



Smoke Alarms

Only Working Smoke Alarms Save Lives

All smoke alarms need to be replaced EVERY 10 years. Smoke alarms are manufactured to Australian Standard 3786 which specifies an effective life of 10 years.

After 10 years smoke alarms may not operate effectively due to dust build up, insects, airborne contaminants and electrical corrosion.

Mains powered (hard wired) smoke alarms need to be replaced by a licensed electrician. DFES recommends you replace your smoke alarm with a photoelectric smoke alarm.

Photoelectric smoke alarms are considered superior to ionisation technology in providing early warning in a residential house fire. If you are selling your house, transferring ownership, renting or hiring then you are required by

In the event of a fire

- Crawl low under smoke.
- Assist or alert any people in danger, but only if it is safe to do so.
- Go to your safe meeting place, such as your letterbox.
- Call **000** (triple zero).
- Wait for firefighters to arrive.
- Do not re-enter a burning house under any circumstance.

For more information visit www.dfes.wa.gov.au or contact **DFES Community Engagement** on 9395 9816

law to install mains powered (hard wired) smoke alarms.

You may be fined by local government for not complying with your legal responsibility.

All smoke alarms have a date of manufacture or an expiry date.

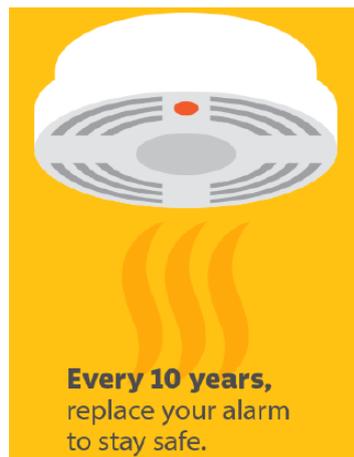
These may be part of the batch or serial number located on the smoke alarm.

Contact the smoke alarm manufacturer or supplier with these details if you are not sure of the age of your smoke alarm. If a date cannot be found and you do not know when the alarm was installed, it is time to replace your smoke alarm.

Disposing of smoke alarms in Western Australia

- Photoelectric smoke alarms can be disposed of in domestic rubbish.

- Individual ionisation smoke detectors can be safely disposed of in domestic rubbish. When more than ten ionisation smoke detectors are collected together for bulk disposal, they must be treated as radioactive waste.



For information concerning the disposal of larger amount of radioactive materials, please contact the Radiation Health Section of the Health Department of Western Australia on (08) 9346 2260.



Through our seasonal newsletter we aim to keep you informed of current news and updates relevant to Strata and Survey Strata schemes.

Richardson Strata Management Services provides an online portal service for all of our clients where information relevant to your building can be viewed online using a unique username and password for each owner.

If you do not already have your username and password please contact your Strata Manager for assistance.

To log into the online portal please follow the link below:



The Toilet is NOT a Rubbish Bin!

Wet wipes may be labelled as 'flushable' but they don't disintegrate like toilet paper – so they should not be flushed down the toilet. Put them in the bin instead along with sanitary products, nappies, cotton buds.

When these objects overload the system or cause wastewater blockages, they can be expensive to repair.



Proxy Voting Forms

For Joint Proprietors & Companies

Proxy forms are a great alternative for those who are unable to attend meetings. A proxy provides the opportunity for your vote to be included in part of the decision making at a General Meeting. Proxies also assist with ensuring that a quorum is obtained so that a meeting can proceed. A quorum is the minimum number of lots that need to be represented, in person or by proxy for the meeting to be opened.

If your property is owned by more than one proprietor, all co-proprietors are welcome to attend the meeting. However, all co-proprietors will need to sign the proxy form nominating one person to vote. When all co-proprietors sign a proxy, it

confirms that everyone is happy for the nominated person to represent the lot.

If your property is owned by a company, the company may appoint a nominee as its proxy. The proxy must note the name of the company and be signed by a director to be valid.

There are different types of proxy forms that can be completed, so please contact our office if you would like to discuss your options.

Alternatively, you can go to our website www.richardsonstratamanagement.com.au and download a proxy form.

Switch on Sprinklers!

Winter is over which means it's time to turn your sprinklers back on. We recommend testing your irrigation system for leaks and running each station for five minutes to flush the system of any sand and ensure water is flowing through smoothly.

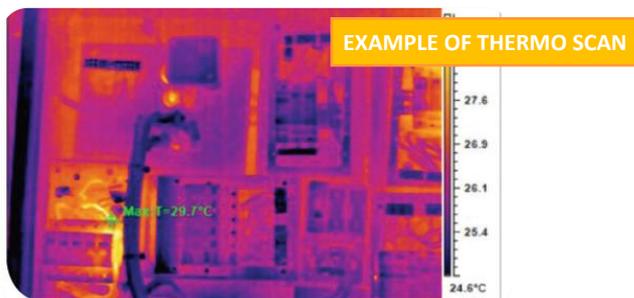
With Summer on the way it is important we ensure our gardens are getting the water they need!



Thermographic Scanning

Protecting your investment – Information from CHU Insurance

Thermographic scanning (or thermo scans) involves the use of thermal imaging equipment to detect faults within electrical switchboards, wiring and conduits that are often not visible to the eye.



**...ACCURACY
RATE TO
ONE TENTH
OF A
DEGREE...**

It is non-intrusive, provides an accuracy rate to one tenth of a degree and is generally a cost-effective way for owner's corporations to ensure their switchboards and wiring are functioning without fault – thus helping to protect their investment.

Buildings within Australia that are more than 50-years-old often have been wired using Vulcanised

India Rubber (VIR) cabling that, unfortunately, has a limited life span. Most of this cabling is either run through what would not be brittle timber ducting, or a steel conduit, which is electrically conductive and can become 'live' if the cable deteriorates and contacts the conduit.

The breakdown of conduits can create 'hot spots' which can lead to fibres within the switchboard

or individual lots, or both. This can significantly affect the owner and the owner's corporation.

CHU routinely asks whether buildings over a certain age have been re-wired or have been thermo scanned. This will assist underwriters assessing the risk, with the view that our proactive owners' corporations will undertake annual thermos scanning as part of their regular

programmed maintenance to safe guard their property.

This process is undertaken so we can alert existing clients or potential new clients to an exposure that may be present which is not easily identifiable but can have potentially negatively impact on them.

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Please note that the information contained in this newsletter is intended to be general news and not advice as each individuals situation will vary depending upon the specific circumstances. You may wish to seek professional legal, taxation, accounting and financial advice as it relates to your personal circumstances.