

Common problems with enclosed Verandahs:

The units were not built with the intention of providing a weatherproof verandah and several problems are known to arise when enclosed. You should carefully consider these issues prior to submitting your application as they are not covered by your service fees:

- Water can leak from weep holes in the brick work and there is no waterproofing on external wing brick walls.
- Floor gradient slopes require correction for furniture placement
- The height of surrounding garden beds can create water run off problems
- Existing external Hot water services will not be relocated and must be accessible for repair.
- The gutters will likely overflow in sudden and extremely heavy downpours, some water will inevitably flow into the verandah.
- Air conditioner compressors will not be relocated and should not be placed where they can interfere with mowing.
- From time to time the village repaints the external finish of timber windows, where these windows have been enclosed they will not be painted nor will the verandah.

How to obtain permission:

1. Complete the "Application to enclose a Verandah Form available from your Hostess or Administration, ensuring that all of the builder details are completed.
2. Submit the completed form to Administration
3. Written approval will be provided where all application conditions are met.

Examples of approved styles:



Enclosed Verandahs.



Policy and Application information

Enclosing a verandah

General Information

Enclosing the front, rear or both verandahs on certain styles of Independent units has been an addition that many Residents have requested. Permission must be sought prior to works commencing. Permission will not be granted for units constructed after 2001, or for apartments as the style of units does not lend itself to an enclosed verandah.

Areas permitted to be enclosed:

Enclosures may only be made to areas under the tiled roofing line. Units with a Perspex skylight included in the roof may only be partially enclosed. Permission will not be granted to enclose the Perspex area as water leaks are likely to occur.

Builder:

Enclosures must be installed by a licensed builder who has proper insurance coverage and will offer a warranty on the work and whom is approved by the Village Baxter. Builders are required to complete a site induction to ensure compliance with health and safety regulations.

Styles and materials:

Permission will be granted for two styles of enclosure:

1. Full aluminum windows
2. Aluminum windows with horizontal weathertex smooth finish boards along the lower half.

Sliding glass, fly screen and security doors must be keyed into the Villages master key system to enable emergency access by Village staff and Nurses.

The unit number located on the unit must be relocated to the fascia board above the door.

Colour Palette:

Aluminum windows must be in cream or off white in color

Weathertex boards are to be painted in the same colour as the unit's fascia board, cream or off white.

Existing units with enclosed verandahs:

Non-standard verandah enclosures will be progressively removed upon vacation and refurbishment of the unit. These will not be replaced by the Village however permission may be granted for an incoming Resident to enclose the verandah in accordance with this policy.

Insurance

Once installed, your verandah is covered by the Village's insurance policy for broken glass. Any excess imposed by the insurer must be paid by the Resident.

Maintenance and repairs:

As with any alteration or addition to a unit, the maintenance of verandahs is not covered by service fees. Upon request the Village will remove the enclosure and restore the veranda to standard condition, but will not repair damage or investigate problems with the verandah.