

MAINTENANCE OF ESSENTIAL SAFETY AND HEALTH FEATURES OR MEASURES
(as required by the *Building Act 2000*)

ANNUAL MAINTENANCE STATEMENT
(for those features or measures solely owned or controlled by individual unit owners)

Strata Corporation No:

Property Name/Address:

Owner:

Lot No:

(This statement **MUST** be completed annually by the Lot Owner or the Owner's authorised representative and returned to stm@pda.com.au by May 31 each year).

Please tick (✓) as appropriate when inspected.

FIRE INTEGRITY

Has the annual inspection for damage, deterioration or unauthorised alteration to the fire protection systems/features been completed?

Yes No N/A

☐ ☐ ☐

If you have completed the inspection :

(a) Is there any damage?

☐ ☐ ☐

(b) Is there any deterioration?

☐ ☐ ☐

(c) Is there any alteration?

☐ ☐ ☐

If yes, details must be provided. Details:

MEANS OF EXIT (from within an individual lot)

Yes No N/A

Have the three monthly inspections been completed to ensure there are no obstructions and no alterations to the paths of travel to exit from the unit to the building exits?

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If you have completed the inspections :

(a) Is there any obstruction?

☐ ☐ ☐

(b) Is there any alteration?

☐ ☐ ☐

Have the three monthly inspections been completed to ensure that all doors and door fittings are intact and operating correctly to enable egress from within the lot?

Yes No N/A

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If you have completed the inspections, are all doors operational?

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OTHER MEASURES

Yes No N/A

Has the annual inspection of any balconies been completed to ensure that there has not been any deterioration that compromises the structure?

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If you have completed the inspection, has there been any deterioration?

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If yes, details must be provided. Details:

Has the annual inspection of balustrades, safety fencing, gates and glazing been completed to ensure all are in place and operative and that there is no damage or deterioration that would compromise their functions?

Yes No N/A

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If you have completed the inspection :

(a) Is there any damage?

☐ ☐ ☐

(b) Is there any deterioration?

☐ ☐ ☐

If yes, details must be provided. Details:

Any other safety features or measures of this building
(describe)

Details :

I, as Owner/Owner's Authorised Representative certify that all the above inspections have occurred as detailed above and that the Health and Safety features function as approved.

Signed Date

Further details in relation the legal requirements to maintain prescribed essential safety and health features or measures in buildings can be obtained from Service Tasmania, or Workplace Standards Tasmania on 1300 366 322.

TERMINOLOGY AND FURTHER INFORMATION

Fire Integrity - The buildings fire integrity (fire proof walls and floors are intact and not compromised by illegal penetrations for plumbing, ducting or cabling). Generally all neighbouring walls and floors are required to be fire rated although there will be some pre existing structures that are not required to be upgraded until modified. Check for gaps around penetrations, cracks, holes, etc

Means of Exit - Means of safe egress (escape from building) paths of travel for all exits are clear, exit signs, fire doors and emergency lighting to assist occupant movement are all operational. This includes all available exits from the private property. Check that all exits are not obstructed and are functioning as designed.

Deterioration - Incremental decay that could lead to the safety feature becoming inoperative or part of a building (such as a balcony) becoming unsafe. For balconies or balustrades this could include signs of rusting, splits, rot or decay of timbers, flaking or cracking of concrete. If an owner is unsure whether deterioration has made a feature unsafe, they must seek professional advice.

Damage - Injury or harm that diminishes value or usefulness. A safety feature has been diminished by an action so that it is no longer able to operate to the required function as when installed.

Alteration - Change in character or position. Check that the feature has not been altered or allowed to be altered. This includes unauthorised changes such as removal of sections, installation of alternative products etc

**Please complete the details on the Maintenance Statement and return to STM.
Email to stm@pda.com.au**