



Report

I & D Strata Searching

DATE OF INSPECTION: **xxxx**

PROPERTY: **xxxx**

CLIENT: **xxxx**

CLIENT REFERENCE: **xxxx**

STRATA PLAN: **xxxx**

LOT/S: **37**

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REPORT SUMMARY

Note - Do not solely rely upon this summary. The report is to be read in its entirety.

- | | | |
|-----|--|-------------------------------|
| 1. | <u>Does this report reveal any problems ?</u> | Please check report carefully |
| 2. | <u>Are any building defects or major remedial works noted?</u> | Refer page 7 |
| 3. | <u>Last insurance premium cost & next due date ?</u> | \$18,227.44 next due 1-9-2008 |
| 4. | <u>Approx. balances of the Administrative & Sinking Funds?</u> | |
| | Administrative Fund: \$ 7,983.97 | |
| | Sinking Fund: \$ 54,052.36 | |
| | Investment Fund: \$106,343.01 | |
| 5. | <u>What are the current levy contributions per quarter for Lot 37?</u> | |
| | Administrative Fund: \$467.80 Sinking Fund: \$133.65 | |
| 6. | <u>Are there any current special levies ?</u> | No |
| 7. | <u>Do the records disclose the possibility of special levies in the near future ?</u> | Refer page 9 |
| 8. | <u>Last Annual General Meeting held ?</u> | 4-9-2007 |
| 9. | <u>Have there been any changes / additions to the By-laws in the last two Years?</u> | No |
| 10. | <u>Unit entitlement for the subject Lot ?</u> | 117/9,630 |
| 11. | <u>Was an Occupational Health & Safety Report or documentation/s sighted?</u> | No |
| 12. | <u>Was a 10 Year Sinking Fund Assessment report sighted?</u> | No |
| 13. | <u>Associated Community Association or BMC?</u> | N/A |

| | | |
|-----|---|--|
| 1. | <u>STRATA ROLL:</u> Is there a Strata Roll | Yes |
| 1.1 | From the entries on the Strata Roll, does the Initial Period appear to have expired? | Yes |
| 1.2 | <u>Owner :</u> Name - Address - Mortgagee - Lease or sub-leases noted- | Deleted None noted |
| 1.3 | <u>General information :</u> Number of lots: Number of units: Unit entitlement of subject lot: Approximate Number of Tenants: State of harmony within the scheme: History of disputes: Strata Plan registered: Was the Original Certificate of Title for the common property sighted? | 116 80 117/9,630 Not ascertained on inspection No problems recorded No problems recorded 25-6-1976 Yes – edition 3 issued 14-5-1992 |
| 1.4 | <u>Other entries :</u> Office Bearers Executive Committee | Refer to minutes attached Refer to minutes attached |
| 2. | <u>MANAGING AGENT</u> (Sections 27 & 162) | |
| 2.1 | Is there a Managing Agent? App. S.T. Commissioner (S.162) If so, name & telephone number. | Yes XXXX XXXX |
| | Managers Name: | XXXX |
| | License No: | Not noted |

3. INSURANCES:

- 3.1 Details of Building Insurance :
- > Sum Insured \$15,103,000.00
 - > Insurance Company **XXXX**
 - > Policy Number **XXXX**
 - > Due Date 1-9-2008
 - > Excess \$1,000.00 all burst pipe & water damage
 - > Premium \$18,227.44
- 3.2 Details of Building Catastrophe Insurance:
- > Sum Insured Nil cover
 - > Extended cover – Rent/Temp accommodation (15.0%)
 - > Escalation in cost of Temp accommodation (5.0%)
 - > Cost of storage & evacuation (5.0%)
 - > Premium Included
- 3.3 Details of Voluntary Workers Compensation:
- > Sum Insured \$ 30,000.00 / 300
 - > Insurance Company Same
 - > Policy Number Same
 - > Due Date Same
 - > Premium Included
- 3.4 Details of Workers Compensation Insurance:
- > Sum Insured As per act
 - > Insurance Company QBE Workers Compensation
 - > Policy Number **XXXX**
 - > Due Date 1-5-2008
 - > Premium \$197.00

ADDITIONAL INSURANCE -

- 3.5 a. Public Liability \$ 20,000,000.00 c. Common contents: included
- b. Loss of Rent: not noted d. Office Bearers Liability: \$1,000,000.00

