



A MESSAGE FROM THE MANAGING DIRECTOR

It's just not worth the Risk!

Many businesses that own their property tend to have a closed mind on the devastating consequences a fire would have on their business. Flames, smoke and indeed water used to extinguish the fire can severely damage the building, property and its contents, often causing a partial or full shutdown of operations. This unexpected stop to business can be financially devastating as costs such as wages, income losses and repair and replacement expenses are often not covered by fire insurance.

Responsible management shouldn't wait for a fire to happen! Management needs to plan ahead and ensure the essential fire safety systems are installed on the property and ready to meet any fire emergency that may occur.

Proactive fire safety goes hand-in-hand with current Government Legislation that stipulates all commercial buildings must be fire compliant by having the required fire protection measures installed (and maintained) on the property. This is the owners' responsibility and the Legislation includes such Essential Safety Measures as Exit Doors, Emergency Lighting, Smoke Detectors, Fire Extinguishers / Hydrants and Paths of Travel to Exits.

Enforcement and penalties of these safety laws is the responsibility of the Municipal Council and Fire Authority who conduct regular, random audits on commercial properties across Victoria. Non-compliance by property owners can result in an infringement notice being served and significant fines being issued for a serious breach of the regulations.

Insurance cover is still a necessary business decision and with a proactive fire prevention program in place you will not only satisfy the strict Building Regulations but your insurer may even provide a significant discount.

We hope you enjoy our Spring Newsletter and encourage you to call us for free personal advice and assistance on fire safety for your property.

David Hassett MD AESI



'It's raining ash!' Wind blows 'black mess' onto city as large fire burns at Coolaroo.

LAW FIRM HAS LAUNCHED CLASS ACTION OVER INDUSTRIAL FIRE

Up to 300 residents and businesses will register for a lawsuit following a major industrial fire in July at a recycling processing plant in Melbourne's north. Residents had to leave their homes because of very poor air quality. An evacuation warning was issued after the blaze at the SKM Industries factory at Coolaroo generated large plumes of hazardous smoke and ash.

The fire took some weeks to control and Maddens Lawyers is conducting inquiries, speaking to local residents and has launched Class Action proceedings against the company.

LOCATING YOUR FIRE EXTINGUISHER SIGN



A fire extinguisher is usually accompanied by two signs, an ID sign which shows what sort of fires it should be used on, and a location sign. The **fire extinguisher location sign** is mounted at least 2 metres above the ground and tells people that a fire extinguisher is located underneath. The sign should be placed so that it is clearly visible for up to 20 mtrs. The **fire extinguisher ID sign** is placed immediately above the extinguisher.

LANDLORD NEWS

KNOWING YOUR LEGAL RESPONSIBILITIES!

Commercial Building owners must prepare an annual audit on the buildings' Essential Safety Measures.

They may authorise an agent, such as a specialist maintenance contractor, to complete the report. The annual Essential Safety Measures report is to be in accordance with the approved form.



The owner must also keep records of maintenance checks, safety measures and repair work so a municipal building surveyor or chief officer of the fire brigade can inspect them. These documents must be made available to the municipal building surveyor or the chief officer on request after 24 hours' notice has been given. Annual Essential Safety Measures reports and records of maintenance checks, safety measure and repair work must be made available for inspection on request after 24 hours' notice has been given.

For free advice and fee proposal on safeguarding your property contact David Hassett direct on mobile [0413 739 852](tel:0413739852)

DO YOU KNOW?

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 \$60,000 for individuals or over \$300,000 for companies.



NEED MORE INFORMATION?

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SPRING CLEANING SAFETY TIP

Good housekeeping is essential in an office environment. This Spring keep office materials and items organised and neatly stored. Minimise the amount of combustible materials such as books, papers, boxes, etc., to prevent adding to the fuel load.

Poor housekeeping and too much combustible material is a fire hazard.



LAPTOP EXPLODES CAUSING FIRE!!

A laptop computer left on a charger overnight has exploded injuring a woman and starting a fire at a home office in Canterbury in Melbourne's Inner East.

Spot fires broke out across the office of the Prospect Hill road property albeit the occupants along with the help of a fire alarm alert were able to put out the fire before the fire crews arrived. The Melbourne Fire Brigade said the computer was left on a continuous charge for some time causing it to overheat and explode.

LIFE, SPRING, BELIEVE.

"I believe in process. I believe in four seasons. I believe that winter's tough, but spring's coming. I believe that there's a growing season. And I think that you realize that in life, you grow. You get better."

— Steve Southerland



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