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## Garage Policy

### Introduction

Garage areas in strata schemes consist of both private and common property. Car spaces that form part of a unit/lot entitlement are private property. All other areas, including the space between some car spaces and the sandstone wall, are common property.

This policy has been developed using Australian Standards AS2890.1 (2004) that refers to standard sizes for car spaces. Under the AS a car space required to be a minimum of 5.4m long and 2.4m wide for a 'standard car'. An enclosed garage is required to be a minimum of 5.4m long and 3.0m wide with a 2.4m wide entry.

### Purpose

The purpose of this policy is to specify principles in regard to the usage and the utilisation of car spaces by owners and residents of SP 38938 (Waratah Apartments).

### Scope

The policy applies to all owners and residents of Waratah Apartments.

### Policy Statement

1. Owners and residents must only park in parking spaces allocated to them. They cannot use parking for visitors or emergency vehicles unless approved by the concierge.
2. For safety reasons all vehicles must be parked within the marked lines. If a vehicle is larger than a 'standard car' then that vehicle still needs to fit within the marked lines, ie the standard car size does not apply.
3. Where garage doors are fitted, the door must be closed after entry or exit.
4. A car parking space cannot be leased to a non-resident of Waratah Apartments.
5. Car parking spaces must be kept tidy, clean and free of furniture, boxes, flammables or rubbish. Items, such as cardboard, wooden or plastic cartons, carpets, clothing, mattresses, household furniture or equipment, appliances, containers of oil, petrol or paint, suitcases or trunks, motor vehicle parts or accessories not attached to a motor vehicle, pot plants, barbecues or outdoor furniture, gas bottles, building materials, office equipment, exercise or sporting equipment, etc. cannot be kept in a car space, unless in an enclosed space is approved for storage in writing by the Strata Committee.
6. The Owners Corporation will require removal of inappropriate items. Objects placed on common property will be removed and disposed of.
7. Vehicle Blocking Access
  - a. The Owners Corporation can move a vehicle that blocks an exit, an entrance or the use of common property.
  - b. The Owners Corporation can only move the vehicle if it has correctly provided notice in writing. This must include: a description of the vehicle, the date and time the vehicle will be moved from the common property if it is not moved or collected (not earlier than 5 days



after the notice is placed on or near the vehicle), contact details of a member of the strata committee, or a nominee of the owners corporation, and the date and time the notice was issued.

- c. The Owners Corporation can move the vehicle to another area of the common property or to the nearest place where it may be lawfully moved.
- d. The Owners Corporation can apply to the Tribunal to recover the reasonable costs of moving it.

#### 8. Enclosed Garage Cages

- a) Enclosed Garage cages are not generally suitable for a single car space or a double space, if adjacent to a single car space, as the side structure may not conform with AS 2890.1 for width;
- b) It may be permissible to fully enclose a double car space with a wire cage, where such car space is adjacent to another double car space/s and/or common property, providing approval is sought from and granted by the Strata Committee;
- c) Request for approval must include:
  - i. *a report from a qualified traffic engineer, who will need to consider the specification and positioning of the car space under application, any implications on the adjacent car spaces and confirm the proposed space is consistent with AS 2890.1 standard.*
  - ii. *drawings of the proposed structure and how it sits on the garage space and works with adjacent spaces, based on the traffic engineers report.*
  - iii. *the manufacturer and details of the door to be installed.*
  - iv. *details of the manufacturer and structure of cage material to be used;*
- d) If approved, the structure must be installed over the middle of the yellow lines and in accordance with the detailed measurements contained on the strata plan (SP 38936). Copies of the strata plan are available on request.
- e) A number of existing fully enclosed cages exist and will be grandfathered, providing they fit within the yellow lines, do not encroach on other garage spaces and allow for a free entry/exist from/into cars parked in the adjacent car spaces. If one or more of these conditions is not satisfied, such cages may need to be modified or removed.
- f) If approved, power for the door may be obtained from the lighting circuit but must be connected via a 'round earth plug' and not be used for any purpose other than powering the door. Installation of a suitable power point to power the door is at the owner's expense.
- g) The structure of an enclosed space is to be consistent with other existing structures in the building.

#### 9. Power Points

- a) Power points maybe installed in garages and connected to common property power supply at the owner's expense.
- b) Power for charging of electric cars is under review.

#### 10. Storage Boxes

- a) Storage boxes may be installed providing approval is sought from and granted by the Strata Committee;
- b) Storage boxes must be of a similar structure and colour as existing storage boxes installed in the building;
- c) As car spaces vary in length and width the proposed storage box must be positioned in such a way that it conforms with the car space size defined by the AS2890.1 standard, i.e.



minimum of 5.4m long and 2.4m wide and within the yellow lines. If the storage box is of over the bonnet variety, then the free space under the box can be included in the car space size calculation as defined by the AS2890.1 standard.

- d) Requests for approval must include:
- i. details of the size, colour and manufacture of the proposed storage box,*
  - ii. if the storage box is to be of the over bonnet variety;*
  - iii. positioning of the storage box within the garage space.*

## 11. Storage Cages and Sheds

- a) Storage cages and sheds may be installed in car spaces providing approval is sought from and granted by the Strata Committee;
- b) Storage cages and sheds must be of the same structure and colour as other storage cages and sheds installed in the building.
- c) As car spaces vary in length and width, the cage or shed must be positioned in such a way that its positioning conforms with the car space size as defined by *AS2890.1* standard, i.e. minimum of 5.4m long and 2.4m wide within the yellow lines. In some instances, car spaces are not large enough to accommodate a cage or shed and park a car, in which case approval will not be granted.
- d) If after an approved installation the resident wishes to park a vehicle that does not fit within the allocated space in accordance with 2. above, the cage or shed must be removed or the vehicle parked elsewhere.
- e) Requests for approval must include:
  - i. details of the structure, size and colour of the cage or shed proposed to be installed,*
  - ii. a simple plan of the car space (including confirmation that it conforms with the standard car space size as defined by the AS 2890.1 standard) and the proposed shed, clearly showing where the cage or shed is to be positioned and where the car is to be parked.*

*Fred Tuckwell*

Chair SP 38936

