

LANDLORD NEWS

A QUARTERLY PUBLICATION
FROM AUSTRALIAN ESSENTIAL
SAFETY INSPECTIONS **AESI**

ESSENTIAL NEWS & VIEWS FOR COMMERCIAL PROPERTY OWNERS

AUTUMN 2015



A MESSAGE FROM THE MANAGING DIRECTOR

Building Strong Relationships

I am often asked about our company AESI and in particular I get specific questions relating to Essential Safety Measures in commercial properties. Well, my reply with a very general answer is as follows.

In only a short time AESI has built an enviable reputation in the Building Safety Industry by working closely with Building Owners and Managing Agents in making commercial properties fire safe and compliant with the 2006 Building Legislation.

From our initial inspection reports through to the preparation of safety audits and ongoing maintenance, we provide Landlords with the complete package of professional servicing and reporting. Importantly our safety inspectors are qualified and they understand what's required to meet strict regulations relating to Essential Safety Measures in commercial properties. This together with our competitive pricing schedule has seen us build strong relationships with a diversified list of clients, nearly all who have been with us since day one.

Other servicing aspects that are unique to the industry and are FREE TO OUR CLIENTS include our quarterly newsletter LANDLORD NEWS and a BUILDING PLAN showing measurements and the location of Essential Safety Measures. These plans are often used in preparing evacuation plans or as a tool in assisting the eventual sale of the property. (IMAGE ... Building Plan)

AESI is always enthusiastic to gain new business and I would be only too pleased to answer enquiries on fire safety regulations, and give you an outline of our charges and the complete package of services we offer.

David Hassett MD



A Recent Landlord Question

If an injury occurs on my commercial property, is the Landlord or the tenant responsible?

As a general proposition, liability for injuries sustained by an entrant on commercial premises will primarily rest on a tenant-occupier, rather than the landlord. However, each case will be determined on its facts and often be based on whether the tenant or the landlord have breached their duty of care

For example, if owners of commercial premises have undertaken renovations, they must ensure they use appropriately qualified tradesmen and make relevant enquiries to ensure there are no breaches of relevant building standards. Otherwise, they are at risk of

contributing substantially to a claim by an injured entrant, even if the premises have been leased to someone else.



The terms of the lease must always be considered in determining the liability between a tenant and landlord which may well affect the reasonableness of steps to be taken by the landlord.

DEFECTIVE STAIRS SPELL DANGER ...



Stairwells become dangerous when owners don't pay attention to safety concerns such as, a broken or missing handrail, or poorly constructed, broken or uneven risers

With **Dangerous Handrails**, many building codes require handrails for certain types of stairs. If a fall on stairs was contributed to the lack of a handrail, the owner may be liable for the injuries.

Likewise, with improper **Step Construction**, where either the riser or run violates the building code, the stairs are deemed to be defective and extremely dangerous

In an Emergency:



Just a reminder that Triple Zero (000) should be called when police, fire or ambulance attendance is needed in a life-threatening or time critical situation.

Be prepared to describe your location as accurately as possible. Your mobile phone only shows call-takers your billing address, not your current GPS location.

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OUR 2015 AUTUMN TIP



As we move quickly into the New Year Landlords are well advised to check their leases to confirm the following:

- That on-site inspections are allowed to ensure all safety requirements are being observed.
- That tenant fit-outs comply with Essential Safety Measures regulations
- That the Landlord (at the tenant's expense) is allowed to rectify matters within a tenancy if it does not comply with the essential safety measures insofar as they are the tenant's responsibility
- That the Landlord is allowed to access the property to carry out works to ensure compliance with essential safety measures insofar as they are issues that are the landlord's responsibility.

NEED MORE INFORMATION?

Maintaining the safety of your property is paramount to protecting your investment.

AESI Services can help

- Asbestos Property Reports
- Essential Safety Measures inspections/audits
- Evacuation Plans and Training
- Occupational Health & Safety Issues
- Repairs and Maintenance

For confidential advice and assistance call AESI

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