

# Futuna Residents Association – Updated Clarification of Rules Applying to Changes to the Exterior Appearance of Buildings

## **Please Note**

*This document is presented to help clarify rules applying to changes to the exterior of Futuna houses as set out in the Futuna Constitution and Land Covenants. It should be read in conjunction with those documents, in particular the section of the Covenants, 'Building Covenants and Restrictions' clauses 1.3.(k), (l), (m), (n), (p).*

## **General**

Alterations that change the exterior appearance of buildings require prior approval of the Building Control Committee (BCC). For these purposes "exterior appearance" is the appearance as seen from the common area (Lot 100).

Any intended alterations or improvements that involve major structural changes should be checked with the BCC whether or not they affect the external appearance. They will require a Building Consent from the City Council.

Residences with a private external patio area do not require BCC approval for minor changes but are advised to check with BCC and out of courtesy talk with any immediate neighbours who overlook the rear house areas.

## **Alterations which will normally be approved**

1. Replacement of original roof tiles – the original Italian tiles have not proved satisfactory especially for those houses which are exposed to southerly gales, however for many Futuna owners replacement of missing tiles is the most economical solution and the FRA holds a supply of replacement tiles. As an alternative, the FRA has agreed that owners may re-roof their house with more durable Viking tiles and a number of owners have chosen to do that.
2. Installation of front door wireless intercom – check with BCC on preferred type.
3. Installation of double glazing – frames to be the same colour as existing. Sloping beads are preferred. BCC can provide advice on suppliers.
4. Installation of skylights – these should be Velux type to match original skylights fitted to Futuna houses.
5. External door repairs – a number of houses have experienced premature deterioration of the external doors due to persistent exposure to heavy rain. In these cases the life of the doors can be extended by using paint instead of stain. The paint colour is to accurately match the garage doors and window trim. Note the colour shade can be found on the label fixed to the edge of the garage door.
6. Installation of external ventilation louvres - these should match similar vents which can be found on a number of houses. Louvres should be stained the same colour as the cedar weatherboards.
7. Installation of small cat doors – there are a number of acceptable examples in the complex.

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8. Replacement of letterboxes – these should preferably match the colour of the garage doors or be painted black or green. The BCC can advise.
9. Heat pumps – these are an economical and popular method of heating. The large external heat exchange units and associated pipes must be located so they are not visible from Lot 100.

### Notes

Owners may apply to the BCC for approval for items not listed above and all applications will be carefully considered. Matters which will be taken into consideration include:

- WCC resource content sent conditions
- The Futuna Constitution and Covenants.
- The convenience and comfort of residents.
- Considerations of emergency management.

Futuna Residents Association  
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