

RE: STRATA PLAN NO. 80140 – 1 Grandstand Parade Zetland
Application Form for Installation of Air Conditioning

Unit Notice to Owners Corporation

Date:.....
Name of Lot Owner:.....
Lot No./Address of Property:.....

Contact Details

Daytime Phone:.....
Mobile:.....
Email Address:.....

1. Have you read and agree to comply with **by-law 21** for SP 80140 regarding “air conditioning equipment”?
YES NO
2. Have you read and agree to comply with **by-law 26** for SP 80140 regarding “appearance of Lot”?
YES NO
3. Have you read and agree to comply with **Section 9** of the Architectural Code for SP 80140 regarding “Installation of Air Conditioning”?
YES NO
4. Have you read the **Air Conditioning Installation Guidelines** for SP 80140 attached to this application and do you agree to carry out all works in accordance with these guidelines
YES NO
5. Have you supplied a detailed plan of the air conditioning system to be installed that clearly shows the location of all pipe work and associated equipment and confirm that this illustrates compliance with the **Air Conditioning Installation Guidelines** for SP 80140.
YES NO

6. Details of Air Conditioning unit Installation:

Make:.....
Model:.....
Installer:.....
Contact details of Installer:.....

7. Signature of Applicant:

.....

You will be advised in writing when the application has been approved.

These details will be kept by the Owners Corporation of SP 80140. (If circumstances above change, please inform the Building Manager in writing.)

WHEN COMPLETED PLEASE RETURN THIS FORM, FOR THE ATTENTION OF THE BUILDING MANAGER, TO THE ABOVE POSTAL OR EMAIL ADDRESS

Air Conditioning Installation **Guidelines For Prominence**

The following are a set of guidelines and procedures that are designed to help alleviate any potential problems or disputes between lot owners. As stated these are guidelines only and may, in some instances, require higher specifications than those listed.

Requirements and guidelines:

- All works are to be carried out by a licensed contractor.
- All works are to be certified by the licensed contractor that they are compliant with relevant Building Codes of Australia and Australian Standards.
- Works are to be carried out between the hours of 7:30am to 5:30pm Monday to Friday and 9:00am to 3:00pm on Saturday. You must not carry out works on Sundays or NSW Public Holidays.
- Deliveries of all materials and tools to and from the apartment are to be supervised by the Building Manager. Appointments are to be made 48 hours in advance for deliveries over the size of 1 cubic metre.
- The outdoor condenser unit must have an outdoor sound level under 55dB and if measured from another residential balcony must not be above 45dB. (An acoustic enclosure may be required if these requirements are not met)
- The condenser unit must be mounted on the floor of the balcony with suitable vibration absorbing mountings.
- Only one condenser unit may be allowed on each balcony, one per apartment is preferred.
- The outside condenser unit must not extend above the height of the balcony balustrade.
- **All vertical plumbing and electrical risers shall be placed on internal walls only.**
- All horizontal plumbing and electrical runs shall be below the level of the balustrade, as close to floor level as possible and shall be finished in accordance with the architectural code.
- All fire and sound proofing shall be maintained to that of the original design or of a higher standard.
- All excess materials and rubbish are to be taken away from site for disposal.
- Common areas are to keep clear of rubbish or tools at all times.
- Common areas are to be left to a standard of cleanliness that the Building Manager deems to be suitable.
- The apartment owner shall agree to pay any damage common property caused by the installer.
- The apartment owner shall agree to pay for any rectification work needed to maintain the buildings integrity, architectural code and acoustic standards should the installer be found to have compromised any of those mentioned.
- The apartment owner shall maintain the air conditioning unit in accordance with the manufacturer's requirements.
- By commencing work the apartment owner agrees to all the requirements, guidelines and procedures.

Procedures:

- A \$500.00 bond shall be given to the Building Management Office by the apartment owner. The bond shall be returned to the apartment owner once the Building Manager is satisfied that the installation is satisfactorily installed to meet the above requirements and guidelines.
- Cleaning charges may be taken out of the bond, without notice should cleaning need to be carried out by one of the Buildings specified cleaners.
- The contractor shall provide copies of current licensing and public liability insurances to the Building Management Office prior to work commencing.
- The apartment owner or contractor shall supply the manufacturer's specifications at least 7 days before the installation commences.

