

Common property upgrades - 13 Manning Road, Double Bay

1	Fire alarm panel	In 1994, a brigade monitored fire alarm panel system was installed. This includes 80+ smoke and heat detectors. Battery operated fire detectors/alarms are not required in this building.
2	Power circuits	In 1994, the main power circuits in each unit and the common property were upgraded.
3	Stormwater and sewerage	In 2006, the stormwater and sewerage to the southern elevation were upgraded to 150mm PVC.
4	Gas feeds into the building	In 2008, the two main gas feeds into the building were upgraded.
5	Second bathroom construction	<p>In 2008, owners agreed that the biggest impediment to sales and rental values as well as general living standards, was the lack of a second bathroom. At the moment a single bathroom services 3 bedrooms in each unit. The only location for a second bathroom and toilet construction servicing all 6 units was the light well area which housed the centralised boiler system. The following shows the stages and status of this upgrade:</p> <p>Stage 1 - Rinnai water heaters. Install a new boiler system that did not use the light well area - <u>completed in 2013</u></p> <p>Stage 2 - Boiler removal. Decommission and remove the old centralised boiler system in the light well area and roof space - <u>completed in 2013</u></p> <p>Stage 3 - Development Application. Gain permission from Woollahra Council for the new bathroom structure - <u>DA53/2016 was granted in 2016</u></p> <p>Stage 4 - Construction Certificate and Special By-Law. The strata scheme was put into compulsory management in 2018 by the owner of Lot 3 (Joey Lawrence) and this upgrade was shut down. The issue was the drainage design and that all pipework (sewer, stormwater, mains water, gas, etc) has to pass through the property of Lot 2 who were also planning to develop their back yard (DA32/2017). The compulsory manager passed a special by-law for Lot 2 that did not permit them to undertake any drainage works, and failed to pass a special by-law for the common property second bathrooms - <u>DA53/2016 has expired</u></p> <p>Stage 5 - Demolition. The old boiler chimney needs to be demolished before the foundations can be built.</p> <p>Stage 6 - Drainage and foundations. The foundations and drainage needs to be installed before any construction.</p>

		<p>Stage 7 - Common property construction. The common property construction includes the outside walls, boundary walls, windows, roof, floors and first fix for plumbing and electrics.</p> <p>Stage 8 - Occupation Certificate. An OC is issued to the Owners Corporation.</p> <p>Stage 9 - Owner's fit-out. Each owner can access the new bathroom and complete the fit-out (tiling, second fix for plumbing and electrics, cabinets, etc) when they are ready.</p>
6	Gas pipework and gas meters	In 2013, the gas pipes to each unit were upgraded and new gas meters were installed.
7	Water pipework and water meters	In 2013, all water pipes to each unit were upgraded and new water meters were installed.
8	Lighting circuits	In 2014, the roof lighting circuits servicing units 5 and 6 were upgraded.
9	Power feed into building	In 2015, the mains power feed into the building was upgraded to 25mm 4 core XLPE and all meter panels were rewired using 10mm PVC.
10	Stormwater and sewerage	In 2015, the stormwater and sewerage to the eastern elevation were upgraded to 100mm PVC.
11	Window safety	In 2017, child window safety devices were fitted to all complying windows.
12	Stormwater and sewerage	In 2023, the stormwater and sewerage to the northern and western elevations were repaired using resin liners.
13	PEX hoses and FloodStop valves	In 2024, all hoses in the kitchen area of each unit were upgraded to PEX plastic and all dishwasher hoses and washing machine hoses located in kitchens were fitted with FloodStop valves.