





Aluminium Composite Panels (ACP)

Update on Legislative Change in NSW

On the 10th August 2018, the Commissioner for Fair Trading (Department Finance, Services & Innovation) gave notice of the intention to impose a building product use ban on any ACP with a core comprising of greater than 30% polyethylene (PE) core. This ban came into effect on 15th August 2018.

This fact sheet aims to provide a summary of these legislative changes and general advice for Owners Corporation to consider.

WHERE ARE WE AT? A TIMELINE OF CHANGE

18TH DECEMBER 2017

Commencement date for Building Products (Safety) Act 2017, forming part of the 10 point plan with main objective being to prevent unsafe use of building products as well as identify and rectify buildings that have unsafe building products.

JUNE/JULY 2017

Cladding Taskforce assembled which announces a 10 point fire safety plan.

15TH AUGUST 2018

On the 10th August, Fair Trading gives notice of intention to impose a building product use ban on 15th August 2018. The ban applies to any ACP with a core comprising of greater than 30% polyethylene core.

23RD MARCH 2018

NSW Fair Trading Commission calls for public submissions on whether a ban on building products (including external walls cladding and facade finishes) was justifiable and if so, to what extent the ban should apply.

Upcoming Legislative Change: 22nd October 2018

Environmental Planning & Assessment Amendment (Identification of Buildings with Combustible Cladding) Regulation 2018 becomes effective, requiring owners to register their buildings with the NSW Government through an online portal if they have external combustible cladding.

Cladding includes any metal composite panels as well as insulated cladding systems (including those comprised of polystyrene & polyurethane) attached to an external area of the building.

For buildings occupied before 22nd October 2018: Owners must register the building by 22nd February 2019.

For new buildings occupied after 22nd October 2018: Owners must register the building within four months of the building first being occupied.

What buildings are affected by the building product use ban?

Whilst the ban that comes into effect 15th August 2018 applies to a wide range of different building classes, generally speaking it compares residential buildings of three storeys and above and commercial buildings four storeys and above.

Do any exceptions apply?

Two exceptions to the ban apply:



(1) Building Product is deemed non combustible if it passes testing under AS 1530.1-1994



(2) Building Product and supporting external wall assembly passes AS 5113 testing.

CONSEQUENCES OF THE ACP BAN FOR OWNERS CORPORATION

The ban to Aluminium Composite Panel (ACP) comprising of more than 30% polyethylene core is retrospective. Therefore, if an Owners Corporation's building has ACP that is now banned, it automatically becomes an "affected building" under the Building Products (Safety) Act 2017.

Based on the new legislation, Owners Corporations need to be aware of the following:



POTENTIAL REMOVAL AND/OR REPLACEMENT

If the owners corporation have received a rectification order relating to banned ACP, the ACP will have to be removed and/or replaced if a fire engineering solution cannot satisfactorily be implemented to eliminate or significantly minimise the life safety risk.

OWNERS CORPORATION RESPONSIBILITY FOR WORKS

It is the Owners Corporations' responsibility to ensure the work is carried out, regardless of the solution required in order to comply



DISCLOSURE ON CONTRACT OF SALES

If a rectification order or 'affected building' notice has been received, this must be disclosed in any contract of sale.

DISCLOSURE OF NOTICES/ORDERS TO LOT OWNERS AND MORTGAGEE

Further to the above, any notices/orders received must be disclosed to an owner and mortgagee of a lot.



PENALTIES FOR BREACHES

Severe penalties can apply for breaches, including \$1.1M for Corporations and \$220,000 and/or two years imprisonment for individuals.

What action should an Owners Corporation take to comply with the Building Use Product ban as well as the upcoming charges to Regulations?

If not already done so, the Owners Corporation should:

- Review all specifications, plans and building documents to ascertain if they have external cladding which is now considered a banned product.
- Engage a fire safety professional to inspect the building and if banned ACP is present, determine what course of action is next, i.e. can a fire engineering solution be applied or does the ACP have to be removed and replaced with a compliant product?
- The fire safety professional will also be able to advise whether you have any other forms of cladding or cladding systems that will need to be registered through the government online portal.
- Once the NSW Government online portal is operational, ensure your building is registered in order to comply with new Regulation

Insurance Considerations

- The presence of Aluminium Composite Panel or other types of cladding is material to the insurance contract and must be disclosed to the insurer.
- Disclosure of ACP can have an effect on the insurance premium and excess structure for a policy due to the heightened associated risk exposure.
- CHU has continued to support the strata industry by offering solutions to buildings with ACP.
- To date, CHU has not declined to offer insurance cover for an Owners Corporation due to the presence of ACP.

