

LANDLORD NEWS

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

ESSENTIAL NEWS & VIEWS FOR COMMERCIAL PROPERTY OWNERS

SUMMER 2017/18



A MESSAGE FROM THE MANAGING DIRECTOR

Welcome to our Christmas edition of Landlord News.

With the Festive Season upon us, I take this opportunity to thank our valued customers, whose continued patronage and confidence in our company inspires us to extend the best of services and enables us to provide value for their money.

Established in 2009, AESI has fast become a leading service provider and adviser for fire safety and Essential Safety Measures in commercial buildings throughout Victoria. Since our beginning, we have focused on keeping in-tune with the complex Government Building Legislation and working hand in hand with Property Owners and leading Real Estate Agents. We aim to provide a high quality range of products and services that safeguard against building fires and not only protect the occupants but also help to protect the Landlord investment while adding value to the Agents' commercial and industrial rental portfolio.

We believe our success can be directly attributed to the people we employ and our highly developed technology. Our field inspectors and in house consultants (most who have been with us since day one) are experienced and dedicated to providing customers with fast, efficient and friendly service. This together with our advanced software reporting systems has enabled us to "cut through the red tape" and provide our customers with a quick turn-around of inspections, preparing accurate audit reports, and meeting the strict requirements of the Building Commission.

In what is a complex world of legislation and statutory building regulations, AESI is committed to providing solutions that simplify the Legislation and make the commercial building compliance process as easy as possible for our customers.

We truly appreciate your business, and we're grateful for the trust you've placed in our company. I hope you enjoy our Summer edition of Landlord News and please don't hesitate to call me if ever a problem with your property should arise.

Merry Christmas and best wishes for a happy, successful New Year.

David Hassett MD AESI



KEEP LOOKING WHEN COOKING!

Summer in Australia can be the busiest time of year for fires in the kitchen. Health Injury Data shows that over half the fires attended by the fire brigade in Victoria and NSW started in the kitchen whilst being unattended and was the most likely ignition factor. When people find their cooking alight, their first reaction is to panic and rush to move pots/pans often causing the fire to spread (particularly with oil), and often themselves receiving a serious burn. Another cause of injury in the kitchen is loose inflammable clothing catching alight. This year be careful in the kitchen and remember the main message is 'keep looking when cooking'. We should also remind everyone to maintain a working smoke alarm and in case of a fire, get out, stay out and call Triple Zero (000)!

OUR SUMMER SAFETY TIP

Fire Extinguishers are the easiest and fastest way of protecting you and your business in a fire.

To make sure your portable fire extinguishers and fire safety blankets are up to date and compliant with current legislation, you should check the metal tag attached to each item. For most fire extinguishers, maintenance should be carried out at six monthly intervals by a suitably qualified person. For example if the maintenance was due in December 2017 the tag will be clipped in the allocated space (12/17) and clipped every 6 months thereafter.



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CAN THIS HAPPEN?

The U.S. government has been urging the world airline community to ban laptops in checked luggage because of the potential of a catastrophic fire.

The Australian Transport Safety Bureau (ATSB) conducted 10 tests involving a fully charged laptop packed in a suitcase. In one test an 8-ounce aerosol can of dry shampoo was strapped to the laptop. There was a fire almost immediately and it grew rapidly with the aerosol can exploding in 40 seconds! A recent report from the ATSB said “as the range of products carried on planes and using lithium batteries (cameras, laptops, phones etc) grows, the potential for in-flight fires and other issues increases.” One of its recommendations was that spare batteries regardless of their size should be carried in hand luggage and definitely not be placed in checked luggage.

DID YOU KNOW?

Can a landlord change the locks on a commercial property?

Unless the lease says something different, if a commercial tenant owes rent, the landlord can change the door locks without filing an eviction case. The tenant can get the key only during normal business hours and only if the tenant pays the rent due.

SUMMER WARNING ON AIR CONDITIONERS!

Rising temperatures can turn air conditioners into fire hazards.

This summer, experts are warning that rising temperatures can strain air conditioning units and, if they are not properly maintained, can turn them into dangerous fire hazards. But these fires can be prevented through proper maintenance. Changing the filter and ensuring adequate power supply to the unit are two safety measures that can help avoid potential problems. Avoiding the use of extension cords is also important, as they can also overheat and quickly start a fire.



AN AESI UPDATE:

The Building Commission Regulations 2006 sets out the fire safety items and procedures that commercial building owners must follow or risk being fined.

“Non-compliance may result in an infringement notice being issued by the council or fire brigade with prosecution and fines of over \$17,000 for an individual or over \$88,000 for companies for each breach”

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.

AUSTRALIAN ESSENTIAL SAFETY INSPECTIONS

For confidential advice and assistance call AESI, Suite 13, 118 Church St, Hawthorn VIC 3122
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