



CLADDING

Welcome to The Commercial Property
Cashflow Webinar

EXTERNAL COMBUSTABLE CLADDING ON BUILDINGS

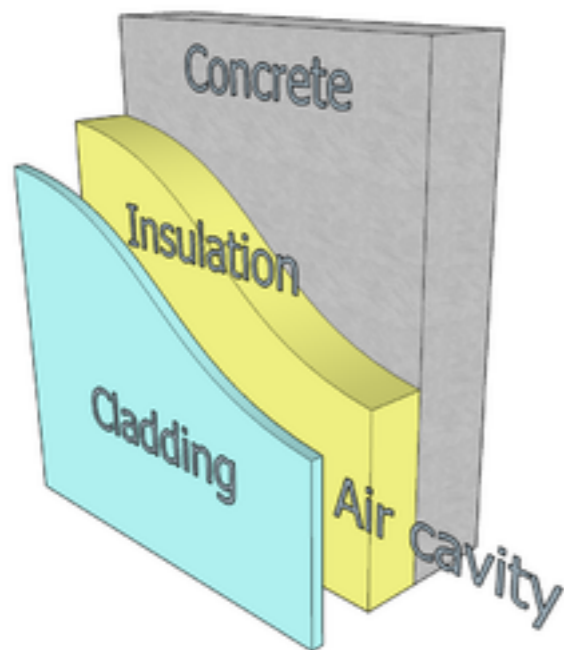
What is Cladding?

- Cladding is the application of one material over another to provide a skin or layer.
- In construction, cladding is used to provide a degree of thermal insulation and weather resistance, and to improve the appearance of buildings.
- Cladding can be made of any of a wide range of materials including wood, metal, brick, vinyl, and composite materials that can include aluminium, wood, blends of cement and recycled polystyrene, wheat/rice straw fibres
- [*https://en.m.wikipedia.org/wiki/Cladding_\(construction\)*](https://en.m.wikipedia.org/wiki/Cladding_(construction))

EXTERNAL COMBUSTABLE CLADDING ON BUILDINGS

Cladding Hazards

- Between the cladding and the wall there is a cavity where rain can run down.
- In the event of a fire this draws hot air up like a chimney, intensifies the fire, and spreads it to the top of the clad area.
- The fire can then get inside the building through open windows, for example to curtains blowing through windows.



EXTERNAL COMBUSTABLE CLADDING ON BUILDINGS

Cladding Hazards

- In addition to the chimney effect, the cladding material itself can contribute to a fire
- Composite cladding typically consists of panels 3–5 millimetres thick, made of a core material sandwiched between two aluminium faces.
- The core material may be polyethylene (which is combustible), a mineral-based material, or a combination of both.
- Panels of the same appearance may have different core materials; those with a higher proportion of mineral core withstand fire better, but can still be considered combustible.
- Fire will be spread by the cladding if the core is combustible.

EXTERNAL COMBUSTABLE CLADDING ON BUILDINGS

Cladding Related Fires In Australia

- Since the 2014 Lacrosse Tower fire in Melbourne, we have known that flammable cladding is on thousands of buildings in Australia.
- Residents of Sydney's Opal Tower are dealing with the fact that internal concrete panels are cracking.
- In Melbourne, the Neo200 apartment fire in February 2019 was a reminder that not enough has been done to make our buildings safe in the five years since the Lacrosse Tower fire.
- <https://www.theage.com.au/national/victoria/i-ve-just-discovered-my-building-is-covered-in-flammable-cladding-20190322-p516mt.html>

EXTERNAL COMBUSTABLE CLADDING ON BUILDINGS

Cladding Related Fires In Australia

- A resident, left a cigarette burning on the balcony of the two-bedroom apartment he shared with five other people.



COMBUSTABLE CLADDING ON BUILDINGS



CLADDING TASKFORCE

FAQ

WHAT IS CLADDING?

A A

What is combustible cladding?

Certain types of cladding can burn rapidly if it catches alight. Problems with metal composite panels and insulated cladding systems relate mainly to multi-storey buildings because of the potential for rapid fire spread via the external areas of the building. These products can ignite easily and melt at relatively low temperatures.

It is important to note that the presence of external combustible cladding on a building does not necessarily mean it is a fire hazard. It depends on where the cladding has been applied and the building's overall fire safety measures.

COMBUSTABLE CLADDING ON BUILDINGS

<https://www.claddingregistration.nsw.gov.au/what-combustible-cladding>

Metal Composite Panels

Metal composite panels (MCP) are part of a cladding system on the external areas of buildings and can be a variety of colours, or they can be grey or colourless.

MCP can be different shapes and can be used in a variety of ways, such as covering a part of a wall or covering the whole wall, or as a decorative feature around windows and doors, on balconies, awnings, and signage on walls.

MCP products are sandwich-type panels, usually between 2-5mm thick, that consist of two metal outer layers and a core material. MCP includes products with outer layers of copper and zinc but the most common are products that use aluminium as the outer layer. These are referred to as aluminium composite panels (ACP).

The panel cores are made of a variety of materials, including polyethylene (PE), which may vary considerably in terms of their combustibility and ability to spread fire.

The use of MCP has become more common in the past 10 years, however, ACP has been in use as a building product since the late 1980s, so it may be present on older buildings. Common industry names for some types of ACP include ACP PE and ACP FR.

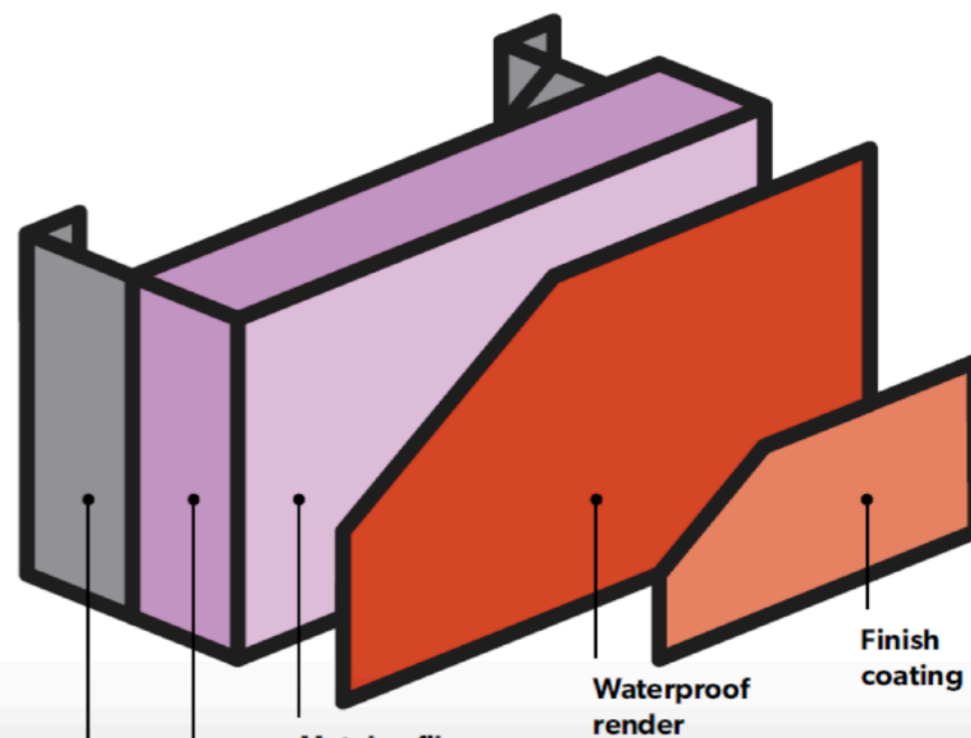


Insulated Cladding Systems

Insulated cladding systems are external wall systems comprised of bulk foam insulation that is fixed to a structural frame and then sealed, rendered and painted.

