



Philip Lourandos <philip.lourandos@gmail.com>

KBM - trustees - Proof read please response to Ludwig at the fire department

Philip Lourandos <philip.lourandos@gmail.com>

Thu, Sep 14, 2017 at 8:59 AM

To: Kim Steenkamp <steenkampkim4@gmail.com>, Fiona Dimio <Fiona@ihfm.co.za>, Ludwig.Nisbet@capetown.gov.za, Ian.Schnetler@capetown.gov.za, Robert.Siebrits@capetown.gov.za

Hi Ludwig,

I'd like to again thank you and Robert again for coming out to Knightsbridge and doing a walk about to advise the trustees on areas of concern.

Please see responses to the issues raised in your mail below.

> Barrel bolts to be removed on the entrance doors to the escape stairwell.

This will be an issue as there are high winds that may cause the doors to knock and create a disturbance for residents if the bolts are removed.

Another trustee suggested last year to replace the doors with something more modern, easier to open(there are elderly residents in the building mentioned by Mr Michelmores on the 5th floor) as the current doors are heavy.

I'd need to bring this up in a trustees meeting to have those doors replaced. There is a clear justification for this expenditure by the body corporate in order to meet health and safety requirements.

This is something we would only start working on after the roof project has been completed.

> Barrel bolt to be removed from gate at parking area.

This will be removed. I'm trying to see if one the other trustees has a rotary dremel to remove or call in a handyman. This will be done in the next 3 weeks.

> Access from parking area to street to be made fail safe (Opening of gate).

There is currently an issue with the pedestrian gate, which the trustees are in the process of attending to. Basically the welding for the hinges and has come apart. Another trustee is busy getting quotes to replace

the entire gate.

The trustees will ensure that provision is made for a means to exit the car park. I unfortunately don't have an ETA on this, but I will speak with the trustee handling this issue.

Please see attachment

> Wires hanging in the escape passage to be either removed or secured.

This was removed today(2017-09-13) Please see attachment

> Door to passage on ground floor handle to be either fixed or removed.

This was removed today(2017-09-13) Please see attachment

> 1 x 4.5 kg DCP Extinguisher required in parking area.

I will be meeting with absolute fire services on Monday(2017-09-18)

* We will ensure a fire extinguisher will be placed in the car port

* Signs in the light well, tunnel and car port to denote where exit in an emergency

* A sign in the car port where the key is to exit via the pedestrian gate(when fully repaired) as it is not clearly obvious

* WRT the roof project the body corporate will ensure that there are sufficient foam extinguishers available in the event of an emergency

The lights in the car port are currently being attended to as well. See attachment

I'm more than happy to meet you again once the above mentioned issues have been addressed or send you visual proof if that will suffice. I hope this mail demonstrates the seriousness and commitment by the trustees to adhere to the rules and regulations.

If there is any further information you need, please mail me and I will be happy to assist.

Regards

[Quoted text hidden]

4 attachments



2017-09-13-fire-department-recommendations-door-barrier.pdf
473K



2017-09-13-fire-department-recommendations-loose-wiring.pdf
405K



2017-09-13-fire-department-recommendations-pedestrian-gate.pdf
1219K



2017-09-13-fire-department-recommendations-lights-in-carport.pdf
553K