

“Gainsborough”

SP 7596

50 Upper Pitt Street, Kirribilli, NSW 2061

RULES FOR RENOVATORS

“Gainsborough” is a great place to live and is proudly called “home” by many long-term owners and residents. While the Owners’ Corporation recognises that improvements and renovations will not only need to be undertaken, but are essential to maintain the superior quality of the building and the enjoyment of life here, it also wants to ensure that the conduct of the work involved does not cause undue inconvenience or distress to residents.

To achieve this, owners undertaking renovations are required to **insist and ensure** that workers engaged respect the privacy and amenity of other residents at all times. Set out below is a number of regulations that need to be complied with:

- 1 **LODGEMENT OF BOND** The Owners’ Corporation will require the **lodgement of an appropriate security bond** before permission to commence any work is given. Should there be any failure to comply with the regulations below, any need for repairs or any excessive time taken for the work, the Owners’ Corporation may deduct from the bond an appropriate amount by way of compensation
- 2 **NOTICE OF COMMENCEMENT OF WORK** At least **one week’s notice must be given** to the Owners’ Corporation or the Strata Manager prior to the commencement of any work in order to allow residents time to make arrangements to deal with likely noise and inconvenience.
- 3 **WORKERS’ QUALIFICATIONS AND INSURANCE** Prior to the commencement of any works, the Owner shall ensure that any builders, sub-contractors, tradesmen or other workers are appropriately qualified, licensed and insured particularly in respect of Workplace Safety and shall provide to the Owners’ Corporation evidence of such.
- 3 **WORKING HOURS AND NOISE** Work that generates any noise, and access for materials, tools and equipment are permitted only between the hours of **8 am and 5 pm from Monday through Friday**. “Silent” work (painting, carpet-laying etc.) may be undertaken outside these hours from 7.30 am to 6 pm Monday through Friday and from 8 am through 2 pm Saturday.
No work is permitted on Sunday.
Noise from conversations, radios etc must not be audible in neighbouring Units.
- 4 **GROUND FLOOR ENTRANCE LOBBY** **Absolutely NO MOVEMENT OF TOOLS, EQUIPMENT OR MATERIALS IS PERMITTED THROUGH THE GROUND FLOOR LOBBY.** All access is to be from the basement Carpark .
- 5 **USE OF VISITORS’ CARPARK** **A maximum of two cars or utility vehicles** associated with the works may use the Visitors’ Carpark at any time. Any additional vehicles must find parking on surrounding streets **Delivery vehicles must not use this Carpark.** **NO TRUCKS ARE PERMITTED** – there is an absolute 2 tonne load limit on this area.

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- 6 **REMOVAL OF RUBBISH AND DEBRIS**
A skip for the collection and removal of rubbish may be located temporarily on the concrete apron outside the entry door to the carpark. It must be positioned as closely as possible to the Western wall to allow maximum access for other vehicles.
- 7 **DELIVERY VEHICLE ACCESS** Delivery vehicles may stand on the concrete apron outside the entry door to the Carpark, but only while actually delivering or collecting goods or building rubble. They should stand as close as possible to the wall on the Western side. If a rubbish skip is already present on the concrete apron, the vehicle must stand in such a position as to **ensure access for residents to the carpark is not obstructed.** The Carpark door may be held open (by temporarily blocking the electric eye beam) to facilitate access, but only while a responsible person is present in the carpark. **It must not remain open** at other times.
- 8 **USE OF LIFTS** **Only Lift #2** may be used for transport of materials, tools, equipment or removal of rubble. A key allowing the door of this lift to be held open for easy access, is available from the Strata Manager or from the residents of Units 2, 3, 19 or 27. The door is to be locked open **only while actually moving goods** through it. It must not be held open for extended periods.
Lift curtains and protective carpet must be installed in the lift at all times when it is being used for building works. The curtains and carpets may remain in place overnight, but **must be removed** at the conclusion of work every Friday.
Lift #1 MUST NOT BE USED UNDER ANY CIRCUMSTANCES.
- 9 **PROTECTION OF WALLS AND FLOORS**
Protective covering **must be laid** over the carpet in the lift lobby to the Unit under renovation and also in the basement lift lobby. The covering **must be removed** and the carpet vacuumed at the conclusion of work each day.
- 10 **TOILETS** There are two toilets in the basement, (accessible from the lift lobby) which are available if the toilets in the unit being renovated are not usable. They are accessible with the main common area key.