## Notice to Owners

## 3 July 2019

Have you had your unit’s flexible hoses inspected? The recommended life of a flexible hose is 5 years and our units are all over 10 years old. As an Owner you are responsible for inspection and maintenance of flexible hoses and any consequential damage to your unit from a burst pipe. Feedback from owners who have had their hoses inspected have reported numerous defectives, particularly those inside vanity and laundry cabinets. These cabinets act as fume cupboards and the contents of which promote corrosion and weakening of the wire braiding.

We have also had instances of ruptured hoses causing collateral damage to units because mats have obstructed floor drains. The floor drains are intended to avert flooding due to burst pipes and if they are obstructed then their purpose is defeated.

You are strongly recommended to have your flexible hoses inspected and, if necessary, replaced by a licensed plumber. The task of inspecting and replacing these hoses seems like a simple DIY task but if not done correctly could compromise your unit and cost you dearly. The installation of flexi hoses requires specialised knowledge that a licenced plumber is best to provide — and while the initial financial outlay may be more than the perceived savings from a DIY installation, you’re more likely to save in the long run.

* **Do have your flexible hoses inspected by a licensed plumber.**
* **Do have old or defective hoses replaced by a licensed plumber.**
* **Do warn all occupants of your unit not to leave mats over floor drains.**
* **Do turn off your water service at the main stop cock if you are going to be absent from your unit for any period of time.**
* **Do get your plumber to check your Water Pressure Reducing Valve is correctly set at 500kpa or less.**