

REQUEST TO RENOVATE

If a repair or renovation to a residential suite at One Wall Centre requires a building permit or if the repair or renovation may create noise, disrupt other residents, change the floor plan, or affect any building system, the resident or owner must obtain prior approval of the strata council and pay a damage security deposit of \$200.00. If the strata council approves the repair or renovation, then this completed form must be posted on the bulletin boards for at least 7 days prior to and during the work.

Suite # _____ Start Date _____ Completion Date _____

Brief description of the work to be done (attach other information as necessary):

The suite owner must ensure that:

1. all permits, approvals, and inspections required by the City of Vancouver are obtained;
2. the contractor carries a minimum of \$2,000,000 in comprehensive general liability insurance and has Workers Compensation insurance for all employees and sub-trades;
3. the contractor complies with the Rules and Bylaws of One Wall Centre strata corporation; and
4. the contractor completes and complies with the attached Contractor Rules which must also be signed by the owner and the contractor.

Agreed by:

Strata Lot Owner(s) _____ Signature(s) _____

Approved by:

Strata Council Member _____ Signature _____

CONTRACTOR RULES

1. The contractor must carry a minimum of \$2,000,000 in comprehensive general liability insurance.
2. The contractor must have Workers Compensation Board insurance coverage for all employees and sub-trades.
3. If requested by the Strata Council, the suite owner must present a copy of the contractor's insurance policy and also evidence of Workers Compensation Board insurance coverage to the concierge.
4. Construction may occur only between the hours of 8:00 a.m. and 5:00 p.m. on weekdays, not including statutory holidays, and between 10:00 a.m. and 5:00 p.m. on weekends and statutory holidays.
5. No construction materials, debris, cigarettes, food and drink or their containers may be discarded on the premises including in the common areas.
6. No construction work may be carried out in residential lobbies or any common property.
7. All materials must be delivered from the parking levels to residential suites by use of padded and protected elevators only.
8. The building maintenance staff or concierge must be informed a minimum of 48 hours in advance of any construction-related deliveries in order to pad the appropriate elevator. If notice has not been made of a delivery and the elevator has not been padded, the elevator may not be used.
9. The strata council must be informed prior to construction if excessive noise may be a factor (e.g. removal of floor tiles). The contractor must use as many employees as necessary to keep any excessive noise to a minimum and must provide to the strata council an estimate for completion.
10. Should the contractor fail to abide by these Contractor Rules, One Wall Centre Rules for Common and Limited Common Property, and applicable Bylaws, the strata council may demand that the contractor cease work until the strata council is satisfied that any such infractions have been corrected and will not occur again.
11. The strata council may fine an owner in accordance with the Bylaws for any repeated infractions by the contractor.

I/We have reviewed the Rules and Bylaws referenced above, and agree to accept and abide by them.

Strata Lot Owner(s) _____ Signature(s) _____

Contractor Name _____ Signature _____

Dated at Vancouver, B.C. this _____ day of _____, 201__