

BALENCEA'S GARAGE ENCLOSURE STANDARDS

454 St Kilda Rd Melbourne

These standards have been developed for owners who wish to enclose their basement car park within their car parking space.

A. General Requirements

1. The alteration or enclosure of garage spaces is building works as defined by the Owners Corporation Registered Rules. The requirements for building works are outlined in detail in Section 3 and other appropriate sections of the Owners Corporation Registered Rules which can be accessed by visiting www.balencea.com.au, the Balencea App or from the Building Manager.
2. Alterations to or enclosing of garages require a building permit as the works may affect the health and safety of the public and the building occupants. It may also impose additional dead loads on the car park suspended slabs which must be evaluated.
3. The building works are not to impede the flow of cars or owners in the basement.
4. The owner must ensure that any work done allows their vehicle when parked in the garage to be parked entirely within the boundary of their unit as defined on the title, and when so parked, to enable the garage door to be fully closed.
5. A Certificate of Final completion shall be provided on completion and a copy forwarded to the Owners Corporation.

B. Construction of Garages

1. Walls created to enclose the parking bay shall be entirely within the boundary of the unit as identified on the title.
2. Walls shall be constructed in a fire rated material with a two-hour fire rating such as concrete block work, Hebel block or cement sheet cladding.
3. Walls created should be consistent in appearance with the appearance of the basement area and if painted, in colour Dulux "Monument" or its equivalent.
4. The ceiling must not be lined in any material. Nothing shall be hung from the ceiling which may prevent the effective operation of the fire sprinklers.
5. Walls shall be moisture resistant to allow cleaning of the basement car park.
6. The Owners Corporation (or its nominee) at its discretion shall assess the impact or effect of any new walls on drivers' vision within the car park, and may refuse or grant a conditional approval of the proposed garage for this reason.
7. The garage must allow a minimum of $2m^2$ of ventilation openings per car space.

8. Work to be carried out using first grade quality materials, in a proper tradesman like manner, and carried out and completed promptly when started.
9. Service pipes or ducts must not be cut or altered without written permission from the Owners Corporation. They may be neatly framed around.
10. The owner must ensure that any works do not interfere with the effectiveness and workings of the sprinkler system.
11. Open gutters at the perimeter of the building must not be blocked or in filled.
12. Garage doors may be of a solid or perforated material and to be finished in a single colour without pattern. The finish to all doors must be Dulux powder coat finish in the colour "Monument", or its equivalent.
13. The door shall have a mechanism that allows it to be opened manually from inside and outside in the event of an emergency.
14. Power supply for the garage door operation may be connected to the common property meter. This work is to be performed by an electrician approved to work on the property by the Owners Corporation. (Contact details for an approved electrician may be obtained from the Building Manager.) The cost of any work, including any necessary upgrade to the switchboard, is at the owner's cost.
15. The concrete slab should not be cut, chopped or damaged in any way except for minor fixings such as dynabolts or similar. The concrete floor slabs have an applied epoxy coating to be made good on completion and kept consistent in colour.
16. The owner must allow access to the garage for the maintenance of essential services and for fire-fighting purposes. This must be in the form of a keyless entry system.
17. The Owners Corporation's preferred option for garages in terms of design and materials: please refer to the garages currently at apartments 1304 and 1701 (Steel Line Garage Doors).

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