Quantum Fire Protection

Your Fire Order Fully Managed

A practical guide for NSW Strata Managers & Committees

Fire Safety Orders are issued when a building shows signs of **systemic fire safety risk**, poor maintenance, or unresolved defects. Understanding these triggers helps strata managers act early, preventing costly enforcement, avoiding disruption to residents, and protecting the Owners Corporation from legal and financial consequences.

Fire Orders follow predictable triggers, such as the following:

Common Triggers

- Repeated AFSS defects
- Late or incomplete AFSS lodgement
- Complaints from residents or contractors
- FRNSW attendance at an incident
- Council or FRNSW audits
- Major defects in fire systems
- Passive fire failures
- Cladding concerns
- Older building with undocumented renovations

Who issues fire orders and what they mean

Issuing Authorities

- Local Council — most common
- Fire & Rescue NSW — often after inspections or incident response

Legal Obligations

Once issued, the Owners Corporation must:

- Comply with the order
- Engage competent fire practitioners
- Complete works within the specified timeframe
- Provide evidence of compliance
- Lodge a compliant AFSS

Consequences of Non-Compliance

- Enforcement action
- Fines and penalties
- Insurer complications
- Increased liability for the Owners Corporation
- Potential safety risks for residents

Fire Order Cost (Guide Only)

Fire Orders require buildings to upgrade, repair, or replace fire safety measures to meet minimum standards under NSW legislation. Because they often address years of accumulated defects, costs can vary widely.

Typical Cost Ranges for Fire Order Upgrades (NSW Strata Buildings)

Building Type	Typical Cost Range
Small strata (10–20 lots)	$40,000 – $150,000
Medium strata (20–60 lots)	$150,000 – $400,000
Large strata (60–150 lots)	$400,000 – $1.2M
High-rise / complex buildings	$1.2M – $5M+

These ranges reflect common upgrade scopes across NSW, including passive fire rectification, hydrant/pump upgrades, emergency lighting, detection systems, and AFSS-related remediation.

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Fully Managed Fire Orders

What Drives Fire Order Costs?

1. Passive Fire Rectification (Often 40–60% of total cost)

Passive fire issues are the most common and most expensive component. Passive fire defects are widespread in older buildings and require labour-intensive remediation.

Typical costs:

- Fire door replacement: $1,200–$3,500 per door
- Penetration sealing: $50–$250 per penetration
- Damper repairs/replacement: $500–$2,500 each

2. Hydrant, Hose Reel & Pump Upgrades

Hydrant compliance is a major focus for Councils and FRNSW. Failures often require significant capital works.

Typical costs:

- Pump upgrades: $20,000–$80,000+
- Hydrant system upgrades: $50,000–$250,000+

3. Sprinkler System Modifications

Sprinkler coverage gaps or outdated systems require redesign and installation.

Typical costs:

- Minor modifications: $10,000–$50,000
- Major upgrades: $150,000–$500,000+

4. Detection & EWIS Upgrades

Detection systems are essential for early warning and evacuation, and upgrades often require building-wide works.

Typical costs:

- Panel upgrades: $15,000–$80,000
- System-wide upgrades: $100,000–$400,000+

5. Emergency Lighting & Exit Signage

Lighting failures are common and easily identified during audits

Typical costs:

- Replacement: $120–$350 per fitting

How Quantum Fire Reduces Fire Order Costs

Fire Orders can be expensive but the way they are interpreted, planned, staged, and delivered has a major impact on the final cost.

Quantum Fire Protection's end-to-end project management model is designed to help strata managers and committees control expenditure, avoid unnecessary works, and deploy upgrades efficiently.

Below are the key ways Quantum Fire reduces cost pressure while ensuring full compliance.

1. Early Intervention to Prevent Escalation

The most effective cost-saving strategy is acting **before** a Fire Order is issued.

We help by:

- Assessing the building during the Notice of Intent stage
- Identifying issues that can be rectified cost effectively
- Preparing Council-ready remediation plans

2. Clear, Accurate Scoping (No Over-Servicing)

One of the biggest cost blowouts occurs when contractors over scope works or recommend upgrades beyond what the Fire Order requires.

We help by:

- Translating the Fire Order into plain English
- Mapping each requirement to the exact fire safety measure
- Confirming what is mandatory vs. optional
- Providing transparent, itemised scopes

3. Staged Remediation Plans

Most Fire Orders allow staged compliance. Where practical, Quantum Fire structures upgrades into logical, budget-friendly stages.

We help by:

- Designing staged pathways (e.g., passive fire → hydrants → detection)
- Aligning stages with levy cycles and committee budgets
- Prioritising high-risk items first
- Providing costed options for each stage

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4. Coordinated Trades to Avoid Duplication

Fragmented contractors create duplicated labour, conflicting scopes, and higher costs.

We help by:

- Managing all trades under one project manager
- Coordinating passive fire, hydrants, sprinklers, lighting, detection, doors, penetrations
- Ensuring trades work in the correct sequence
- Eliminating rework caused by poor coordination

5. Committee-Ready Documentation for Faster Approvals

Delays cost money, especially when Council deadlines are approaching.