3.6 Insurance Company details? **XXXX**

Does the Owner's Corporation insure through a Broker? Yes

If so, which Broker? **XXXX**

3.7 Insurance Valuation sighted ? \$14,082,500.00 dated 21-6-2006
Conducted by: **XXXX**



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| | | |
|-----|---|--|
| 4.0 | <u>FINANCIAL ACCOUNTS:</u> | |
| 4.1 | Are substantially all of the prescribed accounting records kept by or on behalf of the Owner's Corporation? | Yes |
| 4.2 | If so, who keeps these records | Managing Agents |
| | Approx. balance of Admin Fund | \$ 7,983.97 |
| | Approx. balance of Sinking Fund | \$ 54,052.36 |
| | Approx. balance of Investment Fund | \$106,343.01 |
| 4.3 | Arrears noted for complex | \$ 17,939.15 (Lot #'s not stated) |
| 5. | <u>MAINTENANCE / LEVY CONTRIBUTIONS:</u> | |
| | Records indicate current Levies for Lot/s 37 quarterly Are: | |
| | Admin Fund | \$467.80 |
| | Sinking Fund | \$133.65 |
| 6. | <u>ANNUAL BUDGET COMPARISON (LAST 3 YEARS):</u> | |
| | YEAR 2007/8 | Admin Fund \$154,000.00 Sinking Fund \$44,000.00 |
| | YEAR 2006/7 | Admin Fund \$147,400.00 Sinking Fund \$34,100.00 |
| | YEAR 2005/6 | Admin Fund \$137,500.00 Sinking Fund \$44,000.00 |
| 7. | <u>SPECIAL LEVY CONTRIBUTIONS:</u> | |
| 7.1 | Are there any current special levies | No |
| 7.2 | Details of current special levies are | N/A |
| | <ul style="list-style-type: none"> ▪ Date determined ▪ Fund ▪ Amount ▪ Due date/s ▪ Purpose ▪ Amount paid by Lot 37 ▪ Balance owing for Lot 37 | |
| 7.3 | Do records disclose the <u>possibility</u> of special levies in near future | Refer page 9 |



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8. **BY-LAWS:**

- 8.1 Do the records suggest that the By-Laws have been changed or added to in last 2 years? No
- 8.2 If so, have these By-Laws been registered? Not Applicable
- The following By-Laws have been changed / added or repealed? Not Applicable
- 8.3 If they have not been registered, what do they relate to? Not Applicable
- 8.4 Owner's Corp attitude to animals Refer By-Laws for complex
- 8.5 Were any exclusive use by-laws registered in the past two years affecting the subject lot? No

9. **OCCUPATIONAL HEALTH & SAFETY (O H & S) MATTERS:**

Are any Occupational Health & Safety report or documentation/s sighted for Commercial / Industrial Strata Plans?

- No

10. **10 YEAR SINKING FUND ASSESSMENT REPORT:**

NOTE: A regulation was gazetted on the 28th April 2006 (Section 75A of the Strata Schemes Management Act 1996) which requires all strata schemes to begin planning for their Sinking Fund requirements of major capitol items over a 10 Year period. Schemes are brought under this section in four phases:

- Strata Plan 50000 & above: 1st July 2006
- Strata Plan 30000 – 49999: 1st July 2007
- Strata Plan 10000 – 29999: 1st July 2008
- Strata Plan 1 – 9999: 1st July 2009

IS A 10 YEAR SINKING FUND ASSESSMENT REPORT SIGHTED FOR SP xxxx? **No**

11. **COMMON PROPERTY & OTHER MATTERS:**

- Common Property last painted:
 - Internally not ascertained
 - Externally not ascertained
- Common property carpet last replaced not ascertained
- Plumbing problems noted no problems noted
- Water penetration problems no problems noted

12. BUILDING DEFECTS UNDER HOME OWNERS WARRANTY:

- Evidence of any claims under the Building Warranty noted (Home Owners Warranty)? **No**

12.1 OTHER BUILDING DEFECT /STRUCTURAL MATTERS INCLUDING MAJOR REMEDIAL WORKS:

- 2008:
 - *The Owner's Corp engaged **XXXX** to inspect the scheme's essential fire services. As a result of their report dated December 2007 the Owner's Corp have requested an inspection of individual fire doors be conducted by **XXXX** to determine any deficiencies with the doors regarding current legislation requirements. No report on the doors was evident amongst the records & we cannot state what works may be required regarding fire doors nor the quantum of costs involved – refer annexures attached*
 - Dated 10-3-2008 - Quote from **XXXX** for tiling external landings totalled \$8,025.00
 - Dated 4-3-2008 – Quote from **XXXX** for installation of new fire indicator panel totalled \$79,979.00 + GST. Also noted 2nd option – install new fire indicator panel, replace all existing thermal detectors & use existing wiring & fault find as they go – totalled \$105,150.00 + GST
 - Dated 29-1-2008 – estimate from **XXXX** noted a survey of the building had been undertaken from the ground & noted estimate of costs for concrete repairs at \$20,000.00 + GST for works that need to be done in next 3 months & approx \$12,000.00 +GST that could be left until next year
 - Records did not reflect how the Owner's Corp intends to address the abovementioned matters or how these works may be funded
- 2007:
 - Awning repairs undertaken at cost of approx \$14,000.00
- 2004/5:
 - Lift upgrade works undertaken at approx \$40,000.00

13. FIRE SAFETY:

Under current Environmental Planning and Assessment Act 1979 legislation and Regulations 2000, relevant buildings are required to be inspected by fire control contractors annually in accordance with fire safety requirements and any defects must be rectified prior to their issuing of an Annual Fire Safety Statement (formerly Form 15A). This Certificate must then be submitted to the Local Council who administer fire safety on behalf of the State Government.

