

## **Garage Storage Rooms**

Dear owners,

From the number of requests we have received for Resort Board intervention, it is obvious that some owners still believe they have the right to exclusive use of garage storage rooms.

This is extremely selfish, unneighbourly and not in the best interests of good community spirit. The Resort Board are still receiving requests for help with this. However, it is not our problem, it has to be dealt with by your Building President.

Building Presidents need to ensure everyone has the chance of using them. Many will not need to use them, but it needs to be managed better. We recognise this may be difficult, particularly in buildings where there are more than 20 apartments and only one room, but it must be dealt with fairly within the building.

We are writing to you with regard to the on-going questions regarding the use of constructed, and new build, storage rooms, as well as the insurance implications.

## **Constructed Storage Rooms**

These are the brick walled rooms, built at the time your building was built by Polaris World (PW). We do not know why they were built, apart from filling up an area of no more than 6m x 4m. They are though, effectively, part of the building and, as such, come under the responsibility of the sub community, as there is no proof of ownership of the rooms, despite PW claiming they owned them. These rooms do not appear on the deeds.

As nobody else owns any communal part of the building, the default is that the sub-community owns the rooms. Individuals do not have a right to take over a room without the agreement of the building's owners. This has been a problem in some buildings. In the future, if somebody produces a deed for the rooms, the Sub-community will have to give up the right to access it. It is a sub community issue, not a General Community issue, as to how your Building President and the owners in your building choose to use these rooms.

This was communicated at the 2015 March AGM. We have received reports that PW have given these spaces to original owners for various anomalies in the dimensions of their property. If so, the owners in question must produce the necessary paper work / deeds explaining their sole right of use. The fairest way of allocating usage of the rooms, and one the Resort Board would recommend, is that they are shared by owners in that building to store non-hazardous, non-flammable, or non-combustible materials (see note below), such as bikes, golf clubs, garden chairs etc.

Space should be offered to all owners, the size being dependant on those who want to make use of the extra storage. No owner should commandeer these rooms for their own use unless no one else in that building wants to share. However, when a new owner buys an apartment, they should be offered space in a room. The cost of a new lock and keys, additional air vents, or any other work on the room should be shared by these owners only.

Since these rooms are communal areas, any decision taken about them should be agreed by unanimity at a Sub Community Extraordinary General Meeting. This can be called by

the Building President, or by 25% of the owners (properties and quota) in a building, when a decision needs to be made about a communal area in the building. All the owners have the same rights to other communal areas in the building, so there should not be just one owner taking advantage and building an additional storage room on a communal area in the garage.

The community's insurance policy does not cover any owner's contents in these rooms. Each owner should cover their property under their own contents insurance.

The Resort Board will not accept any responsibility for loss or damage to property.

So, in summary, this matter is nothing to do with us as a Resort Board, it is down to the Sub-communities.

### **Storage Areas Within Your Parking Bay**

These are allowed, providing they adhere to the following guidelines:

- A permanent, fixed storage unit requires permission from the planning department at the Town Hall and is against our Statutes. Therefore, any storage unit must not be permanently fixed to the wall. They can be held in place with expanding foam which can easily be cut and the unit removed if required. Wooden storage units must be sealed with a clear, fire-retardant varnish (inside and outside) to ensure the safety and fire resistance of the timber surfaces.
- The unit must be at the back of your space and it must be completely within the parking space. The remaining parking space must not be less than 4.50m x 2.50m once the storage unit is in position. The unit must not encroach on a neighbour's parking space, restrict another owner from parking their car, or stop them from being able to access their car. The unit must not enclose any services which may run across the ceilings, such as pipes and cables or any vents.
- Standalone UPVC box style units, such as those sold at stores like Leroy Merlin, are allowed, and are available in varying sizes.
- Storage units and their contents are at the owners' risk and the community holds no responsibility for them. Flammable or combustible items (see note below) must not be stored in the unit.
- The community's insurance policy does not cover these rooms, so does not cover any owner's contents in the rooms. Each owner should cover their property under their own contents insurance. The Resort Board will not accept any responsibility for loss or damage to property. In the event there is an issue in the garage which causes damages to the communal areas, and the origin of the problem comes from the inside of the storage room built by the owner or from a UPVC box/cupboard (fixed or temporary), the damage caused would have to be covered by the civil liability insurance of the owner. The community insurance will not cover any such damage. You may need permission from the Town Hall Planning Department before you erect any additional storage rooms.

### **Loose Contents in Garages**

There are a number of owners who think they can store, or dump, personal belongings in

garage spaces and areas outside of the parking bays. It is the Building President who must manage this and ask owners to remove the items looking untidy, even if they are within parking bays.

If owners have dumped furniture outside of their own parking bay areas it can be removed having given the owner, if known, notice to clear it away. This can attract vermin and be a fire and health and safety risk. This applies also to renters. This is not covered under any community's insurance policy.

## **Insurance**

As your building is covered by Mapfre Insurance Company, they have confirmed to us that they have no issue, or inconvenience, with the usage of storage rooms (constructed, fixed or temporary). It is the responsibility of each owner for whatever they store and it should be included in their own contents insurance, but must not include any of the following substances.

## **Hazardous and Easily Flammable Substances**

The following hazardous and easily flammable items may not be stored anywhere in the underground garages.

- Explosives, for example: fireworks and igniters.  
Definition: Any chemical compound, mixture or device capable of producing an explosive or pyrotechnic effect with substantial instantaneous release of heat and gas.
- Gases, for example: aerosols, butane, chlorine, pocket lighters and propane.  
Definition: Non-volatile gases, which may not be vaporised at room temperature; dissolved gases which are compressed; gas which has been dissolved in a solvent.
- Flammable liquids For example: acetone, benzene, cleaning compounds, Diesel, Ethanol, lighter fuel, oil, oil based paint, paint thinners and removers, petrol and solvents.  
Definition: Liquids, mixtures of liquids or liquids containing solids in solution or suspension which form flammable vapours. All liquids with a flashing point of less than 55°C in a closed container are prohibited.
- Flammable solids, for example: matches.  
Definition: Solid materials which are liable to cause fire by friction, absorption of water, spontaneous chemical changes or retained heat from manufacturing or processing, or which can be easily ignited and burn vigorously.

Please also see:

[Communication to Owners \(11\) Year 2018 Month 07](#)

[Communication to Owners \(33\) Year 2017 Month 11](#)

**HRGR Board**