



FirstService
RESIDENTIAL

January 28, 2014

Emil Chow
2847 East 15th Avenue
Vancouver, BC
V5M 2K5

Dear Owner:

**Re: Strata Plan NW-2184
Unit #230 – 8500 Ackroyd Road, Richmond, BC
Renovation Approval**


Your letter requesting council's permission to renovate your unit has been approved subject to the following conditions. Please be advised that the original linoleum flooring may contain asbestos.

- All renovation material must be properly disposed of by the contractor and not thrown into the strata garbage bin.
- All work is conducted in accordance with the Strata Plan Bylaw 9 – Renovations/Alterations (attached).
- All costs shall be the owner's and future owner's responsibility.
- Owner to obtain proper strata lot insurance for flooring upgrade.
- Subject to inspection by the building manager, 604.270.3111.

Kindly execute and forward a copy to our office for our files.

Yours truly,

FirstService Residential BC Ltd. dba FirstService Residential


Duncan Deng
Strata Manager
Per the Owners
Strata Plan NW-2184

Name: Emil Chow

Date

Attach.
DD/ab

IA-SL050-U0230-2014-01-28-CORR

9. Renovations/alterations

- 9.1 An owner must give the council or its designated representative three working days' prior notice of the scheduled arrival of tradespersons or delivery of materials. Tradespersons must be licensed and bonded. Inadequate notice or work by unlicensed or unbonded tradespersons will result in the levy of fines.
- 9.2 An owner, tenant or occupant must not permit any construction debris, materials or packaging to be deposited in the strata corporation's disposal containers.
- 9.3 An owner must ensure that the delivery of any construction materials is through the parking lot and, if in an elevator, the owner must ensure the elevator is protected with proper wall pads and floor coverings. An owner must not permit any renovations/alterations materials to be delivered through the main lobby.
- 9.4 An owner, tenant or occupant must be responsible to ensure:
 - (a) drop cloths are installed and removed daily between the elevators and the strata lot as well as between other doors to protect common areas from any spillage or dripping; and
 - (b) stairs, lobbies and paths through the parking areas are regularly cleaned (and vacuumed at the request of the council) and the residential corridor thoroughly vacuumed daily
- 9.5 An owner must ensure that the hours of work are restricted to 8:00 a.m. to 5:00 p.m., Monday through Friday, and 10:00 a.m. to 5:00 p.m., Saturdays, Sundays and statutory holidays. To perform renovations/alterations on statutory holidays, an owner must apply for permission in writing to the council at least five business days before the holiday date.
- 9.6 An owner must be in attendance for all SIGNIFICANT renovations/alterations, the determination of SIGNIFICANT shall be in the discretion of the council.
- 9.7 An owner performing or contracting with others to perform renovations or alterations will be responsible, financially and otherwise, for ensuring that any and all required permits and licences are obtained.
- 9.8 An owner in contravention of any of bylaws 9.1 to 9.7 (inclusive) shall be subject to a fine of \$25.00 for each contravention, as well as be responsible for any clean up or repair costs.



October 1, 2013

Yu Ching Lee
230 – 8500 Ackroyd Road
Richmond, BC V6X 3H8

Dear Owner:

**Re: Strata Plan NW-2184
#230 – 8500 Ackroyd Road, Richmond, BC**

We are writing to you on behalf of the strata council. Your letter requesting permission to renovate your unit has been approved, subject to the following conditions. Please be advised that the original lino flooring may contain asbestos.

Council requests the following requirements be conformed to:

- Subject to inspection by Building Manager – 604.270.3111.
- All work is conducted in accordance with the Strata Plan Bylaw 9 Renovations/Alterations (attached).
- All costs shall be the owner's responsibility and future owner's responsibility.
- Owner to obtain property strata lot insurance for upgrade.

Kindly execute and forward a copy to our office for our files.

9. Renovations/alterations

- 9.1 *An owner must give the council or its designated representative three working days' prior notice of the scheduled arrival of tradespersons or delivery of materials. Tradespersons must be licensed and bonded. Inadequate notice or work by unlicensed or unbonded tradespersons will result in the levy of fines.*
- 9.2 *An owner, tenant or occupant must not permit any construction debris, materials or packaging to be deposited in the strata corporation's disposal containers.*
- 9.3 *An owner must ensure that the delivery of any construction materials is through the parking lot and, if in an elevator, the owner must ensure the elevator is protected with proper wall pads and floor coverings. An owner must not permit any renovations/alterations materials to be delivered through the main lobby.*
- 9.4 *An owner, tenant or occupant must be responsible to ensure:*
- (a) *drop cloths are installed and removed daily between the elevators and the strata lot as well as between other doors to protect common areas from any spillage or dripping; and*

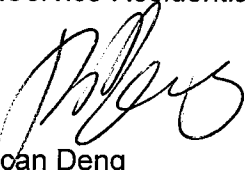
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(b) *stairs, lobbies and paths through the parking areas are regularly cleaned (and vacuumed at the request of the council) and the residential corridor thoroughly vacuumed daily*

- 9.5 *An owner must ensure that the hours of work are restricted to 8:00 a.m. to 5:00 p.m., Monday through Friday, and 10:00 a.m. to 5:00 p.m., Saturdays, Sundays and statutory holidays. To perform renovations/alterations on statutory holidays, an owner must apply for permission in writing to the council at least five business days before the holiday date.*
- 9.6 *An owner must be in attendance for all SIGNIFICANT renovations/alterations, the determination of SIGNIFICANT shall be in the discretion of the council.*
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- 9.8 *An owner in contravention of any of bylaws 9.1 to 9.7 (inclusive) shall be subject to a fine of \$25.00 for each contravention, as well as be responsible for any clean up or repair costs.*

Yours truly,

FirstService Residential BC Ltd. dba FirstService Residential


Duncan Deng
Strata Manager
Per the Owners
Strata Plan NW-2184

X _____
Yu Ching Lee

Date

NW-2184

230

**VANCOUVER CONDOMINIUM SERVICES LTD.**

400 - 1281 W. GEORGIA STREET, VANCOUVER, B.C. V6E 3J7

April 20, 2009

Dan Yu
2305 - 100 F Plaza Drive
Winnipeg, MB
R3T 5K8

Dear Owner:

Re: #230 - 8500 Ackroyd Road, Richmond

Your letter dated April 14, 2009 requesting permission to install laminate flooring and renovations in your unit has been approved subject to the following conditions:

- Ensure that the sub-flooring is screwed down to prevent board squeaking noises.
- A high density acoustic under pad with a minimum IIC rating of 60 is installed.
- Subject to inspection by Building Manager - 604-270-3111 before underlay and laminate flooring is laid down.
- All renovation material must be properly disposed of by the contractor and not thrown into the strata garbage bin.
- All work is conducted in accordance with the Strata Plan Bylaw 9 - Renovations/Alterations (attached).
- All costs shall be the owner's and future owner's responsibility.
- Owner to obtain proper strata lot insurance for flooring upgrade.

Kindly execute and forward a copy to our office for our files.

Yours truly,

VANCOUVER CONDOMINIUM SERVICES LTD.

Peter Chan
Strata Agent
Per the Owners
Strata Plan NW-2184
PC/lk

4ae16pc

Dan Yu

Apr. 27 109

Date

cc: George Tso - Fax: 604-275-8869

