

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 minimizing the negative impacts on other co-owners in respect to safety, noise, inconvenience and reduction in the value of the common property.

The application of, and adherence to these rules, will be administered by the Building Manager, assisted by the Engineering staff. The Manager's decision will be binding upon all co-owners. Appeals of the Building Manager's decision may be made in writing to the Committee to be considered at the next available meeting, but no further work may be carried out on any particular contested matter until a final decision is made at the committee level.

With regard to instances of prior transgressions of these current regulations, all efforts shall be made to rectify inconsistencies in the event that further renovations are to be made. That is to say, if an owner wishes to make modifications or upgrades to their unit, any previous alteration in conflict to these current regulations must be rectified to conform. For example; if an air conditioning unit had been installed in a non-approved location during a previous remodel, that unit would have to be relocated to an approved position as part of the scope of work currently being considered.

1. Building plans and a schedule of all proposed works must be submitted to Grand Condo management for approval prior to commencing any renovation. Grand Condo management undertakes to respond on any proposal within 30 days from the date of final submission.
2. No renovation may be started without the written approval of the Building Manager.
3. No renovation work can commence until a 40,000 Baht guarantee deposit against damages has been lodged with the condominium management. A disturbance charge will be levied at 250 Baht per permitted working day to cover the use of the condominium lift and other services, (125 Baht per permitted working day for the Mini 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.
4. All construction and renovation works must be completed within 90 consecutive working days. In the event work exceeds 90 consecutive working days the 40,000 Baht deposit will be forfeited and a new deposit will be required. In the event that the original project period overruns by a limited number of days (maximum 5 working days) 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 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.

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5. All building work activity is restricted to the hours from 09.00 through to 12.00 and from 13.00 through to 17.00 hours Monday to Friday. Access will be permitted from 08.30 for set up purposes. No work activity is permitted on weekends or on Public Holidays unless specifically agreed in writing with management.
6. No alteration to the fabric of the building may be undertaken that will adversely affect the integrity of the building structure or its services
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. 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.
9. Existing brickwork room dividing walls may be removed. If located anywhere other than over beams, new partitions must be of a studwork construction or an approved lightweight foam type block. Solid cement block or solid concrete walls will not be permitted other than over support beams.
10. In order to comply with weight loading restrictions floor tiling material must be not more than 10 millimeters thick.
11. 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. No heavy items of equipment or building materials are to be stored on balconies as these structures are cantilevered and cannot support heavy loads.
12. No equipment or appliance may be installed that will affect the integrity of the Condominium's; electrical, water, telephone, T.V. or sanitary systems. 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.
13. No modification or change can be made to the exterior appearance of the condominium unit such as balcony doors or color schemes. Nor shall any structure be erected on a balcony that would impede the sight line of neighboring 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.

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14. No relocation of toilets or floor drains as this may affect the sanitary system.
15. 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.
16. Motorized bathtubs or Jacuzzi spa units are not permitted.
17. Every effort should be made to keep external doors closed during working hours to prevent unnecessary noise and dust exposure to neighboring units.
18. 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.
19. 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.
20. The unit's owner and contractors must be 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.
21. 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.
22. The management must be given access to check on work practices and project progress at any time.
23. On project completion the Co-Owners must make the property available for inspection and approval by Grand Condotel Management or any expert appointed by Grand Condotel. 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.
24. The management reserves the right to alter or amend these regulations as and when necessary without prior notice.

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I, the undersigned acknowledge hereby these renovation regulations and shall fully comply with these terms. I agree to pay for any damages or costs incurred as a result of any breach of these rules or to the Ministerial Regulation issued under Condominium Act B.E. 2522.

Renovation commencement date: Anticipated completion date:

90 Days expiry date:

Signed : Mr. / Mrs. / Miss Owner Unit No:

Signed: Mr. / Mrs. / Miss

Contractor:

Additional Contractors:

2.

3.

Name Address and telephone numbers:

Approved by Grand Condotel Management:

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Date

Revision 23/02/11