

PALINGGAT OORD	DOC No	POL-022
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	DATE	29/08/22
SHADEPORT / CARPORTS POLICY		

- Before erecting a shade port / carport an owner must seek written authorisation from the Board of Trustees. A plan must accompany the application.
- The guidelines for construction of a shade port are as follows:
  - Galvanized steel constructions manufactured by a registered manufacturer.
  - The roof covered with manufacture's shade cover (Similar plain colour as existing houses)
  - No self-fabricated structure or sail other than that of a registered manufacture may be used.
  - Sides may not be closed.
  - It must be a free construction and not attached to the dwelling or boundary wall.
  - It may only be erected on paving.
  - Support poles must be fixed.
- Maintenance of shadeport is the owner's responsibility and risk. If the owner fails to maintain it, it may be removed by the Body Corporate.
- The guidelines for construction of a Carport are as follows:
  - Frame of structure: Must be made of treated timber and painted with two coats of mahogany varnish.
  - Structure must blend in with existing Carports currently in Palinggat Oord.
  - Maximum height: 2.4 meter allowing water to run down from the roof away from the building.
  - Roof must be covered with white IBR / corrugated Alluzink roof sheets. (NO shade cloth is permitted).
  - Sides may not be closed.
  - It must be freestanding from any boundary walls.
  - It may only be erected on paving / close to paving in the EUA of the unit.
  - Gutters, Facia & Barge boards must be used to prevent any water damage to the dwelling.
  - Carport will impact on Category C levies.
- The Board of Trustees reserves the right to evaluate each application individual
- The shade port / carport may only be used as a recreation area OR parking of a vehicle. Not storage space.
- Wrt caravans: Refer to Conduct rules of Palinggat Oord point 4. Caravan or tents

REV N°.	STATUS / CHANGE	DATE
1	Name Gazebo changed to shade port	23/09/21
2	<ul style="list-style-type: none"> <li>• POLICY NAME CHANGE.</li> <li>• Adding carport &amp; information regarding carports to policy</li> <li>• The shadeport may only be used as a recreation area OR parking of a vehicle and not used for parking of boats, towing vehicle or storage space to be removed</li> <li>• Words added: The shade port / carport may only be used as a recreation area OR parking of a vehicle. Not storage space.</li> <li>• Words added Caravans conduct rules</li> </ul>	4/10/22