These systems are lightweight and have good thermal insulating properties because they use a thick layer of insulating foam such as polystyrene, polyurethane and polyisocyanurate.

The systems can be difficult to identify visually because they can look like rendered brick or concrete. However, tapping on the surface of these systems often produces a distinct sound such as a hollow thud, that is unlike the sound of tapping brick or concrete.

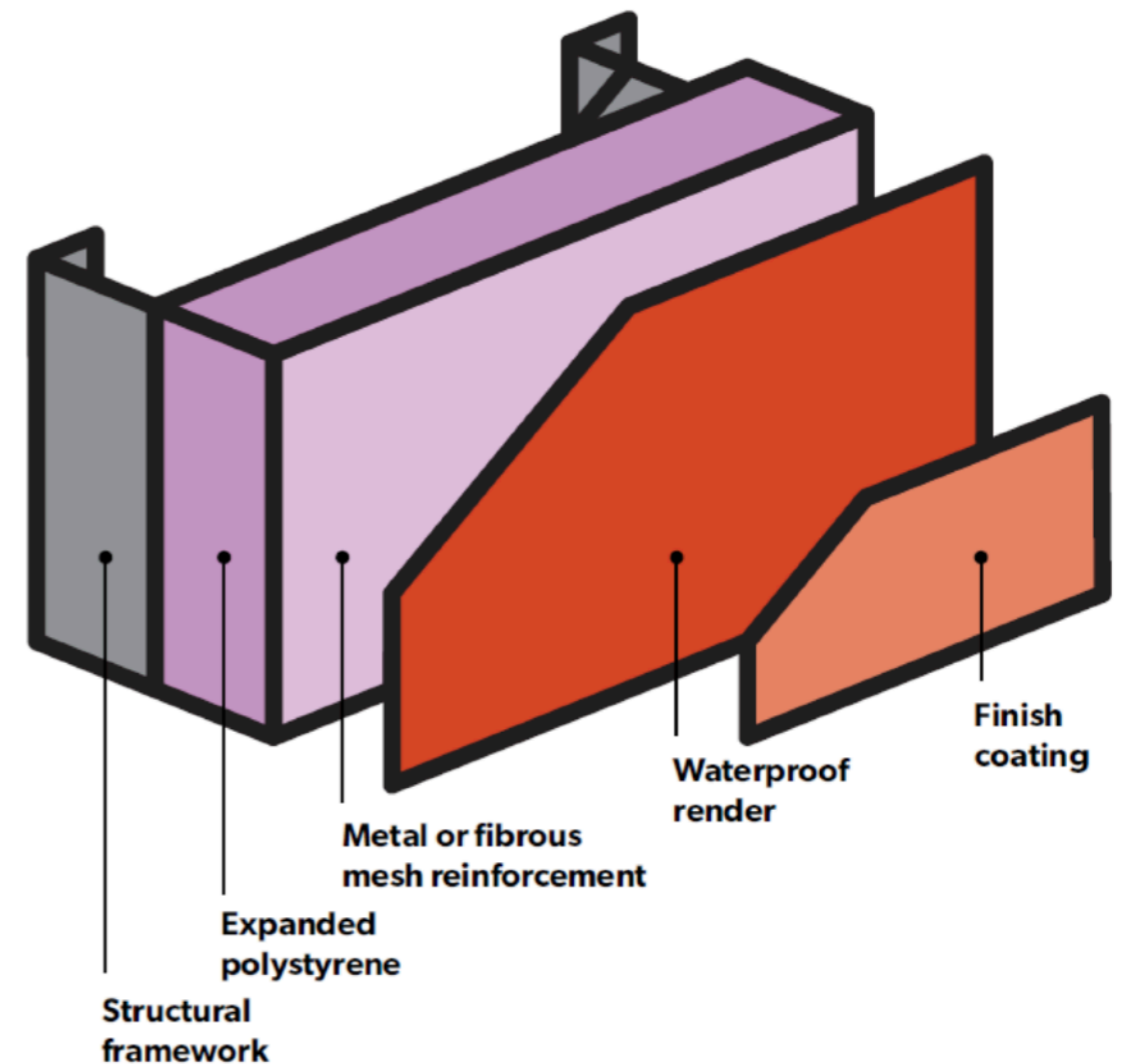
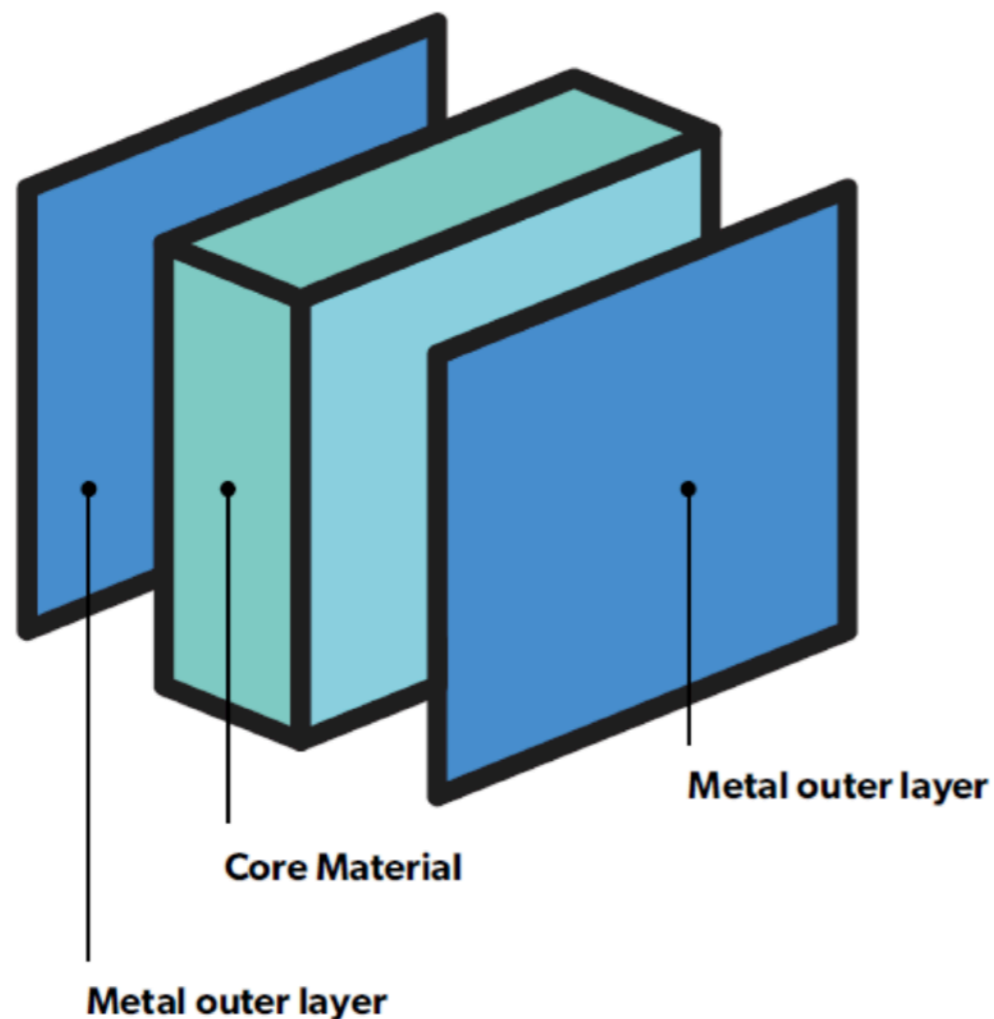


