

And some humour...

AN IRISH GHOST STORY

This story happened a while ago in Dublin, and even though it sounds like an Alfred Hitchcock tale it's true.

John Bradford, a Dublin University student, was on the side of the road hitchhiking on a very dark night and in the midst of a big storm.

The night was rolling on and no car went by. The storm was so strong he could hardly see a few feet ahead of him.

Suddenly, he saw a car slowly coming towards him and stopped.

John, desperate for shelter and without thinking about it, got into the car and closed the door.... only to realize there was nobody behind the wheel and the engine wasn't on. The car started moving slowly. John looked at the road ahead and saw a curve approaching. Scared, he started to pray, begging for his life. Then, just before the car hit the curve, a hand appeared out of nowhere through the window, and turned the wheel. John, paralysed with terror, watched as the hand came through the window, but never touched or harmed him.

Shortly thereafter, John saw the lights of a pub appear down the road, so, gathering strength he jumped out of the car and ran to it. Wet and out of breath, he rushed inside and started telling everybody about the horrible experience he had just had.

A silence enveloped the pub when everybody realized he was crying... and wasn't drunk.

Suddenly, the door opened, and two other people walked in from the dark and stormy night. They, like John, were also soaked and out of breath. Looking around, and seeing John Bradford sobbing at the bar, one said to the other....

"Look Paddy....there's that feckin idiot that got in the car while we were pushing it!!!"

All services provided by Solutions in Engineering are supplied on the basis of 'Supply Terms and Conditions' which are available from our office and from our website www.solutionsie.com.au © Solutions in Engineering



P> 1300 136 036
F> 1300 136 037
E> enquiry@solutionsie.com.au
W> www.solutionsie.com.au

Specialising in:

- Sinking Fund / 10 Year Maintenance Plans
- Occupational Health & Safety Reports
- Fire Compliance Reports & Training
- Contribution of Lot Entitlement
- Structural Engineering Reports
- Allocation of Costs Reports
- Insurance Valuations
- Pool Safety Inspections
- Maintenance Reports
- Asbestos Reports
- Balustrade Testing
- Environmental Audits
- Utilities Cost Management Reports

NSW>
Level 2, 50 York St, Sydney NSW 2000
PO Box A72 Sydney Sth NSW 1235

QLD>
14 Railway Tce, Milton Qld 4064
PO Box 1584, Milton Qld 4064

VIC>
Level 1, 1 Queens Rd, Melbourne Vic 3004
GPO Box 3025, Melbourne Vic 3000



P> 1300 136 036 F> 1300 136 037 W> www.solutionsie.com.au



ID: 3 11 4

INSIDE>

Changes to AS3745 cont.
SIE online ordering cont.

HUMOUR>

Irish Ghost Story

Latest Legislative Update for Emergency Planning

New requirements under AS 3745-2010

On 1 November 2010, a revised edition, AS 3745-2010 (Planning for Emergencies in Facilities) was released by Standards Australia. This edition introduced new, stricter emergency planning obligations for employers and owners of buildings.

AS 3745-2010 (Planning for Emergencies in Facilities) introduced, for the first time, a *minimum requirement* to 'provide for the safety of occupants' by preparing an Emergency Management Plan (EMP) (Section 1.1). The previous edition, AS 3745-2002, established 'requirements for the development of procedures'.

Substantial changes for owners

This represents a substantial change in owner's obligations. In the past building owners and employers were obliged to follow AS 3745 only once they had elected to establish emergency procedures. The new Australian Standard, however, establishes a minimum requirement to ensure the safety of occupants leading up to, and during an evacuation. There is now a positive obligation to adopt the Australian Standard.

Emergency Management Plans for all buildings

The most significant new requirements are, firstly, a requirement to establish an over-arching Emergency Management Plan (EMP); Secondly, a requirement to install Evacuation Diagrams in facilities. This latter requirement, in particular, is something that can reasonably be done for almost all buildings. For the first time the standard has included requirements that are realistically achievable for owners of smaller buildings.

Continues on page 2...

New easy online ordering tailored just for YOU!

You want to be able to order your compliance reports quickly and easily. Solutions in Engineering (SIE) online ordering portal takes all the hassle out of ordering reports.