- 13.1 Annual Fire Safety Statement (AFSS) for the subject complex obtained: 24-8-2007 certified by **XXXX**
13.2 AFSS submitted to council on: unable to ascertain

14. NOTICES & ORDERS:

From the records provided for our inspection we did not note any apparent Notices or Orders which adversely affect either the Owners Corporation or the subject lot.
It may be advisable to make own enquiries with Local Council, Sydney Water, Workcover and other relevant bodies ascertain details of any outstanding Notices or Orders against the Owners Corporation.

15. **LITIGATION:**

We found no evidence of any current or proposed litigation involving the Owners' Corporation.

Note: The Owners' Corporation or Executive Committee must not seek legal advice or the provision of other legal services or initiate legal action, for which any payment may be required unless a resolution is passed at a General Meeting of the Owners' Corporation pursuant to the provisions of the Act. Also note there may be some exemptions in the Regulations.

16. **MINUTES OF MEETINGS & NON BUDGET EXPENDITURE - SUMMARY:**

- Sighted back to the AGM dated: **17-12-2002**
- Date of most current Minutes sighted: **12-2-2008**
- Date of First AGM (if noted): **not noted**

A History of (past) special levies raised in the last five years ? *Nil*

B Are any meetings of the Owners Corporation scheduled in the near future? *No*

Expenditure for period ended 10-4-2008:

- \$ 3,600.00 anti-slip treatment
- \$ 4,594.00 electrical repairs
- \$ 1,130.00 garage door repairs
- \$10,554.00 upgrade entry bridge
- \$ 7,454.00 pool repairs
- \$ 2,304.00 leak from U10 into U2 (insurance repair)
- \$ 704.00 water penetration U64

Executive Committee Meeting (ECM) dated 12-2-2008:

- Fire doors – survey be undertaken of each unit door to identify any problems (**XXXX** consult with **XXXX**)
- Agent obtain 3 quotes for replacement of Fire panel
- Accepted quote for painting from **XXXX** \$1,760.00
- Agent follow up balustrade repair quote for U12 (*quote dated 25-2-2008 sighted for this work totalling \$946.00*)
- Structural engineer inspect & prepare scope of works re repair of roof slip plates (*copy of a report 3-3-2008 from **XXXX** attached*)
- Obtain quotes for tiling walkways as far as first expansion joint
- Committee pursue quotes for concrete spalling repairs & external painting
- Accepted quote \$1,872.00 for roof repairs above U's 76 & 77

Annual General Meeting (AGM) dated 4-9-2007 – refer minutes attached:

- Election of committee
- Reference to defect on main entry bridge to be rectified
- Swimming pool resurfacing to commence mid September 2007

Expenditure for year ended 30-6-2007:

- \$ 1,540.00 doors
- \$ 5,101.00 electrical
- \$ 3,238.00 lamps & tubes
- \$ 8,040.00 insurance repairs
- \$ 5,960.00 plumbing
- \$ 1,209.00 roof
- \$14,981.00 awnings
- \$ 4,727.00 building repairs

Annual General Meeting (AGM) dated 4-9-2006:

- The Following budgets are adopted per annum + GST: Admin Fund \$134,000.00 & Sinking Fund \$31,000.00
- Obtain fee proposal for assessment of building's essential services
- Arrange replacement of exterior roller blinds for U's 25 & 68
- Accepted quote \$6,250.00 + GST to repaint swimming pool

Expenditure for year ended 30-6-2006:

- \$ 7,630.00 building repairs
- \$ 2,728.00 electrical
- \$ 4,530.00 painting
- \$ 3,435.00 plumbing
- \$ 3,221.00 gates
- \$ 1,800.00 general repairs
- \$11,236.00 windows
- \$ 5,923.00 irrigation systems

Annual General Meeting (AGM) dated 23-8-2005:

- The Following budgets are adopted per annum + GST: Admin Fund \$125,000.00 & Sinking Fund \$40,000.00

Expenditure for year ended 30-6-2005:

- \$ 8,197.00 electrical
- \$ 1,833.00 gates
- \$ 2,115.00 hot water services
- \$ 1,290.00 intercom
- \$18,180.00 building repairs (*unspecified*)
- \$36,802.00 lift maintenance
- \$ 3,900.00 lift refurbishment
- \$ 4,647.00 letterboxes
- \$ 2,955.00 tiling
- \$13,181.00 windows

Annual General Meeting (AGM) dated 19-8-2004:

- Lot 78 provide information about recent inspection of water penetration to that lot
- Arrange Foxtel to attend repairs to their cabling & junction boxes at strata scheme

Expenditure for year ended 30-6-2004:

- \$5,683.00 building repairs
- \$6,815.00 insurance repairs
- \$2,962.00 waterproofing
- \$1,991.00 letterboxes
- \$3,113.00 doors

Executive Committee Meeting (ECM) dated 26-2-2004:

- Accepted quote for lift upgrade works at \$20,550.00 per lift

Annual General Meeting (AGM) dated 5-8-2003:

