



## MANLY NATIONAL BUILDING

The Owners – Strata Plan 7114 and 13245

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### IMPORTANT NOTICE – NEW WINDOWS

The new G James windows have a high performance coating on the *inside* surface of the glass for heating and cooling stability in your apartment that require special cleaning procedures.

#### Recommended process for cleaning the inside surface:

- Only use the following:
  - A solution of 1 part vinegar to 10 parts clean water
  - A solution of 1 part isopropyl alcohol to 1 part clean water
- Do not use Windex, solvents, or other commercial cleaning products
- Do not use abrasive cleaners, scrapers, scourers, steel wool, razor blades or similar
- Remove the cleaning solution with a lint free cloth - do not use a squeegee
- Only clean when the glass surface is not in direct sunlight and not hot to touch
- Wipe the aluminium frame with a damp soft cloth
- Remove all cleaning solution from the frame and seals
- If painting ceiling or walls ensure the windows are covered to avoid paint splatter

#### Child Proof Locks:

- Your windows are now fitted with opening restrictor devices (Child Proof Locks or CPL's). In Schedule 1 Clause 31 of the Strata Schemes Management Regulation 2010 as amended required that the OC fit locks that restrict the opening of a window such that a sphere of more than 125mm cannot pass through the opening. The CPL's must have a child resistant release mechanism in the case of a device that can be removed, overridden or unlocked.
- We have written advice from the Department of Fair Trading:
  - Whilst installation of CPL's is mandatory, their usage is at the discretion of the unit occupant.
  - Residents may choose to open their windows fully if no children live at, or visit the Lot.
- Please ensure these CPL's are in use if there are children in the Lot.
- Please refer to the NSW Government websites for more information or clarification.

#### Notes:

1. All windows and doors to the outside are common property (CP) and the responsibility of the Owner's Corporation (OC)
2. By-laws have been passed to place responsibility on all Lot Owners for the cost of repairing the windows and doors of their Lot if they damage them
3. Please discuss with the Building Manager, Tony Strati, if you need clarification of the above; [buildingmanager@manlynational.com](mailto:buildingmanager@manlynational.com)