



OLIVEDALE HOME OWNERS ASSOCIATION APPLICATION TO ALTER COMMON PROPERTY: WATER TANKS

NAME OF OWNER

UNIT NO DATE OF APPLICATION

TELEPHONE E MAIL

The following **General Terms and Conditions** apply to **all** applications for changes and additions to the common areas of Olivedale Retirement Village:

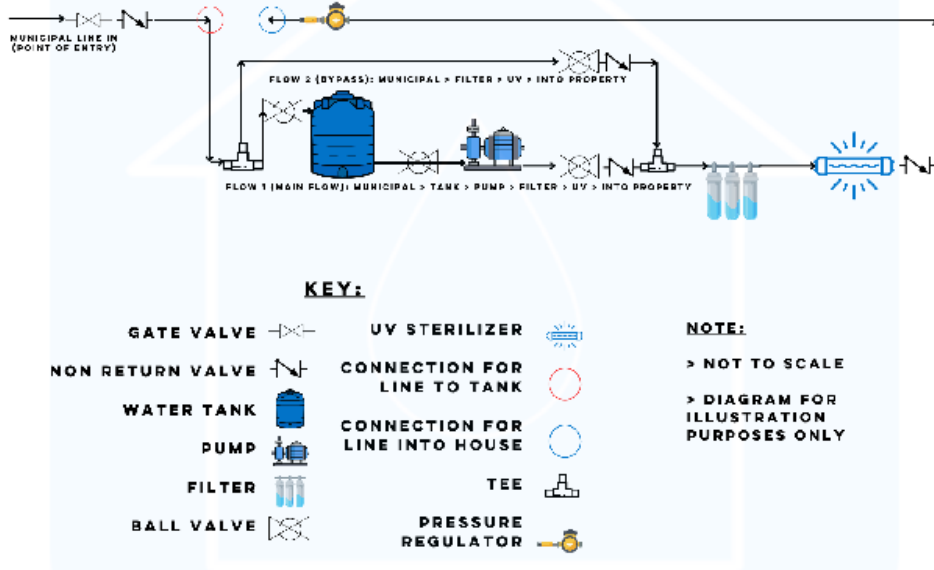
1. Application for any change to the Village is to be made in writing.
2. The Directors reserve the right to decline any application.
3. No work may commence before an application has been approved in writing.
4. The application must include a site plan of the unit clearly showing the proposed positioning of the installation/change in relation to the unit, road and neighbouring units.
5. The installer must be a reputable company with staff qualified to do the work.
6. Specifications for the installation/change must be included in the submission and must conform to the laid down requirements in the Village.
7. The applicant understands that if the installation/change does not conform to the specifications approved in this application, the Directors can issue an instruction for the removal of the structure and reinstatement of the unit to its original state at the owner's cost.
8. Although the installation/change will be erected on common property, the applicant undertakes to maintain the installation/change at their own cost and the Directors reserve the right to take any action that may be necessary if this is not done.
9. Any damage to the existing structure or common property caused by the installation, or attributable at a later stage to the existence of the installation, must be immediately repaired by the owner, at their cost.
10. Insurance of the installation is the responsibility of the owner and the premiums arising therefrom will be for the owner's account.
11. It is the responsibility of the owner, should they sell the unit, to ensure that the purchaser is aware of the conditions of this application.

Specific Terms and Conditions

12. Tank capacity shall not exceed 2200 liters, either by connecting two tanks or with a combination unit.
13. Water Tanks must be placed in an appropriate position.
 - a. If this is the courtyard, it must not hinder access and it should not protrude above the courtyard wall.
 - b. If not in the courtyard, the location must be adjacent to a unit wall, (i.e., not in the middle of a garden). Neighbours adjacent to the position shall approve this location in writing. This approval shall be attached to this application. The Committee may require the applicant to place suitable shrubs to screen the tank from view.
 - c. The base of the tank shall be flat and mounted on a level concrete base and not directly onto the brick paving. Additional pavers may be required to ensure that the base of the tank is not damaged by the garden trimmers.
14. A plan of the proposed installation must be attached to the application. This must clearly indicate:
 - a. Where the water tank will be located.
 - b. The specification of the tank must be attached to this application. i.e., capacity, dimensions, material of construction. (Ideally attach a brochure or photo of the tank type).
 - c. Changes to gutters and downpipes (Include diagram)
 - d. If the intention is to fill the tank from the municipal supply, a detailed drawing of how this will be accomplished shall be added to the application. A non-return valve and an isolation valve in the filling line shall be installed and clearly shown on the application drawing.
15. Only the following colours will be considered: Tan, Brown and Beige or similar. The colour must be indicated on the quotation.
16. Any changes, and associated costs, to the existing municipal water system, to the gutters and down-pipes, if the intention is to fill the tank from rain water, will be the responsibility of the owner. Any water from Roof Top supply may **NOT** be piped into the house, see clause 17.
17. If the water is going to piped back into the house the proposed diagram is recommended as the following mandatory requirements are essential.
 - A gate/ball valve is required to shut off the water to the entire reticulation system in the event of a problem experienced by the changes made to the house's water reticulation system.
 - A non-return valve is mandatory to prevent any water from house system feeding back into the ORV supply system.
 - The system should make provision for a power failure where the booster pump will become ineffective (despite whether the house has a solar back up system or not) through a simple process of redirecting water from the municipal system into the house.
 - There will be an indemnity form to complete such that the HOA is not held responsible for the state and quality of the water supplied back into the house. It is highly recommended that the water must be allowed to circulate constantly through the tanks and that regular inspections are carried out to determine the cleanliness of the storage tank. In this vein, it is recommended to have a filter system for any drinking water taps in the house.
 - The installation of the supply and return pipes to and from the tank must be ensure that they are aesthetically installed as not to be too obvious to the eye.
 - **Under no circumstances can water collected from the roof or gutters be piped back into the house.**

WATER FLOW DIAGRAM FOR A WATER TANK SYSTEM THAT CONSTANTLY ROTATES THE WATER IN THE TANK AND CAN BE BYPASSED WHEN THERE IS A POWER FAILURE

-PRODUCED BY LOCAL WATER SOLUTIONS-



18. If a pump is to be installed, the specification (including noise characteristics) of the pump must be included in the drawing. A pump cover is a mandatory requirement.
19. By signing this application form, the applicant acknowledges having read, understood, and accepted the General and Specific Terms and Conditions associated with this application.

Applicant Signature..... Date.....

Application Approved Declined

Signatures

Chairman Infrastructure Committee Date.....

General Manager Signature Date.....

Comments

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Application Checklist

Inspection

Signed Application

Installation satisfactory

Scope of Works from supplier

Inspected by:

Specifications included

Signature:

Plan of unit with proposed positioning

Date:

Pipework and Gutter diagram

Installer qualified

Approval of neighbours if outside the courtyard