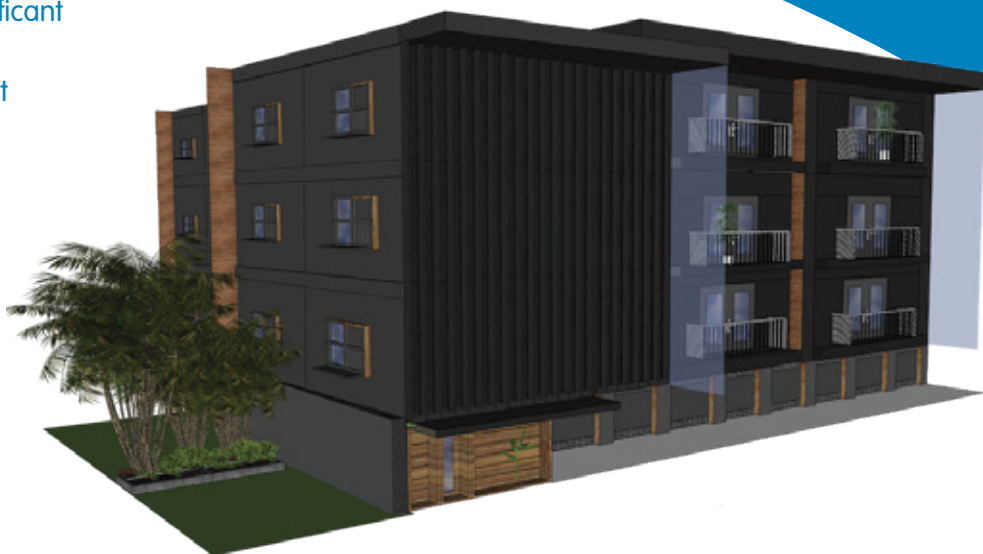


APARTMENT OWNERS OPT FOR PARTIAL REPLACEMENT OF CLADDING

SUMMARY

- Multi-storey residential building with significant expanded polystyrene coverage
- Emergency order recommended by expert panel and issued by the local council's Municipal Building Surveyor
- Building notice recommended by expert panel and issued by council's Municipal Building Surveyor (building order subsequently issued)
- VBA appointed as the Municipal Building Surveyor for this building
- VBA and owners agreed on plan for partial replacement of expanded polystyrene, primarily around exits, balconies and common areas.



DETAIL

A three-storey apartment complex was assessed as part of the Victorian Statewide Cladding Audit.

During the inspection, a large amount of combustible cladding was found, particularly expanded polystyrene.

A panel of fire safety and building experts assessed the building after the inspection and recommended the local council's Municipal Building Surveyor issue an emergency order with urgent actions to mitigate fire risks. This included:

- Installing automatic smoke detectors and occupant warning systems in apartments;
- Ensuring warning systems are connected to an approved monitoring service;
- Implementing improved evacuation plans for residents;
- Removing combustible items and ignition sources, such as barbecues and heaters;
- Engaging a registered electrician or plumber to confirm hot water units are working without fault; and
- Installing signage to remind residents that fire alarms do not alert fire services.

By undertaking these actions, residents were able to stay in their homes safely and did not need to be evacuated.

Building management and residents were immediately notified about the terms of the emergency order and were given fire safety advice.

A building notice was also issued asking the owners to show cause why they should not remove all sections of combustible cladding.

Meetings between the VBA and the owners have resulted in agreement for a method to rectify the building moving forward.

The partial replacement of expanded polystyrene around exits balconies and common areas is proposed.