

Body Corporate Guidelines for Installation of Air Conditioning Units

The installation of any air conditioning unit to or on the exterior of any property at Willsmere is subject to the approval of the Body Corporate as follows:

1. Due to historical and architectural considerations the following is STRICTLY PROHIBITED:
 1. Installation to the exterior of any of the historic buildings
 2. Installation on any Common Property
 3. Installations mounted in windows or externally on walls or roofs
2. Application must be formally made in writing to the Body Corporate through its Managing Agent prior to any works commencing. The following guidelines must be adhered to:
 - A. Heritage Guidelines
 1. Installations of systems are allowed only in the townhouse units.
 2. Exterior air conditioning equipment can only be located within the townhouse rear private fenced space (rear patio or back garden) at ground level so it is generally well concealed from view;
 3. Associated electric cabling and pipe work must be concealed in one (1) only external vertical duct cover (a 'top hat' metal section 100mm maximum depth and 150mm maximum width). Cable/pipe work duct must be located on the rear wall of the townhouse in line with one side of the existing pergola structure. (Alternative duct locations and changes of duct direction are not allowed.)
 4. Duct cover should fit tightly and neatly to the external wall and should be painted to match the existing wall colour (including fixings).
 - B. Noise Level
 1. Any equipment installed must not create a nuisance for any other residents of Willsmere
 2. All aspects of the installation and appliances must comply with any current relevant regulations of the Environment Protection Act and the City of Boroondara.
 3. The Australian Environment Council method of calculation in determining the Outside Sound Power Level of the proposed appliance shall be the sole determinant and calculator for sound level purposes. 40dba is to be used as the noise level.
 4. The Member Applicant acknowledges that any approval granted by the Body Corporate or its Managing Agent does not prevent a person affected by noise from the appliance from making a complaint to a relevant authority.
3. Applications must be in writing delivered to the Willsmere Body Corporate P.S. 326519P, c/- Melbourne Inner City Management (MICM), 85 Queensbridge Street, Southbank, 3006.
4. Applications must include specifications of the appliance and drawings that clearly identify the location of the unit and any external piping or cabling as noted above. The appliance must meet sound level of 40dba as noted above.
5. The Member acknowledges that the Body Corporate Insurance DOES NOT cover the replacement of the air conditioning unit and the body corporate takes no responsibility for the maintenance or upkeep of the appliance.
6. Any trades or contractor involved with the provision and installation of the air conditioning shall only due so during normal business hours Monday to Friday and Saturday mornings until noon. No works shall be permitted after 12:00pm on Saturday or at any time on Sunday. The common area access and pathways must be kept clear of debris and all debris/packing materials etc, be removed from site within 48 hours of installation. The Body Corporate rubbish bins and recycle bins are not to be used for this purpose.
7. Any damage incurred to or on Common Property during the installation of the air conditioning will be made good by the Member at their sole cost and expense.

NOTE: Only lot Owners/Members may apply for air conditioning installation approval.