

## **BALENCEA'S BASEMENT & GARAGE STORAGE STANDARDS: 454 St Kilda Rd Melbourne**

These standards have been developed for owners who may wish to enclose their basement car park or create a storage locker within their car parking space.

### **Works requiring a building permit**

Alterations to or enclosing of garages **will** require a building permit. A building permit is required 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.

The installation of a prefabricated storage unit or a storage cage **will not** require a building permit.

A copy of the building permit along with the proposed works shall be provided to the Owners Corporation 10 working days before works commence.

A Certificate of Final completion shall be provided on completion and a copy forwarded to the Owners Corporation.

### **General Requirements**

The construction works are not to impede the flow of cars or owners in the basement.

Works must comply with the Occupational Health and Safety Act 2004.

Rubbish from works to be stored within the lot and not allowed to accumulate; should be regularly cleaned and removed. Rubbish should not be placed into common property bins.

The Owners Corporation must approve the works and be provided with a timetable for the installation.

Owners must provide their own insurance cover for any new work as the Owners Corporation will not be responsible for loss or damage.

Any application, permit, assessment, compliance, report, statement or certificate (or the like) required under these standards are to be obtained at the owners cost and provided where practicable to the Committee of Management at least 10 days prior to any works being undertaken.

All costs involved in any works, inspections, reports, assessments, applications (or the like), are the responsibility of the owner. This to including any costs that the Owners Corporation or the Committee of Management may incur.

It is the responsibility of the owner to ensure that any work done allows their vehicle when parked, to be entirely within the boundary of the accessory unit.

## **Storage Cages**

This refers to a cage constructed of galvanized posts fixed to the floor or soffit with chain wire mesh in fills, to be constructed consistently in design and materials used with the existing storage cages in the basement.

The storage cage may be installed in the space for parking a car provided that the entry gate does not open out into common property or foul or intrude into a public walkway.

The storage cages shall be erected entirely within the boundary of the accessory unit as identified on the title.

No service pipe or duct must be cut or altered without written permission from the Owners Corporation. They may be neatly framed around.

Open gutters at the perimeter of the building must not be blocked or in filled. They are designed to hold and discharge water. A removable frame may be constructed over the gutter to keep belongings out of the water, which at the owners expense may need to be removed to enable periodic cleaning.

All sprinkler pipes should be protected from damage during the storing or removal of belongings.

Goods should be kept a minimum of 400mm clear of sprinkler heads.

With 48hours notice owners must provide access to the storage cage for maintenance of the building services

It is the responsibility of the owner to ensure that any work done allows their vehicle, when parked, to be entirely within the boundary of the accessory unit.

### **Prefabricated Storage Units**

Over bonnet type units. Should be substantially of the same type and material as existing ones currently in the garage. The Building Manager can assist in this regard.

Open gutters at the perimeter of the building must not be blocked or in filled. They are designed to hold and discharge water. A removable frame may be constructed over the gutter to keep belongings out of the water, which at the owners expense may need to be removed to enable periodic cleaning.

Prefabricated units shall be securely fixed to the wall or floor on brackets which allow a minimum of 250mm clearance from the underside of the slab and a minimum of 400mm clearance from sprinkler heads.

No service pipe or duct must be cut or altered without written permission from the Owners Corporation. They may be neatly framed around.

It is the responsibility of the owner to ensure that any work done allows their vehicle when parked, to be entirely within the boundary of the accessory unit.

The storage unit shall be in colour bond Shale Grey (pre painted steel) or its equivalent.

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