

Grand Condotel Building Renovation Rules

The purpose of these rules is to maintain a balance between the rights of the individual condo owner to maximize the benefit and enjoyment of his or her unit, whilst minimising the negative impact of renovation activities on other co-owners in respect to safety, noise, inconvenience and reduction in enjoyment of common property

The application of, and adherence to these rules, will be administered by the General Manager, assisted by the Engineering staff. The General Manager's decision will be binding.

Prior Transgressions:

With regard to instances of prior transgressions of these current rules, every effort shall be made to rectify inconsistencies when further renovations are to be made. This means that if an owner wishes to make modifications or upgrades to their unit, any previous alteration that is found to be in conflict with current rules must be rectified to conform. For example; if an air conditioning unit has been installed in a non-approved location during a previous remodeling, that unit will have to be relocated to an approved position as part of the scope of work currently being considered. Management will take photographic evidence of all non compliant items requiring correction and these items will form part of any agreement for renovation works.

1. Building plans and a schedule of all proposed works must be submitted to Grand Condotel management for approval prior to commencing any renovation. The Co-Owner undertakes to provide access for Grand Condotel management and/or their representatives to make an inspection of the site in order to properly consider the planned project. Grand Condotel Management undertakes to respond on any proposal within 10 days from the date of final submission.

2. No alteration to the fabric of the building may be undertaken that will adversely affect the integrity of the building structure or its services, therefore preserving the original architectural design.

Note: Changes of parts of the building, which are not the building's structural part inside the Co-Owner units, by using the same or different materials, which will not increase the weight by more than 10%, shall not be regarded as extension. But if it exceeds 10%, it requires approval from Pattaya City under the Ministerial Regulation No. 11 (B.E. 2528) under the Building Control Act B.E. 2522, 2551.

3. No renovation may be started without the written approval of the General Manager and the signed agreement of the Co-Owner in acceptance of these rules and any special terms applied. In the case that previous rule violations need to be corrected it is agreed that they will form part of the terms and conditions for making this agreement.

4. No renovation work can commence until a 60,000 Baht guarantee deposit against damages has been lodged with the condominium management. A disturbance charge will be levied at 250Baht per permitted working day to cover the use of the condominium lift and other services, (125Baht per permitted working day for the Beachfront Condo where no lift is available) this amount will be deducted from the guarantee deposit. Consideration for the refund of any deposit amount less costs and charges will only be given when the agreed project is completed in its entirety (not part of or phase of a project). Any entitlement for deposit refund will be by Grand Condotel bank cheque.

5. All construction and renovation works must be completed within 60 consecutive working days for a 95 sq.m. Unit, 70 consecutive working days for a 130 sq.m. Unit and 90 consecutive working days for any larger Unit. In the event work exceeds these permitted periods, at the discretion of the management, an additional Special Work Permit can be issued at 500 Baht per day.

In the event that work is not completed within any agreed extension period, management reserves the right to terminate services. Consideration for the refund of any deposit amount less costs and

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charges will only be given when the agreed project is completed in its entirety (not part of or phase of a project). Any entitlement for deposit refund will be by Grand Condotel bank cheque.

6. All building work activity is restricted to the hours from 09.00am through to 12.00 mid day and from 01.00pm through to 05.00 pm Monday to Friday. Access will be permitted from 08.30 hours for set up purposes only, providing no noise is made that would disturb neighbors. No work activity is permitted on weekends or on Public Holidays unless specifically agreed in writing with management and then only if such work will not cause disturbance to neighbors.

7. The drilling or channeling of the floors and connecting walls between condominium units for the provision of conventional electrical and water supply services must be to a minimum. At no time can structural pillars and beams be drilled, cut, sawn or hammered, or modified in any way.

8. Noise Related Project Work. At all times the Co-Owner and/or their contractor and their workers must take all reasonable steps to minimize noise and vibration disturbance to other Co-Owners.

If the project work is likely to cause noise such as the chasing out and drilling, of walls and floors, tile removal and the removal of floor materials, the Co-Owner/Contractor must submit to management a detailed description of the areas to be worked on and in advance of starting work they must agree with management the anticipated time line for completing such work.

In all cases where Noise Related Project Work is expected the work must be undertaken and completed within an agreed period of consecutive working days (not exceeding 15 days* in total) and noisy work is restricted to the hours 10.00am to 12.00 mid day and from 01.00pm through to 05.00pm. In exceptional circumstances where noisy work is expected outside of this agreement special approval of the management must be obtained prior to any noisy work commencing.

9. In all cases where welding machines, metal cutting tools or gas cutting machines are to be used it is an absolute requirement that the special provisions of the Grand Condotel Hot Work Permit rules are complied with. In all such cases 24 hours prior notice to the Grand Condotel Management is required and a specimen Hot Work Permit rules are available on request.

10. Existing brickwork room dividing walls may be removed. If located anywhere other than over beams, new partitions must be of a stud work construction or an approved lightweight foam type block. Solid cement block or solid concrete walls will not be permitted other than over support beams.

11. In order to comply with weight loading restrictions floor tiling material must be not more than 10 millimeters thick. Any floor leveling if required should be carried out with the use of a suitable cellular foam block, such as 'K Block' or a cellular foam powder mix material, not concrete.

When preparing floor tiles, in order to minimize noise the contractor must use a professional grade Tile Cutter capable of cutting tiles up to 60 x 60 c.m. x 10 m.m. This will need to be checked by the Grand Condotel engineer prior to tile laying. It is accepted that an 'Angle Grinder' will still be necessary to perform some tile cuts, however the Tile Cutter will help the Co-Owner/Contractor to save time and reduce the noise impact on other Co-Owners.