COMBUSTABLE CLADDING ON BUILDINGS

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[https://www.claddingregistration.nsw.gov.au/
what-combustible-cladding](https://www.claddingregistration.nsw.gov.au/what-combustible-cladding)

COMBUSTABLE CLADDING ON BUILDINGS

BUYING AN APARTMENT? CHECK FOR COMBUSTIBLE CLADDING.



FOLLOW OUR RECOMMENDED STEPS AS PART OF YOUR RESEARCH.

1. Review the Section 32 notice. It will include disclosures of any building notices or orders in place.
2. Ask the owners' corporation or building manager if any emergency orders or building notices have been issued, and if they have been complied with.
3. Ask when the building was constructed, noting that most varieties of cladding used pre-2011 were comprised of a 100 per cent polymer core. This is the variety of cladding considered most dangerous.
4. Ask the owners' corporation or building manager if they know if aluminium composite panels or expanded polystyrene are used on the building.
5. Contact your local council's building department or Municipal Building Surveyor and ask if they are aware of any cladding related issues with the building. You can also ask the VBA if the building has been audited.
6. Ask the owners' corporation if the insurer has made any enquiries about the building and what the result of those enquiries were.
7. Engage a registered building surveyor to review the apartment, and the exterior cladding on the building prior to purchasing. You can find registered building surveyors via the Find a Practitioner tool at vba.vic.gov.au
8. Review previous owners' corporation minutes from Annual General Meetings. You may wish to ask for minutes from multiple years to give you a better understanding of the building's history.
9. Visit vba.vic.gov.au/cladding and read the factsheets on aluminium composite panels, and expanded polystyrene to better understand these products.
10. Ask the owners' corporation about the essential safety measures (fire hydrants, fire doors, smoke alarms, sprinklers) in the building and how well they are maintained. Ask for evidence of their maintenance.



COMBUSTABLE CLADDING ON BUILDINGS

<https://www.claddingregistration.nsw.gov.au/what-combustible-cladding>

How to identify cladding?

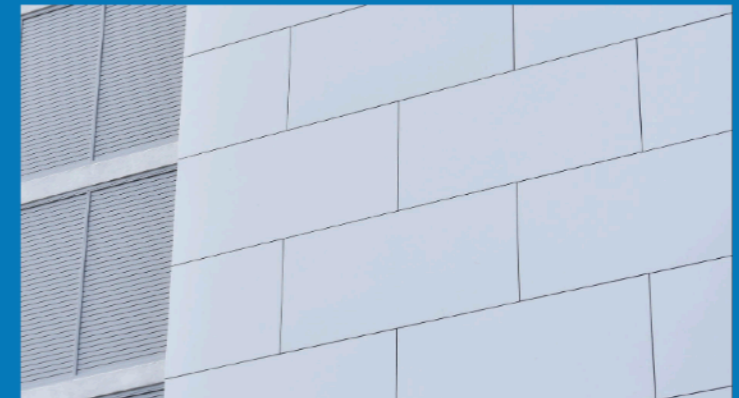
Cladding comes in a variety of colours, or it can be grey and colourless. It can be used in different ways, such as around windows and doors, on balconies, covering a whole wall or a part of it. These images are indicative of what cladding may look like and are not intended as a complete guide. The presence of combustible cladding does not necessarily mean it is a fire hazard.



On balconies



Around windows



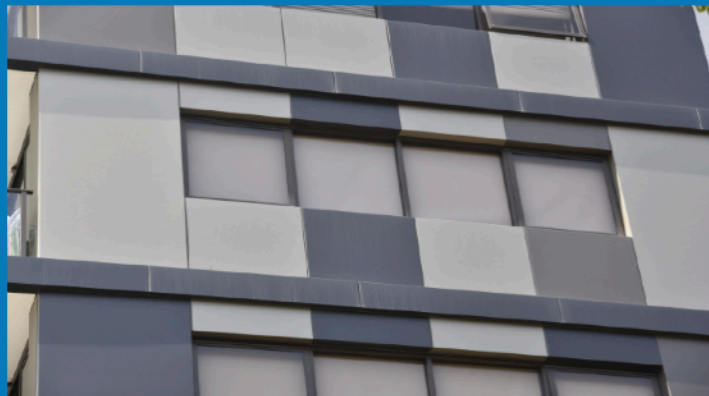
On external walls



COMBUSTIBLE CLADDING ON BUILDINGS

<https://www.claddingregistration.nsw.gov.au/what-combustible-cladding>

On balconies



Around windows



On external walls



Can be matte and colourless



On awnings



Palings

Decorative features

Balcony walls

COMBUSTABLE CLADDING ON BUILDINGS

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- When it comes to cladding regulations, the states of New South Wales, Victoria and Queensland are of one view – combustible cladding material such as Aluminium Composite Panels (ACP) are banned from use. The heat is on for building owners to comply with the new regulations. (VIC below)

At a glance

Buildings constructed after March 1997 that fall into the following classes under the National Construction Code are in scope for this review.



