

Renters: know your rights

Generally, any Renter has a right to make minor cosmetic changes to the apartment on the condition that the apartment will be reinstated to its original condition when the Renter returns the apartment to the Landlord.

A Renter must review their Lease Agreement to determine what they are permitted and not permitted to do in respect of making changes to the apartment.

Generally in Lease Agreements, any structural matters are the Landlord's responsibility so the Renter should address to the Landlord and require rectification for any structural matters that affect the Renters ability to enjoy and reside in the apartment.

Structures of the apartment include but are not limited to the following:

windows and doors

anything beyond the surface of the floors, walls and ceilings

balcony balustrades

columns within the apartment

Seeking solo solar?

Will the solar be installed (or partly installed) on common property?

No

If the Panel and Inverter will be installed on private property, you do not need any consent from the Owners Corporation unless the installation affects common property (i.e. encroachment or drilling to common property).

Yes

You must request the Owners Corporation grant you a lease or licence over the common property so that you can be permitted to install the Solar Panel and/or Inverter on the common property.

To seek the Owners Corporation's permission for the installation send a letter to the Owners Corporation ([see Sample Letter](#));
N.B. make sure that the information about the Solar Panel and Inverter are included in the letter to the Owners Corporation.

To be successful in being granted a lease or licence over the common property, the Owners Corporation must pass a special resolution in one of the following ways:

- (a) achieve 75% favourable votes at a general meeting or by ballot(lease or licence is immediately granted; or
- (b) achieve 50% favourable votes at a general meeting or by ballot and not more than 25% unfavourable votes (lease or licence is granted 29 days after the general meeting is held or ballot closes).

Obtain a planning permit from council ([if required – see FAQs](#)) prior to installation

If the Owners Corporation grants you the lease or licence to install your Solar on the common property, hire a solicitor to prepare a lease or licence on your behalf. The parties to the lease or licence are yourself and the Owners Corporation. All parties must sign the lease.

Instruct installer to proceed with installation.

Solar for common areas: gaining OC approval

Options:

1. Request the committee call a meeting to vote on the proposed solar installation (use our *Sample Committee Meeting Notice & Agenda*)

2. Request the committee call a special general meeting to vote on the proposed solar installation (use our *Sample Special General Meeting Notice & Agenda*)

Useful if not many owners occupy lots

3. Arrange 25% owners (based on lot entitlements) to sign a petition to call a special general meeting to vote on the proposed solar installation (use our *Sample Nomination* and our *Special General Meeting Notice*)

4. Request OC Manager to include a motion to vote on the proposed solar installation in the upcoming annual general meeting

Best option if you are nearing your AGM

A Special Resolution is required if:

The solar budget is more than twice the annual budget of the owners corporation

or

Council requires a planning permit (see our FAQs)

or

Solar will serve individual apartments as well as the common areas

Once approved by the Owners Corporation

OC must issue a levy to raise the solar installation budget. Once this has been collected, you may proceed with the installation.