

Renovations & Alterations Guide

This guide has been prepared to assist owners and residents undertaking renovations or alterations within their lot and to ensure that works are carried out safely, respectfully and in accordance with the by-laws.

Do I Need Approval?

Approval is required if you are proposing to:

- Remove or alter internal walls
- Replace carpet with a hard floor surface (including timber, laminate, vinyl or tiles)
- Replace windows or external doors
- Install security doors, awnings or external blinds
- Undertake any works that affect common property or the external appearance of the building.

If you are unsure whether approval is required, please contact Strata before commencing any work.

Even where approval is not required, residents are encouraged to notify Strata of planned renovations so that other residents can be advised of any anticipated noise, water interruptions or contractor activity.

Noise Restrictions

In accordance with City of Vincent requirements, maintenance and renovation works may only be carried out during the following hours:

- Monday to Saturday: **7:00am – 7:00pm**
- Sundays and Public Holidays: **9:00am – 7:00pm**

Equipment requiring the constant presence of an operator, such as power tools and lawn mowers, must not be used for more than **2 hours** per day.

No power tools may be operated on Sundays.

Residents and contractors are expected to minimise noise and disturbance wherever possible.

Disposal of Materials

Owners are responsible for the removal and disposal of all fixtures, fittings, building materials, rubble and renovation waste.

Renovation materials must **not** be placed in the general waste or recycling bins.

Work areas should be cleaned at the end of each day and upon completion of the project to minimise dust, dirt and debris being carried through common areas and neighbouring lots.

Skip Bins

If you intend to arrange a skip bin, please advise Strata in advance.

Strata can assist with identifying a suitable location and notifying any residents who may be impacted.

Contractor Access & Parking

If contractors require parking during the works, please advise Strata in advance and provide the vehicle details.

Where possible, temporary access to visitor parking may be arranged.

Scaffolding

The installation of scaffolding requires prior notification and approval.

Plans must be submitted for review before any scaffolding is erected on site.

Storage of Equipment & Materials

Building materials, tools and equipment must not be stored on common property overnight or when not actively in use.

If there is a requirement for temporary storage, please contact Strata to discuss available options.

Air Conditioners, Windows, Blinds & Security Screens

The relevant application form must be completed and approved before works commence.

Painting Your Lot

Owners are free to paint the internal walls of their lot in colours of their choice.

However, the external walls and façade form part of the common property and are maintained by the Strata Company.

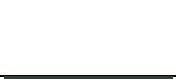
To maintain a consistent appearance throughout the complex:

- External walls must not be painted by owners.
- External colours and finishes must not be altered.
- Changes to the building façade are not permitted without approval.

External painting is undertaken by the Strata Company as part of the long-term maintenance program and 10-Year Plan.

Common Property Colour Schemes

To maintain the appearance and value of the complex, any approved external works must be consistent with the existing Paddington Place colour schemes and finishes.

Common Area	Paint	Colour
North green rendered building, walls and storerooms.	Dulux - Jungle Moss	
North cream rendered buildings, walls and storerooms.	Colourbond - Classic Cream	
All other Cream rendered buildings, walls and storerooms.	15 Lte Tin B – 1Y ³ / ₄ C – 4Y I – 18 ³ / ₄ WTM	
Ceilings in other Cream rendered stairwells.	Dulux Stowe White	
Green downpipes, electrical conduit, steel fences, timberwork, window and door trims.	Dulux - Deep Brunswick Green	
Red downpipes, electrical conduit.	Colorbond - Manor Red	