

# Council Fire Safety Orders

**Address:** Sydney, NSW

**Value:** \$2.7 million



## Overview

A fire safety order is served by local Councils on the owners of a building or their representative when a building has been deemed unsafe for its occupants. Under the Environmental Planning and Assessment Act (NSW), Fire safety orders legally require the building's fire systems to be upgraded to comply with the current National Construction Code and relevant standards.

TPS has been engaged to manage fire safety order works on numerous apartment buildings up to twelve stories high with a combination of residential, retail, commercial and car parking.

## Challenges

- Getting owners and/or their representatives to understand the potential impact of the fire safety order.
- Keeping abreast of changing legislation.
- Working in an operational building that may include residents, office personnel, retail staff, and the general public; all of which have various needs to be considered/satisfied.

- Ensuring safe access was maintained at all times into and egressing from the building as well as car parking and storage areas.
- Organising access to individual units at times convenient for both residents and contractors.

## Services

TPS is normally engaged to manage the procurement of consultants, supervise works, provide contract administration services throughout construction, assess monetary claims and variations, and monitor time, overall cost and quality issues.

Our service involves extensive stakeholder liaison with Owner's Corporations, multiple consultants and councils to successfully close out fire safety orders.

## Highlights

- Knowing residents in the building can safely evacuate the building in the event of a fire.
- Having a complying building that meets Council requirements going forward.