

BODY CORPORATE FOR ATLANTIS WEST CTS 8790

TO ALL OWNERS & RESIDENTS CONSIDERING RENOVATION OF APARTMENTS

Attached please find a copy of the latest issue of the Atlantis West Renovation Procedure, Agreement and Conditions Document (**The Agreement**).

The By-laws of the Body Corporate for **Atlantis West CTS 8790** are included in the Community Management Statement (CMS), and By-laws 31 to 35 inclusive specifically refer to the conditions applying to the renovation of lots and common property.

Please read the attached Agreement carefully and ensure that you comply with the Procedure, Agreement and Conditions. Failure to comply will result in possible legal action to enforce conformity with the Agreement.

While it is mandatory to fully comply with the whole Agreement, some of the more important factors are set out below:

1. Renovations involving alteration, removal and/or modification to primary structures are strictly forbidden unless covered by a Structural Engineer's Certificate and approval from both the Gold Coast City Council and the Body Corporate.
2. All renovations must be carried out or be supervised by a Licensed Builder.
3. The Installation of hard flooring, including timber or ceramic tiles must not proceed without first obtaining written consent of the Committee and satisfying the requirements of By-law 34 that specifies the use of sound proofing materials and other procedures to be followed. For balcony tiling refer to Renovation Conditions Item 9.
4. Note specifically the requirement for Certification and Completion notices from Electrical and Plumbing trades, Fire Protection Engineers and Wet Area Sealers.
5. You as the owner or resident are responsible for the conduct of your primary contractor and all trades personnel. You must ensure they comply with all aspects of the Agreement and the "**Notice to Contractors engaged in Building & Installation work in Atlantis West**".
6. **Please note that Trade working hours are strictly 8.30 a.m. to 4.30 p.m. Monday to Friday, and excessive construction noise such as jack-hammering, and masonry/hammer drilling is restricted to 10 a.m. to 3.00 p.m. and notice of jack-hammering and masonry/hammer drilling must be notified to the Building Manager 3 days prior to commencement so that other residents may be informed of the work.**
7. **Finally, please be aware of the Body Corporate inspection requirements, and insurance requirements which are mandatory under this Agreement** and apply to the primary contractor and sub-contractors.

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See By-law 33

SPLIT SYSTEM AIR CONDITIONER INSTALLATION AGREEMENT

This agreement to be used in conjunction with the "Notice to Contractors engaged in building & Installation work in Atlantis West" document. Owners are cautioned to ensure they can fully comply with the requirements and conditions of this Agreement prior to purchasing an Air Conditioning System.

The following is agreed is between **The Body Corporate for Atlantis West CTS 8790**

and.....Owner/s of Lot/Unit #..... Level #..... Atlantis West

Phone Number: Mobile.....

/We request Body Corporate approval to install a split system, reverse cycle air conditioning system to our lot, in accordance with the following requirements and conditions of installation.

/We enclose details of the proposed Air Conditioner, including plans and specifications of the proposed installation.

Installation applicability to Unit/Lot type

- A. Split System air-conditioner condenser installations will be permitted, under the following requirements and conditions, on the southern facing balconies of "A", "F" & "J" lots, under the balcony kitchen window or elevated under the condition described in By-law 36.4, provided the provisions of requirements 4, 5 and 6, can be achieved.
- B. Split System air-conditioner condenser installations will be permitted, under the following requirements and conditions, on the southern side of the small east or west facing balconies (as applicable) against the glass window, of "I", "E", "G" & "B" type lots, provided the provisions of requirements 4, 5 and 6 below, can be achieved.
- C. Split System air-conditioner condenser installations will be permitted, under the following requirements and conditions, against the glass windows, on the kitchen side, of the larger of the northern facing balconies only, of "H", "D", and "C" typelots, provided the provisions of requirements 4, 5 and 6 below, can be achieved.

Installation requirements and Conditions

- 1. Owners are specifically warned that the noise output of air-conditioner condensers must not create interference with the peaceful enjoyment of other Owners in contravention of **By-law 2**. Accordingly, installations are limited to one system per lot (unit). **(Noise output of 65 decibels.)**
- 2. Water discharge from the inside mounted unit to be gravity drained into the applicable lot internal drainage system. Water discharge from the outside Condenser unit to be drained into a suitable **90mm deep**, full condenser size, corrosion resistant drainage tray with an automatically operated electric drain pump fitted, to drain to the lot internal drainage system. **Drainage into any other source such as over the balcony or onto the balcony floor, into buckets or pot plants will not be permitted.**

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Split System Air Conditioner Installation Agreement

3. To minimise noise transmission, Condenser units must be mounted on 90mm high Inaba Denko polymer blocks with rubber insert, inside the drainage tray, and out of sight from any other Atlantis West Lot and not bolted directly to the balcony deck.
4. A dedicated power source must be installed from your lot switchboard to the Air-conditioner unit. A power source from existing electrical components or other unit wiring will not permitted.
5. Condensers must be kept in good order and condition, and where visible from another Atlantis West balcony must be obscured from outside vision by means of suitable Body Corporate approved screens.
6. Installations are to be carried out by Installers holding a QBCC, Refrigeration, Air-conditioning and Mechanical Services License, or Arctic License.
A certificate of compliance and completion, to be supplied to the Owner by the Installer after installation.
7. Installations of all equipment must be more than 1 metre from balustrades except that equipment installed on the small balconies of "I" "E" "G" or "B" units will be caged in a manner which prevents them being climbed upon.
8. Any extensions or alterations to the conditions of this agreement will be subject to Body Corporate approval.

I/We further agree:-

9. I/We are aware of the Atlantis West CTS 8790 By-laws as currently amended, and will abide by them.
10. I/We will obtain a copy of the current Public Liability Insurance Policies of all contractors and sub-contractors for submission to the Body Corporate as proof of currency and adequate cover.
11. I/We will arrange parking for trade vehicles in the western car park and supervise and provide access for all trades people through the B1 level.
11. I/We will ensure that all contractors, and their sub-contractors are made aware of, and will comply with the conditions and requirements listed in the above mentioned "Notice to Contractors" document and to especially comply with the hours of work noted therein.
12. To an inspection of the completed works by the Building Manager's representative and/or a Body Corporate Committee person.

I/We, the Owner/s of lot/unit No..... Atlantis West,do hereby state that we fully understand the terms, conditions and requirements of this agreement and agree to abide by them.

Signed Owner/s.....Date.....

SignedDate.....

Signed as approved by The Body Corporate for Atlantis West CTS 8790