- <https://picagroup.com.au/cladding-heat-is-on/>. And <https://www.vba.vic.gov.au/cladding>

COMBUSTABLE CLADDING ON BUILDINGS

Government Stepping In - Legislation

- State Governments start creating regulations around identifying combustable cladding- putting a plan together to remove it and also for preventing further such cladding from being used in construction


CLADDING REGULATION COMMENCES 04 OCT 2018 PROPERTY COUNCIL OF AUSTRALIA

- The Building and Other Legislation (Cladding) Amendment Regulation 2018 came into effect on 1 October 2018, imposing new obligations on Queensland property owners.
- The legislation requires owners of private and local government buildings to undertake a mandatory 'combustible cladding checklist'.
- https://www.propertycouncil.com.au/Web/Content/News/QLD/2018/Cladding_Regulation_Commences.aspx

COMBUSTABLE CLADDING ON BUILDINGS

Government Legislation


- Building owners must register and begin the new statutory, three stage process, through the 'Safer Buildings' website. After registering through the website there are three stages that building owners may need to complete.
- The deadline for the first stage of the process is Friday 29 March 2019.
- Buildings determined to be affected through this process will be required to display a notice in a conspicuous position on the building and provide a copy of risk assessments to lot owners and tenants.
- https://www.propertycouncil.com.au/Web/Content/News/QLD/2018/Cladding_Regulation_Commences.aspx

**Queensland Government**

Contact Us

Safer Buildings

[Home](#) [Background](#) [Building Owners](#) [Building Industry Professionals](#) [Fire Engineers](#) [Help](#) [Login](#)




All Queenslanders have the right to feel safe in all buildings where they live, work and play.

Safer Buildings has been established to help identify buildings in Queensland that may have potentially combustible cladding.

Owners of buildings in Queensland may be required to register their building and complete the combustible cladding checklist.


For more information, refer to the [FAQ's](#) or contact us on 139 333.

[Register](#)

 **Who needs to register?**

Owners of buildings which are:

- a class 2 - 9; and

 **Key Dates**

1 October 2018

The regulation comes into effect.

COMBUSTABLE CLADDING ON BUILDINGS

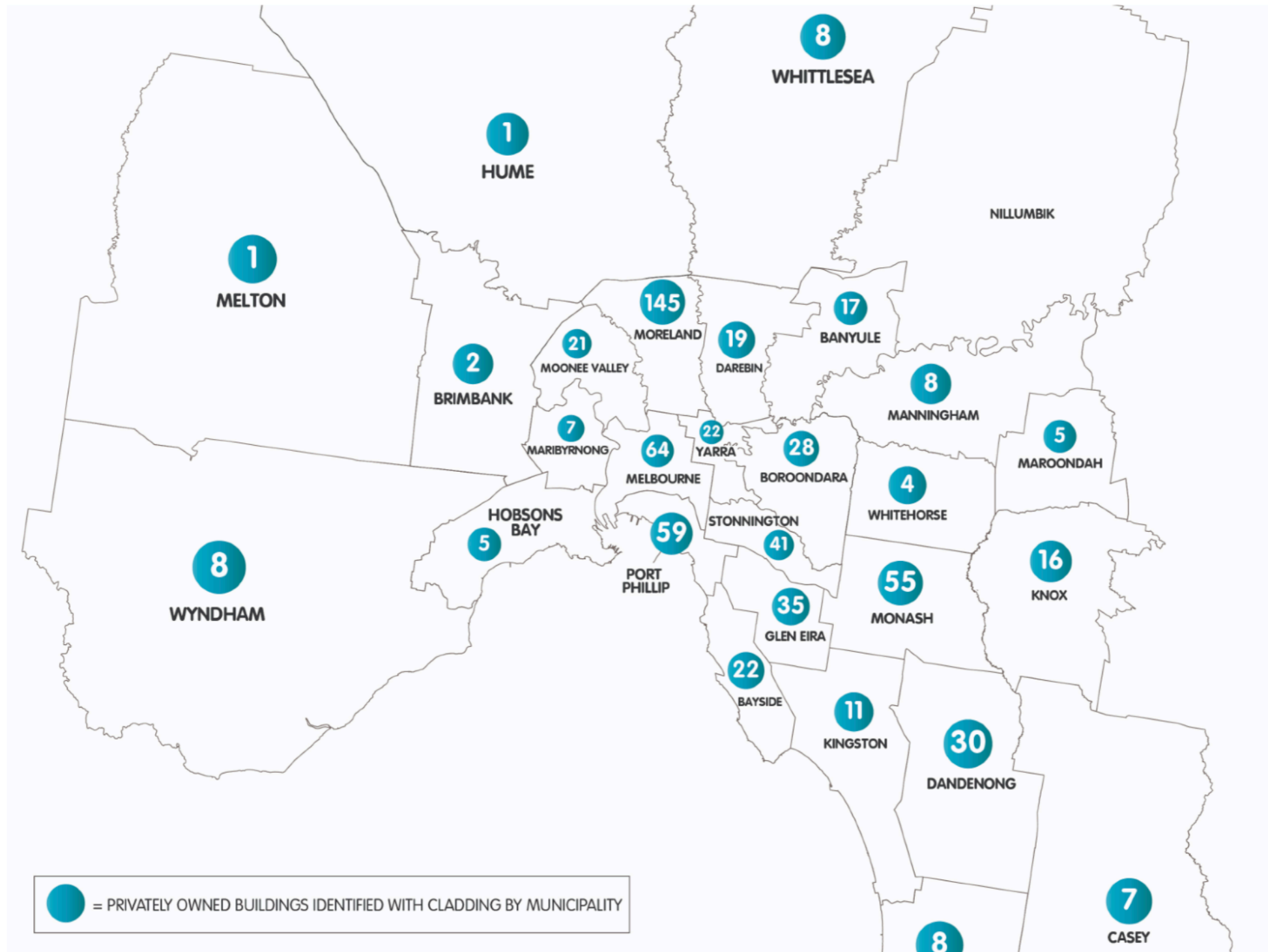
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Some Website Resources on Cladding

- <https://www.saferbuildings.qld.gov.au/>
- <https://www.qbcc.qld.gov.au/building-codes-australia-bca-classes-buildings>
- <https://www.propertycouncil.com.au/>
- <https://www.planning.nsw.gov.au/Policy-and-Legislation/Buildings/Combustible-cladding>
- <https://www.claddingregistration.nsw.gov.au/>
- <https://www.claddingregistration.nsw.gov.au/what-combustible-cladding>
- <https://www.vba.vic.gov.au/cladding>
- <https://www.commerce.wa.gov.au/announcements/new-regulations-improve-safe-use-combustible-cladding>

