# 888 BEACH

## STRATA PLAN LMS-712

# RESIDENT WELCOME PACKAGE



*1500 HORNBY STREET*
*1501 HOWE STREET*
*888 BEACH AVENUE*
*VANCOUVER, B.C.*

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# 888 Beach

## Strata Plan LMS-712

### 1500 Hornby Street, 1501 Howe Street

### & 888 Beach Avenue, Vancouver, B.C.

Welcome to 888 Beach. This package of information has been prepared to assist you in becoming acquainted with 888 Beach. You will find many useful pieces of information concerning all aspects of the strata corporation contained in this package.

If you have any questions please don't hesitate to contact the management agent (between the hours of 9:00 a.m. and 4:30 p.m. Monday through Friday).

## INSURANCE:

Your strata corporation carries insurance for the whole development including your strata lot; however, you are advised to obtain contents insurance for your unit and storage locker (if applicable) and for any improvements to your strata lot (wallpaper, upgraded carpet, hardwood flooring, etc.) should be insured under your contents policy. The security of your strata lot and your vehicle is your own responsibility.

## STRATA COUNCIL:

Your strata council is elected from the owners at the Annual General Meeting. Your council members are volunteers and they devote a lot of time to the Strata Corporation. If you have any item that needs to be addressed by the strata council, please write to the management agent who can pass it on to the strata council on your behalf.

## MANAGEMENT:

The management agent for Strata Plan LMS-712 is Vancouver Condominium Services Ltd. If you are a new owner, you will be receiving information from Vancouver Condominium Services on the particulars of the services that they offer (emergency service, pre-authorized chequing, etc.) Vancouver Condominium Services Ltd. provides an onsite manager located in the office on Level 2 of Ocean Tower (between the hours of 9:00 a.m. and 4:30 p.m. Monday through Friday).

## CONCIERGE:

A member of the concierge staff is available 24 hours a day. The concierge staff will assist in booking your moves into and out of the strata corporation. They will also assist in emergencies (contacting the individuals who will be able to assist you).

The concierge staff will also assist in providing you with a visitor's parking tag for your visitor's vehicle. When not at their desk, located at 1500 Hornby, the concierge staff is on patrol of the

strata corporation. If you happen to see anything suspicious, please report it to the concierge immediately.

Also, if you see or hear anything that suggests a physical problem in the building, such as leaks, a faulty parkade gate, jamming doors, etc., contact the strata agent or the concierge right away. If you experience a leak within your own suite, call the concierge immediately. Water spills often go through to the next suite very quickly. Quick action will limit the damage.

## CARETAKER/HANDYMAN:

The Strata Corporation employs a caretaker/handyman. The caretaker/handyman carries out cleaning in the exterior areas of the building, parkade level, etc., and carries out small repairs and painting in the common areas. Interior cleaning of the common areas is completed seven days a week by a contract cleaner.

## EMERGENCIES:

Strata-related emergencies should be reported immediately. Please contact the Concierge first at 604-681-4852. If not available, contact the on-site agent at 604-684-6291 (between the hours of 9:00 a.m. and 4:30 p.m. Monday through Friday). Vancouver Condominium Services Ltd. is available 24 hours a day to assist in dealing with strata related emergencies (604-684-6291).

## MOVING:

The bylaws governing moving into or out of the strata corporation should be reviewed carefully. Please pay particular attention to the notice that is required to book a move and the times moving is permitted.

## GARBAGE:

Garbage must be securely fastened and double bagged if there is a possibility that it will drip. The garbage must be deposited in the garbage chutes and be small enough in size to travel down, through the chute without getting stuck. Please remember that

the large garbage bins located in the garage are for regular household garbage only. No large items (such as carpets or furniture) and no gyproc or building materials are to be deposited here. They must be taken by the owner to the municipal dump.

## RECYCLING:

Recycling facilities are located in the garbage enclosure. There are the blue boxes that are picked up by the City as well as a large green bin which can be used for mixed paper and cardboard. Please ensure that any cardboard that is taken to the recycling bin is flattened.

## ENTERPHONE:

Your enterphone gives you the ability to allow your guest access to the building. It is extremely important that this system not be abused. Please ensure that you only allow those people you know into the building.

## RECREATION ROOM/SWIMMING POOL:

The Recreation Room is located in Beach Tower. The room is available from 6:00 a.m. to 11:00 p.m. A pool, sauna and shower rooms are located on the main floor. Upstairs is the exercise area. Attached to this package are the rules to follow regarding the use of the recreation and pool facilities.

## LIBRARY:

The library (located in Ocean Tower) is for everyone's use. Donations are welcome and use of the books is on the "honour" system. Please do not keep books for more than one month.

## GROUNDS:

The grounds are tended by a professional gardener. If you have special requests or problems, please direct them to the Strata Agent at Vancouver Condominium Services. They will communicate your needs and concerns to the gardener. The common grounds are irrigated by an automated watering system.

## FIRE SAFETY:

Please review the fire exit instructions located next to the elevators on your floor. If you hear a fire alarm, you must exit the building immediately, regardless of the time of day or night. You must follow the directions of the concierge who acts as Fire Marshall until the fire department is on site. You must not tamper with the smoke detector, heat detector or in-suite alarm buzzer; to do so is an offence under the Fire Code and may result in repercussions in the event of a fire being sourced to your suite.

## SECURITY:

The concierge staff provides the security to the strata corporation. During special events, such as fireworks, extra guards may be brought on site to augment the security of the strata corporation.

Please do not allow anyone into the complex that you are not willing to take responsibility for.

## BY-LAWS:

Attached is a set of by-laws for Strata Plan LMS-712. Please take a few minutes to review the bylaws carefully. The by-laws have been voted on and passed by the owners of 888 Beach. Please ensure that you know these bylaws well. Below are specific bylaws that should be particularly noted, please ensure that you review these bylaws carefully.

**5. Pets & Animals**

**7. Obtain approval before altering a strata lot**

**8. Obtain approval before altering common property or limited common property**

**9. Procedures for Alterations**

**40. Parking**

## 41. Moving in/out procedures

**CONTRACTORS LIST:**

The following contractors are used regularly for repairs throughout the common property and to carry out in-suite repairs that are considered the responsibility of the strata corporation.

**ELECTRICAL REPAIRS** – Houle Electric 604-434-2681

**PLUMBING REPAIRS** – Westrim Plumbing 604-276-0887

**FIREPLACE REPAIRS** – Fireplaces Unlimited 604-415-9330

**IN-SUITE PAINTING** – Philip Konrad Painting 604-240-9197

**LOCKSMITH** – Devak Locksmith 604-669-6947