Solutions in Engineering (SIE) online ordering portal is quick and easy, with features that include:

- Complete database of all entered building information
- Email confirmation of orders received
- Report order history built as reports are ordered
- It has a user friendly interface, tested and approved by professional strata managers

Your benefits from using Solutions in Engineering include:

- All your report references and inclusions are up to date, supported by professional researchers who follow all the latest legislative updates and case laws
- You are protected by \$20,000,000 of public liability and \$10,000,000 of professional indemnity insurance
- Courteous professionally trained and easily identifiable uniformed inspectors with photo ID
- Australia wide coverage with local representation in each state
- Rates used in your valuations and maintenance budgets are based on current actual costs, not generic rates schedules
- All your reports are created on custom made proprietary software designed to use funds efficiently

Continues on page 3...



Planning for Emergencies

Continues from page 1...

What are the minimum requirements?

Standards Australia has introduced minimum requirements in regards to planning for emergencies in facilities. In order to meet the requirements the following must be put into place:

- An Emergency Management Plan (EMP) – an evacuation plan for a building’s occupants
- Evacuation Diagrams – diagrams situated around the building showing the way out and a nominated meeting point

How does the new standard include a Strata Scheme in its requirements?

The Standard clarifies the interaction of responsibilities between owners and tenants. Essentially, **AS 3745-2010** has made it clear that both owners and tenants have obligations in relation to fire safety and EMPs. Therefore, no one can blame the other for non-compliance.

As the owner and controller of the common property areas, which occupants must exit through in the event of an emergency, you have an obligation to create an EMP and to put up Evacuation Diagrams.

Which buildings does AS 3745-2010 apply to?

The new standard applies to all Class 1b – 9 buildings, as classified under the Building Code of Australia. These structures are referred to as ‘facilities’ in AS 3745-2010. The Building Code of Australia building classification table clearly identifies all strata schemes as needing to comply except where the strata is made up of detached house and/or attached townhouse style apartments.

Please note that facilities on the common property of some strata schemes made up of Class 1a residences will be Class 9 buildings and therefore will need to comply.

Which buildings do not have to comply?

Townhouses where there is no other shared parts of the building above or below the lot (are usually certified as Class 1a buildings by building certifiers. Therefore, they do not have to comply. Checking the certification of these types of buildings is an important part of establishing that they legally do not need to comply. Some Class 2 buildings will be assessed as not needing to comply. A qualified inspector familiar with the legislative requirements will be able to establish this.

What ‘duty of care’ do owners owe to visitors of the premise?

The occupier of a premise owes a duty of care towards visitors, whether invited or uninvited, during the duration of their visit. This duty is based on the law of negligence, which states the occupier ‘must take reasonable care and owe a common law duty of care to ensure that anyone who comes onto those premises is not injured’ (*Hackshaw v Shaw*). Installing Evacuation Diagrams will not only meet these obligations to occupants, but also to visitors to the premise.

A more stringent standard

One final issue to note is that, once a hazard has been identified, the test for negligence is ‘what would a reasonable person do about it’. The answer to this question typically grows tighter over time, as better methods of emergency management are developed and more information becomes available.

AS 3745 represents the accepted minimum requirements for emergency planning at facilities, and as the accepted minimum requirements become more stringent, amendments and new editions are released. As such, buildings that would not have been required to engage in emergency planning previously will now be required to do so.

When must a Strata Scheme act to meet their obligations?

AS 3745-2010 has been in place since 1st November 2010 and all Class 1b – 9 buildings must now meet the new minimum requirement for an Emergency Management Plan and Evacuation Diagrams must be installed in the appropriate place. Most companies are simply putting this matter on the agendas of their buildings over the coming twelve months, whilst others are choosing to send out flying minutes to ensure that all buildings comply by 1st November 2011, the 12 month anniversary of the introduction of the new Australian Standard.

Need some help, the SIE team have motions and preambles, sample Emergency Management plans and other information that will assist you to meet all your building portfolios obligations

Solutions in Engineering
E; enquiry@solutionsie.com.au
P; 1300 136 036

SIE online ordering cont...

Continues from page 1...

Your benefits from using SIE include:

- Time saving on-line tool for efficient report ordering
- Chocolates with every report mailed to you! Yes we are known for it; maybe we should have weight-loss products too?

IMPORTANT - Your user name and password are unique to your business and/or branch and gives you access to a list of all your buildings.

KEEP IT SAFE

Please contact us to obtain your unique user name and password:

Solutions in Engineering
E; enquiry@solutionsie.com.au
P; 1300 136 036

Engineering Division Reopened

You can now obtain professional engineering reports for your complex’s building issues. We are currently helping clients with;

- Home owners warrantee claims;
- Building crack;
- All manner of structural building issues

Call 1300 136 036 or email for a quote