

Painting



In this fact sheet we look at painting the common property buildings and fixtures.

It is important to understand what comprises common property. We cover this under Boundaries on our website.

www.unitcare.com.au/bp_strata_boundaries.html

www.unitcare.com.au/bp_community_boundaries.html

Both strata and strata division (1 unit on top of another) community corporations are responsible for the repainting of the exterior of the buildings being common property under Section 5 of the Strata Titles Act and Section 19 of the Community Titles Act. Take a look at the corporation plan for notes regarding the upper limits of the unit/lot subsidiaries. The unit/lot subsidiary usually stops just before the eaves. This sees the eaves, fascia and gutters as common property.

We take you through the steps to a successful repaint on this page and using a couple of flow charts on page 2. We show some examples of neglected paintwork on the last page.

The stages include..

- Obtain a paint specification. Solver/Wattyl may provide one at no cost. Ring (08) 8368 1200.
- Have the group's Management Committee or a General Meeting agree on the specification, schedule of works & colour scheme.
- Consider engaging a suitably qualified person to supervise the works.
- Seek quotes from qualified, licensed and insured painters - ensure you provide the agreed paint specification, schedule of works, a plan of the group and photograph if possible.
- Once you have sufficient quotes, have the group's Management Committee or a General Meeting agree which one to accept and funding of the works. See Tools in next column for a pro forma minute on this matter.
- Advise the unsuccessful contractors.
- Advise the successful contractor by phone
- If your group has the necessary funds to hand, establish a start date for the works.
- If you are raising funds, establish if the contractor wishes to start before all funds are to hand in order to fill a gap in their schedule. Otherwise establish a start date after all funds are expected to be on hand.
- Confirm all discussions in writing.
- Advise the painting supervisor (if one has been retained) of the winning contractor, their details and start date.

Links Best Practice Manual

www.unitcare.com.au/bp_strata_maintenance_painting.html

Includes a sample paint specification and exterior colour chart.

Link Fact Sheets and Podcasts

www.unitcare.com.au/fact_sheets.html

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PEACE OF MIND FOR UNIT OWNERS

Fact Sheet

- Ensure all residents are advised in writing at least a week prior to painting commencing. The contractor will need to have external windows and doors opened from time to time.
- Once work is underway ensure compliance with the paint specification.
- Only make progress payments once the management committee and/or painting supervisor are satisfied with the work.
- Upon completion we suggest a walk around the group. Look for areas and spots that may have been missed along with paint spatter that needs cleaning up.

Hints:

Avoid painting in very cold, wet or very hot weather.

Following the repainting of your group consider establishing a Sinking Fund that will over the lifetime of the paint raise sufficient funds to pay for the next round of painting.

Tools

Example of general meeting minutes that may be useful:

The Management Committee is to obtain and consider a Solver Painting Specification and schedule of items to paint and then obtain quotations for the work. The Management Committee is given the power to act to accept a suitable quotation. The work is to be funded from the Sinking/Reserve Fund. If the Fund is insufficient then the Management Committee is authorized to raise a special levy.

Levy: The levy is to be charged equally, rather than in accordance with unit/lot entitlement, to those persons registered as proprietors of a unit/lot at the time a decision to proceed is made. (requires a unanimous resolution if owners currently pay by unit/lot entitlement)

OR

Levy: The levy is to be charged in accordance with unit/lot entitlement, to those persons registered as proprietors of a unit/lot at the time a decision to proceed is made.

Notes:

Community Corporations can only raise funds at general meetings.

In non Strata Community Titles the owner of the lot is responsible for all maintenance on their buildings.

See www.unitcare.com.au/bp_community_boundaries.html for more information on community titles.

