SIUD Approval Vote

Background

The Condominium Property Act requires condominium corporations to maintain insurance on the building including Owners suites. With the revisions to the Condominium Property Act in 2020 there is a requirement to register a Standard Insured Unit Description (SIUD) for each class of residential suite with Alberta Land Titles. The SIUD is a description of the items included in the insurance with respect to a residential suite. In our case there is a requirement for the Owners to approve the SIUD at the first meeting. The AGM on September 8 will be our first meeting.

In 2011 the Owners at Westmount Place voted to amend the Bylaws to exclude betterments and improvements from our insurance coverage. This was done because of concerns over the cost of our insurance or even our ability to obtain insurance if we continued to cover betterments and improvements. Note that betterments and improvements are modifications to the suite made by the Owner to a higher standard than which the building was constructed and cannot be taken away when the Owner sells. It is standard in Owners residential condominium insurance policies to cover betterments and improvements so there is no need to include them in the Corporation's insurance.

Our Approach

When the Bylaw change was made in 2011 the Board adopted the base standard we would insure to be the standard to which the building was constructed. The data regarding what was originally constructed comes from the original building drawings and specifications. Where there are gaps we have used the fallback level of "builder grade".

The information we have provided to insurers has been put together over a number of years. In 2017 we issued a formal document to all owners called Westmount Place Insurance Claims Policy and Procedures. This included a detailed description and some photos showing what was covered under the concept of the original construction. This document was then updated and included with the 2019 budget mailing to all Owners in late 2018.

2020 Act

The Act changes in 2020 clarified that the standard to which the building was originally built was the minimum level for insurance. This matches the approach we have been using and the level of insurance we have. For the purposes of producing a document that is in a form suitable for registration with Land Titles we have hired Normac, the company that also does our insurance appraisal. The insurance appraisal is what the insurance companies use to price our insurance premiums. Note that even at the minimum level our last insurance renewal in 2020 cost $161,122.00 with a $75,000.00 deductible.

The vote is to accept the SIUD prepared by Normac in concert with the Board and to have it registered with Land Titles.

Westmount Place Board of Directors

Condominium Plan Number 8310969

Condominium Name Westmount Place

Does the Condo Corp have Builder Specifications? ☒ YES ☐ NO

CEILING

-Medium texture stipple applied to the cement slab and not painted or primed; spraytex
-Bulkhead or dropped ceilings are drywall with one coat of primer and two coats of eggshell latex paint.

WALLS / PARTITIONS

One coat of primer and two coats of eggshell latex paint over drywall throughout

FLOORING

(Finish of component(s) consistent with the quality rating of the building unless otherwise specified herein)

-40oz face weight polyester nylon carpet with 7/16" - 8lb under cushion in living room, dining area, hallways and bedrooms
-Quarry unglazed tile in herringbone pattern in kitchen and front entry
-100 x 75 Olympia ceramic tile in two-piece washroom and bathroom(s)
-Vinyl sheet in closets, storage rooms and laundry areas

INTERIOR DOORS & WINDOWS

-Hinged hollow core moulded hardboard flat panel passage doors with smooth skin semi-gloss latex paint finish and chrome lever handles with privacy locks for 2-piece washroom and bathroom(s), metal door frames
-Sliding (Bypass) light weight metal frame flat panel closet doors with 6mm plate glass panels with bronze trim finish and integrated handles
-Bi-fold hollow core hardboard flat panel laundry doors with smooth skin semi-gloss latex paint finish and chrome knob handle
-Entry door solid core red oak veneer with solid fir oak veneer frame (Common Property)

LIGHTING

(Finish of component(s) consistent with the quality rating of the building unless otherwise specified herein)

-$750 allowance provided (2018)
-Flush or semi-flush ceiling fixtures in front entry, hallways and bedrooms including walk in closets
-Pendant lighting (maximum of one light fixture) in dining area
-Multi light bar over vanity (Maximum 6) in 2-piece washroom and bathroom(s)
-Recessed light fixtures (pot lights) in kitchen
-White toggle switches and standard duplex plug ins or equivalent throughout to meet code requirements

KITCHEN FEATURES

Cabinetry

Wood composite standard height upper and base cabinets including melamine interiors, matching veneer end(s) and toe kicks where required and including island or peninsula with raised eating bar depending on layout, full overlay style melamine finish slab (flat) style doors and matching drawers with white finish and oak horizontal edge integrated handles (Marquis lite by Kitchen Craft Canada or equivalent)

Countertops

Postform laminate with bullnose (crescent) edge profile and integrated 4" backsplash (Formica manufacturers standard color selection)

Backsplash

None

Plumbing Fixtures

Double basin drop-in stainless steel sink with single-handle faucet in chrome finish

