a wall in a condo unit, you need the building's permission and a clear plan. A short check up front can save you a stop-work notice later.

Rules differ from building to building, so treat this as a list of questions to ask your own administration.

01 Read the building's house rules

Ask first: Your building's own rules decide what you can do, not a general guide.

Each condominium has its own fit-out or renovation rules. Ask the administration for the current copy and any forms you must file.

Check the allowed working hours, delivery rules and deposits.

Take photos of the unit, corridors and elevators before work begins. Records protect you if there is a dispute about damage. Each building writes its own rules, and they are binding on your contractor. Example: a building may only allow noisy work in certain hours, so a schedule that ignores this can be stopped. Why this works: reading the rules first lets you and your contractor plan to match them from day one.

02 Know what you may change

Walls, floors, windows and services may be limited by structure or by the building's design. Ask which parts of the unit you can change and which belong to the common areas.

Ask whether changes to plumbing, electrical or air-conditioning need approval.

If you plan to move a wall or a fixture, ask for approval in writing first. A verbal yes from a staff member is not enough. Some parts of a unit are tied to the building's structure or shared services. Example: moving a plumbing line or a wall may need written approval from the administration. Why this works: asking before you design avoids drawing something the building will not allow.

03 Prepare drawings and a contractor

Many buildings ask for plans and a contractor's details before work starts. Your architect can prepare the plans to match the building's requirements.

Ask whether your contractor must be accredited by the building.

Give your contractor the building's rules before quoting. A quote made without them may not include required items. Building requirements shape both the plans and the contractor you can use.

Example: if the building asks for an accredited contractor, a cheaper quote from an unaccredited one may not be usable. Why this works: giving the contractor the rules before quoting makes the price reflect what is required.

04 Plan around neighbours

Noise, dust and deliveries affect others. Agree a schedule with the administration and tell your neighbours before work starts.

Ask what protection the building requires for corridors and elevators.

Plan for inspections and a final check by the administration before the deposit is released.

Keep the administration's approval letter with your papers in case you are asked for it later. For changes to walls, plumbing or wiring, a licensed professional should check the work first. Fit-out affects neighbours and common areas, so the building usually expects planning. Example: tell neighbours the work dates, and ask what protection is needed for the elevator and corridors. Why this works: a clear schedule and approved protection reduce complaints and help you get your deposit back after the final check.

05 Questions for your building administration

- 1. What are the current fit-out rules and forms?**
- 2. Which parts of my unit can I change?**
- 3. Which contractors, hours and deposits apply?**

Have a project in mind? Book a free 15-minute consultation.

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