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MONTHLY NEWS

FROM NOWRA & WOLLONGONG

OCTOBER 2020 - DECEMBER 2020 VOLUME 18



Please consult our website www.integritystrata.com and you will find a list of contractors for emergencies.

FIRE SAFETY CHANGES



Strata Schemes have been impacted by the Legislation Changes which in many cases has had a financial impact on the scheme. Local Government Councils have in the past not pursued or issued Annual Fire Statements THEY HAS NOW CHANGED.

The NSW Government has introduced reforms to fire safety to improve the quality of checks made throughout the design, approval, construction and maintenance phases of a building. Certain functions under the Environmental Planning and Assessment Regulation must be undertaken by an 'accredited practitioner (fire safety)' or a registered certifier.

These include:

1. endorsing plans and specifications for relevant fire safety systems
2. endorsing fire safety performance solution reports
3. endorsing exemptions to the Building Code of Australia for minor works to existing relevant fire safety systems
4. assessing the ongoing performance of essential fire safety measures in a building and endorsing the annual fire safety statement.

There is no requirement to be accredited to install or do routine maintenance, testing and servicing of essential fire safety measures.

Legislative changes from 1 July 2020

On 1 July 2020, legislative changes updated the requirements for accredited practitioners (fire safety) (previously known as 'competent fire safety practitioners').

The only people who can do the work of an accredited practitioner (fire safety) are set out below.

Who can assess fire safety measures for an annual fire safety statement or supplementary fire safety statement?

scheme, only a person accredited by that scheme can do the work.

2. A person deemed competent by the building owner to assess:
 1. non-statutory measures (excluding emergency planning and alarm monitoring)
 2. performance solutions for statutory fire safety measures, and non-statutory measures (excluding emergency planning and alarm monitoring).

Who can endorse plans and specifications, prepare performance solution reports or endorse proposed non-compliances for fire safety measures?

1. Certain classes of registered certifier as follows:
 1. an engineer—electrical (previously C8) certifier may endorse plans and specifications for a fire detection and alarm system
 2. an engineer—mechanical (previously C9) certifier may endorse plans and specifications for a mechanically ducted smoke control system
 3. a certifier—hydraulic (building) (previously C14) certifier may endorse plans and specifications for a hydraulic fire safety system.
2. A person who is the subject of a [competency certificate](#) issued by a certifier may:
 1. prepare a fire safety performance solution report (cl.130 or 144A of the EP&A Regulation)
 2. endorse plans and specifications for a ducted smoke control system (cl.136AA or 146B of the EP&A Regulation)
 3. endorse a fire safety non-compliance (cl.164B of the EP&A Regulation).

HOW TO APPOINT AN ACCREDITED PRACTITIONER (FIRE SAFETY)

Fire Safety Certificate

Approved under the Environmental Planning and Assessment Regulation 2000.

Version 2.0

Effective from 1 December

How to complete this form

1. Please print in CAPITAL LETTERS.
2. Please complete all relevant sections in full.

Section 1: Type of certificate

This is (mark applicable box) ☐ a final fire safety certificate (complete the declaration at [Section 6](#) of this form)
☐ an interim fire safety certificate (complete the declaration at [Section 7](#) of this form)

Section 2: Building the subject of this certificate

Street No.	Street Name	Suburb	Postcode
<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>

Lot No (if known)	DP/SP (if known)	Building Name (if applicable)
<input type="text"/>	<input type="text"/>	<input type="text"/>

This certificate applies to (mark applicable box) ☐ the whole building
☐ part of the building

Section 3: Description of building or part the subject of this certificate

Storeys above ground in the building (No.)	Storeys below ground in the building (No.)
<input type="text"/>	<input type="text"/>

If this certificate relates to a part of the building – describe that part and its location in the building

Uses of building or part the subject to this certificate (e.g. retail, offices, residential, assembly, carparking)

Section 4: Name and address of the owner of the building or part

Title	Given Name/s	Family Name
<input type="text"/>	<input type="text"/>	<input type="text"/>

Street No.	Street Name	Suburb	Postcode
<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>



Department of Planning and Environment

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Guidance on appointing an accredited practitioner can be found on the [Department of Planning, Industry and Environment website](#)

AFSS standard templates

Standard templates for an annual fire safety statement and supplementary fire safety statement are available from the [Department of Planning, Industry and Environment](#).

What if no accredited practitioner (fire safety) is available?

If no one is reasonably available to do the work, the building owner or certifier may seek authorisation from Fair Trading to appoint a person the owner or certifier deems competent to

Authorisation is needed before any appointment is made.

Approved industry accreditation schemes

The [Fire Protection Association Australia \(FPAA\) accreditation scheme](#) was approved on 1 July 2020.

The scheme covers:

1. endorsing the design of relevant fire safety systems: sprinklers, hydrants and hose reels, fire detection and alarm systems, but not mechanical smoke control systems
2. assessing the performance of essential fire safety measures for annual/supplementary fire safety statements
3. endorsing the following non-statutory measures for annual/supplementary fire safety statements: emergency planning and alarm monitoring.