12. In order to conform with any National or Local regulatory requirement, Co-Owners and their contractors will be required to provide any necessary proof of the competence or professional qualification of a worker engaged in special work such as the installation of electrical systems etc.

13. All construction materials must be stored with care so as not to cause damage to the structure of the building and services. Tiles, bricks, cement and other heavy materials must not be stored in one place and the weight of stored materials must be evenly distributed over the whole floor space.

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No heavy items of equipment or building materials are to be stored on balconies as these structures are cantilevered and cannot support heavy loads.

14. Extractor fans from bathroom or kitchen areas cannot be fitted to corridor windows or through corridor common walls. Where ventilation and extraction fans are necessary these must be ducted and fitted into the centre of the suspended ceiling in the corridor.

15. No equipment or appliance may be installed that will affect the integrity of the Condominium's; electrical, water, telephone, T.V. or sanitary systems. The fitting of auxiliary water pumps to the units water system is strictly forbidden, as it will be noisy and will effect (purge) the water flow and pressure from adjoining units. All electrical wiring, electrical installation, electrical equipment & apparatus must conform to the local and national specification for such equipment and conform in all respects to the appropriate regulations. All wiring must be enclosed in conduits.

16. If balcony sliding doors and fixed lights are replaced with UPVC units, these must be white in colour, with clear or energy saving glass with a slight tint. Samples should be approved at the discretion of the Manager before the commencement of any installation. No structure can be erected on a balcony that will impede the sight line of neighbouring condo units. Satellite dishes must be floor mounted and below the sight line of the balcony balustrade. Balcony blinds must be roller type and fabricated from an approved white material and must not be located on the external face of the building. All front entry doors and screen doors need to be of an approved material and color. No metal doors are permitted. Details of presently acceptable color schemes and materials can be obtained from management. No one can make any changes to the outside appearance of the balcony balustrade. Approved design plans for installing white canvas fixed screens for the A and G units are available by contacting the office for permission.

17. No relocation of toilets or floor drains as this may affect the sanitary system. It is prohibited to tile over the existing floor drain in the bathroom area as, in the event of a water outage, the water will have nowhere to go except through the floors below.

18. Co-owners are required to provide access and right of easement through their ceiling area, to the unit directly above in the event of any leakage to plumbing pipe work.

19. Motorised bathtubs or Jacuzzi spa units are not permitted.

20. External doors should be kept closed during working hours to prevent unnecessary noise and dust exposure to neighbouring units.

21. All condominium common areas must be kept free of materials and equipment with no obstruction to corridors, walkways, stairways, lifts, store rooms or service areas. Contractors must not use common areas for rest or recreational purposes. Specifically, on no account must garbage/storage rooms be used as a contractor's toilet. All areas must be kept clean during working hours and mopped clean on completion of each days work, or 4.30pm at the latest. If condominium Management is dissatisfied with the standard of cleanliness, it reserves the right to instruct condo staff to clean the affected area. There will be a charge to the renovator of 150 Baht per hour which will be deducted from the guarantee deposit.

22. Toilet and drain outlets must be closed during the renovation work. On no account must cement water or construction waste be disposed of in toilets or drains.

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23. The unit's owner and contractors must fully observe and follow these renovation regulations and procedures. The guarantee deposited shall be forfeited in case of any breach of the regulations, and the co-owner and contractor will be held responsible for the cost of any damages as assessed by the Management. The Management reserves the right to immediately suspend the renovation and to withhold public utilities to the unit until any such breach has been rectified.

24. All contractors and their work teams must be registered with Grand Condotel office security. Contractors are required to co-operate with Grand Condotel Management and staff to ensure that they are familiar with the rules and regulations of Grand Condotel.

25. The management must be given access to check on work practices and project progress at any time.

26. On project completion, or at any time during the renovation work the Co-Owners must make the property available for inspection and approval by Grand Condotel Management or any expert appointed by Grand Condotel, to be paid for by the Co-owner. In the event that for any reason the project fails to comply with Grand Condotel rules and regulations or any other applicable regulation the Co-Owner will be required to make all necessary alterations to comply with Grand Condo rules and regulations or any other applicable regulation and the Co-Owner will be liable to settle a fine of 500 baht per day until the project is fully compliant with all rules and regulations. In the event that a Co-Owner fails to settle any charges or fines associated with such works Grand Condotel reserve the right to withhold any "free of debt" or "release" letter that may be required in the event of apartment sale.

27. The management reserves the right to alter or amend these regulations as and when necessary without prior notice.

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Co-Owners agreement with Grand Condotel:

I, the undersigned acknowledge hereby these renovation regulations and shall fully comply with these terms and conditions.

I agree that I am responsible and accountable for all works and actions taken either by me or by any contractor and any worker acting on my behalf and I accept that I am responsible for all project management necessary in connection with this renovation including ensuring compliance with Grand Condotel Regulations and all rules.

I agree to pay for any damages or costs incurred as a result of any breach of these rules or the Ministerial Regulations issued under Building Control Act B.E. 2522 and B.E. 2551, and will hold myself fully responsible.

Renovation commencement date:

Anticipated completion date:

Permit working days =Consecutive Working days

Expiry date:

Signed : Mr. / Mrs. / MissOwner's Unit No:

Signed: Mr. / Mrs. / Miss

Co-Owners, Thailand and Overseas contact address, telephone numbers and email address:

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Contractor: Mr./Mrs./Miss.....

Contractors address and telephone numbers:

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Additional Contractors:

Name, address and telephone numbers:

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Approved by Grand Condotel Management:

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General Manager

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Date.