- Lobby & walkway upgrades were in hand

17. **OTHER NOTES:**

- No search has been made of these or any other agreements that may have been entered into by the Owners' Corporation.
- No evidence of major disharmony amongst the building's occupants was noted
- We note that the Owner's Corp are obtaining advice pertaining to Fire Services within the building & quotes have been sought for repair works. We cannot state whether additional levies will be required in the near future for this work but cannot rule out the possibility of Special Levies

DISCLAIMER

- 1 I & D Strata Searching ("I & D") is the provider of this Report and the Client is the person/entity who has requested the Report. I & D is not liable to any other person who relies upon this report to their detriment.
- 2 This Report has been provided specifically by I & D for the client and in relation to the specific property referred to in this Report. This Report is to assist the client to interpret and understand the Report and its limitations.
- 3 I & D has prepared this Report from extracts of books and records provided to it by the relevant officer of the companies, bodies, entities, owners/corporations, so far as was possible, and from conversations with the Managing Agent and/or the relevant officers of those bodies, entities, companies owners/corporations.
- 4 The Client is specifically directed to the possibility that all of the records provided to it by the relevant officer of the companies, bodies, entities, owners/corporations, may not have been made available for inspection, or may not have contained all of the information of interest to the Client or the client's mortgagee.
- 5 No attempt was made during the course of inspection to ascertain whether any Managing Agent or the relevant officer of the companies, bodies, entities, owners/corporations, have complied with detailed accounting requirements of the Property, Stock and Business Agents Act 2002.
- 6 I & D is not liable for any costs, (including legal costs) loss or damage whether direct, indirect or consequential, arising or touching upon
 - (i) any delay in supplying this Report
 - (ii) any failure or omission to supply the Report
 - (iii) any error or omission recorded or omitted from the records inspected by I & D.
 - (iv) Any error or omission in this Report.
- 7 Warranties and conditions implied by Legislation or precedent for the provision of services, are excluded save as are implied by the Trade Practices Act 1974.
- 8 Any liability of I & D shall be limited to the cost of the supply of the relevant Report.
- 9 This limitation of liability extends to every employee officer and agent of I & D in the performance of any services relating to this Report.

[REDACTED]

From: [REDACTED]

Sent: [REDACTED]

To: [REDACTED]

Subject: FW: [REDACTED]

[REDACTED]

From: [REDACTED]

Sent: [REDACTED]

To: [REDACTED]

Subject: FW: [REDACTED]

<html><div><U>Robert</U></div></html>

[REDACTED]

Attention [REDACTED]

I have made enquiries of [REDACTED] who confirmed that [REDACTED] now owns the property rights in fire door test results etc of Fire Control Doors. Most of the original doors at [REDACTED] are the original Fire Control doors - the tags on the door frames show Fire Control, 3 HR Fire Rating, Test Date 1964. Fire Control was one of the earliest and biggest manufacturers and suppliers of fire doors in the 1960's up until about 1980. [REDACTED] subsequently acquired the fire door business from Fire Control. The doors are 48 mm thick (one and seven eighths inches thick) have three hinges and have a core material of asbestos. [REDACTED] advised that the various hardware manufacturers would be able to advise whether their hardware has been approved for use on this type of door. (Fire Control along with other fire door manufacturers had a wide range of hardware tested and approved). The test authority was the CSIRO Division of Manufacturing Technology and Materials (tel [REDACTED]).

I worked in the fire test area of CSIRO for 20 years including conducting tests on fire doors and hardware. My current contact there is [REDACTED] (on leave until March) who works in the fire test area.

The proposed audit should list the hardware items fitted to each doors inspected and the clearance between the floor surface (carpet, timber etc) and the bottom of the door. The inspection will probably not be able to identify the type of door other than to remark that "the door appears to be an original fire door" or something similar.

I'd be happy to discuss this further but I trust that this has been of assistance.

[REDACTED]

[REDACTED]

*Consulting Engineers & BCA Compliance Auditors
Building Code Compliance
Essential Services Certification
Fire Protection Engineers
Dangerous Goods Consultants
Project Managers*

[REDACTED]

[REDACTED]

Owners Corporation of Strata Plan [REDACTED]

[REDACTED]

ATTENTION: [REDACTED]

Dear [REDACTED]

RE: STRATA PLAN [REDACTED]
FIRE DOORS AND FIRE ALARM SYSTEM

Further to your instructions and receipt of work order No: [REDACTED], we have conducted a limited inspection at [REDACTED] to review various matters relating to the building's Fire Doors and Automatic Fire Detection and Alarm System.

1. INTRODUCTION

During routine fire services maintenance activities performed by Rassco Services Pty Ltd, non compliances have been identified and reported regarding the installed fire doors and fire alarm system within the building.