[Visit the FPAA for a register of accredited practitioners.](#)

The FPAA scheme includes a transitional period for those who have not yet obtained a recognised qualification.

For more information, [contact the FPAA](#).

NSW COURT OF APPEAL DECISION ON PETS IN STRATA SCHEMES



A recent Court of Appeal decision means that blanket pet ban by-laws for strata schemes are

On 12 October 2020, the Court of Appeal of the Supreme Court of New South Wales handed down its decision in *Cooper v The Owners – Strata Plan Strata Plan No 58068* [2020] NSWCA 250.

The Court of Appeal ruled that a by-law imposing a blanket ban on the keeping of animals at the Horizon apartment tower in Darlinghurst was oppressive and breached strata laws: section 139(1) of the Strata Schemes Management Act 2015 (the Act).

In addition to making blanket pet ban by-laws invalid, the decision also sets an important precedent for how the principle of 'harsh, unconscionable or oppressive' is applied to by-laws under the Act, and is binding on lower Courts and the NSW Civil and Administrative Tribunal (the Tribunal).

If a lot owner or owners corporation are unsure or disagree on whether a by-law is oppressive, they can apply to the Tribunal for a decision.

We recommend that owners corporations review their by-laws following the Court of Appeal's decision.

The statutory review of NSW strata schemes laws is due to start later this year. The review will closely examine how the Act deals with pet by-laws.

Stay subscribed to Strata Update to find out when you can have your say on the review of strata laws.

For more information on the Court of Appeal decision and by-laws on pets in strata schemes, visit the [by-laws in your strata scheme page](#) on our website.

Information from Fair Trading newsletter 28.10.2020



Our Team

NEWS FLASH

Integrity Strata is proud to announce the appointment
David Paternoster as **Director**
Katrina Longmore as **General Manager** of the Company
Claire Clarke as **Branch Manager** of Nowra

CONGRATULATIONS to David, Katrina & Claire a well-deserved appointment!



STAFF

Director:	Leo Paternoster - Licensed Strata Manager (Nowra)
Director:	David Paternoster - Licensed Strata Manager (Wollongong)
General Manager:	Katrina Longmore - General Manager (Wollongong)
Branch Manager:	Claire Clarke - Licensed Strata Manager (Nowra)

Donna Morice	Licensed Strata Manager - Wollongong
Amelia Knott	Licensed Strata Manager - Wollongong
Caitlin Hosking	Licensed Strata Manager - Wollongong
Michelle Parker	Portfolio Manager - Wollongong
Jenny Paternoster	Portfolio Manager - Wollongong

Lynette Green	Nowra
Maree Wright	Nowra
Oxano Rozdolovskaia	Nowra
Margaret Carlotto	Wollongong
Samantha Walsh	Wollongong
Emily Calladine	Wollongong
Lizzy Barton	Wollongong
Grazia Cardamone	Receptionist/Administration Wollongong

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Happy with our Service? Please leave us a friendly Google review!



CONTACT US!

Phone number: 1300 154 797

Email: enquiries@integritystrata.com

Website: www.integritystrata.com

All correspondence: P O Box W81 West Wollongong NSW 2500

TRADES & SERVICES DIRECTORY



ABN 34 107 690 228
Licence # 227021C

At CityWide Group (NSW) we provide the following services:

1. **Plumbing**
2. **Excavations**
3. **Fire Services**
4. **Pumps**
5. **Waterproofing.**

In addition, we also provide 24 hour on-site emergency repairs.

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

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

Property Styling | Colour Consultation | Interior Decorating

2findanddesign.com

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



crm brokers
the smart insurance alternative

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.



Loz Electrical is licenced and insured to carry out Electrical, Security & Air Conditioning work, servicing areas from South Sydney to Huskisson. Our diversity in the industry allows us to be your one-stop-shop.

Contact Peter - Loz Electrical
Phone: 0414794753
Email: peter@lozelectrical.com.au

LOZ 
ELECTRICAL

LOZ ELECTRICAL

Loz Electrical holds a current Master Licence in Security which permits us to carry out all aspects of security installations.

Our licenced staff are trained in all areas of the services we provide, including current WH&S practices and Customer Service. Loz Electrical is a 24hr / 7days Emergency Service.

All Electrical work:

- All Domestic & Commercial ranging from a single house to a multi-development construction
- Patient areas
- Strata maintenance
- Real Estate maintenance
- Emergency Lighting installation and testing
- Smoke Alarm installation and testing
- Electrical installation – Periodic Verifications
- Test & Tagging
- Data
- TV
- Air Conditioning
- Security Alarms
- CCTV
- Intercom Systems (House and Apartments)

Contact Peter - Loz Electrical

Phone: 0414 794 753

Email: peter@lozelectrical.com.au

WOLLONGONG AND NOWRA 1300 154 797 | WEBSITE: WWW.INTEGRITYSTRATA.COM

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