

The Good, the Bad and the Nasty

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**FIRE
RESCUE**
VICTORIA





Melbourne (my tall building) experience

- Lacrosse 2014





Media response



Metropolitan Fire and
Services Board

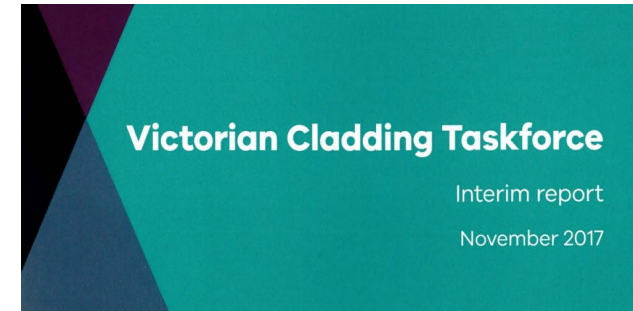


Shared learnings

- Lacrosse 2014
- Post Incident Analysis
- Cladding assessments



MFB Submission:
Senate Economics Reference Committee Inquiry into
Non-Conforming Building Products





Lacrosse building performance and challenges in the built environment;



- National knowledge sessions
- Seoul, South Korea – Pop 10 m, over 120 buildings over 150m inc. the Lotte World tower (555m)





Tehran – Iran, Pop 10m, Earthquake zone – Plasco building
2017 fire and collapse –kills 20 Firefighters- history of regulatory
non-compliance





Session Overview

- FRV's role in high-risk building safety and **supporting high rise communities**
- Focus on apartments, cladding risks, and maintenance
- Real case studies and practical lessons





FRV's Community Safety Mandate

- Responding to cladding and high-rise fires
- Conducting safety audits
- Advising stakeholders on fire risk
- Supported by FRV Act 1958, Building Act 1993, Building Regs 2018
- Working in partnership with Government and Regulators



Maintenance of High-Risk Buildings

- Essential Safety Measures (ESMs) – Building Regs Part 15
- Shared duties – Owners Corporations Act 2006
- Maintain safety systems for lifecycle compliance



National and Strategic Context

- NCC Volume One – performance vs DtS
- Shergold-Weir Report – Rec. 18
- ABCB Implementation Plan
- Vic Building Reform Paper



The Good – What Works Well

- Proactive managers and owners
- Regular compliant maintenance
- Strong partnerships: FRV, VBA, Councils
- Timely cladding rectifications



The Bad – Common Issues

- Deferred ESM maintenance
- Poor understanding of performance solutions
- Lacking compliance records
- Inadequate emergency plans



The Nasty – When It All Fails

- Failed systems during real incidents
- Blocked exits, faulty alarms
- Dangerous cladding, no mitigation
- High-risk buildings non-compliant

Case Study 1 – Cladding Audit

- Findings from high-rise inspections
- FRV's risk identification and escalation
- Interim safety measures prevented escalation

Discuss 2025 Fire Elizabeth st Melbourne





Case Study 2 – Routine Inspections

- Joint inspections: FRV, VBA, Councils
- Good: clear exits, functional pumps
- Bad: faulty alarms, broken seals
- Outcomes and resolutions





The Broader Compliance Picture

- Performance solutions need maintenance
- FRV sees failures in:
 - Fire panels
 - Sprinklers
 - Fire barrier integrity



Key Takeaways

- Fire services play an active role in regulatory compliance and continually advocate for safety
- Maintenance failures are real risks
- Owners/managers must:
 - Stay informed
 - Maintain systems
 - Engage early



Don't Be the Next 'Nasty'

- Act before incidents
- Maintain and document compliance
- Collaborate with Fire Services
- Be part of the solution

- Q&A
- Reflections

