

CP 'B/C' OXFORD & CAMBRIDGE BUP 106905

COMMITTEE MEETING MINUTES

Meeting of the Committee of the above named Body Corporate held:
at **THE MEETING ROOM, CATHEDRAL PLACE, 41 GOTHAM STREET, FORTITUDE VALLEY** on
WEDNESDAY, 07 AUGUST 2013 AT 5.00PM.

AGENDA

1. Attendance recording and Apologies

Representation:

Todd Raumer, CBC Representative (Owner Lot 37); Cathedral Place Caretaking
Diane Davis Chairperson (Owner Lot B4)
Ms K Chan, Treasurer; Cathedral Place Management
Peter Berryman, Ordinary Committee Member (Owner Lot C14)
Ms C Ceraolo, Ordinary Committee Member (Owner Lot B3)

Also attending:

Damien Preddy (Owner Lot B12)
Sonia Lisle (Owner Lot G16)
Grace Mullins, Cathedral Place Caretaking

All committee members were present – quorum obtained.

2. PASSIVE FIRE SYSTEMS REVIEW

Todd reviewed information presented at the CBC meeting Tuesday, 06 August.

Summary:

As a result of the fire in H block in June it was discovered that the fire walls in the top floor units are non-compliant and our insurance company is requiring that we undertake measures to achieve passive fire and containment systems compliance. The first recommended step is to hire a building inspector to report on the compliance of these systems. Visual inspection from the rooftop at night reveals that there are various features added after construction (such as skylights, etc) that are non-compliant as well as the firewall containment system that was not originally constructed to code. We do not need a building inspector's report to be aware that the upper floor units are non-compliant so we can proceed directly to maintenance work to achieve compliance.

We have two options to choose from to achieve compliance for the upper floor units:

- 1) Undertake construction to achieve a containment system built to code**
 - great disruption to residents having to be relocated during construction
 - time span in months
 - extremely expensive
- 2) Undertake installation of a compliant sprinkler system**
 - At yesterday's CBC meeting, the insurer indicated preference for the sprinkler system as it would quickly put out a fire with minimum to no damage to other units. Sprinklers would also be installed in hallways.
 - Minimal disruption to residents
 - Enter unit to drill holes
 - Work in roof, exterior to units, laying pipe work in ceiling
 - Enter units to connect sprinkler heads to pipes
 - Residents welcome to be present
 - Considerably less expensive
 - Installing company provides required compliancy certification

Todd has two quotes and will obtain a third:

- WFPS – Todd's recommendation – he has experience with them and they have done major buildings (such as Meriton nearby)
- Activie Systems

Todd will forward the details to committee members.

What we need to do today is to decide which option (1 or 2) to take.

MOTION 1:

We will proceed with the sprinkler system option for fire compliance as required by our insurance company with:

- 3 quotes for the work
- testimonials for companies – at least for WFPS (this can include buildings they have done)
- written confirmation from the insurance company that the sprinkler system will satisfy their requirements

YES 5 NO 0

MOTION 2:

We will obtain legal advice regarding fire rectification (approximate cost: \$500)

YES 5 NO 0

There being no further business the meeting adjourned at 5:50 pm.