

RENOVATION AGREEMENT: STRATA Lot # \_\_\_\_\_ KAS 3399 SUITE # \_\_\_\_\_

Type of Renovation:

---

---

---

---

---

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, all contractors require minimum 2 million dollars liability insurance and owners should confirm with their contractor that they carry Work safe BC coverage. without this coverage the owner will be liable if the contractor gets injured in the owners unit.**
4. 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 window solar film).  
Film to be used - Sterling 50 Solar Film - colour - soft light champagne.
5. The costs for repair of such damage as noted above shall become payable upon demand by the Strata Corporation.

6. 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. **Please provide proof of current homeowner's insurance that includes liability.**
7. All windows and window dressings must show white or cream to the outside.
8. 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.
9. 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.

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:

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

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

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:

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

SEE ALSO ATTACHMENT

## **Renovation Agreement (Attachment)**

Please take note of relevant excerpts from Registered KAS 3399—Centuria Urban Village Bylaws as pertaining to renovations and alterations

### **10. Obtain approval before altering a strata lot**

**10.1** An owner must obtain the written approval of the Strata Council, which approval shall not unreasonably be withheld, before making an alteration to a strata lot that involves any of the following:

- a) the structure of the building;
- b) the exterior of the building;
- c) chimneys, stairs, balconies or other things attached to the exterior of the building;
- d) doors, windows or skylights on the exterior of the building, or that front on the common property;
- e) fences, railings or similar structures that enclose a balcony or yard;
- f) common property located within the boundaries of a strata lot;
- g) those parts of the strata lot which the strata corporation must insure under section 149 of the Act.

**10.2** An owner must not do any alterations or authorize the alteration of wiring, plumbing, piping or other services in a residential strata lot without the Strata Council's written approval.

**10.3** An owner of a residential strata lot shall not modify exchange or replace any of the equipment and fixtures originally provided in the strata lot by the Developer, unless such modifications, exchanges or replacements are made with equipment and fixtures that are consistent with and of the same or better quality as the original.

**10.4** The council may require as a condition of its approval under bylaws 10.1, 10.2 and 10.3 that the owner agrees, in writing, to take responsibility for any expenses relating to the alteration and also agree that all future successors-in-title of strata lot will be responsible in the same manner.

### **13. Permitted entry to strata lot**

**13.1** The owner, tenant, occupant or guest must allow a person authorized by the strata corporation to enter the strata lot

- a) in an emergency, without notice, to ensure safety or prevent significant loss or damage, and
- b) at a reasonable time, on 48 hours' written notice:
  - i) to inspect, repair or maintain common property, common assets and any portions of a strata lot that are the responsibility of the Strata Corporation to repair and maintain under these bylaws or insure under section 149 of the Act; or
  - ii) to ensure compliance with the Act or these bylaws.

**13.2** The notice referred to in subsection 13.1 (b) must include the date and approximate time of entry, and the reason for entry.