

# Ceres River Apartments

www.ceres.com.au

12 Tanunda Drive, Rivervale WA 6103

Strata 55597

## APPLICATION TO INSTALL AIR CONDITIONER

Date: (dd/mm/yyyy) \_\_\_\_\_

Applicant Name \_\_\_\_\_ Lot Number \_\_\_\_\_

Note that the Declaration and Indemnity must be signed by the Lot Owner

Telephone (home / mobile) \_\_\_\_\_

Email \_\_\_\_\_

Please attach details of the air conditioner to be installed – brand, model, electrical power rating, and for the outdoor unit, colour, dimensions, mounting type, and labelled Outside Sound Pressure Level.

Please attach a sketch showing the proposed location of the new outdoor unit and any (other) existing outdoor units, in relation to floor, walls, doors, windows, and the balcony balustrade (as applicable), and the proposed routing of cables and pipes (see Standard below).

Please note that an application will only be approved if all the information has been provided. If you submit an incomplete application it will not be considered until all information has been provided.

### NOTES:

#### Standard:

- Replacement and Additional air conditioning units should present a consistent, harmonious external appearance similar to the original units installed.
- The outdoor unit must be installed against the external wall, located to minimise visibility from the street or other apartments. It is never acceptable to place the outdoor unit against the balcony balustrade.
- In selecting the location please give due attention to minimise effects on neighbouring apartments, especially noise, vibration, heat, air flow, and dust.
- All connections to the outdoor unit must be routed inside your apartment. Only the outdoor unit should be visible; no piping, electrical wiring, or conduit may be routed to be visible outside the apartment (for example, on the external surface of the wall).
- Optional: If you are installing an additional air conditioner, you wish to consider replacing an existing outdoor unit with one unit of greater capacity, to reduce encroachment on your balcony space.

#### Approval:

- This application and indemnity is subject to the approval of the Strata Company. No work that is the subject of this application may commence until the Strata Company issues formal approval in writing.

#### Installation:

- Installation must be undertaken by suitably qualified persons who carry all the relevant insurances and who will undertake all work in accordance with applicable laws, including all health and safety requirements.
- Installation work may only be carried out on Monday to Friday between 08:30 am and 5 pm, and not on public holidays.
- Ensure that installation work does not cause nuisance or disturbance to other residents.
- Installer's vehicles should be parked within the allocated parking spaces of the Lot, or in a Visitor parking with a valid permit bearing the lot number clearly displayed, otherwise in public (street) parking.
- Please arrange with the Building Manager (Telephone 0488 220 999 or email BuildingManager@ceresa.com.au) to have protective lift curtains fitted before using the lift to convey equipment to your apartment.

## DECLARATION AND INDEMNITY

1. I will repair and maintain the air conditioner in a good state of repair.
2. I will compensate the Strata Company for any damage or loss sustained to the buildings and common property directly caused from the installation and use of the air conditioner.
3. In the event that the air conditioner becomes unsafe, deteriorates or causes damage to any part of the building or common property I shall within seven (7) days of service of a written notice from the Strata Company either: (a) remove the air conditioner and reinstate and restore any common property or exclusive use area to the same state and condition as existed at the time of installation; or (b) replace the air conditioner completely, with an approved type.
4. Should the Applicant or Proprietor:
  - a. fail to repair and maintain the air conditioner; or
  - b. fail to remove the air conditioner after receiving written notice from the Strata Company pursuant to item 3 of this declarationthen the Strata Company may:
  - a. repair or maintain the air conditioner at the cost of the proprietor; or
  - b. remove the air conditioner and reinstate and restore the common property or exclusive use area at the proprietors cost and withdraw permission granted to the proprietor.
5. The proposed installation of the air conditioner will be in accordance with all relevant laws (Federal, State, and Local, including the Strata Titles Act, and Strata Plan by-laws);
6. The owners of Owners of Ceresa River Apartments and Strata Plan 55597 will be fully indemnified against any damage of any kind whatsoever, which may be done to the development or to any property under their control. Should damage be incurred by the Applicant or his/her agents, employees, tradespersons, tenants or others, the damage will be immediately repaired and made good at the sole expense of the Applicant.
7. All costs, fees and charges in respect of the air conditioner will be at the expense of the Lot in respect of which application is made.
8. I understand that written approval of the Strata Company is required before any work that is the subject to this application may commence until the Strata Company issues a formal approval in writing.

I/We, \_\_\_\_\_

Proprietor of Lot \_\_\_\_\_ – SP 55597

understand, accept, and agree to the above terms and conditions for my/our application.

Signature \_\_\_\_\_ Date \_\_\_\_\_

## **STRATA COMPANY APPROVAL – APPLICANTS SHOULD NOT COMPLETE THIS SECTION**

Date application received \_\_\_\_ / \_\_\_\_ / \_\_\_\_ Rev. \_\_\_\_ Application complete? ☐ Yes ☐ No

Objections received: Units \_\_\_\_\_ – details attached

Simplified approval (same as works approved previously)? ☐ Yes ☐ No

Requires GM approval? ☐ Yes ☐ No

Scheduled for consideration at COO meeting on (date) \_\_\_\_ / \_\_\_\_ / \_\_\_\_

Approved (signature) \_\_\_\_\_ Date: \_\_\_\_ / \_\_\_\_ / \_\_\_\_

Approval sent by Strata Manager on date: \_\_\_\_ / \_\_\_\_ / \_\_\_\_