

# WHAT CAN I DO?

I am an **owner** and I think my building has combustible cladding

Building owners and owners corporations of buildings that have or might have combustible cladding can take a number of steps to reduce the risk of a cladding fire



## STEP 1 - Owners need to act together

- Individual owners should raise this with their owners corporation. The Owners Corporation will meet to decide next steps, including whether to test the combustibility of the cladding. The owners corporation may want to engage the buildings strata manager, if there is one.



## STEP 2 - Get professional assistance to test whether the building *might* have combustible cladding

- For owners corporations, it is important to remember that not all cladding is combustible - so a good starting point is to actually confirm whether the cladding is combustible. A fire engineer can test the cladding and confirm whether it is combustible. The fire engineer, together with other professionals, can also recommend next steps including the cost of rectifying the issue and improving the fire safety of your building.



## STEP 3 - Remedy the situation

- Owner corporations should advise all owners of the findings of the fire engineers investigations and decide what next steps should be taken, including whether the cladding needs to be replaced. In making any decisions as to next steps it is important to understand the level of fire safety risk posed by the cladding and put in place a plan to deal with this risk. Any decisions or actions should be undertaken by the owners together through the owners corporation or the strata manager, if there is one.



## STEP 4 - Insurance implications

- Building owners should consider whether to take steps to replace the cladding.
- If you have not already done so, you should review the terms of your unit owners insurance and ask the owners corporation to do the same in relation to the building policy. You may be under an obligation to notify the insurer in relation to the existence of any combustible cladding.
- The presence of combustible cladding is likely to be a material fact relevant to the insurer deciding whether they will continue the insurance policy and/or alter the terms of the policy.



## STEP 5 - Make sure that your building is up to date with fire safety requirements

- Even if you decide to rectify the cladding, it is your responsibility to make sure that your building is compliant with all fire safety requirements. Take this opportunity to make sure that this is the case.

### More Information?

The ACT Government is currently working on providing assistance to owners whose buildings have combustible cladding. Keep regularly checking this website for updates or sign up to receive updates. The Owners Corporation Network may also be able to assist you with any specific questions you have.

[www.act.gov.au/majorprojectscanberra/our-projects/act-cladding-rectification-program](http://www.act.gov.au/majorprojectscanberra/our-projects/act-cladding-rectification-program)