Credit: Chu Strata Insurance <https://www.chu.com.au>

IN THE NEWS:



We're hearing a lot of talk about solar in the news, and we welcome the discussion. But while some experts say governments may soon have to cut subsidies on solar power, our owner Michael Negro assures that solar is still the most viable energy solution for your home or business.

"At the moment, Australia's electricity prices are more expensive than third world countries," Michael says, with The Australian Competition and Consumer Commission finding households are paying between \$100 to \$200 more for electricity than what could be considered reasonable.

There's no arguing that Australia needs to change its energy landscape in order to escape the energy price crisis, but in the meantime Michael assures customers they can still get a rebate on their solar installation.

"The government has incentives for those who install renewable energy products, such as solar panel systems," he says. "The most common way to attain this is through a registered agent, like the expert team at Infinity. A good start is arranging a chat to us to cover what your home may need, and how much of a rebate you may be entitled to."

Credit: Infinity Energy Solutions 4275 2496 <https://www.infinityenergysolutions.com.au>

Participation



GENERAL DONATIONS

Not sure which team to support? Donate to i98FM Illawarra Convoy directly with a general donation!



Integrity Strata
12 NOV 2018

\$1,000.00 Donated

Trades & Services Directory



**PLEASE CALL
4295 3222**

With staff dedicated to true customer service, Wollongong City Plumbing provides a 7 day, 24-hour maintenance and emergency repair service. Wollongong City Plumbing emergency services include, but are not limited to the following:

1. **All general plumbing services,**
2. **Bathroom, laundry and kitchen renovations,**
3. **Hot Water installation and repairs,**
4. **Blocked drains, CCTV drain camera inspection,**
5. **Waterproofing.**

As valued clients of Integrity Strata, we offer a 10% discount on private works.

Please quote your Strata number when calling.

Homestead 

Concreting & Property Maintenance Pty Ltd

Trading as: Homestead Property Maintenance Pty Ltd
ACN: 099 723 654 ABN 35 174 173 224

We specialise in:
Building /Carpentry works, Maintenance repairs,
Bathroom Renovations and waterproofing,
Termite repairs, Concreting, Plastering & Painting

Ph: (02) 4285 3986

Geoff & Vicki Meehan (Directors)
(BL No. R93683)
8 Francis Street, Corrimal NSW 2518
Ph: (02) 4285 3986 Mobile: 0414 453 986 Fax: (02) 4283 6411

HOMESTEAD

Homestead Concrete and Property Maintenance is a family run business and has been providing a range of strata services to the Illawarra residents for over 20 years.

The majority of our qualified tradesman has been with us for over 10 years allowing us to provide our clients with the highest quality service.

For more information contact the following:

Paul - 0499 988 394
Craig - 0414 505 365
Geoff - 0414 453 986
Office - 02 4283 5797



Infinity Energy Solutions
Electrical, Solar, Lighting, Heating & Air Conditioning
Systems

Mention Integrity Strata for a 10% Discount *Conditions Apply

Ph: 4275 2496

INFINITY ENERGY SOLUTIONS

When you are hiring an electrician it can sometimes get confusing deciding which type of electrician you really need.

The team at Infinity Electrical Solutions provide specialist residential electricians who will arrive on time, every time.

Our team of professionally trained residential electricians will guide you through what work needs to be done, the costs and all maintenance information.

Above all, our electricians will always be professionally presented, be clean and efficient in the workplace, and focus on the task at hand.

We at Infinity Electrical Solutions are excited by the work you need done in your home. We ensure you will be using the best energy saving devices, the best quality lighting and wiring.

For more information:

www.infinityenergysolutions.com.au

Welcome to All Trade Services Illawarra

All Trades Services Illawarra provides a maintenance management service for strata management and real estate agents from Helensburgh in the north to Ulladulla down south. All Trades Services Illawarra work with you and your clients to provide the best service, tradesmen and quality of work assuring you and your clients have a hassle-free experience while we maintain your properties.