In summary, Rassco has reported the following items:

- Difficulties in maintaining the existing fire alarm system;
 - Difficulties associated with procuring components necessary for the reliable operation of the fire alarm system;
 - Painted fire detectors;
 - Non-compatible fire detectors;
 - Missing or incomplete tagging of fire doors and/or frames;
- [REDACTED]

- [REDACTED]
- Inappropriate hardware fitted to fire doors;
 - Various non-compliances to fire stair doors;
 - Main Electrical Switch room door to be upgraded to a fire door;
 - The requirement for statutory signage related to fire stairs.

Other matters raised in discussions with Ms Heather Smith (U38), include:

- Performance of routine maintenance to the Fire Safety Measures installed within the building;
- Current operational status of the fire alarm system;
- The existence of possible corrosion of cabling interconnecting the fire detectors

This report will discuss issues concerning the buildings fire doors and fire alarm system only.

2. DESCRIPTION OF [REDACTED]

The building is of 7 storeys and comprises approximately 76 units. The building appears to have been constructed circa 1964, and is of masonry and concrete construction.

All units are accessed via an "open gallery" or balcony together with an enclosed fire stair, an external fire stair and internal passenger lifts. However, "weather screens" are installed adjacent access to units, providing local enclosure to the galleries. (Note these galleries are not considered as "enclosed" as defined by the Building Code of Australia).

The balconies or galleries are situated "mid level" between upper and lower units such that one gallery provides access to two storeys. Laundries are situated at the mid level between galleries, and are accessed via the fire stairs.

A system of thermal fire detectors is installed throughout the building, with the fire indicator panel located adjacent the main entry from [REDACTED] (street level). The Fire Alarm system is arranged to automatically call the NSW Fire Brigade in the event of a fire alarm. No building Occupant Warning sounders were observed.

A system of fire hose reels and fire hydrants are installed in the building, supplemented by portable fire extinguishers.

Fire doors are installed to each unit entry, fire stair entry, access to roof level, and possibly to the lift motor room. Additionally, fire doors are provided to the main electrical switch room and the old incinerator room located at the bottom of the fire stairs. The door to unit 38 was inspected, together with doors to the fire stairs and electrical switch room.

3. LEGISLATIVE PROVISIONS

The building was likely to have been constructed under Ordinance 71, the building regulation applicable at the time, and various conditions of consent as issued by Council.

Original and current legislative provisions with respect to the installation of fire doors and fire alarms may be summarised as follows:

3.1 FIRE DOORS

For a building such as [REDACTED] fire doors are required to be installed in the locations as summarised in the table below. The fire resistance levels shown are those required by **current building regulations**:

Table 3.1

| Location | Fire Resistance Level | Comments |
|-----------------------------|---------------------------|---|
| Unit entries | -/60/30 (1 Hr fire door) | |
| Fire Stair entries | -/60/30 (1 Hr fire door) | |
| Main Electrical Switch room | | No fire rating required, however, should be rated as non-combustible and be fitted with smoke seals |
| Laundries | | As laundries are accessed from an open balcony, no fire rating is required, however, should be rated as non-combustible (note: doors are fitted with louvers for ventilation) |
| Lift Motor Room | -/120/30 (2 Hr fire door) | |

Fire doors under Ordinance 71 (the building regulation applicable at the time of the buildings construction) were required to be approved by the Experimental Building and Test Station and would have been required to be self closing and latching. It is not clear if tagging of doors and frames were required at this time. Additionally, Ordinance 71 required fire doors to unit entries to be "approved" 1 hour fire doors.

Fire doors under current building regulations and codes are required to comply with AS1905.1, the most recent edition having been published in 2005. This Australian Standard requires new fire doors to be tagged, self closing and latching.

3.2 FIRE DETECTION AND ALARM SYSTEM

Ordinance 71 is silent on the requirement for the installation of fire detection systems within a building such as [REDACTED] and it may be assumed that a condition of the buildings development consent required a fire alarm system to be installed throughout the building.

Current building regulations prescribe the installation of a system of smoke alarms or smoke detection as described below:

- Smoke alarms within each sole occupancy unit on or near the ceiling in any storey containing bedrooms; and
- In a building not protected by a sprinkler system, in public corridors and other internal spaces; and
- Be connected to activate a building occupant warning system in accordance with clause 6 (of Spec E2.2a of the BCA), which requires that the BOWS be provided throughout all occupied areas of the building.

Additionally, during May 2006, the NSW Government introduced legislation that required smoke alarms to be provided within all dwellings, this includes sole occupancy units within buildings such as [REDACTED]. Please refer to the attached publication issued by the NSW Department of Planning for your further information.

[REDACTED]

4. OBSERVATIONS

4.1 FIRE DOORS

The majority of the fire doors installed within the building appear to be "original" doors. Selected doors to fire stair entry, main electrical switch rooms have been replaced.

The tag affixed to the electrical switch room door frame indicates that it was manufactured by "Fire Control", which we have assumed would be representative of the balance of the "original" fire doors and frames.

Tags observed fitted to replacement fire doors include "Bismac" branded doors. Additionally, a number of replacement doors had not been tagged, or tags had been removed to allow doors to be painted but not refixed.