BATHROOMS FEATURES

Cabinetry

Wood composite cabinet including melamine interiors, matching veneer end(s) and toe kicks where required, full overlay style melamine finish slab (flat) style doors with white finish and oak horizontal edge integrated handles (Marquis lite by Kitchen Craft Canada or equivalent)

Countertops

Cultured marble (Corian) slab with an eased edge profile and integrated 4" backsplash

Backsplash

None

Plumbing Fixtures

(Finish of component(s) consistent with the quality rating of the building unless otherwise specified herein)

-Regular flush (1.6 gpf) white vitreous china 2 piece toilet with seat
-White vitreous china oval shaped drop-in sink with centerset single handle low arc faucet in chrome finish with dual sinks in 5 piece bathroom
-Drop-in style with integral apron white acrylic standard size tub and 100 x 75 Olympia ceramic tile full height surround, a tub mounted grab bar, a single handle faucet and spout with diverter valve and a fixed shower head in chrome finish

Other Features

-Chrome toilet paper holder (1863S), towel bar (9400 – 24"), shower rod (9690), soap and grab (1862S) and Robe hook (753)
-50 CFM bathroom exhaust fans in each bathroom, or as per code
-Plate glass 5mm mirror above vanities - 914mm by vanity width

LAUNDRY FACILITIES

Washer & Dryer Hook-Ups

Dual washer supply lines, standpipe drain, 208 volt dryer outlet and dryer exhaust vent

LIFE SAFETY

Not applicable. All life safety is common property

HEATING / COOLING

Fan coil circulating/cooling unit (1 or 2) within unit supplied by common building system

DOMESTIC HOT WATER SOURCE

Domestic hot water supplied by common building system

BI APPLIANCES

(Finish of component(s) consistent with the quality rating of the building unless otherwise specified herein)

-Electric range top Hot Point Model PR230 or equivalent (actually is GE) colour almond.
-Electric wall oven Hot Point Model WS820 or equivalent (actually is GE)
-Dishwasher Hot Point Model SU510 or equivalent (actually is GE) color almond
-Range Hood recirculating charcoal type 2 speed Air King Model QD30 color almond

ITEMS EXCLUDED

Non affixed items:
-Refrigerator: Suite types B, C, F Hot Point Model RT134. Suite types A, D, E, G, M Hot Point Model RT159. Suite type H, J, K Hot Point Model RS196 without icemaker. Suite type L, N, P, Q, R, S, T, U, V Hot Point Model RS196 with icemaker. All to be color almond.
-Window coverings
-Washer and dryer

QUALITY RATING

Good Quality (Improved – Above Average – Upgraded)

The subject components, unless specifically different, are associated with buildings that are typically designed and constructed by reputable contractors which are considered best basic construction but with a refined attention to workmanship however they do not have unusual material and labor features. They have increased amenities and features as well as above average materials including fixtures with a more comprehensive design, orientation and interior features. The buildings are designed for good appearance, comfort and convenience as well as an element of prestige. Ornamental treatment is usually more evident. Higher costing electrical including lighting and mechanical equipment with more detail are apparent. These buildings may be the standard common to the move-up market. One or two components of a different quality is normal and should be largely disregarded as influencing the overall classification for general quality. Definition Source: Normac Appraisals

Standard unit interior finishes also include all pipes, wires, cables, conduits, ducts, mechanical and electrical apparatus and branch piping installed by or on behalf of the unit or corporation extending to but not including common utility services to the unit.

OPTIONAL COMPONENTS

ACOUSTICAL DAMPENING
Not specified

TRIM & HAND RAILINGS
Baseboard & door casing are 80x20mm hemlock painted to match the wall

FIREPLACE(S)
Applicable only to suites on floor 22 and above. Not applicable in all units
Fireplace is Heatilator Mark 123-6F catalogue no. 3048 complete with dampers, fireboxes, flues roof penetrations, chimney caps and all othe accessories necessary for a complete installation.Wood burning fireplaces with gas pilots

CLOSET STORAGE INSTALLATIONS, SPACE DIVIDERS, ETC.
-Single laminate shelf with 25mm OD chrome coat rods rod in all closets
-Vinyl shelf in storage room and laundry

SPECIAL TELECOMMUNICATIONS & ELECTRICAL/WIRING
-Telephone & Cable Outlets and wiring as per plan
-Electrical Capacity & Wiring: Electrical service with multi-breaker panel as per code
-Ground fault interrupt circuits in all baths as per code with 208V electric appliance receptables

This standard Insurable Unit Description is the <u>complete</u> description for this condominium corporation.

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This confidentiality notice apparently is not applicable, according to a note received from the Building Manager and a board member.