



Friday, 28 September 2018

All Owner(s) / Residents
UP3309, "Glebe Park Residences"
15 Coranderrk Street
CITY, ACT, 2601.

Dear Owner(s) / Residents

Re; UP3309, "Glebe Park Residences"

IMMEDIATE ATTENTION AND ACTION REQUIRED

We act on behalf of the Owners Corporation for the above complex and have been asked by the Executive Committee to forward on the below.

Glebe Park has recently been inspected by the ACTF&R services and it was found that a number of areas were in breach of the Emergencies Act 2004, s95 and The Automatic Fire Sprinkler System Australian Standard AS2118.1 clause 5.4.8.

The ACTF&R identified various hazards in the Power Plant Rooms, fire stairs, hallways and basement car parking areas. Fire Regulations state that articles must not be stored in areas outside of designated storage areas, as the sprinkler system is designed to douse any fire within storage cages.

Items stored outside of storage areas create an obstruction to egress passages and increase the risk and impact of fires. Please note all items stored outside of allocated storage areas are required to be removed by 12th October 2018 and relocated either within the units storage cage or within the unit.

If you require access to the Power Plant Rooms please contact Mr Malo Ah Key on 0412 689 938 so you can remove them.

To ensure the building is compliant with the above emergencies Act and sprinkler standard the Executive Committee have requested the Building managers dispose of any items not correctly stored inside the storage cages on or shortly after the 12th October. There will be no reminder sent about disposal of items and disposal charges may be on-charged to the respective unit.

Furthermore bicycles should be housed in the designated bike racks, and motorcycles should be confined to the unit's car space (only).

Thank you for your cooperation.

Kind Regards

Independent Strata Management Pty Limited

REIA 2016 Awards for Excellence Large Residential Agency of the Year

Darren Bruno

Strata Manager for Independent Strata Management

On behalf of Units Plan 3309

Email: teambravo@independent.com.au

Phone: 02 6209 1430