

ARCHITECTURAL REVIEW SUBCOMMITTEE REPORT OCTOBER 2020

The Architectural Review Subcommittee (ARS) has been active over the last 6 months, predominantly reviewing applications from house owners for consent to carry out repairs, renovations and installations to their properties, where alterations can be viewed from the street or the grounds. Repair requests have included replacement of damaged roof tiles, rusted guttering and downpipes. Renovation requests have included the replacement of defective windows and/or doors, replacement of entry or courtyard tiles visible from the street, replacement of lattice fencing, and approval for colour schemes for repainting exterior walls and trim, as well as roof tiles. One request has been made for installation of an awning at the front of the house. Requests for installation of solar panels are becoming more frequent. In every case, the ARS is guided by the by-laws in the Community Management Statement. The updated 2020 Architectural Standards document (see website) is an important guide for house owners considering changes to their houses, and a task ahead of the ARS is to work with our lawyers to develop new by-laws which reflect these guidelines. Earlier this year we worked with a colour consultant to develop an official Colour Palette for Raleigh Park properties, and this has already been of some use for several owners.

The ARS, working with our Estate Manager, has notified owners of several properties where remediation work needs to be carried out, or where items such as non-complying satellite dishes have been installed.

The ARS has also worked with the ECs of several Strata blocks to discuss and subsequently approve the design and colour of the Supacentre/Turnberry perimeter fence (Turnberry) and the pool fence (Innisbrook).

Working with the Estate Manager, the ARS has also made decisions relating to the paint colours for the refurbished water race walls, the Security guardhouse, as well as fences, light poles and security camera poles throughout the estate.

Raleigh Park is now over 25 years old, and consequently the role of the ARS is becoming more important, due predominantly to refurbishing considerations. We would like to thank owners who have discussed issues with us, and have recognised that, although our responses have not always been in agreement with their requests, our underlying approach has always been to ensure that the architectural integrity of the estate is preserved.

Penelope Graham (Chair, ARS)