

Improvements to Lots

Thank you for your query for which we advise any renovation/improvement to a lot requires either Committee or General Meeting approval. This is to ensure any improvement will not affect the structural integrity of the building, is in keeping with the aesthetics of the complex, By-Laws and also for the Insurer's record.

Please forward the following for Committee consideration:

- Letter requesting approval outlining proposed improvements;
- Sketch/Plans of proposed improvements outlining installation points etc;
- Copies of Contractor Quotations – specifications of products, size, colour etc, also necessary for Insurer;

We further advise approval is subject to the following conditions which include, but are not limited, to:

- Compliance with ALEXANDER APARTMENTS By Laws;
- That if applicable, the relevant statutory approvals be obtained from Gold Coast City Council and a copy provided to the Body Corporate PRIOR to commencement of any work;
- That the Lot Owner/s 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 improvement/s;
- That professional contractors be engaged to carry out the necessary works with relevant Licenses/insurances provided prior to engagement;
- That any drilling of slab/walls will require an Engineers Certificate confirming the proposed improvement/s will not affect the structural integrity of the building;
- That the works not affect the amenity of any other lots, specifically the adjoining lots in the scheme;
- If approval is for air conditioning, such unit must be internally plumbed and if applicable, adequate sealing of roof required and maintained;
- That all costs in relation to the installation and future maintenance of the improvement/s, remain the responsibility of the lot owner/s;
- That all works are carried out in accordance with Gold Coast City Council noise/work restraints, with a minimum of noise and disruption to adjoining lots;
- That if applicable, the owner of the Lot is responsible for any increased insurance costs resulting from the improvement/s;
- 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 eg. Stairwells, gates etc and all common property cleaned prior to leaving.
- The Lot Owner accepts all associated administrative/meeting costs required for the requested approval/s which includes but is not limited to the calling of a General Meeting and/or Flying Minute if requiring approval outside a Committee Meeting.