

Exterior building maintenance

What's covered by WCC #314

WCC #314 covers anything that is on the outer shell of the building, for example, stucco, siding, paint, etc.

What's not covered by WCC #314

Modifications made by a unit owner, in which the owner has tampered with or damaged the exterior.

Roofing

What's covered by WCC #314

WCC#314 is responsible to maintain, repair, and if needed, replace any roofs.

What's not covered by WCC #314

Modifications that you as an owner made to the roof, such as installing a bath fan.

Landscaping

What's covered by WCC #314

WCC #314 is responsible to maintain lawns, shrubs, trees, flowers, etc., as well as snow clearing in all common areas of the condo grounds.

What's not covered by WCC #314

Landscaping within your own private use yard unless there is damage to the yard from no fault of the unit owner. WCC #314 expects owners to maintain their own private yard.

Plumbing

What's covered by WCC #314

WCC #314 covers anything that's before, and including the main water valve, which feeds the water into your unit, in terms of the water lines into your unit. In terms of drainage, we cover the main pipes that your drains connect to below the concrete in the basement, which connect all units together and drain out to the city of Winnipeg sewage system.

What's not covered by WCC #314

In terms of water lines into your unit, WCC #314 does not cover any plumbing that's after the main water valve. This includes taps that are on the outside of your unit, which is connected to your own water system. As for the drainpipes, WCC #314 does not cover any drainpipes within your own unit that is exclusive to your unit (branch lines). Note that many plumbing upgrades require permits; contact the city of Winnipeg for further information.

Heating /AC / hot water tanks

What's covered by WCC #314

WCC #314 is NOT responsible for your heating (furnace), cooling (air conditioning), and hot water heating (hot water tank or tankless water heater).

What's not covered by WCC #314

The unit owner is solely responsible to maintain and replace heating and cooling equipment within their own unit. These items almost always require permits and a licensed gas fitter or refrigeration technician. Check with your contractor about permits from the city of Winnipeg.



Welcome to Donwood Green South!

(Winnipeg Condo Corp #314)

This pamphlet is general information to advise you, as an owner, what is the responsibility of WCC #314, and what is your own responsibility. **Please note that this is general information only and is not to be taken as legal advice and not to be taken as information for insurance purposes.** For further information, refer to the condo by-laws and declaration, or consult with your lawyer.

As this is NOT an official WCC 314 document, there may be some specific items missed, or that an owner may not be clear about. Contact administrator@donwoodgreensouth.info if you need some insight with your situation.

Please note that if you plan any modifications to any of the items in the pamphlet, WCC #314 should be consulted and then we can advise you on the best steps to take with your project. Some projects also require permits. Contact the city of Winnipeg for any items that require permits.

Windows / Doors

What's covered by WCC #314

WCC #314 is not responsible for your windows and doors.

What's not covered by WCC #314

Owners are solely responsible for the condition and replacement of their doors and windows, including any hardware such as locks. Refer to the WCC #314 building standards for which doors and windows have been approved for install.

Phone/internet/cable

What's covered by WCC #314

WCC #314 has both SHAW and BELL MTS cables running through all units that SHAW or BELL MTS can tap into, although WCC #314 is actually NOT responsible for this wiring, as it's the property of SHAW or BELL MTS.

What's not covered by WCC #314

Owners or their contractors are not to drill holes through the building for any services. Owners are also not permitted to allow any contractor to dig or rip up the landscape to bring in phone/internet/cable services. Any contractor that tells you that you need to drill into the building or dig to get the services into the building is WRONG and does not know where the wires/cables and main panel are. Owners will be charged for any damage that they or their contractor do to the building or landscape. The contractor will have to do more research and investigation to understand how to connect their service without damaging the property.

Interior

What's covered by WCC #314

If damage occurs to the interior due to roof, siding, or other outer covering failure, WCC #314 would be responsible to bring the unit back to "original" (non-upgraded) condition. "Original" means how the unit was originally built, and NOT how the owners upgraded the unit.

What's not covered by WCC #314

Any upgrades, renovations, or general maintenance is the responsibility of the owner. The owner will have to consult with WCC #314 if they are looking to change framing as removing support walls is prohibited without an engineer's stamp, and proper support beam to replace the support wall.

Electrical

What's covered by WCC #314

WCC #314 covers anything that's before your own panel in your unit. Main disconnects, parking lot lighting, boxes that meters are contained in (on the exterior of the buildings), as well as main (cable) feeds into your own unit.

What's not covered by WCC #314

Your own unit's electrical panel (and sub-panel if applicable) and everything after the panel: all breakers, internal wiring, plugs, switches, as well as exterior plugs and lights that are exclusively connected to your unit. Note that many electrical upgrades require permits; contact the city of Winnipeg for further information.

Information about doing ANY upgrades

Before starting the project

Read through the WCC #314 building standards. If you don't have a copy of the building standards, check the website www.donwoodgreensouth.info or email the administrator, administrator@donwoodgreensouth.info for a most recent copy. The building standards have recently been updated, so please check the most recent update.

Contact the administrator

The administrator will be happy to help walk you through the process of getting approval for your project. All projects listed in this pamphlet require approval from the board of directors, other than interior decorating/painting.

Hiring an appropriate contractor

Hiring an appropriate contractor for your project is your own responsibility. WCC #314 does have some contacts and can recommend some contractors, although WCC #314 will NOT be responsible for work performed by the contractor, nor will WCC #314 be responsible for price / payment arrangements/conflicts that you may have with any contractor. WCC #314 will not contact any contractor on your behalf and will not be responsible for your arrangements with your selected contractor. It is up to you to do your own research to select a contractor that you feel meets your specifications.

Getting the project done!

Everyone wants to see their project/ renovation get completed and we do not want to hold you back! Please provide as much information as you can, and we will do our best to get approval for you as soon as we can!