

Alexander Apartments CTS 10782

Renovations – Standard Conditions of Approval

(Includes Air-Conditioners)

- Compliance with Alexander CTS 10782 By Laws;
- That all contractors liaise and schedule works with the building manager and sign in at reception for WHS purposes, prior to carrying out any work;
- That the contractor/s exhibit and implement all WHS requirements relevant to the Work Health Safety Act 2011;
- 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 Engineer's 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 required and maintained;
- That any replacement or introduction of flooring must have a high quality acoustic membrane compliant with Australian Building Code Standards installed to reduce any noise nuisance on adjoining lots and associated information including an "installation certificate" be provided for the body corporate record;
- 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 are to be supplied by the lot owner(s), with common property to be kept free of debris, noise and dust (as far as is reasonably possible) with mess kept to a minimum. Common property is to be protected from damage where possible by the use of plastic covering sheets or similar (eg. Stairwells, gates, lift interiors, level foyers etcetera) and all common property cleaned prior to leaving each day and on completion of the works;
- No renovation rubbish or other matter outside general household rubbish is to be placed into the black lid community bins in the Garage.
- 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 for approval outside a Committee Meeting.