

# LANDLORD NEWS

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

ESSENTIAL NEWS & VIEWS FOR COMMERCIAL PROPERTY OWNERS

AUTUMN 2014



## FROM STRENGTH TO STRENGTH

On behalf of the AESI team I am delighted to announce that the last twelve months has seen our company continue an upward trend both in client growth and in the range of products and services we can offer.

As a leading provider of essential safety maintenance in commercial properties, the aim is to keep expanding our business reputation as the trusted resource for property owners and their managing agents. Having good relationships with both our clients and suppliers alike is our greatest asset and we strive to meet this continual challenge through exceptional service and value added performance.

With our quarterly publication of Landlord News we endeavour to maintain relationships with our market by keeping readers informed of industry news, legislation and changing market conditions.

We look forward to receiving your comments and trust you enjoy our Autumn edition.

**David Hassett**



## OUR AUTUMN TIP

Fires in restaurants and food halls start for many reasons with the probable cause usually being traced back to the grease & fat accumulated in the filters & flue cooking area.

At AESI, we recommend every 6 weeks filters are cleaned while canopy and exhaust fans should be cleaned and serviced every 6 months to comply with AUSTRALIAN STANDARDS AS 1851

## CASE STUDY

*...how a Landlord problem was solved.*



A boarding house in the Victorian Eastern Suburbs was advised by the local council that they would not be allowed to operate until an Essential Safety Inspection and Property Audit Report had been prepared and lodged.

Following a recommendation from one of our clients, the Real Estate Agent who managed the boarding house, contacted our office and arranged for the Essential Safety Measures inspection to be done as a priority.

Both the inspection and audit report were completed within a week of authorisation to proceed. All non-compliant safety items were listed in the report together with a cost estimate for the rectification works.

The Agent and Landlord were able to provide the council with a copy of the report, the non-compliant Essential Safety Measures were rectified and within a short time the boarding house was allowed to recommence business.

## LANDLORD ANNUAL REPORTING

As mentioned in Landlord News "Case Study" and in line with the Building regulations of 2006, owners of commercial properties have an obligation to prepare an annual Essential Safety Measures (ESM) Report.

ESMs are defined to mean any measure needed to ensure the safety of people using the property. These measures include fire-fighting equipment, fire rating of structures, penetrations to fire restricting structures, clear paths of travel through the building and means of exit (doors and handles) leading to open space. Other ESMs include emergency lighting, exit signs and smoke detectors.

The property ESM Report must be in the form approved by the Victorian Building Commission and include current and qualified statements confirming that the owner or an agent of the owner has taken all reasonable steps to ensure that each Essential Safety Measure is operating properly and has been maintained in a state that enables it to fulfil its purpose.



## ASBESTOS ... A SERIOUS HAZARD

Australia has one of the highest rates of asbestos-related illness in the world, and unless property owners start taking warnings seriously, numbers will continue to rise and penalties may be severe.

Asbestos which is now a banned product was used prior to the 1980s in over 3000 products and materials throughout Australia. It can still be found under floor coverings such as carpets, linoleum and vinyl tiles, behind wall and floor tiles, in cement floors, internal and external walls, ceilings, eaves, garages, roofs, air conditioning units, around hot water pipes and extensions to properties to name a few. However, unless you are trained in asbestos identification and know how to officially test a building material, then there is no way to know for sure whether something contains asbestos.

Dealing with asbestos falls under the banner of workplace health & safety and as such is the responsibility for the commercial property owner to treat the matter seriously

### The simple AESI message is:

“BEWARE, asbestos is highly dangerous. Don’t cut it, don’t drill it, don’t sand it, don’t saw it, don’t scrape it, don’t scrub it, don’t dismantle it, don’t tip it, don’t water blast it and don’t dump it. If in any doubt seek advice from companies offering qualified asbestos inspections and professional asbestos removal.”

### CUSTOMER QUESTION

**Q.** Fire Doors in our building contain asbestos... Should I have them replaced?

**A.** Many building owners are conducting routine replacement of old asbestos fire doors as part of their commitment to OH&S. You may not need to replace the asbestos fire doors providing they are in good condition and functioning under the Australian fire door requirements. If the doors are in disrepair, have faulty hardware and/or have a non-compliant tag on the door the best option is to replace the door with non-asbestos material and install new locks.

## SLIPS, TRIPS AND FALLS... AN OH&S NIGHTMARE



These physical events are the most significant causes of injury in workplaces across Australia while also costing millions in compensable injuries in the public domain.

Property Managers and Duty Holders must ensure that ground surfaces are:

- Well maintained and clean
- Level, free of lips & raised edges
- Suitably lit after dark to enable sufficient vision
- Slip resistant in wet/high traffic areas.

Stairs and ramps must be correctly designed and constructed with suitable hand rails

---

## CHECKED THE LEASE LATELY?

Property owners would be well advised to check their lease to confirm:

- The right to inspect a property to ensure all safety requirements are being observed.
- That approved tenant fit-outs also 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:

- Asbestos Property Reports
- Essential Safety Measures
- Evacuation Plans and Training
- Occupational Health & Safety
- Repairs and Maintenance
- No Obligation Confidential Advice

### AESI

Suite 13, 118 Church St, Hawthorn VIC 3122  
Phone: 9815 2085 Fax: 9815 1842  
Email: office@aesi.com.au

*Information provided in Landlord News is published in good faith. Every effort has been made to ensure the accuracy of the content & no responsibility is taken for inadvertent errors, omissions or inaccuracy of information supplied by third parties.*