

6th February 2015

Wayne Moy
City of Ryde Council
Locked Bag 2069
North Ryde NSW 1670

Dear Sir/Madam,

Re: **SP 52948 – 1-15 FONTENOY ROAD, MACQUARIE PARK**
ANNUAL FIRE SAFETY STATEMENT

We are the strata managing agents for the above mentioned strata scheme.

As required under the Environmental Planning & Assessment Act 1979, we attach a copy of the Annual Fire Safety Statement for the above property for your records, signed and completed.

Should you have any further queries please contact our office on (02) 9868 2999.

Yours faithfully,
BCS STRATA MANAGEMENT - EPPING

Russell Young
Portfolio Manager

BODY CORPORATE SERVICES
ABN 63 001 615 587

LOCKED BAG 22
HAYMARKET NSW 1238



CITY OF RYDE COUNCIL
LOCKED BAG 2069
NORTH RYDE NSW 1670

29/01/2015

REMITTANCE ADVICE

Paid By :
SP 52948
1-15 FONTENOY ROAD
MACQUARIE PARK NSW

Manager :
RUSSELL YOUNG

Reference	Invoice Date	Description	Amount
29481214	16/01/2015	ANNUAL FIRE SAFETY STATEMENT	62.00

Cheque Attached For : 62.00



MACQUARIE BANK LIMITED

1 SHELLY STREET SYDNEY NSW



PAY CITY OF RYDE COUNCIL

DATE 29/01/2015

THE SUM OF	THOUSANDS OF DOLLARS			DOLLARS			CENTS
	HUNDREDS	TENS	UNITS	HUNDREDS	TENS	UNITS	
	ZERO	ZERO	ZERO	ZERO	SIX	TWO	00

\$

*****62.00


NOT
NEGOTIABLE

FOR AND ON BEHALF OF BODY CORPORATE SERVICES
TRUST ACCOUNT FOR
SP 52948

⑈000188⑈ 182022213030⑈08403⑈


ANNUAL FIRE SAFETY STATEMENT

Issued under Part 9 of The Environmental Planning and Assessment Regulation 2000

Type of Certificate	<input checked="" type="checkbox"/> Final <input type="checkbox"/> Supplementary (tick one)				
Annual Statement					
Name	I,				
Address	Certify that: (a) each of the essential fire safety measures specified in this statement has been assessed by a properly qualified person and was found when it was assessed, to be capable of performing: (i) in the case of an essential fire safety measure applicable by virtue of a fire safety schedule, to a standard no less than that specified in the schedule, or (ii) in the case of an essential fire safety measure applicable otherwise than by virtue of a fire safety schedule, to a standard no less than that which the measure was originally designed and implemented, and (b) The building has been inspected by a properly qualified person and was found when it was inspected, to be in a condition that did not disclose any grounds for a prosecution under Division 7 and (c) the information contained in this certificate is, to the best of my knowledge and belief, true and accurate.				
Identification of Building	Name Street & Number Suburb	1-15 Fontenoy Road Macquarie Park NSW 2113			
Council Area	Council Responsible	Ryde City Council			
Date of Assessment	Dated this	30 th	Day of	January	2014
Owners / Agent Details	Name Address	The Owners Strata Plan 52948 1-15 Fontenoy Road Macquarie Park NSW 2113			
Essential Fire Safety Measures	Existing Measure		Standard of performance		
	Automatic Fire Sprinkler Systems		BCA Clause E1.5 & AS 2118.1		
	Fire Hydrant Systems		BCA Clause E1.3 & AS 2419.1		
	Fire Hose Reels		BCA Clause E1.4 & AS 2441		
	Smoke Alarms – AS3786		BCA E2.2a		
	Emergency Lights		BCA Clauses E4.2, E4.2, E4.4 & AS/NZS 2293.1		
	Exit Lights		BCA Clauses E4.2, E4.2, E4.4 & AS/NZS 2293.1		
	Portable Fire Extinguishers		BCA Clause E1.6 & AS 2444		
	Fire Doors		BCA Spec C3.4 & AS/NZS 1905.1		
Date of certificate	Dated this	1st	Day of	April	2014
Owner / Agent Signature	 Bcs BILLY CHEUNG - LEVEL 2, 51 RAWSON STREET, EPPING NSW 2121				

ANNUAL TEST RECORD CERTIFICATE

Issued under Part 9 of The Environmental Planning and Assessment Regulation 2000+

