



Alexander Holiday Apartments

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RENOVATION OF UNITS

Please liaise with the Building Manager so the committee is aware of the renovations and duration of work.

If approval is for an air conditioner, such unit must be internally plumbed and the plumbing drawings and A/C specifications submitted to the committee for approval.

Professional contractors are to be engaged to carry out the necessary work with relevant Licenses/insurance provided prior to engagement. The contractor must exhibit and implement all WHS requirements relevant to the Work Health Safety Act 2011.

Lift and foyer, walls and floors to be protected. Any damage will need to be rectified at the owner's expense.

Any furniture to be moved in or out of the building must be moved during normal office hours.

Work to be carried out with a minimum of noise between 9 am to 4 pm. No work to be carried out Saturday, Sunday or Public Holidays.

No cutting to be carried out on external balconies. This work is to be carried out off-site or in the basement (by liaising with Building Manager). If the basement is used, it must be cleaned and returned to its original condition.

Concrete structure work (ie Jackhammer) to be carried out between the hours of 9 am and 12 pm Monday - Friday ONLY.

Structural alterations are not permitted without first applying to the body corporate and supplying the appropriate engineers report.

Any replacement or introduction of floor tiling must have an acoustic membrane installed under the tiles to comply with Australia Standards with a sound proof rating equivalent to carpet.

If applicable Bins/Skips required to be supplied by lot owner on the street, with common property to be kept free of debris, noise, dust and mess kept to a minimum. Common property is to be protected from damage where possible and cleaned prior to leaving

If applicable, the owner of the Lot is responsible for any increased insurance costs resulting from improvements. When the work is completed, the owner should advise the Secretary in writing of any items upgraded and the cost so that the body corporate may be duly advised.

The owner is responsible for obtaining any required statutory approvals from the local council and/or any other relevant authority as to the works.

The lot owner shall indemnify the body corporate and/or the occupant or owner of another lot against any damage, loss or expense, legal or otherwise incurred or suffered as a result of the improvements.