During our inspection the following non-compliances were observed:

- Non compliant dead locks and deadbolts (which may prevent a fire door from closing and latching) fitted to doors;
- Self closing device (commonly known as a "door closer") removed;
- Excessive gaps to threshold, and margins (note: both AS1905.1 and AS1851.17-2005 provides guidance to the size of permitted gaps between the fire door and frame and fire door and threshold);
- A variety of hardware was observed, and without detailed examination an opinion cannot be provided, however, we advise that each fire door manufacturer now provides a schedule of approved hardware that may be installed onto their fire doors. The vintage of the doors currently installed, the lack of sufficient records and the labelling of hardware may not allow an accurate assessment to be made.

Non-compliances reported by Rasseo include:

- Insufficient backset to the door knob from the door frame: CA57/AS1905.1-1976 appear to be silent on the required clearance between the door frame and the door knob, however, this edition of the standard allows the reduction of the backset of the door knob, providing no encroachment is made on the structural framework of the door leaf;
- Other than general comments relating to tagging and non-compliant hardware, we have no further comment.

4.2 FIRE ALARM SYSTEM

The fire alarm system comprises a [REDACTED] Fire Indicator Panel located adjacent to the front entry of the building at street level, together with non-indicating thermal detectors installed throughout the building. This style of Fire Indicator Panel used "PMG" type relays, which are now becoming increasingly more difficult to procure and maintain. The voltmeter on this Fire Indicator Panel indicates that it operates at 12Vdc. The following non-compliances were observed:

[REDACTED]

- [REDACTED]
-
- Numerous Painted Thermal Fire Detectors, the painting of the thermal fire detector affects the approval of the detector and the performance of the detector, with the possible implication of either delayed operation or no or little reaction of the thermal detector when exposed to heat, the consequence being that the thermal detector does not cause the alarm to be registered at the FIP, and in turn the NSW Fire Brigade;
 - Non indicating thermal detectors manufactured by [REDACTED] and [REDACTED]. The original [REDACTED] detectors are no longer manufactured, however, the use of the [REDACTED] non-indicating detectors have been installed as a "best fit" to maintain basic fire detection. It is unlikely that the [REDACTED] and [REDACTED] detectors were assessed by any authority for use with this particular fire alarm panel;
 - Additionally, detectors with "indicating bases" were observed within the lift lobbies on selected floors. These detectors are again unlikely to have been assessed for use with this type of fire alarm panel;
 - The fault indicator on the FIP was illuminated indicating that a fault is present within the system;
 - We have been advised that the Fire Indicator Panel no longer causes an alarm to be transmitted to the NSW Fire Brigade;
 - [REDACTED] has advised that a number of fire detectors and fire detection circuits are not operational either due to cleaning activities performed within the building (vis acid wash of fire stairs), cabling faults or failure at the FIP;
 - [REDACTED] has also indicated that the fire alarm system (and other fire safety measures) are not now subject to routine inspection and maintenance;
 - A discussion with [REDACTED] has confirmed these latter items to be the case

We further note the following observations relating to the fire alarm system:

- Labelling placed on the FIP indicate a number of measures have been taken to reduce the incidence of false alarms and mitigate faults, while not considered a non compliance indicates a possible underlying reliability issue with the Fire Alarm System;
- [REDACTED] has advised that a green substance (possible corrosion of the fire alarm cabling) is issuing from the electrical cable connecting the fire detectors. This substance is often attributed to a particular type of cable and age.

During May 2006, the NSW Government introduced legislation requiring the retrospective installation of smoke alarms within dwellings. The term "Dwelling" in this case also includes sole occupancy units within blocks of flats, particularly where no smoke detection system is installed within the building. During our inspection of Unit 38, no smoke alarm was observed. We have been advised that some owners/occupiers have installed smoke alarms within their respective units, however, it would appear that in the majority, units are not provided with a Smoke Alarm.

[REDACTED]

[REDACTED]

5. CONCLUSIONS

The following conclusions are drawn from our observations, review of material provided by the strata manager and discussions with [REDACTED] and [REDACTED]

- The existing fire doors are, in the majority approaching 40 years old;
- The type of fire doors installed are proving more difficult to repair and modify, most often due to the nature of the fire door construction, and as a result, the doors are being upgraded with new fire doors;
- There are a number of non-compliances with a proportion of the fire doors that will not allow continued annual certification;
- The existing fire alarm system is not considered to be sufficiently robust to provide continued reliable and effective operation;
- Smoke alarms have not been installed within all sole occupancy units in the building as required by NSW legislation, thus exposing unit owners to possible penalty

6. RECOMMENDATIONS

We make the following recommendations having reviewed the circumstances of the building and the condition of the existing fire doors and fire alarm system

6.1 FIRE DOORS

In consideration of the non compliances present with the existing fire doors, and in the absence of a sufficiently detailed report in respect of the compliance or otherwise of the fire doors, we **recommend** that the Owners Corporation consider the implementation of the following works:

Option 1: Audit, Survey and Report on all Fire Doors; repair if appropriate and replace doors as required; additionally, take a core sample to allow analysis of the core material from a selection of the circa 1964 fire doors.