- The Building Management Office shall be informed in writing at least 7 days before the installation commences. A diagram of where the condenser unit will be positioned on the balcony shall be provided.
- The Building Management Office shall be informed at least 48 hours prior to any delivery being accepted.
- All deliveries are to be taken either directly through the residential car park and to the foyers or to the loading area and then through the car park.
- The Building Manager must be in attendance at all times during the delivery of materials and tools.
- The Building Manager may request to inspect the installation at various stages to ensure that the installation meets all requirements.
- The Building Manager shall carry out a final inspection of the installation and common property and be provided certification of the works. Should the inspection and certification meet the requirements and guidelines listed, the deposit shall be returned by way of a cheque sent from the Strata Manager, less any charge for cleaning or damage to common property. **Should the amount be greater than the \$500.00 the owner will be liable to pay the difference.**

This is an extract from the Environmental Protection Authority that may help when choosing an Air Conditioning unit and deciding on its position and installation.

Introduction

Many purchasers of air conditioners find that, after the unit is installed, the noise from it annoys their neighbours and it does not meet the requirements of the *Environment Protection (Machine Noise) Policy 1994* (the Policy). If you use an air conditioner during certain hours with a noise level greater than 45dB(A), measured on a neighbouring property, you will be in breach of the Policy. Restricted hours are from 10 p.m. on any night (except Saturday) until 8 a.m. the following morning, and from 10 p.m. on Saturday night until 9 a.m. on Sunday morning. Even stricter time restrictions may be applied to exceptionally noisy machines.

Should you wish to operate an air conditioner without restriction, it is your responsibility to take remedial action if noise from your unit is found to be excessive.

To ensure that you are able to enjoy the maximum benefits from your air conditioner, follow these simple steps.

Shopping for an air conditioner

When comparing air conditioners, check the sound power level label on the unit or in literature specifications. The smaller the number of dB(A) on the label, the quieter the air conditioner. Comparing labels on units of the same capacity allows you to choose a quieter unit. Room air conditioners are generally more noisy than split systems of the same capacity. In addition, they are often mounted high in the wall, reducing the effectiveness of fences as noise barriers.

You may find that the sound power level label on an air conditioner is 60dB or more and wonder how it could ever comply with a legal limit of 45dB(A). This can be explained by the following comparison. A light globe with a power rating of 60 watts has a certain intensity of light at the actual globe, but with distance this intensity decreases, although the power of the globe remains at 60 watts. Similarly, the noise level of an air conditioner with a sound power level of 60dB will decrease as distance from the unit increases.

Insulate first

You can lower the heat load on an air conditioner by insulating the ceiling and shading east and west facing windows. You can then choose a smaller capacity and usually quieter unit.

Negotiating the contract

When signing a contract for sale and installation, insist on a clause to cover you in the event of a noise problem.

A suggested clause is as follows:

The air conditioner, as installed, will comply with the Environment Protection (Machine Noise) Policy 1994 by not exceeding a noise level of 45dB(A) when measured on any adjoining residential property.

This compliance will ensure that the air conditioner can be used at any time without restriction.

If the retailer refuses to cooperate with this requirement, choose one who will. All reputable air conditioner installers should be aware of the requirements of the Policy and are usually able to give good advice.

Selecting installation position

The positioning of the air conditioner is the most important factor in ensuring noise is not going to be intrusive. Placing the unit at the side of your house close to the neighbour's house is likely to create excessive noise, as the noise is trapped and reflected between the walls and eaves of the two houses. A fence has limited value in reducing the noise in this situation, unless it is solid and is as high as the eaves of one or both houses.

Placing the air conditioner on the rear wall facing the backyard, or on a front or side wall facing the street, reduces the noise reaching neighbours. Also, if the noise is found to be excessive, it is a simple task to construct a barrier to shield the neighbouring property from the noise.

If a suitable position at the back is difficult to find because of a very small yard, a split system compressor can often be located at the front, away from the house wall. This option can overcome the inability to use the front wall because of picture windows or pathways. The unit can be disguised by shrubbery or a low L-shaped barrier.

Enclosing the air conditioner

If an air conditioner must be put at the side of a house because no reasonable distance from a neighbour can be found, a practical alternative to reduce the noise is to install an acoustic enclosure.

Acoustic enclosures are custom built and must incorporate correctly designed ventilation. They need to be built and fitted in conjunction with the manufacturer of the air conditioner in order to maintain the warranty on the unit. Enclosures are expensive and you would be wise to seek a guarantee from the installer on the expected noise level before taking this option.

Allow for a noise increase

Over time, air conditioners, like any machines, deteriorate in their performance. This is accompanied by an increase in noise from worn bearings, cabinet rattles, dirty or rusty fan blades, worn rubber mountings and compressor wear. Some of this increased noise can be reduced by regular maintenance; however, you should allow for a slight increase in noise over time when installing the unit.