All Trades Services Illawarra will work with your tradesmen you have on file or we also have our own tradesmen we use if needed. The benefit in using All Trades Services Illawarra is you and your staff only need to contact one tradesmen for all maintenance issues, quotes and reports while we deal with all trades to ensure the job is completed to the highest of standards. All Trades Services Illawarra is on call 24/7 for all emergencies and after hour services needed.

ALL TRADES ILLAWARRA

For more information:

Contact: 0431 147 746

Website: www.alltradesillawarra.com.au



2f&d

2 FIND and DESIGN

Selling your home? Time to build or renovate?

Located in the Illawarra, NSW, 2 find and design endeavour to assist the homeowner to make the most of what they have to achieve the most favourable outcome. You can save time, money and stress with a little help!

We specialize in Interior Decorating, Colour Consultancy and Styling. Our services also include Pre Sale Property Preparation advice, Partial Property Styling and Full Property Styling.

Let us create a home or office that reflects who you are.

Contact our stylist at 0408 421 642



STRATA INSURANCE

CRM Brokers' Strata division engages specialist strata brokers whose main function is to deal solely with all things strata. Our in-house Claims team ensures we provide accurate assessments when discussing claims and potential issues with insurers.

We are mindful of the fact that the Owners Corporations' premium is one of the major expenses for strata, however, this should not be isolated as a sole factor when considering the placement of cover with an insurer. The importance of having claims paid when most needed; i.e. the speed at which a claim is assessed and approved; the policy wording to accompany a claim, are additional factors that must be taken into account during the broking process.



**LOCALLY OWNED
AND OPERATED**



JET LOCKSMITHS & SECURITY

Mobile Locksmith Service

Specialists in:

- Automotive Specialist
- Domestic Commercial
- Car keys & Remotes
- Deadlocks & Window Locks Supplied & Fitted
- High-Security Restricted Master Key Systems
- Rekeying of Locks
- Free Site Survey
- 24/7 Emergency Service

For more information contact the following:

Contact: Paul Galloway - 0498 770 088

MAWSON LOCK SERVICE & JET LOCKSMITHS - 02 4229 2346

SHOP 2/19-21 Ellen St, Wollongong, NSW 2500

MASTER LICENCE #000101098

Servicing from Wollongong to Shoalhaven



Our Team

We would like to welcome to Integrity Strata Wollongong – Kellie Rickwood. Kellie has been in our Nowra office for approximately 4 years as a Strata Manager and will be moving from our Nowra office to be based in the Wollongong office as of January 2019. Kellie's new role will be to assist in the operations of both offices and to assist in staff training and development.

Leo our Director will be working in the Nowra office Monday to Thursday.

We also wish to congratulate Claire Mantle on her promotion to Portfolio Manager in the Nowra office and wish her all the best for her wedding which is taking place in January.

Tamara Warfield has also been promoted to Portfolio Manager in our Nowra office and Stephanie Pretti joins our Nowra team as Strata Manager in January 2019 and brings a wealth of Real Estate experience in Sydney Metro.

Leo Paternoster

Director

leo@integritystrata.com

WOLLONGONG

Managers

David Paternoster

General manager

davidp@integritystrata.com

Kellie Rickwood

Strata Manager

kellie@integritystrata.com

Debbie Kominkovski

Portfolio Manager

debbie@integritystrata.com

Luanne Martins

Strata Manager

luanne@integritystrata.com

Personal Assistants

Donna Morice

donna@integritystrata.com

Amelia Knott

amelial@integritystrata.com

NOWRA:

Managers

Narell Whitehead

Strata Manager

narell@integritystrata.com

Claire Mantle

Trainee SM

claire@integritystrata.com

Tamara Warfield

Trainee SM

tamara@integritystrata.com

WOLLONGONG 0242294699 AND NOWRA 0244 235 028 | WEBSITE:WWW.INTEGRITYSTRATA.COM

[View this email in your browser](#)

Copyright © 2018 Integrity Strata, All rights reserved.

Want to change how you receive these emails?
You can [update your preferences](#) or [unsubscribe from this list](#).