



Oasis Villas Painting Scheme 2021

The following Painting Scheme was approved at the 2021 Annual General Meeting (AGM) for Oasis Villas (CTS 20870).

A further amendment was made at the 2022 AGM to include Woodland Grey as an accent colour on a Villa wall and where there is an adjoining wall between Villas if both owners agree on one of the approved colours, they are not required to use Terrace White on the adjoining wall.

Painting Scheme – Oasis Villas 2021

For some time now the painting scheme within the complex has been under consideration. Whilst colour is a personal taste and can create much debate there is no doubt that our colour scheme is showing its age and may not be representative of more contemporary colour schemes.

Another key consideration is that under our Standard Scheme Strata, the timing of painting of each villa is the responsibility of and at the discretion of its owner. It is not a requirement for each owner to paint at a time that suits the Body Corporate – though there are by-laws in relation to maintenance that might apply from time to time.

We have quite a few of our long-term owners who have voiced the desire to paint their villa and have looked to the Oasis Body Corporate for direction on colour palette. To progress this and to assist these owners who wish to paint the Oasis Body Corporate Committee engaged a Dulux Colour Consultant (Carol Edwards) to assist in choosing a colour scheme/palette of colours that are suited to the age and architecture of the complex. This consultation considered a palette of colours that would complement each other and also the colour of those units that retained the existing colour scheme.

The colour scheme that is being proposed has been very carefully selected taking various aspects in consideration.

Colours that are recommended after the consultation:

- **Eaves:** Lexicon quarter strength is proposed for the eaves only. Lexicon will bring out the true colour on the walls (whatever colour we may chose).
- **Roofs, gutters, balustrades, and gates:** Woodland Gray is proposed for all roofs, guttering, balustrades and gates. Woodland Grey is a colour that has been around for some time, it will not date quickly and is one of the top exterior and roof colours. The Woodland Grey will create the common thread throughout the complex and complement any other colours chosen.
- **Primary wall colours:**
 - **units without shade sails:** For those units without shade sails the primary wall colours are Terrace White, Mystery Beige and Shale Grey.
 - **units with shade sails:** For those units with shade sails the primary wall colours are Terrace White, Tranquil Retreat and Milton Moon.


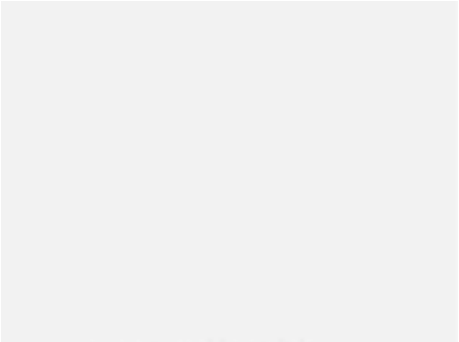
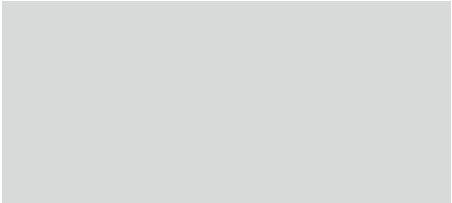

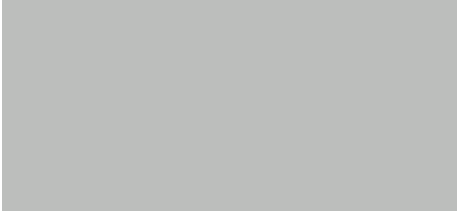
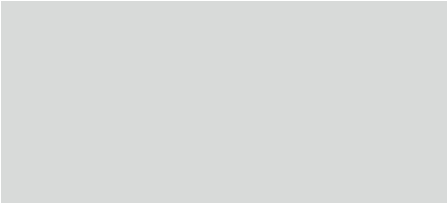

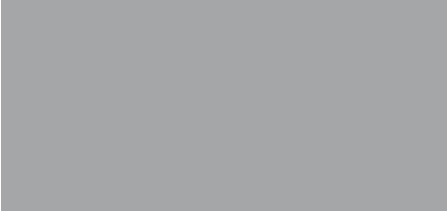


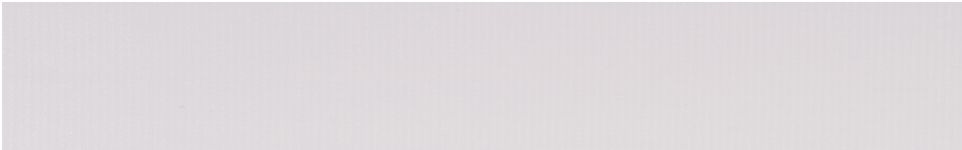
- **Primary wall colour selection and use:**
 - Homeowners may choose to paint their entire unit one of these colours or may use a second colour from the three as an accent.
 - Joint walls in shared entrances are to be 1 colour (Terrace White). Other walls that are not joint with a neighbour can be painted one of the other two colours.
- **Garage door:**
 - Option 1 = Surfmist (seems grey on sample, but is white)
 - Option 2 = Woodland Grey

The impact of Shade Sails on colour:

- The Body Corporate Committee has been working to close out the outstanding issue of the shade sails that were damaged in 2017/18 in a storm.
- This insurance claim has yet to be finalised.
- For those shade sails that need to be replaced the same or a similar colour is no longer available. The attached chart includes the colour swatch for the new shade sails and a colour scheme has been chosen that matches this.

How to use the colours as per the Dulux recommendation:

- Owners can opt to paint their entire unit Terrace White and not use an accent colour.
- Owners may wish to use an accent colour (Mystery Beige/Shale Grey – no sail) or (Tranquil Retreat and Milton Moon – sail) This should be used on a maximum of any two walls, however not on an adjoining wall with neighbour.
- The adjoining wall with the neighbour is to stay white to minimise a “patchy” and untidy look.

Trims	Walls - Properties without Shade Sails	Walls - Properties with Shade Sails	Garage Doors
<p>Roofs, gutters, balustrades and gates Colourbond Woodland Grey</p>  <p>Soffits/eaves Lexicon Quarter Strength</p> 	<p>Walls Terrace White <i>Full Wall or Adjoining Wall</i></p>  <p>Mystery Beige <i>Non Adjoining Wall or other Walls</i></p>  <p>Shale Grey <i>Non Adjoining Wall or other Walls</i></p> 	<p>Walls Terrace White <i>Full Wall or Adjoining Wall</i></p>  <p>Tranquil Retreat <i>Non Adjoining Wall or other Walls</i></p>  <p>Milton Moon <i>Non Adjoining Wall or other Walls</i></p> 	<p>Garage Door Colourbond Woodland Grey</p>  <p>Garage Door Colourbond Surfmist</p> 
<p>Shade Sails:</p> <ul style="list-style-type: none"> • Damaged shade sails are being replaced under insurance • The current colour or a similar one is not available • The colour to the right is the closest matching light colour 	<p>Shade Sail Colour Soltis 502v22171c</p> 		<p>Shade Sail Framework/Metal Work Colour matched to the sail colour</p> 