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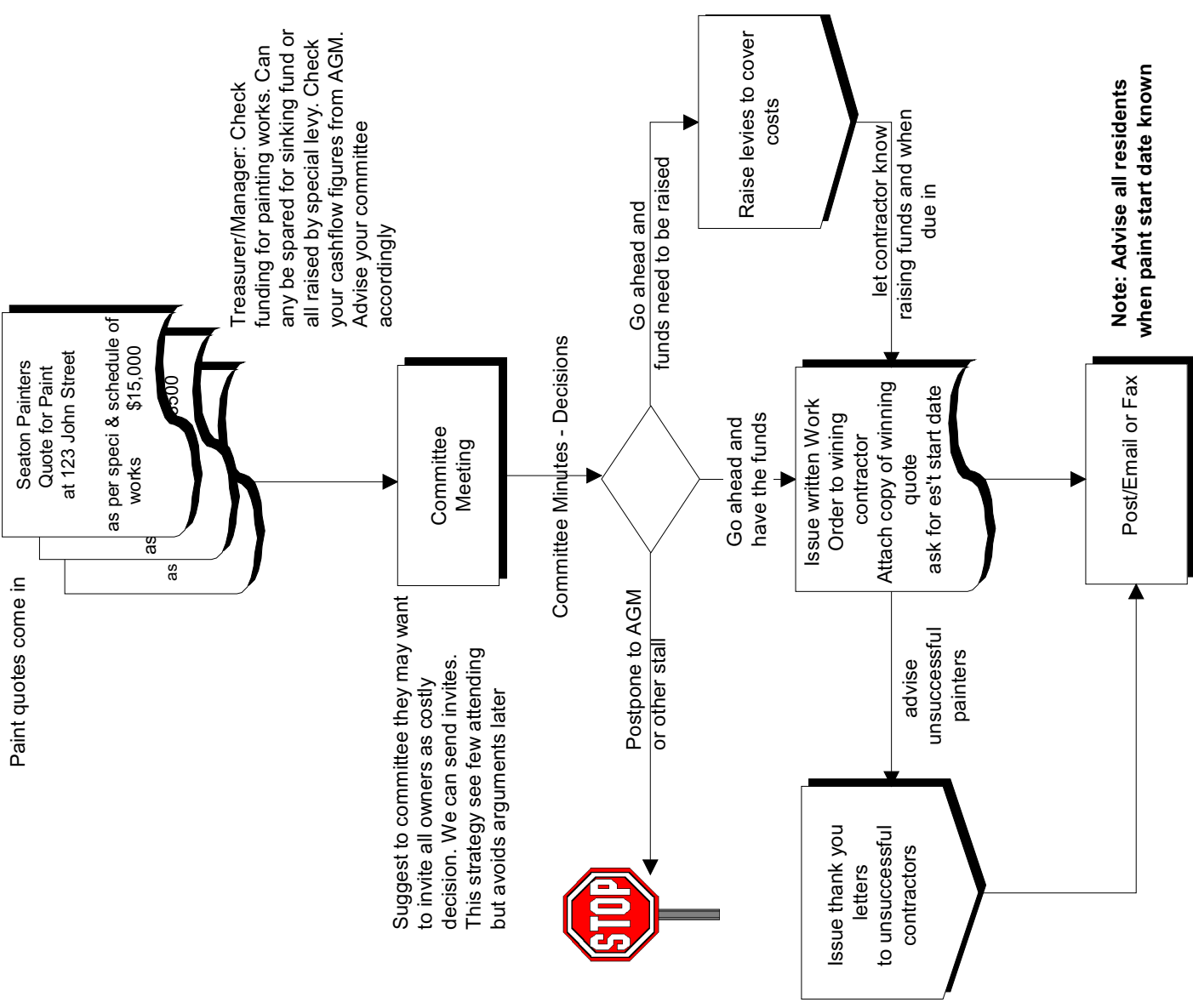
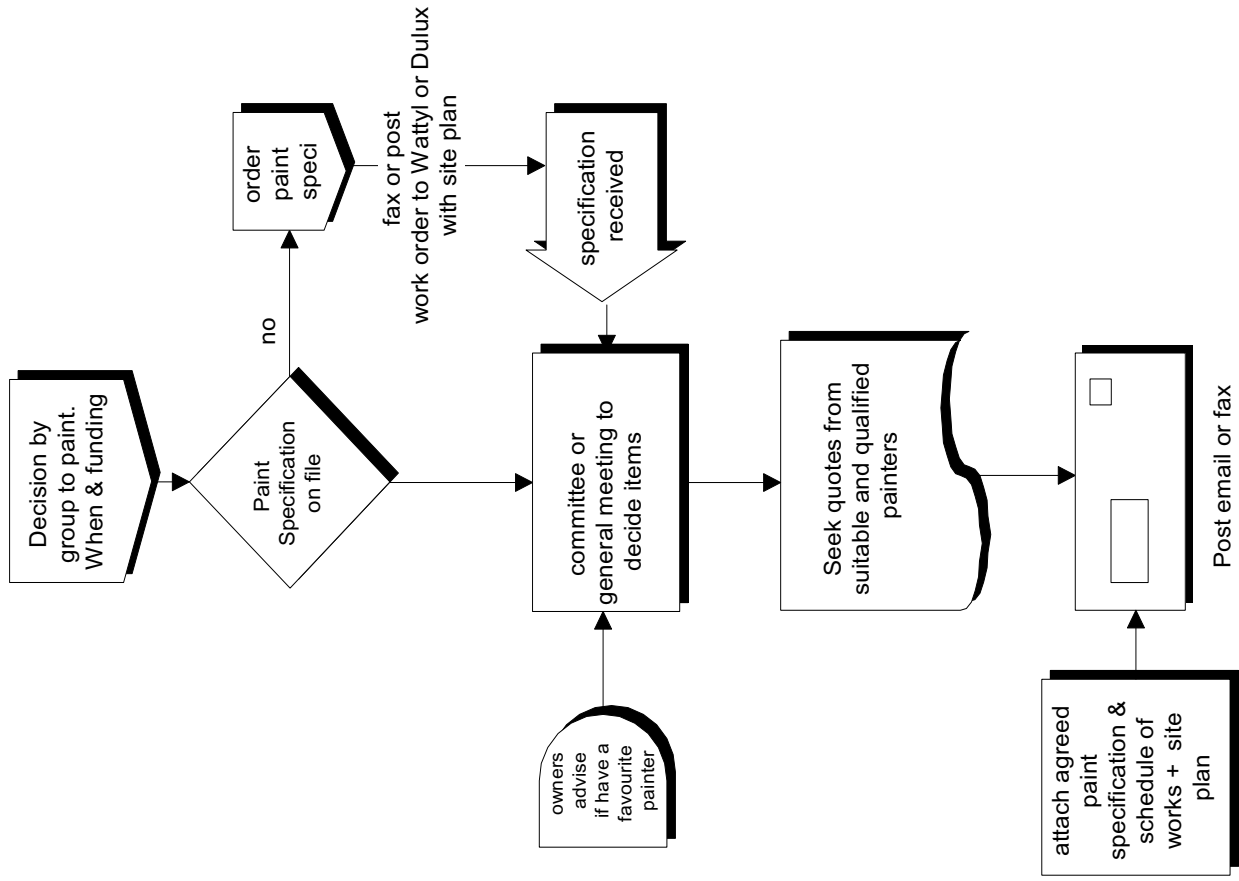
Member
REI
Real Estate Institute
of South Australia