We help by:

- Providing clear, simple committee packs
- Presenting options, costs, risks, and timelines
- Reducing confusion and debate
- Supporting strata managers during committee meetings
- Liaise with Council where needed

6. Evidence-Based Decision Making

Committees often overspend because they don't understand the technical context.

We help by:

- Providing photos, test results, and compliance evidence
- Showing exactly what is defective and why
- Demonstrating the risk of not acting
- Supporting committees in choosing the most cost-effective pathway

7. Transparent Pricing & No Surprises

Unexpected variations are one of the biggest cost blowouts in Fire Orders.

We help by:

- Providing upfront cost ranges
- Flagging potential hidden issues early
- Managing variations tightly
- Ensuring all changes are justified and documented

8. Efficient Deployment & Minimal Disruption

Poor deployment increases labour costs, delays, and resident complaints.

We help by:

- Providing a detailed deployment schedule
- Minimising disruption to residents
- Ensuring trades work efficiently and safely
- Tracking progress against milestones

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How Fire Orders Impact Insurance Premiums

Fire Orders don't just affect compliance, they have a direct and significant impact on insurance premiums, underwriting decisions, and the building's long-term insurability. Insurers view Fire Orders as a red flag that the building carries elevated fire-risk exposure, and they adjust premiums accordingly.

1. Higher Premiums Due to Increased Risk

When a building receives a Fire Order, insurers assume:

- Fire safety measures are not functioning as intended
- The building has higher likelihood of fire spread
- There is greater potential for property damage and liability

As a result, premiums often increase until the Fire Order is fully resolved.

Typical impacts include:

- Premium increases of 10–40% for moderate Fire Orders
- Larger increases for buildings with hydrant, pump, sprinkler, or passive fire failures
- Additional loadings for buildings with repeated AFSS defects

2. Reduced Insurer Appetite

Some insurers may:

- Decline to quote
- Offer limited cover
- Require evidence of remediation before renewal

Buildings with unresolved Fire Orders are often placed in high-risk pools, reducing competition and driving premiums higher.

3. Policy Conditions & Exclusions

Insurers may introduce:

- Higher excesses
- Fire-related exclusions
- Requirements for interim risk controls
- Short-term renewal periods (e.g., 6 months instead of 12)

These conditions remain until the building demonstrates compliance.

4. Impact on Future Renewals

Even after the Fire Order is closed, insurers may:

- Maintain higher premiums for several years
- Require ongoing evidence of maintenance
- Review AFSS results more closely
- Reassess the building's risk profile annually

A Fire Order becomes part of the building's insurance history, influencing future underwriting decisions.

How Timely Action Protects Insurance Premiums

Responding quickly to a Fire Order is one of the most effective ways to protect a building's insurance position.

Insurers closely monitor how Owners Corporations manage fire-risk issues, and swift remediation demonstrates that the building is actively reducing its exposure.

When committees act promptly, they can prevent premium spikes, avoid restrictive policy conditions, and maintain access to a broader pool of insurers willing to quote competitively.

Timely compliance also protects long-term insurability. Buildings that resolve Fire Orders quickly are viewed as lower-risk, which helps stabilise premiums over future renewal cycles.

About Quantum Fire Protection

Quantum Fire is a specialist fire-safety provider dedicated to helping NSW strata buildings achieve compliance with clarity, confidence, and minimal disruption. We combine accredited technical expertise with structured project management to deliver fire-safety outcomes that are predictable, transparent, and aligned with legislative requirements. Our team works exclusively within the strata and commercial sectors, giving us deep insight into the operational, financial, and governance pressures faced by strata managers and committees.

Our Capabilities

Quantum Fire provides a full lifecycle of fire-safety services, from assessment and planning through to delivery, certification, and AFSS lodgement. Our capabilities cover all major fire-safety measures, including passive fire protection, hydrants and pumps, sprinklers, detection and EWIS systems, emergency lighting, fire doors, and fire-rated construction. We deliver these services through FPAS-accredited practitioners and coordinated trade teams, ensuring every upgrade meets the required standards and is supported by clear, committee-ready documentation.

Our strength lies in our ability to translate complex fire-safety requirements into practical, staged solutions that align with building budgets, levy cycles, and committee expectations. We provide transparent scoping, evidence-based recommendations, and structured remediation pathways that reduce uncertainty and support informed decision-making.

Specialists in Managing Fire Orders

Fire Orders are complex, high-stakes compliance events that require precise interpretation, coordinated delivery, and disciplined project management. Quantum Fire specialises in managing Fire Orders from start to finish, ensuring buildings achieve compliance efficiently and without unnecessary cost escalation. We interpret the Fire Order in plain English, map each requirement to the relevant fire-safety measure, and develop a staged remediation plan that balances safety, cost, and practicality.

We provide **certainty, compliance, and cost control**.

