

**RENOVATION AGREEMENT:** STRATA Lot # \_\_\_\_\_ KAS3399 SUITE # \_\_\_\_\_

**Type of Renovation:**

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The Owner(s) \_\_\_\_\_ Phone # \_\_\_\_\_

Email \_\_\_\_\_ and

street address of \_\_\_\_\_, hereby acknowledge and agree that renovations to their Strata Lot may proceed only upon approval of a renovation plan and the following conditions being met:

1. All construction activity will take place only between the hours **of 8:00 am to 4:00 pm, Monday to Friday**. No Construction shall take place, Saturday, Sunday, or statutory holidays. All work must be completed within 60 days from the date of approval.
2. The Owner(s) is/are responsible for all costs relating to the construction including but not limited to the cost of shutting off the water supply to the building, if necessary, the cost of cleaning common areas damaged or soiled by the construction activity, excessive garbage removal, etc.
3. Any work affecting or altering (adding or changing) the common facilities of the building including drainage lines, water lines, electrical, heating, ventilation or cooling equipment require the applicable permits prior to any work being done. **All work performed on electrical, gas, mechanical or plumbing shall only be performed by a licensed contractor in that trade providing the required permits.**
4. **Owners must provide a copy of all contractor's insurance (minimum 2 million dollars liability) and current Work Safe BC coverage.**
5. Owners to provide a current homeowner's property insurance that includes liability.
6. The Owner(s) and any subsequent Owner(s) shall be fully responsible for the repair and restoration of any and all damage occurring to the Owner(s)' Strata Lot, adjoining Strata Lots and/or any common areas of the building that result from the failure of any plumbing, electrical, mechanical or structural systems in the Strata Lot, that have been changed or altered during the renovation process (including applications of strata corporation-approved

# CENTURIA

URBAN VILLAGE

window solar film. Film to be used - Sterling 50 Solar Film - colour - soft light champagne. All windows and window dressings must show white or cream to the outside).

7. The costs for repair of such damage as noted above shall become payable upon demand by the Strata Corporation.
8. A **plan/detailed** explanation of the proposed renovation **must be attached to this form** at the time of delivery to the Strata Council contact: please include the names of all contractors/sub trades with contact numbers.
9. No **gas, water, or electrical lines** may be run in the concrete ceilings and special permission must be approved to do any work in suspended ceilings.
10. The Strata corporation reserves the right to inspect the unit before the work commences, during and after completion of work, and must be allowed access to the work area upon request.
11. Lock Boxes are not permitted on common property by owners or contractors.
12. Contractors are **not permitted** to move tools and materials through the main lobby as they must use building entrance at 1111 Lawson Street (double doors beside garbage room). Elevator #1 (MR Main Rear) is the only elevator permitted to move tools and materials in or out of the building. It is recommended contacting the Building Manager to reserve a time slot for the elevator.
13. Owners to comply with related Bylaws including: 12 Obtain approval before altering a strata lot, 13 Obtain approval before altering common property, 14 Alterations to a strata lot or common property and 15 Permit entry to strata lot.

We/I having validated the liability insurance and satisfied ourselves/myself of the coverage of all contractors involved and read and fully understanding this agreement hereby affix our signatures below:

Owner: \_\_\_\_\_ Date: \_\_\_\_\_

Owner: \_\_\_\_\_ Date: \_\_\_\_\_

Based on the information supplied by the owner, and the owner having acknowledged that they have validated the documents supplied by the contractors and the owners agreeing that the renovation will be completed as stated, the council of Strata KAS 3399 hereby give approval for this renovation.

Signed for or on behalf of the Strata Corporation:

President: \_\_\_\_\_ Date: \_\_\_\_\_

**KAS3399 STRATA COUNCIL**