

The Senate Legal & Constitutional Affairs Reference C/tee

Re Use of fire alarms to prevent smoke & fire related deaths.

Relating to the experience of this strata block of 24 units in Warrawee, NSW, we note that the annual inspection of smoke alarms & fire safety precautions is flawed & open to abuse.

In advance of the inspection, all owners are advised of the date & time that their unit is to be open. Any owners who are not on site & fail to comply are threatened with fines etc. & an extra charge will be made for a future inspection.

Regardless of the results, the certifying inspector arrives on that day with an already printed certificate stating that the building "has passed" !!!

This is regardless of several units not being checked! Any follow-up or disciplinary action are ignored & the inspector is paid for the service!!!

Our strata manager states that from their experience, our inspectors are the best available!!

It is therefore no wonder injuries & deaths from smoke inhalation are occurring in some unit blocks due to negligence of owners, tenants, inspectors & strata managers.

Susan Cross