Type of certificate	MAINTENANCE TEST RECORD				
Name	I, Garry Riddle of Eagle Fire Protection for The Owners of Strata Plan 52948				
Address	Certify that: (a) each of the essential fire safety measures specified in this statement has been assessed by a properly qualified person and was found when it was assessed, to be capable of performing: (i) in the case of an essential fire safety measure applicable by virtue of a fire safety schedule, to a standard no less than that specified in the schedule, or (ii) in the case of an essential fire safety measure applicable otherwise than by virtue of a fire safety schedule, to a standard no less than that which the measure was originally designed and implemented, and (b) The building has been inspected by a properly qualified person and was found when it was inspected, to be in a condition that did not disclose any grounds for a prosecution under Division 7 and (c) the information contained in this certificate is, to the best of my knowledge and belief, true and accurate.				
Identification of building	Street & Number	1-15 Fontenoy Road Macquarie Park NSW 2113			
Date of assessment	Dated this	30th	Day of	January	2014
Owners details	Name	The Owners Strata Plan 52948			
	Address	1-15 Fontenoy Road Macquarie Park NSW 2113			
Essential fire safety measures	Existing Measure		Standard of maintenance		
	Alarm Valves		AS 1851.2 – 2005		
	Diesel Hydrant Pump set		AS 1851.3 – 2005		
	Hydrant Landing Valves		AS 1851.4		
	Hose Reels		AS 1851.14-2005		
	Smoke Alarms – AS3786		AS 1851.8		
	Emergency Lights		AS 2293.2		
	Exit Lights		AS 2293.2		
	Portable Fire Extinguishers		AS 1851.1		
	Fire Doors		AS 1851.17-2005		
Date of certificate	Dated this	1st	Day of	April	2014
Maintenance Company Representative					

Mr P Bone
BCMS
Locked Bag 22
Haymarket NSW 1238

15 December 2014

Our ref: FSS2014/7

Dear Mr Bone

**1-15 Fontenoy Road Macquarie Park
Fire Safety issues**

I refer to Council's letter dated 2 April 2014 (copy attached) advising that the annual fire safety statement submitted in respect to the above premises was incomplete and requesting that an amended statement be submitted.

I note that the amended statement has not yet been received and the building owners are therefore liable to substantial penalties – see schedule below.

I further have to advise that Council is in receipt of reports indicating that in January 2013 there were 197 defects with the installed fire safety measures and 52 units were not inspected and in July 2013 there were 118 defects. Would you please advise the present status of rectification of the reported defects and whether all units have now been inspected.

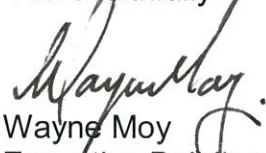
You are again requested to submit a fully completed annual fire safety statement in respect to the above premises;

Note: The statement is to be signed by the building owner or agent and considering the abovementioned 2013 inspection reports your attention is directed to Clause 283(False or misleading statements) of the Environmental Planning and assessment Regulation 2000 which states "A person is guilty of an offence if the person makes any statement, knowing it to be false or misleading in an important respect, in or in connection with any document lodged with the Director-General or a consent authority or certifying authority for the purposes of the Act or this Regulation."

Should the required statement not be received by 3 February 2015 penalty notices will be issued in accordance with the schedule below.

Should you require any further information regarding the above, please contact me on 9952 8184.

Yours faithfully



Wayne Moy
Executive Building Surveyor

Viz:

\$500, for the offence of failing to give an annual fire safety statement that occurs during the first week after the time for giving the statement expires.

\$1,000, for the second week.

\$1,500, for the third week, and

\$2,000, for the fourth and any subsequent weeks.

Mr P Bone
B.C.M.S
Locked Bag 22
HAYMARKET NSW 1238

2 April 2014

Our ref: FSS2014/7

Dear Mr Bone

**1-15 Fontenoy Rd Macquarie Park
Annual Fire Safety Statement**

Thank you for the annual fire safety statement dated 1 April 2014 in respect to the abovementioned premises. I note however that the name and address of the certifying officer has not been provided and the statement has not been signed.

You are therefore requested to submit an amended statement with these anomalies rectified.

Your request for a tax invoice has been referred to the appropriate officer for issue.

Should you require any further information please contact the undersigned on 9952 8184.

Yours faithfully



Wayne Moy
Executive Building Surveyor