



Allure Owners Corporation
Strata Plan 88851
2 Mooramba Road
Dee Why NSW 2099

Air Conditioning Installation Guidelines For Allure

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 the Owners Corporation may, in some instances, require higher specifications than those listed.

Requirements and guidelines:

- Approval from the Owners Corporation should be sought before beginning any work by using the application form accompanying this Guideline.
- All works are to be carried out by a **licensed contractor**.
- Works are to be carried out between the hours of **8:30am 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.
- Appointments are to be made **48hours in advance** for deliveries over the size of 1 cubic metre.
- The condenser must be located within the balcony or courtyard of your lot against the external wall of your lot.
- 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 by-laws, matching the appearance of the building.
- The plumbing for the unit must use the designated floor waste on the balcony and not drain off at any other point of the balcony.
- 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 for **any damage to common property** caused by the installer.

- The apartment owner shall agree to pay for **any rectification work** needed to maintain the buildings integrity, compliance with the by-laws 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 manufactures requirements.
- **By commencing work the apartment owner agrees to all the requirements, guidelines and procedures.**

Procedures:

- A **cheque of \$1,000.00 bond** shall be paid to Strata Plan 88851 and be given to the Building Management Office by the apartment owner or agent. The bond shall be returned to the apartment owner or agent 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, agent 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 Applicant must **notify the neighbouring apartments** of the time of installation at least 7 days before the installation commences.
- The Building Management Office shall be informed at least 48 hours prior to any delivery being accepted.
- 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 common property.
- Should the inspection meet the requirements and guidelines listed, the deposit shall be returned by way of a direct deposit from the Strata Manager, less any charge for cleaning or damage to common property. **Should the amount be greater than the \$1,000.00 the owner will be liable to pay the difference.**

Below is an extract from the Environmental Protection Authority that may help when choosing an Air Conditioning unit and 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 10:00pm. on any night (except Saturday) until 8:00am. the following morning, and from 10:00pm. on Saturday night until 9:00am. 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 60watts 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.

Application for Installation of Air-Conditioning

The Owners Corporation understands that some owners may wish to install an air-conditioning unit on their property. Any change to the common property, including the placement of an airconditioning unit on a balcony or courtyard, requires permission from the Owners Corporation ahead of commencing the installation. This form is to guide owners through the application process.

Applications can be made via email (scanned) or posted to the Building Manager.

Owners should refer to the installation guidelines for details of air conditioners requirements.

Key steps in the application process:

1. Complete application form and forward to Building Manager.
2. Application assessed by Owners Corporation at Executive Committee Quarterly Meeting.
3. If approved, arrange for installation and pay bond.
4. **7 days in advance**: Notify the building manager of installation and manufacturers specifications and provide license details to the building manager.
5. **7 days in advance**: Notify the neighbours of installation date and approximate time.
6. Make apartment available for post installation inspection by Building Manager.
7. Building Manager's report sent to Owners Corporation. Reclaim bond from strata manager.

Your details:

Name:	
Unit No:	
Contact Phone:	
Email:	

Do you consent to be contacted by Allure Owners Corporation by email: Yes / No
<u>Where exactly will the Air-Conditioning unit be installed?</u>
Please provide diagram showing placement of all external pipes and the condenser unit
<u>What Brand and Model Air-Conditioner(s) do you intend to install?</u>
Which company will be installing the Air-Conditioner(s)?
If you are concerned about the qualifications of your installer, we suggest you contact the Air-Conditioning and Mechanical Contractors Association (AMCA).
Please describe how the installation will affect common property (eg: windows, door frames, running of pipes and wiring etc).

DECLARATION

I/Weunderstand that:

1. Approval in writing from the Owners Corporation must be obtained for this application prior to engaging contractors and commencing installation
2. All condensers and pipework must be enclosed in a manner that ensures that they are in keeping with the appearance of the building.
3. Should my installation not meet the requirements of the Rules and By-Laws of Allure Apartments, I must restore any changes to their original state.
4. It is my responsibility to ensure that the finished installation of the condenser will not result in noise transmission greater than 45dba to neighbouring apartments.
5. The Owners Corporation’s approval to proceed with the work in no way signifies approval or acceptance of the finished installation as this is governed by the provisions of the Allure Rules & By-laws.

I agree to abide by the By- Laws, Rules, Requirements and Guidelines relating to the installation of Air-Conditioners.

Signed _____ Date _____