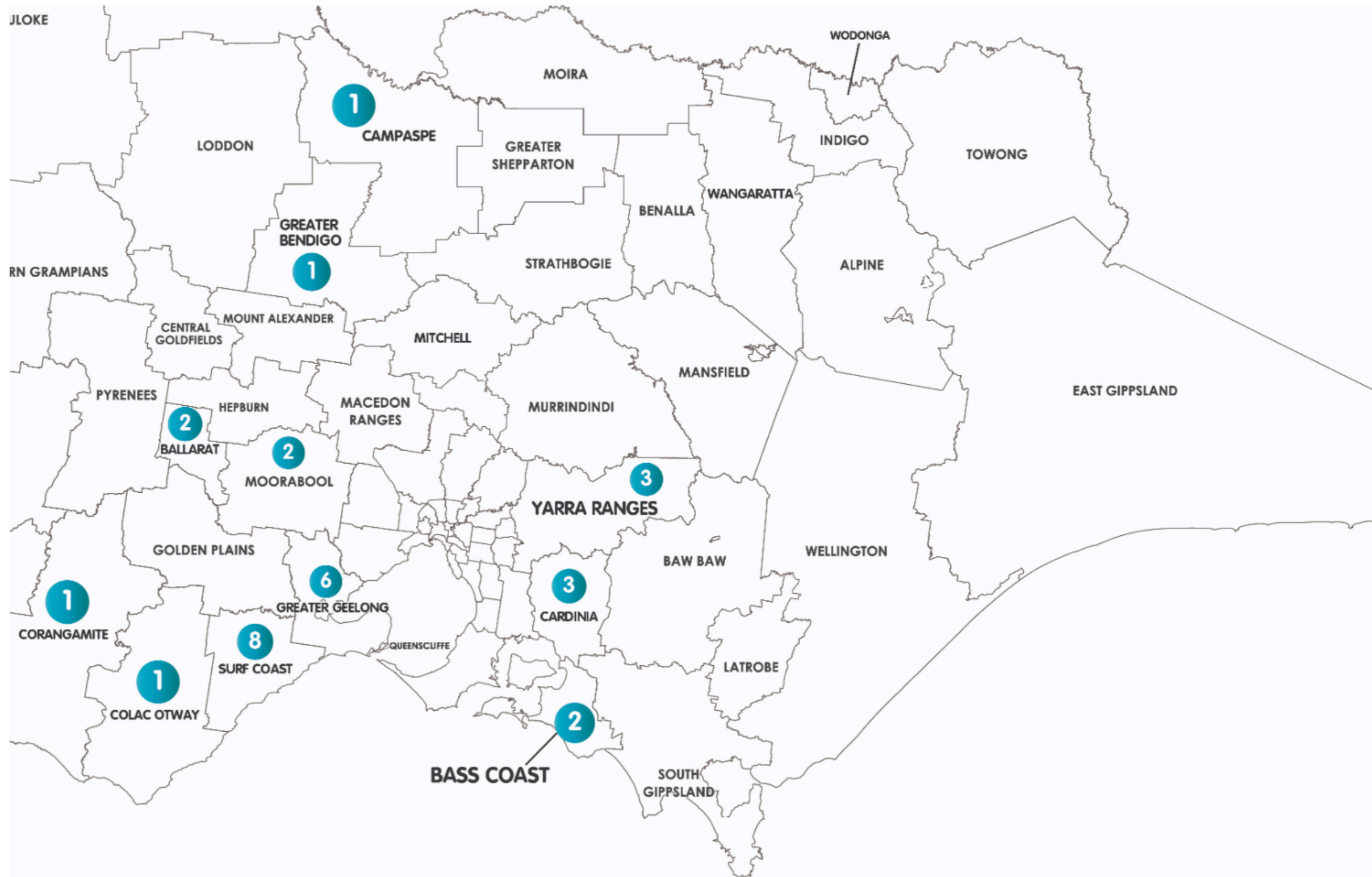
CLADDING RESOURCE SITES

Victorian Statewide Cladding Audit



CLADDING RESOURCE SITES

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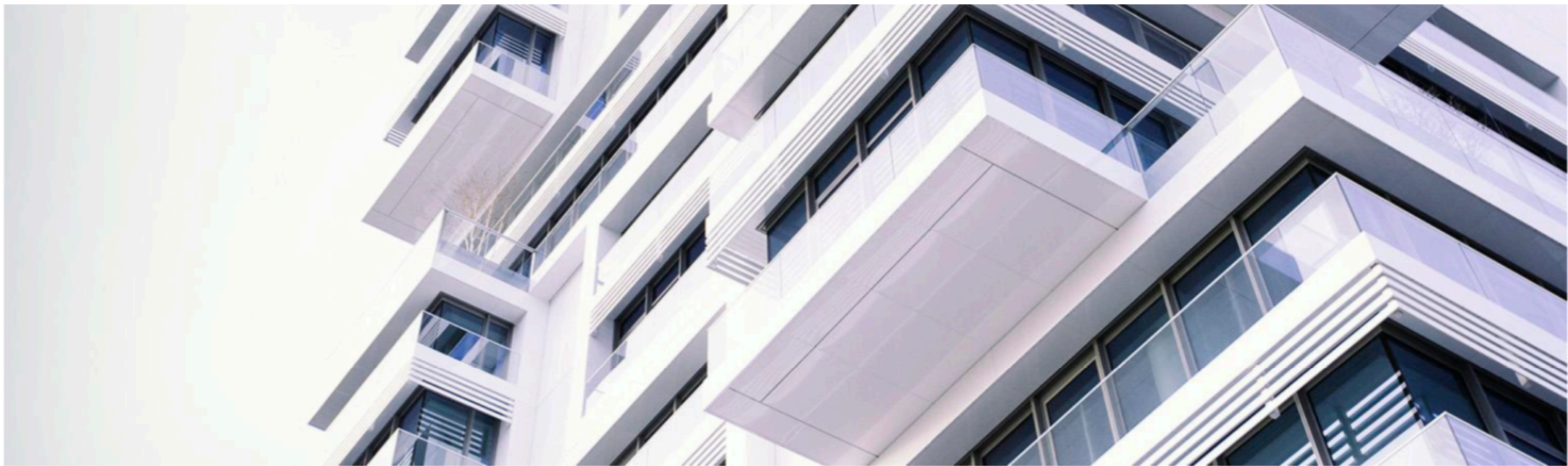


CLADDING AND YOUR INVESTMENT PROPERTY DUE DILIGENCE


- Research Age of building- when was cladding an issue?
- Property Type - Strata vs Freehold
- Strata- ask Body Corporate for Information and Order your own a paid Strata Report
- Freehold - get a building report done
- Get the information in a Cladding Checklist Report
- Ask & Research... Is there more work to be done on the cladding? And.... What are the costs?

CLADDING BUNDOORA CASE STUDY

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Strata Scheme Inspection Report


Date of Inspection	28 th June 2019
Property	240 Plenty Rd, Bundoora VIC 3083
Client	 Pty Ltd
Plan of Subdivision	PS643519U
Lot(s)	26
Records Location	Melcorp Strata Pty Ltd

CLADDING BUNDOORA CASE STUDY

Snapshot of Strata Report

This Strata Report is a result of an inspection of the owners corporation records maintained by Melcorp Strata Management for PS643519U, 240 Plenty Road Bundoora and made available to Strata Reports Victoria at the time of the inspection.