Gordon Russell
Managing Director

Painting Common Property

Decision making chart



Paint quotes come in

Seaton Painters
Quote for Paint
at 123 John Street
as per speci & schedule of
works \$15,000
as

Treasurer/Manager: Check funding for painting works. Can any be spared for sinking fund or all raised by special levy. Check your cashflow figures from AGM. Advise your committee accordingly

Suggest to committee they may want to invite all owners as costly decision. We can send invites. This strategy see few attending but avoids arguments later

Committee Minutes - Decisions

Postpone to AGM or other stall



Go ahead and funds need to be raised

Go ahead and have the funds

Raise levies to cover costs

Issue thank you letters to unsuccessful contractors

let contractor know raising funds and when due in

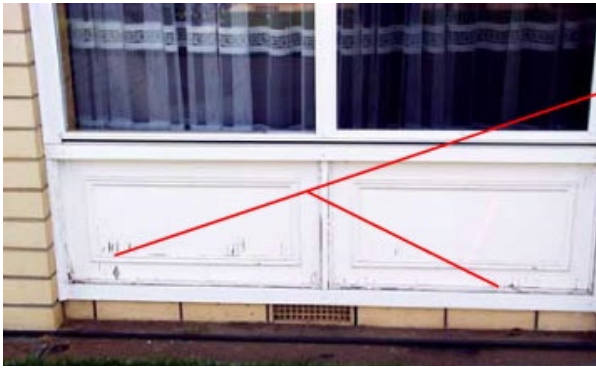
Issue written Work Order to winning contractor Attach copy of winning quote ask for est start date

let contractor know raising funds and when due in

Note: Advise all residents when paint start date known

Common Problems:

Here are some common problems with external treatments. Repainting before these problems appear will save the cost of major repairs.



window timber work is exposed
risk of timber rot



bare timber evident
in need of a repaint asap



gable timber work is exposed
paint in very poor condition



gate timber work is exposed
paint is thin & in very poor condition



facia timber work is exposed
timber scotia may be rotting
eaves stained



timber treatment is peeling



gable timber work is exposed
paint in very poor condition



gable timber work is exposed
paint is peeling & in very poor condition



Paint peeling exterior door

paint is peeling as harboard is damp

harboard surface of hollowcore door is peeling away from frame.