The Fire Order Journey: What Happens & How Quantum Fire Supports You

Stage	What this stage is:	What Quantum Fire does:	What the strata manager should do:
Stage 1 **Notice of Intent (NOI)**	Council advises they *intend* to issue a Fire Safety Order unless issues are addressed. This is the early warning stage.	• Interprets the NOI in plain English for strata managers and committees • Conducts a rapid assessment of the building • Identifies whether issues are minor (quick fixes) or major (likely to escalate) • Prepares a Council-ready remediation plan • Helps draft the formal response to Council • Provides a committee explainer so decisions can be made quickly	• Act immediately, NOI is a chance to proactively manage a Fire Order • Engage Quantum Fire early to interpret and assess • Coordinate access for inspection • Brief the committee using the explainer provided • Submit a structured response to Council within the deadline
Stage 2 **Fire Safety Order Issued**	A legally binding directive requiring specific fire safety upgrades by set dates.	• Breaks down the Fire Order into clear, actionable tasks • Maps each requirement to the relevant fire safety measure • Confirms deadlines and compliance obligations • Develops a high-level remediation strategy • Provides a committee-ready summary • Establishes a single point of accountability for the entire journey	• Share the Fire Order with Quantum Fire immediately • Use the plain-English breakdown to brief the committee • Confirm timelines and funding pathways • Avoid engaging multiple contractors — fragmentation causes delays • Position Quantum Fire as the project lead
Stage 3 **Investigation & Detailed Assessment**	A technical inspection to determine the true scope of works required.	• Conducts a full building assessment • Tests systems (hydrants, sprinklers, detection, lighting, passive fire) • Identifies defects, risks, and compliance gaps • Produces findings report with photos and explanations • Aligns findings directly with Fire Order requirements • Flags any hidden issues that may affect cost or timelines	• Coordinate building access • Provide past AFSS, plans, and reports • Use the findings report to prepare the committee for decisions • Start socialising likely costs and staging options

Stage 4
 	
Remediation Planning & Committee Approval
	Developing the plan for how upgrades will be delivered.	• Creates a structured remediation plan including:
		  ○ Staged options
		  ○ Cost pathways
		  ○ Timelines
		  ○ Risk levels
		• Prepares a committee presentation pack
		• Recommends the most efficient and least disruptive pathway
		• Ensures the plan addresses every item in the Fire Order
		• Provides clear documentation for funding approval
			• Present the remediation plan to the committee
			• Facilitate decision-making (focus on “which option”, not “whether”)
			• Confirm funding arrangements (levy, capital works fund, staged works)
			• Approve Quantum Fire to proceed with delivery

Fully Managed Fire Orders

Stage	What this stage is:	What Quantum Fire does:	What the strata manager should do:
Stage 5 **Delivery of Works (Implementation)**	Physical upgrades are carried out across all required fire safety measures.	• Manages all trades end-to-end • Coordinates passive fire, hydrants, sprinklers, lighting, detection, doors, penetrations • Provides weekly progress updates • Manages variations and scope changes • Minimises disruption to residents • Ensures all works meet relevant standards (AS 1851, AS 2419, AS 1670, etc.)	• Communicate with residents about access and disruption • Monitor progress via Quantum Fire's updates • Approve variations only when justified • Keep the committee informed at key milestones •

Stage 6
 	
Certification & Evidence Pack
	Accredited practitioners certify that works comply with the Fire Order.	• Provides FPAS-accredited certification
		• Produces a full evidence pack including:
		  ○ Photos
		  ○ Test results
		  ○ Compliance documentation
		  ○ As-built records
		• Confirms that every item in the Fire Order is addressed
		• Prepares documentation for AFSS
			• Review the evidence pack
			• File documentation for future AFSS cycles
			• Provide a simple compliance update to the committee
			• Confirm readiness for AFSS lodgement
			•

Stage 7 **AFSS Lodgement & Council Closure**	The Annual Fire Safety Statement is lodged, confirming compliance.	• Ensures AFSS reflects all upgraded measures • Provides accredited assessment and sign-off • Assists with Council lodgement • Confirms closure of the Fire Order	• Lodge AFSS on time • Notify owners that the building is now compliant • Update maintenance schedules to reflect new systems
Stage 8 **Ongoing Maintenance & Risk Management**	Long-term compliance and prevention of future Fire Orders.	• Provides 'hand over' documentation to incumbent fire services company for ongoing maintenance, OR we can: • Provide ongoing testing and maintenance • Monitor fire safety measures for early signs of deterioration • Conduct pre-AFSS health checks • Keeps documentation current • Advise committees on long-term risk management	• Maintain regular testing and inspections • Avoid "set and forget", poor maintenance triggers future orders • Keep records organised • Educate committees on ongoing obligations

For any questions about your Fire Order, remediation options, or how Quantum Fire can support your building through compliance, our team is here to help.

Contact us on **1300 006 005** or email **service@quantumfire.com.au** for clear guidance, fast support, and expert advice at every stage.

Quantum Fire Protection

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