

**THE WATERTOWER – STRATA PLAN 22906**  
**Renovations and Air-Conditioning Installation applications –**  
**Rules, policies, conditions and procedures, legislation & regulations**

**Of Special Note: Obligations & Clauses relevant to Impact on Residents**

**Rules to Observe during Renovation Works within a lot (unit)**

*("Cosmetic Work" and "Minor Renovations")*

A lot owner or lot owners representative/project manager is required to adhere to the following:

**Commencing and Finishing hours**

- (a) Contractors are not permitted inside The Watertower building prior to 8.00am on weekdays and 9.00am on Saturdays. **(Including not being permitted to drive or walk in before 8.00am/9.00am)**
- (b) Building works are only permitted during the following hours:
  - Monday to Friday - 8.00am to 5.00pm
  - Saturday - 9.00am to 1.00pm
  - Sundays & Public Holidays not allowed

**Noise restrictions**

Due to the acoustics of The Watertower internal atrium, noise emanating from any apartment reverberates throughout the whole building. Therefore:

- (a) Silent works (e.g. painting) may take place at any time if there is no impact on neighbouring apartments.
- (b) Noisy works (e.g. concrete drilling, constant hammering etc.) must not start before 9.00am and are not permitted at all on weekends. Residents must be given 48 hours written notice of such noisy works.
- (c) Extremely noisy equipment such as jackhammers, rotary hammer drills, tile cutters and similar may only be used for **A SINGLE FOUR-HOUR PERIOD IN ANY GIVEN DAY**. Enough labour and equipment must be provided to carry out the required task within this four-hour period

**Contractor Parking**

Contractors must not stand or park any vehicle inside The Watertower (other than the lot owner's care space) except with the prior approval of a Strata Committee member or the Building Manager.

**Notification of Works to Residents**

Advise other residents well in advance, about any works and renovations and timing. It is the lot owner (or the lot owner's nominated delegate) obligation to ensure that other residents are regularly kept informed about likely disturbance during renovation works, especially in relation to use of power tools.

**Lot owners renovations are regulated by FOUR (4) levels of governance**

- (a) **Policies:** Owners Corporation Renovation Works rules, policies, conditions and procedures.
- (b) **Legislation:** Strata Schemes Management Act 2015 (NSW).
- (c) **Regulations:** Strata Schemes Management Regulation 2016 (NSW).
- (d) **By-Laws:** Owners Corporation By-Laws.

**Know the Rules Policies and Procedures, Legislation, Regulations, By-laws**

Lot Owners are required to familiarise themselves with these provisions prior to commencing any renovation works or installing an air-conditioner.

**Detailed documentation is available on The Watertower website.**