It should be noted that the owners corporation are currently addressing the below important matters:

- 
- Legal proceedings to force the original developer and original builder of the property to produce relevant documents that will assist the owners corporation decide what legal claims it may have to sue liable parties for damage caused by the defective building work that has created defects in the external façade of the building and any other common property defects
 - A VCAT compliant report has been carried out by Meinhardt Façade Engineers on the 20th July 2018
 - There has been discussion in the line with the identified defective building works that there may need to be a \$1,000,000.00 special fee raised to fully rectify all building works as per Meinhardt's report or \$100,000.00 for band aid repairs instead. At this stage the owners corporation are moving forward with the legal proceedings as per the committee minutes 15th March 2019
 - A postal ballot vote was passed on the 8th April 2019 to confirm via special resolution that Tisher Liner FC Law be authorised to act on behalf of the owners corporation with the legal proceedings and a copy of the postal ballot results are attached
 - It should be noted that suite 26 does have some resultant water damage as does several of the lots which may cost the individual lot owner approx. \$20k to rectify
 - The owners corporation have also been served with a notice to potentially remove 20% of cladding. They have appointed Buildcheck to inspect and test the panels to check if they are compliant and provide some solutions overall in order to comply with the notice from Council
 - The owners corporation manager Gina Ambrosio was very helpful and would be pleased to discuss things further. He can be reached on gina.ambrosio@melcorp.com.au or 03 9316 9330

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CLADDING BUNDOORA CASE STUDY

Building Information

Has the Owners Corporation obtained expert reports about outstanding Building Defects \ or outstanding significant work to be done to the Property?

Yes. We sighted a Meinhardt façade engineers VCAT compliant report (149 pages) dated 20th July 2018 on the façade of the commercial building - Domestic Building Warranty Act.



Are there any Building Warranties/Insurance:

The owners have not received a copy of these but have requested they be produced and now engaged Tisher Liner FC Law to commence legal proceedings and assist with this matter

Occupation Certificate:

No

Fire Orders:

There was a cladding notice issued by Whittlesea Council on the 28th May (notice is dated the 27th May 2019) and a copy is attached.

The Owners Corporation have appointed Buildcheck to inspect and test the panels to check if they are compliant and provide some solutions.

OH&S Report:

No

Maintenance Plan:

Yes, the OC have had a maintenance plan prepared by MABI which they implement at each AGM. Copy attached.

Annual Essential Safety Measures Report (AESMR):

Yes Essential Building Consultancy Group were engaged to carry this out

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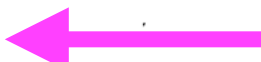
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27 May 2019

TO :

The Owner/s:

Owners Corporation No 1 PS 643519U
240 Plenty Road
BUNDOORA VIC 3083 VIC 3082



COPY TO :


Gino Ivancich
Melcorp Strata Pty Ltd
477 Swanston Street
MELBOURNE VIC 3000

Dear Sirs/Madams,

Re: 240 Plenty Road BUNDOORA 3083

The City of Whittlesea in consultation with the Victorian Building Authority (VBA) and Victorian Cladding Taskforce (VCT) have been examining the extent of combustibile cladding used on buildings, as part of the Victorian Statewide Cladding Audit (VCT) conducted by the Victorian Building Authority (VBA).

Following an independent inspection and report submitted to this office (prepared by Complex Property Group – Report No. ENG_80401A) and advice from the VBA, your building has been identified as having combustibile aluminium composite panel (ACP) cladding.



The findings of this report have been reviewed and further investigation/inspection undertaken by this office. As a result, a Building Notice to 'Show Cause' has now been issued (attached) as to why the ACP cladding identified should not be removed. This Notice affords you time to investigate your options should you wish not to remove the ACP cladding and replace with a tested and approved non-combustibile cladding.

Pursuant to Section 236 of the Building Act 1993, a Notice is served to the Owners Corporation is taken to be served on the Owner's (Clause 4C). An Owners Corporation on whom a Notice is served must not fail to provide a copy to each lot Owner (Clause 4D).

CLADDING

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Building Act 1993
Building Regulations 2018
BUILDING NOTICE

This building notice is served under section 106 of the **Building Act 1993**.


TO :**The Owner/s:**

Owners Corporation No 1 PS 643519U
 240 Plenty Road
 BUNDOORA VIC 3083

COPY TO :

C. Melcorp
Melcorp Strata Pty Ltd
 477 Swanston Street
 MELBOURNE VIC 3000

FROM:

I am the Municipal Building Surveyor of Whittlesea City Council. 

I am authorised to cause a building notice to be served on you, as owner/s of the building to which this notice applies, under Division 2 of Part 8 of the **Building Act 1993**.

LOCATION OF THE BUILDING TO WHICH THIS NOTICE APPLIES:

LOT: CM P/T: PS PLN: 643519U
 240 Plenty Road BUNDOORA 3083
 Municipal District: Whittlesea

INSPECTION DETAILS:

The date and time of an inspection relied on by myself as the Municipal Building Surveyor for the purpose of serving this notice, and the name and qualifications of the person or persons who conducted the inspection, are:

Time of inspection:	11.00am
Date of inspection:	12/4/2019
Name of person/persons:	Laurie Federico
Qualification(s) of person/persons:	Building Surveyor - Unlimited
Building practitioner registration no. of person/persons:	BS-U 21747

Inspection/Report relied on by the Municipal Building Surveyor

Inspection Report:	ENG_80401A
Date of inspection/report:	20 April 2018
Name of person/persons:	Complex Property Group

CLADDING

REASON(S) WHY THIS NOTICE WAS SERVED:

In accordance with section 106 of the **Building Act 1993**, I am of the opinion that the following circumstances exist(s):

Danger to life, safety or health from building/land

The building/land is a danger to the life, safety or health of any member of the public or of any person using the building/land or to any property, as a result of the presence of combustible aluminium composite panel (ACP) cladding identified on the building by the Complex Property Group report – ENG_80401A, dated 20/4/2019.

SHOW CAUSE PROCESS:

Under section 108 of the **Building Act 1993**, you are required to show cause within **60 days** of the date of service of this notice—

1. Why you should not be required to carry out the following required by the Building Regulations 2018 identified in this notice in relation to the presence of combustible aluminium composite panel (ACP) cladding on the building.
 - 1.1 Remove all combustible aluminum composite panel (ACP) cladding and replace with a tested and approved non-combustible cladding.

NOTE: A building permit is to be obtained from a registered Building Surveyor prior to undertaking any removal, replacement or alterations to the EPS cladding.

Specified period for making representations:

Within **60 days** of the date of service of this notice.

Specified manner for making representations:

The manner for making representations in response to the matters contained in this notice is via the submission of documentation/reports (in accordance with the Building Regulations) for review and to the acceptance of the Municipal Building Surveyor.

