

Marble Arch Conduct rules (1 January 2024)

Appendix 4 - ARCHITECTURAL CONTROL AND ALTERATIONS.

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Introduction

The Body Corporate of Marble Arch sectional title complex require that a uniform appearance of the complex is maintained and this appendix to the Conduct Rules details what is required. In general, owners are responsible for inside their units, and the Trustees are responsible for the outsides of the buildings and the Common Areas. Unit owners are responsible for compliance with the standard detailed below:

Colour scheme: At the time of writing (October 2023) the standard colour scheme is:

Exterior walls, including boundary walls, are painted in an external matt PVA available from Chamberlains, Randburg.

The formulation for 1 litre is:

Base: Chamber matt, Lux matt, pastel, with the following Tints:

TS=11ML (YELLOW)

XS=1.50ML (BLACK)

YS=1.2ML (RED)

However, be aware that more than one shade of this sand colour has been used in the complex so an exact match is not guaranteed!

Carport steel frames: The green paint used on steelwork is from NJR Steel in Randburg, Pro-steel 2-in-1 Windsor Green.

Round concrete pillars: The grey paint is Dulux Wallguard Exterior "Abbey Lane" 174-320.

Woodwork: Exterior oil based gloss wood varnish, initial 3 coats of Teak colour. Successive coats to then be clear varnish.

Aluminium: to match existing aluminium at Marble Arch, usually referred to as 'Bronze'.

Security gates and balustrade : grey to match round concrete pillars.

Maintenance and repairs

The Trustees arrange for the buildings to be maintained, using Marble Arch staff and contractors. This is done according to a maintenance plan, however owners should inform the Trustees should they notice the need for interim maintenance and/or repairs. This is vitally important as any delay in attending to the buildings may allow a problem to develop further and void our insurance cover.

Alterations

Any change to the aesthetics of Marble Arch (e.g. Fitting Air-Conditioning, satellite dish, solar panels) requires the written permission of the Trustees. Holes may not be drilled into the roof.

Alterations must not interfere with rainfall drainage or the cleaning of the rooftop.

Any damage caused will be for the owners' cost.

In the event that installations are removed, the area must be restored to the original state and will be for the cost of the unit owner.

Doors

External doors are horizontal wood panelled – see photograph below. Many of the windows and doors in the complex are as originally fitted by the developers, with a medium brown protective coating. Over time successive layers of protection (e.g. Exterior wood varnish) has led to some minor deviations in colour between units (see photo below), but the standard must be adhered to. Frames to be set back from façade by minimum 40mm . Where neighbours doors are directly adjacent to each other, the doors and security gates must be identical, not as in the photo below!



Security gates, garden gates and balustrade

The style is diagonal square steel section as shown on the gate on the LHS of the photo above. This pattern and colour also applies to garden gates and upstairs balcony balustrade (see photo below):



Expandable security gates placed inside sliding and folding glass doors must be Brown (Bronze) in colour.

Windows

Wooden frames, with a protective coating to match exterior doors. Frames to be set back from façade by minimum 40mm.

Burglar bars must be brown and square patterned and fitted on the inside of windows:



Aluminium windows and doors.

Owners wishing to replace their windows and doors with bronze coloured aluminium framed units may do with the written permission of the Trustees (form at the end of this appendix) and at the owners cost.



Glazing

Owners are responsible for the maintenance and repair of the glazing of their unit.

Glazing must be clear (i.e. not tinted or reflective or with a film attached).

Tiling – floor+steps Old Faithful Unglazed Rustic Finish Terracotta Floor Tile - 240x240mm from CTM

Tiling – sloped roof -Marley Modern Terracotta

Face brick - colour to match existing (Chamberlain Strydompark)

Fences & Hedges & Partition walls

Gumpoles – Dark brown. CCE or Creosote, 75/100 100/125 diameter, top rail no higher than 1m AGL

AND/OR

Hedge – Viburnum Odoratissimum , max' height 1.8m , neatly trimmed at all times.



Mesh – may be attached to the section side of Gumpoles – but NOT used on it's own. Rust resistant 50x50 square up to 1.2m high.

Partition walls - Max height 1.7m .Same colour as building walls.

Non-compliance

Where units do not comply with a Marble Arch rule, this should in no way be seen as a precedent. Any future changes MUST comply with the standard.

Any deviation from the Marble Arch standard must have written approval of the trustees.

Failure of an owner to show proof of Trustee approval may result in a fine and/or the offending item/s being returned to the Marble Arch standard at the owners cost.

Request for Trustee permission to make alterations to the exterior of a unit (e.g. to fit Aluminium windows, patio doors, satellite dish, air-conditioning, CCTV)

Unit number : **Marble Arch**

Name of current unit owner:

Email address:

Work to be carried out:

-
-
-
-

I hereby request consent to install the above at my unit.

I attach details of items I wish to install, including a drawing to show the location on the building.

I agree to comply with Marble Arch Conduct rules as well as any other conditions the Trustees may impose.

I indemnify the Marble Arch Body Corporate for any damages caused.

I am responsible for all installation and maintenance costs.

I will take measures to ensure all subsequent owners of my unit are aware of and bound by this agreement.

**Signature of
owner**

Date

Additional conditions imposed by Trustees:

-
-
-

Permission is given when Trustees vote in favour and 2 Trustees sign:

Trustee 1 Name

Signature

Date

Trustee 2 Name

Signature

Date

N.B. The installation must be carried out within 3 months of Trustee consent for the consent to be valid.

Reminder checklist for Trustees:

Visible from common areas

Visible from neighbours

Colour and style

Risk to drains

Nuisance or disturbance

Noise

Plan/drawing

Better alternative

Insurance

Risk to structure

Risk to roof waterproofing

Aesthetics

Safety

Fire hazard

Obstruction

Setting precedent

ANYTHING ELSE.....