



A MESSAGE FROM THE MANAGING DIRECTOR

Pitfalls of owning a building!

Owning a commercial building can be very rewarding but after many years in the fire safety business, it always amazes me how many building owners are unaware of their legal and financial obligations regarding the safety of their property. Under the Building Code of Australia, it is the responsibility of the owner to ensure their building is a safe place to work and has the necessary **Essential Safety Measures** (ESMs) to meet the strict Australian standards.

ESMs as defined under the Legislation are the primary life and fire safety systems required in commercial buildings to provide the safety of occupants in the event of a fire.

Non-compliance of ESMs can result in infringement notices being served with the most common fines being issued for problems such as faulty fire-fighting equipment and smoke alarms, unsafe or blocked paths of travel; exit and emergency lighting not working and being unable to provide authorities with a building safety permit.

LANDLORD SPRING SAFETY CHECK



Fire Extinguishers:

- Do you have enough fire extinguishers located throughout your building and placed near obvious fire zones?
- Have they been inspected and refilled or replaced according to their inspection tags and expiration dates?
- Do you have the correct class of fire extinguisher for your location?
- Are instructions for use clearly visible?

Smoke Alarms and Emergency Escape:

- Are the batteries in your smoke detector working?
- Do the emergency exit lights illuminate when tested?
- If you have a central station fire alarm and is everything fully operational?
- Do you have an evacuation and fire emergency plan?

In Victoria, the chief fire officer or the local Council are the authorities responsible for checking and enforcing building compliance in their municipality. It's worth being reminded that non-compliance can carry stiff penalties including prosecutions and hefty fines that may be applied to individuals or companies for every breach of the Regulations. All too often Landlords are too busy or unaware of the legal and financial risks they may face if the building is deemed to be non-compliant.

Unsafe premises are not only dangerous for the building occupants but in many ways can be costly for the owner for example where fire insurance claims are denied if the building is considered uninhabitable and the business has to shut down.

AESI provides the highest quality and most cost effective fire safety services in the industry with our success based on strong pillars of trust and integrity.

Please enjoy our Spring edition of Landlord News and don't hesitate to call me on any aspect of your building safety or the often complex regulations of the Government Legislation.

David Hassett MD AESI



WHERE THERE'S FIRE, THERE'S SMOKE BUT WHERE'S THE EXIT SIGN?

Often the only thing you can see through smoke is the Exit Sign! All exits in your building must be clearly visible and conspicuously marked with an illuminated Exit sign. Exit signs with an arrow must be strategically placed so that building occupants can determine the direction of the nearest exit from any point.

How many exits are required in an industrial building?

Normally, a workplace must have at least two exit routes to permit prompt evacuation of employees and other building occupants during an emergency. More than two exits may be required depending on the number of employees, size of the building, or if the set-up of the workplace will not allow employees to evacuate safely.



LANDLORD NEWS



DID YOU KNOW?

Annual ESM building reports are mandatory!

Legally it is the building owner obligation to ensure an Essential Safety Measures Report is prepared annually to comply with Building Regulation 2006. This task can be delegated to a third party such as AESI who can gather the building safety details and provide an audited report on behalf of the building owner.

SPRING FIRE SAFETY

Landlords and tenants should be aware that every commercial property should have working smoke alarms. They provide an early fire alert and allow people to escape safely. They may also protect the landlord from high product and equipment replacement costs and keep insurance premiums at a minimum.



NEED MORE INFORMATION?

Maintaining the safety of your property safeguards against legal and financial risks and is paramount to protecting your expensive investment. AESI Services can help with:

- Asbestos Property Reports
- Essential Safety Measures Inspections and Audits
- Building Compliance Legislation and Council Requirements.
- Evacuation Plans and Training
- Occupational Health & Safety Issues
- Building Repairs and Maintenance

POTENTIAL HAZARD ALERT!

In a student bedroom a hot water urn that was inadvertently left on overnight caused a bedroom fire. The hot water urn did not have an automatic cut-off switch, the urn boiled dry, became red hot and ignited materials beneath it. Fortunately the fire was kept to a minimum, but did produce extremely noxious and potentially dangerous smoke.

RISK MANAGEMENT IN COMMERCIAL BUILDINGS... agents can play a key role.



Whether you're selling, leasing or managing a commercial property, inspecting agents should be mindful of the fire safety and emergency services that are available in the building. For principals and the property managers good risk management advice can be a vital factor in terms of the business operation and looking after the individual properties.

For example, having evacuation plans on display and providing risk management advice maybe a crucial decision making factor for any potential purchaser or tenant.

TOP TIP FOR THE WORKPLACE OR HOME



Fire Blankets are simple to use and are ideal to put out fires from people's clothing. There are many different types and sizes with restaurants and kitchen's mainly stocking fire blankets in case of fires from hot oils such as frying pans or deep fryers.

AUSTRALIAN ESSENTIAL SAFETY INSPECTIONS

For confidential advice and assistance contact David Hassett at AESI
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