BUILDING NOTICE SERVED BY:

Municipal Building Surveyor

Name: LEO FERRER
Address: 25 FERRES BOULEVARD, STH MORANG 3752
Email: leo.ferrer@whittlesea.vic.gov.au
Building Practitioner Registration No.: 10034
Municipal district: CITY OF WHITTLESEA

CLADDING BUNDOORA CASE STUDY- AGM MINUTES

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Owners Corporation No.1 Plan No.PS643519U

Held at: Conference Room – Level 1, 240 Plenty Road, Bundoora
On: Friday 13 July 2018
At: 9:30am

1 REGISTRATION OF PERSONS PRESENT AT THE MEETING

1.1 Members Present

Name (Representative)	Lot	Proxy	Financial	Votes
Greg Bettiol	4	Y	Y	1

1.2 In attendance

Gino Marinaro of Melcorp Strata Pty Ltd

2 Registration of Apologies

Nil

3 QUORUM DETERMINATION

It was noted that in accordance with section 77 of the Owners Corporations that a quorum wasn't achieved and the meeting was declared open at 9:30am.

NOTICE OF INTERIM RESOLUTIONS

As there was no quorum, then all decisions of the meeting are interim decisions. These interim decisions will become decisions of the Owners Corporation if no petition (from lot owners representing at least 25% of the total lot entitlements) is received within 29 days of the interim decision (being Monday 13 August 2018) or if the decisions are confirmed at a later meeting.

CLADDING BUNDOORA CASE STUDY- AGM MINUTES

.....

Melcorp Strata

477 Swanson Street, Melbourne Vic 3000
P: + 61 03 8638 1822
E: info@melcorpstrata.com.au
W: melcorpstrata.com.au


240 PLENTY ROAD

Owners Corporation 1 Plan No.PS643519U
ABN: 62 380 455 019

4 New Business

4.1 Building Notice – ACP Cladding

Following the Owners Corporation receipt of the Building Notice for Cladding, Members were provided with the following update;

- Building Notice was circulated to all Lot Owners and Residents
 - Buildcheck was appointed to assist the Owners Corporation
 - Council were advised of the Owners Corporation intentions
 - Tisher Liner FC Law on 5 June 2019 issued a letter to the Builders and Building Surveyors Solicitors- putting them on notice and including this matter as part of the Owners Corporation negligence claim against the Builder
- 

CLADDING BUNDOORA CASE STUDY- AGM MINUTES

2 Minutes of previous Committee Meeting

It was **unanimously resolved** that the minutes of the Committee Meeting held on 7 December 2018 be confirmed as a true and correct record of the proceedings of that meeting.

3 Business Arising

3.1 Building Defects – Legal action

Nicole Wilde from Tisher Liner FC Law provided Members with the following update;

- Tisher Liner FC Law lodged a complaint with the VBA against the Builders and Building surveyors.
- VBA advised Tisher Liner FC Law on the 5th of March 2019 that the complaint raised against the Builders and Building Surveyors was dismissed for various reasons and considered these matters as contractual and for the Owners Corporation to consider civil action.
- The Builders have no duty of care to the Owners Corporation.

In summary, Members were advised to consider the following options;

- Option 1 - To consider a special levy of 1,000,000 to fully rectify the issue as per the Meinhardt report or to carry out band aid repairs for 100,000
- Option 2 - To commence legal proceedings/negligence claim – potential costings around \$40,000
- Option 3 – The Owners Corporation to consider by special resolution bringing legal proceedings to force the original developer and original builder of the Property and any other relevant person to produce relevant documents that will help the Owners Corporation decide what legal claims it may have to sue liable parties for damages caused by the defective building work that has created defects in the external facade of the building and any other common property defects

Members resolved to proceed with Option 3.

Action: OC Manager to organise Postal Ballot once Tisher Liner FC Law provide legal wording.

CLADDING BUNDOORA CASE STUDY

- Additional Comments
- Cover off worst case scenario
- Lot size 3% of total building
- So 3% of \$1 million 'worst case costs' is \$30K over 3 years
- Independent strata report shows financial statistics of building-
Check the sinking fund to see what's available- if new- have a
conversation with strata manager- may need to be a special levy
to cover such costs
- Negotiate off purchase price
- Tenants do not pay special levies- this is a cost to you the
landlord- will work as a tax deduction. Get accounting advice

CLADDING GATEWAY CENTRAL CASE STUDY

M.F.E. Services Pty Ltd

PO Box 100

Ph 07 5577 1150

Holland Park 4121

QBCC License 145066

Queensland Cladding Compliance

Building and other legislation (Cladding)

Amendment Regulation 2018



Name of Building Gateway Central

Address 22 Palmer Place Murrarie

Year Built 1998

Strata Company Body Corp Services

Strata Manager Mark C

Number of units 9


Name of Inspector Andrew Wyszowski

Inspection Date 26/3/2019

CLADDING GATEWAY CENTRAL CASE STUDY

SCOPE OF WORKS

As per work order from Body Corp Services to MFE Services

- Appointed to complete Combustible cladding checklist part 1
 - Send inspector to site
 - While onsite inspector completed a visual inspection of the building exterior
 - Obtained data regarding the external building materials
 - Registered building on the QBCC Safer building website
 - Uploaded inspection observation
 - Uploaded Statuary declaration to the QBCC Safer building website
 - The building status report is to be retention for a period of 7 years by strata
- 

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CLADDING GATEWAY CENTRAL CASE STUDY



CLADDING GATEWAY CENTRAL CASE STUDY

.....

The following checklist has been completed by our inspector to answer the list of questions and options provided by the QBCC

Q1. What is your building used for?

- | | | |
|-------------------------------------|---|---|
| <input type="checkbox"/> Apartments | <input type="checkbox"/> Aged Care Facility | <input type="checkbox"/> Shops |
| <input type="checkbox"/> Offices | <input type="checkbox"/> Assembly building | <input type="checkbox"/> House |
| <input type="checkbox"/> School | <input type="checkbox"/> Motel / Hostel | <input type="checkbox"/> Factory |
| <input type="checkbox"/> Hospital | <input checked="" type="checkbox"/> Carpark / Warehouse | <input type="checkbox"/> Carport / Shed |

Q2. How many levels are in your building (including ground level)?

- ☒ One ☐ Two ☐ Three or more

Q3. What is the total floor area of your building?

- ☒ <2000m2 ☐ Between 2000m2 & 3000m2 ☐ >3000m2

Q4. Select the building materials that are used for external wall cladding, soffits and building attachments (such as architectural features, sun shades, awnings).

- ☐ Aluminium composite panels
- ☐ Rendered expanded polystyrene (EPS) or bonded laminate or composite panels with a core comprised of EPS or similar material
- ☐ Plywood or high-pressure laminates (HPL)
- ☒ Concrete (including pre-cast / tilt-up concrete but excluding a rendered surface finish)
- ☒ Solid Masonry (stone, brick or concrete)
- ☒ Glass (including curtain walls and / or aluminium framed windows)
- ☐ Metal wall sheeting (metal used in a single sheet and not as part of a bonded laminate or composite panel)
- ☐ Fibre cement sheeting

CLADDING GATEWAY CENTRAL CASE STUDY

This report confirms that M.F.E. Services P/L has completed the site inspection of your building and fulfilled the requirements of **Part 1** for the Queensland Cladding Compliance - building and other legislation (cladding) Amendment Regulation 2018

Next Step

Progress to ***stage 2 and 3*** of the check list is at the discretion of the QBCC. MFE Services expect the QBCC to provide this advice to us after 29 March 2019 deadline for part 1.

