

PRESBYTERY OF PORT PHILLIP EAST

PROPERTY COMMITTEE

REPORT ON GLEN WAVERLEY UNITING CHURCH MANSE

**MANSE INSPECTION** : Glen Waverley  
**LOCATION** : 19 Southdown Avenue, Glen Waverley  
**DATE OF INSPECTION** : 11 December 2008  
**PERSONS INVOLVED** : Presbytery – Property Committee : Richard Farrell, and Gavin Faichney.  
Congregation - Carmel Stork and John Pooley.

**General Description** :

- 1.1 The Southdown Avenue manse is a four-bedroom single storey brick building approximately forty years old located on the corner of Southdown Avenue and Kingsway, adjacent to the Glen Waverley Uniting Church and the Glen Waverley shopping Centre. It is sited on ground with a gentle slope from west to east.
- 1.2 The manse is comfortable in size for a family of four or five. The four bedrooms (with en-suite attached to the main bedroom) are located at the western end of the house, with a study, lounge/dining area at the front and eastern end of the house, and the kitchen/family room, laundry and bathroom in the centre-rear of the house.
- 1.3 A double garage forms the western end of the house with adequate space for two cars and space for storage of personal belongings at the rear of the garage.
- 1.4 The minister's study is located to the left of the front hallway with a separate entrance on the left of the front porch. It is equipped with limited shelving, having two narrow floor to ceiling bookshelves on the wall beside the doorway into the hall. Consideration could be given to the installation of additional shelving.
- 1.5 The hall runs the length of the house from the foyer to the master bedroom.
- 1.6 The 'L' shaped lounge/dining room is located to the right of the entrance foyer and is comfortable and attractive. The dining room opens into the kitchen.
- 1.7 The kitchen is relatively roomy and has adequate cupboard space in the food preparation area, with cupboards above the electric stove, under the bench spaces, and with two large floor to ceiling pantry cupboards on either side of the refrigerator alcove. The Laminex bench tops are in good condition.
- 1.8 All rooms are carpeted except the ensuite bathroom, the separate bathroom, toilet and shower room as well as the laundry, which have ceramic floor tiles. Curtains and glass curtains are fitted in all rooms. The floor coverings, and the interior paintwork are in good condition. The window curtains throughout the house have reached the extent of their usable life and need replacing.
- 1.9 Gas ducted heating is provided to all rooms for heating during the winter months. A split system air conditioner is located in the lounge room, for cooling in summer.
- 1.10 The two smoke detectors located in the entrance foyer and in the hallway outside the master bedroom are in good working order.
- 1.11 The grounds around the house are tidy. The lawns are mowed regularly. However the garden beds have been allowed to run to weeds, and trees are overreaching the roofline dropping leaves and twigs onto the roof. This is particularly evident with the elm tree at the rear of the

manse. The tree on the naturestrip outside the eastern fenceline of the house has overgrown the powerline and telephone line to the house. Action in association with the Monash Council should be undertaken to have this tree trimmed away from the powerline.

## 2. Exterior Recommendations :

- 2.1 The fibro-cement lining under the eaves in two places is badly effected by mould as a result of rainwater penetrating into the roof structure. These leaks are to the right of the entrance porch at the front of the manse, and at the rear of the manse above the back door. These leaks should be investigated and repaired and the cement sheeting repainted in order to maintain the integrity of the lining. *Done - No Problem when trees removed.*
- 2.2 The brickwork of the exterior walls is in good condition, with no signs of major cracking. However some slight cracking was noticed around the window of the ensuite bathroom adjacent to the garage wall on the north side of the house. This cracking should be monitored and preventative action taken should it develop further. ✓
- 2.3 Some roof tiles appear to have moved. On the north facing ridge, directly in line with the window of the fourth bedroom, several tiles appear to have lifted. A water stain is evident around the light fitting in the middle of the ceiling of the bedroom adjacent to the en-suite bathroom. This water could cause a danger to the safety of the electric light fitting in the ceiling. *Attended*
- 2.4 Maintenance needs to be carried out on several of the exterior doors including the garage door which is scraping the concrete slab and may need to be rehung. The side gate at the eastern end of the house needs repainting and the gate catch re-attaching. ✓
- 2.5 Some flywire screens, as well as the flywire on the front security doors needs replacing. The glass panel on the right of the front door is loose in its frame, probably as a result of not being correctly installed. A new putty bed could be installed in which to seat the glass correctly in its frame. ✓
- 2.5 The side gate at the eastern end of the house requires repainting and the catch needs to be refitted. *Done*
- 2.6 The under-house access door was also jammed so that access to the under-house space was not possible to check on stumps and dampness. This door would need to be removed and rehung. ✓
- 2.7 Disabled access is not available at the front of the manse, due to three concrete steps leading up to the front porch from the pathway. The installation of a disabled ramp with handrails should be considered to overcome this difficulty. *NO - Under Remit Reviewing IT.*

## 3. Interior Recommendations :

- 3.1 The kitchen stove exhaust fan has had the metal filter washed and cleaned, however the rest of the exhaust fan housing, etc could also be cleaned to remove the buildup of grease and fat from years of use. *As per spec.*
- 3.2 The carpets throughout the house are in good condition, but could be steam cleaned and minor marks, etc removed before occupation by the new minister and family. *As per spec.*
- 3.3 Draw curtains and glass curtains throughout the house are worn and beyond cleaning. It is understood that the Property Committee are investigating the replacement of all curtains in the house to make it more attractive. *As per spec.*
- 3.4 The two toilets in the manse have only a single flush system installed. Consideration should be given to the fitting of dual flush mechanisms as a means of saving water. *As per spec.*

- 3.5 Security of the exterior windows is provided only by dowels inserted in the bottom running rail of each window. In the short term, additional security could be provided by drilling a hole through the upper edge of the movable window frame, into the fixed frame, and inserting a cut down eighty millimetre, bullet head nail into each frame.
- 3.6 Alternatively, proper security locks for sliding aluminium windows could be fitted progressively so as to provide more effective security. These window security locks could be common keyed by the supplying locksmith

**4. General Remarks :**

- 4.1. This house is attractive and in reasonable condition. It has been looked after and maintained over the years and only requires minor works to bring it up to a reasonable standard.

*R Farrell*

Richard Farrell  
Convenor Manse Inspections

11 December 2008.