

SP 47991 – Pacific Park, 41 Rocklands Road Wollstonecraft Council Fire Order Update – Communication with owners 7 May 2024

Hello owners of units in strata scheme SP 47991. We have recently received verbal information from North Sydney Council concerning the proposed fire engineered solutions prepared by Incode Fire Engineers. The proposed fire engineered solutions were sent to NSW Fire and Rescue for comment, and it appears that they have no issues with the solutions. We now wait for North Sydney Council to formally advise acceptance of or add any amendments they wish to issue for the final fire order. If the solutions are accepted, this will mean we will not have to do a lot of the more costly work that Council had previously ordered us to do. The project management firm AED will commence tender documents on or around the 15th May 2024.

The Committee will investigate ways to finance this project. Ultimately, the basis will be a via special levy. However, the question is how we can do this without putting undue financial stress on owners while at the same time making sure that the contractors are paid in time to meet the 2 year deadline set by the Council. The considerations will likely be: -

- Special Levy with short payment period to raise the capital
- Loan from a financial institution with a payback period financed by one or more special levies

Raising the capital upfront will likely be needed as there may also be a requirement from contractors that the Owners Corporation can demonstrate its ability to finance the project.

The obvious question everyone would have is how much is this going to cost? The committee can not advise on cost at this stage and will not know until the tender process is completed and initial costings done by the project management firm.

In the near future a General Meeting will be held for all owners to vote on the means of financing as well as the number and level of special levies to pay for the works.

Other Matters:

In the original fire order from Council there was a notation made that electrical and gas installations to the common areas be inspected. This work has been done and the gas installation has no issues but the electrical installation requires some work in replacing residual current devices and some circuit breakers, this would be a relative minor exercise.

In addition to the works required by the Council order, there are also other rectification works that we must complete to comply with other fire safety standards obligations we have. One of the outstanding issues is the inspection and certification of the fire dampers. These are devices that operate in the event of a fire to isolate the unit, garbage rooms and other areas to ensure any fire is contained to that space. These must be inspected. However, the way in which some units have been constructed does not allow access to them. So, additional works will be required to those units to provide access to the fire dampers. It is considered that if feasible this work is to be done in conjunction with works for the council's fire order as to minimise disruption to occupants.

Updates to this important topic can be found at <https://pacificpark.org/council-fire-order/>

Post Meeting Update: -

NSWFB have chosen not to respond to Council requests for a review of the proposed fire engineered solutions. Council has subsequently now requested a peer review of the documentation by a third party Fire Engineer company. This will further delay the issue of the final Fire Order by Council.