CLADDING GATEWAY CENTRAL CASE STUDY

- Additional Comments
- When contract signed- ask for the actual cladding report
- Check info and details
- This one had no cladding issue
-

CLADDING NEO NORTH LAKES CASE STUDY

.....

Safer Buildings

Building Status Report as at 21 Jan 2019

86/SP253445

5 McLennan Court, North Lakes

Building Name: **Neo North Lakes**

Date commenced: **18 Jan 2019**

Part 1 - Completed on 21 Jan 2019

Are you the owner of this building?

No

Uploaded Documents:

SR244124 - Form 43 - SIGNED.pdf

Was the building built or has the cladding been altered after 1 January 1994 but before 1 October 2018?

Yes



Q1. What is your building used for?

Shops

Q2. How many levels are in your building (including ground level)?

Two

Q3. What is the total floor area of your building?

< 2000m2

Q4. Select the building materials that are used for external wall cladding, soffits and building attachments (such as architectural features, sun shades, awnings).

N/A

Uploaded Documents:

SR244124 - Statutory Declaration SIGNED.pdf

Part 2

CLADDING NEO NORTH LAKES CASE STUDY

.....

Part 2

Q5. Is the building of Type A or B construction?

N/A

Q6. Does the building contain any combustible cladding, or products with combustible content in the external wall assembly, or in attachments to the external wall assembly?

N/A

Part 3 - Fire Engineer Engaged

I have engaged a Fire Engineer

N/A

Part 3 - Fire Engineer's Report

Q7. Does the building have an approved performance-based solution that has addressed the relevant considerations for fire spread in the external wall assembly of the building?

N/A

Q8. PART A Have you obtained test data relating to the combustibility of the material that makes up the cladding including the insulation or sarking located behind the cladding?

N/A

Q8. PART B Will the fire performance of the external wall assembly contribute to the defeat of one or more aspects of the building's fire strategy?

N/A

Q9. Is building work likely to be required to rectify issues related to the fire performance of the external wall assembly?

N/A

Q 10. Will Fire Safety Risk Mitigation Measures be required while further fire engineering assessment and/or building rectification work is completed?

N/A

Based on the information you have provided you have completed the combustible cladding checklist unless otherwise notified by QBCC.

CLADDING NEO NORTH LAKES CASE STUDY

- Additional Comments
- Simple checklist format example

CLADDING AND YOUR INVESTMENT PROPERTY DUE DILIGENCE

- Asking the strata managing agent and real estate agent about the history of the building and the outcomes of any assessments of the building
- Meeting minutes of the strata committee and owners' corporation and other records kept by the owners' corporation.
- This can be done by paying the prescribed fee to inspect the strata records so that you can ascertain whether any investigations or compliance action has been initiated and how they were resolved.
- Asking the council whether there are any outstanding compliance or fire safety orders relating to the building. This can include requesting a certificate of outstanding notices.
- *<https://www.claddingregistration.nsw.gov.au/faqs-apartment-and-building-owners>*

CLADDING AND YOUR INVESTMENT PROPERTY DUE DILIGENCE

- The council is required to issue such a certificate, which will include any action proposed to be taken by the council, in relation to any outstanding notices and orders issued by council in relation to the property.
- Commissioning your own building inspection report.

Additional advice is available at:

- www.fairtrading.nsw.gov.au/housing-and-property/buying-and-selling-property/buying-a-property
- www.fairtrading.nsw.gov.au/housing-and-property/buying-and-selling-property/buying-a-property/buying-into-a-strata-scheme
- <https://www.claddingregistration.nsw.gov.au/faqs-apartment-and-building-owners>

CLADDING COMPLIANCE ACROSS NSW, VIC & QLD

The key dates and compliance requirements vary between each State.

QLD - <https://www.saferbuildings.qld.gov.au/>

VIC - <https://www.vba.vic.gov.au/cladding>

NSW - <https://www.planning.nsw.gov.au/cladding>

➤ <https://www.claddingregistration.nsw.gov.au/do-i-need-register-my-building>

➤ <https://www.fairtrading.nsw.gov.au/buying-products-and-services/product-and-service-safety/building-products/aluminium-composite-panel-ban>

ADDITIONAL NEWS

- The cladding crisis has escalated with Victoria's building industry in danger of grinding to a halt because building surveyors can no longer get professional indemnity insurance.
- Landmark Underwriting will no longer provide insurance coverage of cladding to surveyors from July
- The industry says if they cannot get insurance as policies come up for renewal, the construction industry will "come to a stop"
- To be a registered surveyor with the Victorian Building Authority (VBA) a person must have professional indemnity insurance, without any exemptions.
- <https://www.abc.net.au/news/2019-06-25/flammable-cladding-website-suggests-how-government-will-respond/11244182>

ADDITIONAL NEWS

- The same rule applies in NSW and Queensland.
- But insurance companies are no longer providing this option and the industry is warning work on buildings may simply stop.
- Building surveyors are responsible for signing off on buildings, including building permits and occupancy permits.
- *<https://www.abc.net.au/news/2019-06-25/flammable-cladding-website-suggests-how-government-will-respond/11244182>*



HIGH YIELD COMMERCIAL MEET-UP

Remember To Lock In These Dates

MEET-UPS 2019 DATES

Sydney:

- Location: Eastwood Ryde Leagues Club

Brisbane:

- Location: Colmslie Hotel

Melbourne:

- Location: Blackburn Hotel

**Sydney: Every Month-
Wednesday from March to
November**

- 17 July, 14 August, 18 September,
16 October, 13 November

Brisbane: Every 2 months

- 25 July, 26 September, 21
November

Melbourne: Every 2 months

- 11 July, 12 September, 7
November

AGENDA

- 6:30pm Registration
- 7pm Start - Presentation on a Commercial Property Topic by Helen Tarrant
- 7:45 - 8:15pm - Networking/Break
- 8:15pm - Guest Speaker
- 8:45pm - Q n A
- 9pm Conclusion
- Registration links to come



MEET-UP LINKS

SYDNEY: 17th July

➤ Coming Soon

BRISBANE: 25th July

➤ Coming soon

MELBOURNE: 11th July

➤ [https://
www.eventbrite.com.au/e/
high-yield-commercial-
property-meet-up-group-
melbourne-
tickets-59934490675](https://www.eventbrite.com.au/e/high-yield-commercial-property-meet-up-group-melbourne-tickets-59934490675)

