



PROPERTY OWNERS CAN REST EASY WITH AN EXPERIENCED MANAGING AGENT

In our business of protecting commercial properties the question landlords often ask us is “Should I be managing my own commercial rental property?”

The short answer is that while some owners prefer to manage their own commercial rental property, it makes better sense to use an experienced Managing Agent who not only understands but can also deal with the many complexities associated with looking after a commercial property.

By choosing a Real Estate Agent with a strong rental listing in your area, you can rest easy knowing that your investment is safeguarded with a professionally prepared lease and a rent that is collected on time.

Accredited property managers have systems and processes in place to select the best possible tenant, maintain records of the condition of the premises and ensure maintenance and tenant expenses are paid. They can represent you in a dispute at the Tribunal and also be invaluable in helping to reduce vacancy time and in harmonising relationships with the tenant.

Victoria has some of Australia’s best commercial and industrial real estate agents and a comparable check with respected real estate associations will help you select one that best fits your needs.

David Hassett MD

Case Study:

AVOIDING INSURANCE HEARTBURN!

A client relates the story that although he had maintained an insurance policy for a suburban factory acquired some 5 years ago he was unable to claim building fire damages caused by the tenant’s machinery malfunction. It was discovered after the claim was lodged that the terms and conditions and actual coverage of the policy no longer matched the changing manufacturing environment of the property.

Did You Know?

Smoke inhalation is the primary cause of death for victims of indoor fires.



Smoke inhalation injury refers to injury due to inhalation or exposure to hot gaseous products of combustion. This can cause serious respiratory complications.

It is estimated that 50–80% of fire deaths are the result of smoke inhalation injuries, including burns to the respiratory system. The hot smoke injures or kills by a combination of thermal damage, poisoning and pulmonary irritation and swelling, caused by carbon monoxide, cyanide and other combustion products

Clear paths of travel, exit signs and compliant exit doors can save lives in a fire or smoke emergency.

“Inadequate insurance appears to be a common occurrence with commercial properties and unfortunately is usually discovered after the claim has been lodged. Then it is often too late!”

AESI’s advice is for landlords to know and understand their tenants business and when changes to the environment occur, immediately review and amend the insurance policy accordingly.”





NEW GUIDELINES CRACK DOWN ON GREASE FIRES IN RESTAURANTS, CAFES, AND TAKE-AWAY FOOD SHOPS.

"It's beginning to emerge as a common theme"

This is what Phil Grey, MFB station officer said when investigations confirmed that a build-up of grease in the cooking exhaust duct was to blame for the fire at St Kilda's Donovans Restaurant causing extensive and costly damage. This was the same cause that destroyed the nearby Stokehouse restaurant in December and also damaged Chinatown's iHotPot restaurant when a fire started in the exhaust network.

Recent guidelines released by a local council outlined the minimum safety requirements for mechanical exhaust systems in food premises. General requirements included compliance with exhaust systems including exhaust hoods, grease filters and exhaust air being safely discharged into the atmosphere.

Maintenance is critical to preventing costly fires and strict requirements cover the prevention of grease build-up, cleanliness of hoods, filters, fans, ducts and the installation of portable fire extinguishers and fire blankets in the kitchen area.

For further information contact AESI

OUR SPRING SAFETY TIP

Only working alarms save lives!

From electrical faults in air conditioners, heaters and power boards to malfunctions in operating equipment, there are a myriad of ways fires can start in commercial/industrial properties.

Spring time and the introduction of daylight saving is a good time to start by thinking fire prevention and firstly checking your smoke alarms.

With battery operated alarms simply press the test button and wait for the beep. However alarms connected to mains electricity should be professionally checked and if over 10 years old should be replaced. With sealed hard wired alarms, do not attempt to open or change the battery. Use a qualified electrician.



ASBESTOS AT WORK

The Ongoing Hazards

While the introduction of new asbestos products has ended in countries like Australia the danger of exposure to asbestos fibres in Australian industrial workplaces has not ended. In fact it has become more dangerous as the asbestos material has aged and loosened fibres are easily released into the atmosphere. In the past, the versatility of asbestos cement as a building material has resulted in its use not just in workplaces but also in homes, hospitals, sporting venues and schools as roofing, moulding, interior and exterior boarding, insulation, pipes and conduit.

Although the removal of all asbestos is proceeding slowly, it is nowhere near complete. This means that exposure to asbestos continues into the present day and is a serious hazard that is faced by both tradespeople and home renovators. This is contributing to a third wave of asbestos related disease which is the result of environmental exposure. The risk will remain until all asbestos-containing materials have been removed from all workplaces.

AESI specialises in providing professional property reports on the status of asbestos in buildings including the risk assessment and actions to be taken if required.



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

Suite 13, 118 Church St, Hawthorn VIC 3122

Phone: 9815 2085 Fax: 9815 1842

Email: office@aesi.com.au Website: www.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.