



## RENOVATION REQUEST – SUITE # \_\_\_\_\_

### Alteration Required:

From (original)		To (new)	
Location	Description	Location	Description
1.			
2.			
3.			
4.			
5.			
6.			

### Proposed Construction Period

From (start date)	To (completion date)

### Any proposed renovation is subject to the following conditions:

1. The owner must sign this agreement including all conditions set forth.
2. The Structural Integrity of the building shall not be disturbed – breaking, cutting, or puncturing of the concrete slabs is strictly prohibited.
3. The owners agree that the above alterations shall in no way financially impact the Corporation. All costs of such alterations, removal of debris and insurance shall be borne by the unit owner.
4. The owner agrees that these alterations will not contravene the Corporation's Declaration or Regulations.
5. The owner shall communicate to management the expected start date of the alterations and the length of time required to complete such alterations.
6. All work shall be carried out between the hours of 9:00 a.m. and 5:00 p.m. Monday to Friday, Saturdays between 12pm and 4pm only. No work shall be carried out on Sunday or Statutory Holiday.
7. All debris as a result of the alterations must be removed from the site. Debris shall not be deposited in the Corporation garbage containers or down the garbage chute.
8. The owner shall book the moving elevator at least 48 hours in advance to bring in material or to remove any debris. Proper care must be taken to ensure that damage is not caused to the moving elevator or common element area of the building.
9. The owners shall undertake to acquire all necessary permits and licenses and supply a copy to management prior to the commencement of the work.
10. If the proposed renovations include the new flooring inside the unit, please note that you are required to install sound deadening material between the new flooring and the concrete slab. An approved sound insulation with an **IIC Rating of at least 60** with a thickness of at least 4mm must be installed under any laminate, or hardwood flooring. An inspection to verify the installation of this material shall be completed by an agent of the corporation. Failure to install sound insulation rated at least IIC60 and /or failure to allow an agent of the corporation to inspect the sound insulation once installed, may result in the corporation taking action to have the hardwood floor removed at the unit owner's cost.
11. The owner shall provide the specifications and a small sample of the underlay material for recording purpose.

**Insurance:**

The owner agrees to notify their insurer prior to the commencement of work to insure for liability for personal injury to the contractors and inspecting parties. Should an accident occur management must be notified.

The renovation contractors hired by the unit owners must carry liability insurance of at least \$2 million and are covered by WSIB (Workplace Safety & Insurance Board).

The owner agrees to carry insurance to cover the betterment and improvement made by this renovation on their homeowner policy.

**Duty to Repair and Maintain:**

The owner understands that these improvements will be attached to the owner. All duties to repair, replace or maintain due to wear and tear or due to damage will be at the sole cost of the Owner.

**Sale of the Unit:**

If and when the unit is sold the owner shall convey these obligations/requirements to the new owners and a copy of this correspondence shall be attached to the agreement of purchase and sale and shall form part of the agreement.

**Rights of the Corporation:**

The Board of Directors reserves the right to enforce the rules at any time.

The owner shall indemnify and save harmless the Condominium Corporation and Del Property Management Inc. from and against any loss, cost, expense, damage, injury or liability whatsoever caused by any action or condition resulting from the approved renovation of the owner's unit.

Dated at the City of Toronto on the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_\_

\_\_\_\_\_  
Signature of Owner

\_\_\_\_\_  
Witness

\_\_\_\_\_  
Print Name

\_\_\_\_\_  
Print Name

**Approved By:**

Name: Nicole Liu, Property Manager  
DEL Property Management Inc.,  
as agents on behalf of TSCC No. 1526

Signature: \_\_\_\_\_

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