Option 2: Call tenders for the upgrade of all fire doors (excepting those recently replaced, that have also been tagged and certified by the installer)

We recommend that the Repair and/or Upgrade of the fire doors as appropriate, be performed pending review of results of the foregoing inspections and repair costs.

6.2 FIRE ALARM SYSTEM

In consideration of the non compliances and operational issues facing the fire alarm system, we **recommend** that the Owners Corporation consider the upgrade of the existing fire alarm system and the implementation of the following works **as a matter of priority**.

In order to progress the matter, we recommend that specifications be prepared, tenders called and that works be implemented for the upgrade of the existing fire alarm system to satisfy current building code requirements, which includes the provision of smoke detection or smoke alarms within sole occupancy units, appropriate detection to other public spaces within the building, and the provision of a building occupant warning system to alert occupants within all occupied areas of the building.

[REDACTED]

[REDACTED]

7. GENERAL

Additional issues observed which may require further investigation and attention by the Owners Corporation include:

7.1 STATUTORY SIGNAGE

Our observations have revealed the presence of "Offences" signage to fire stairs, however, signage is not present at various locations. We **recommend** that the Owners Corporation consider the provision of new signage to stair entries where original signage has been removed or not provided. There is no legislative requirement to upgrade existing Local Government Act signage to current requirements.

7.2 SECURITY SCREENS

A number of units have been fitted "security screens" at the unit entries. The circumstances of the building do not allow the installation of the screens **and** achieve compliance with current "deemed to satisfy" provisions of the BCA. We suggest that the owners of the respective units consider the removal of these screens. The screens as installed may obstruct egress from adjacent units should both occupants be endeavouring to evacuate from their units simultaneously.

Additionally, the retention of the security screens may encourage some unit occupiers to hold open fire doors, thereby compromising intended fire compartmentation of the subject unit, and preventing the effective separation between a unit and the common property corridor or balcony.

7.3 FIRE SEPARATION AND FIRE SEALS

Our observations and inspections have revealed a number of areas within the building where fire separation is either non-existent, limited or compromised. Particular areas include:

- Cables traversing fire stairs and galleries/laundry areas;
- Exposed combustible linings within hydrant/hose reel enclosures, which compromises fire compartmentation to sole occupancy units;
- Various unsealed penetrations within the Main Electrical Switch room;
- Low Level Glazed openings adjacent paths of travel on galleries.

Rassco have referred in a limited manner to these situations, however, we suggest that the owners undertake a more detailed review of the extent of any works that may be required to reinstate compliance of fire separating construction within the building.

7.4 BCA COMPLIANCE

Other BCA non-compliances may exist, and should the Owners Corporation wish to be appraised of the extent of any further non-compliances or works that may reasonably be considered required to attain an appropriate level of fire safety, [REDACTED] [REDACTED] would be pleased to provide this service.

[REDACTED]

[REDACTED]

ABOUT [REDACTED]

[REDACTED] is a consulting firm specialising in building code compliance and fire services since 1989. Our team comprises qualified building surveyors, fire services engineers and compliance consultants, and we believe with this blend of expertise we offer comprehensive and practical advice with respect to building fire safety upgrades, compliance with the BCA, relevant accessibility requirements and fire safety standards.

DOCUMENTATION AND PROJECT MANAGEMENT OF THE WORKS

We would be pleased to offer our Project Management services, for any fire upgrade works that the Owners wish to proceed with once the extent of any such works are more clearly defined. [REDACTED] services extend to:-

- Preparation of specifications/contractor briefing documents (as relevant) for the execution of the works in accordance with agreed BCA and Australian Standards requirements;
- Tendering the work/calling for quotations as appropriate, compiling and making recommendations to Owners Corporation;
- Preparing an updated project budget;
- Reviewing the quality and compliance of the works on a progressive basis, and instructing contractors of corrective actions if required;
- Reviewing and approving contractors invoices/progress claims;
- Providing progress reporting as required to the owners Corporation and Council (if applicable);
- Collect and compile "As Installed" drawings, manuals and certifications;
- Preparation of final documentation for signing by the owners and submission to Council.

We would be pleased to quote separately for such services should the Owners Corporation consider this to be required.

Please also find some background information on [REDACTED] which may assist in your assessment of our capabilities and experience in this type of work.

We trust you find foregoing acceptable, and look to your further instructions.

Please do not hesitate to contact the undersigned if further information is required.

Yours Faithfully

[REDACTED]

Senior Fire Consultant

Encl:

[REDACTED]

3rd March 2008

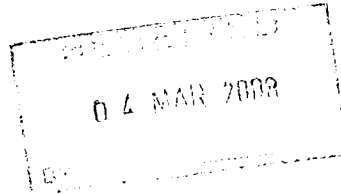
Reference: [REDACTED]

The Owners – Strata Plan [REDACTED]
[REDACTED]

Attention: [REDACTED]

Dear [REDACTED]

RE: **ENGINEERING REPORT**
[REDACTED]
STRATA PLAN: [REDACTED]



INTRODUCTION

In accordance with your written instructions, an inspection of the subject property was undertaken in order to assess and report on the condition of the steel bearing/slip plates located below an existing concrete walkway at roof level. The inspection was conducted on Monday the 3rd of March 2008 in the presence of [REDACTED] from the owner's corporation.

