STM | STRATA TITLE MANAGEMENT
your strata care company

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Dated 27th Day of July 2012
Our Ref: NAH SP50785 All Occupant Balustrades

To All Owners & Occupiers
Cote d'Azur
1 McDonald Street
CRONULLA NSW 2230

Re: BALCONY RAILINGS
Strata Plan 50785, 1 McDonald Street, CRONULLA

Dear Owner/Occupant,

We write as Strata Managing Agent on behalf of the Executive Committee of Strata Plan 50785.

In recent times a number of unit owners have advised of the handrail capping to the balcony railings and other elements of the balcony railings being possibly defective.

We have had our technical consultants Integrated Consultancy Group (engineers and building consultants) review the balcony railings and they advise that due to the age and the materials used in the construction, the balcony railings is deteriorating. The Executive Committee has instructed Integrated to write a scope of works for the replacement of the balcony railings and to call tenders.

In the meantime, it is crucially important that each owner/occupant and their visitors to their unit are aware of their handrails being possibly not fit for purpose. Accordingly the following precautions should be taken.

1. Within reason minimise the use of the balconies.

2. Supervise closely all persons utilising the balconies and advise them that they should not approach or bear any load or weight on the balcony railings system.

3. Please notify our Building Manager Mr John Stevens or Mr Herman Edenton immediately if you notice that any part of your balcony railing is loose so a temporary repair can be effected for safety purposes.

The Executive Committee cannot stress enough the importance of vigilance and taking every care and precaution to ensure the safety of yourself, your family and your visitors. We do not write to raise alarm but to raise awareness and to advise that your Committee has sought the proper engineering advice and is acting on that advice as diligently as possible.

Yours faithfully
STRATA TITLE MANAGEMENT



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Senior Strata Manager
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