The subject property is a multi storey residential complex containing eighty (80) units over ten levels. The general construction of the complex consists of concrete frame with reinforced concrete columns supporting internal concrete floors. Access to the units is via a series of walkways which are partly supported on the lift core structure.

The weather was fine at the time of the inspection with the following observations made.

OBSERVATIONS

An inspection of the bearing/slip plates in question revealed moderate levels of corrosion due to age related atmospheric exposure. The extent of the corrosion was more pronounced to the edge of the plates with noticeable flaking of the steel. There was no evidence of cracking to the reinforced concrete and masonry elements directly adjacent to the plates at the time of the inspection.



COMMENTS & RECOMMENDATIONS

Steel plates of this nature were installed presumably to articulate the walkway slab from the lift core structure as well as to minimize bearing stresses on the supporting concrete elements. We note that the plates are not a critical element regarding the overall structural integrity of the complex and therefore their ongoing deterioration under environmental exposure in our opinion is of little structural concern. We believe that the steel plates are performing in service as intended and therefore their removal and replacement is unwarranted at this point in time. Furthermore, the removal and replacement of the steel plates would be both a complicated and costly exercise given the extent of the work.

On that basis, we would recommend that the steel plates are left in place and treated with an anti-corrosion application. Prior to the application of the anti rust agent, all loose and flaking sections of steel should be removed.

We have attached photographs for your reference and trust this report is clear and addresses the requirements of the owners. Should you require further information or clarification, please do not hesitate to contact the undersigned.

Yours faithfully,

[Redacted signature]

Reviewed by:



Attachments: APPENDIX A – PHOTOGRAPHS

MINUTES OF THE ANNUAL GENERAL MEETING OF THE OWNERS - STRATA
PLAN NO [REDACTED] HELD IN THE
MEETING ROOMS AT [REDACTED]
ON TUESDAY 04TH SEPTEMBER 2007 OPENED AT 5.45 PM.

PRESENT:

[REDACTED]

PROXY:

[REDACTED]

IN ATTENDANCE:

[REDACTED]

CHAIRPERSON:

[REDACTED] acted as chairperson for the meeting.

CONFIRMATION
OF MINUTES:

RESOLVED that the Minutes of the previous General Meeting be adopted as a true and accurate record of the proceedings at that Meeting.

FINANCIAL
ACCOUNTS:

RESOLVED that the Financial Accounts for the period ended 30/06/07, as circulated to Owners, be adopted by this Meeting, with a copy of such Accounts being placed in the Owners Corporation Minute Book.
[REDACTED] was appointed as the Owners Corporation auditor.

INSURANCE
DETAILS:

RESOLVED that the Insurances as circulated to all owners be confirmed. Fidelity Guarantee is not required.

ELECTION OF
EXECUTIVE
COMMITTEE:

RESOLVED that the number of members of the Executive Committee be determined at nine (9) and the following were elected to the Committee:-

[REDACTED]

Lot 28
Lot 35
Lot 38
Lot 58
Lot 61

[REDACTED]

Lot 64
Lot 73
Lot 76
Lot 80

MAINTENANCE
LEVIES:

RESOLVED that Contributions are hereby determined effective from 1st October 2006 until varied by further resolution:

MINUTES OF THE ANNUAL GENERAL MEETING OF THE OWNERS - STRATA
PLAN NO [REDACTED] HELD IN THE
MEETING ROOMS AT [REDACTED]
ON TUESDAY 04TH SEPTEMBER 2007 OPENED AT 5.45 PM.

To the Administrative Fund and Sinking Funds pursuant to Section 76 (1), chapter 3 part e, division 2, of the Strata Schemes Management Act, 1996.

1. To the Administrative Fund the sum of \$140,000 pa (+ GST).
2. To the Sinking Fund the sum of \$40,000 pa (+ GST).

AND THAT owner's share of both such contributions shall be payable in equal quarterly installments on the first days of October 2007 and January, April & July 2008

GENERAL
MAINTENANCE:

RESOLVED that:-

1. the Managing Agent to contact [REDACTED] concerning a defect in an area of tiling on the main entry bridge (area not draining) and request that this problem be rectified.
2. the Executive Committee to further investigate the re-surfacing of the external walkways and the painting of stairs to the units
3. it be noted that the swimming pool re-surfacing will commence mid-Sept. 2007.
4. the Managing Agent is authorised to accept the quotation for \$1,244 from Allgate Automation for repairs the rear gate.

RESTRICTED
MATTERS:

RESOLVED (with one vote against) that there be no restricted matters for the purposes of Section 21 (2)(b) of the Strata Schemes Management Act 1996.

MEETING:
CLOSED:

There being no further business the meeting closed at 6.50 pm.

.....
CHAIRMAN