



## WARNING TO BUILDING OWNERS/OCCUPIERS ABOUT UNETHICAL PROVIDERS

Fire Protection Association Australia is currently advising all building owners/occupiers about unethical fire protection providers fraudulently posing as representatives of local authorities and conducting fake fire protection compliance audits on site.

There are currently widespread reports of such activity particularly in NSW and Victoria, with one known company using the sham technique widely across Sydney and recently in the Melbourne CBD.

It is alleged that this company may arrive on site unexpectedly, dressed in fake fire service / council uniforms. They will conduct an inspection of the building and highlight what they deem to be non-conformant fire protection systems and equipment, before recommending their preferred provider (a co-owned maintenance company) to remedy the situation.

Building owners/occupiers are advised to exercise caution regarding unannounced audits of their fire protection systems unless the identity of those on site can be clearly verified as a local council inspector, relevant fire authority, other government agency or your contracted fire protection provider.

The Association is currently compiling information and evidence on this business which will be submitted to the ACCC and other authorities.

**David Hassett MD**

## Case Study



At a recent safety inspection the rear exit door had an exit sign above it but the path of travel was completely blocked by chairs, boxes and other rubbish.

If fire and smoke make the front door of the property inaccessible, then the exit sign on the rear door becomes the guiding light to outdoor safety...if the path is clear!

In this instance the path of travel to the only exit is blocked and lives will be at stake

Picture (right) shows rear door exit sign and blocked paths of travel.

## A Recent Landlord Question



### Maintaining common areas on my commercial property only costs me money; it does not generate any rent; therefore why should I worry about it?

*'Maintenance of common areas is very important for a safe and healthy environment as well as a professional building appearance. Poor maintenance practices could lead to accidents and potentially expose the Landlord to significant liability risk. Also, in taking care of the common areas, you advertise the way that you conduct your business as a responsible Landlord and ultimately set by example what you expect from the tenant.'*

*(AESI Comment)*

*'The rear exit door must have a working exit sign and clear paths of travel of at least one meter to comply with the BCA'*  
*(AESI comment)*



## DANGEROUS GOODS ON COMMERCIAL PROPERTIES



If you store or handle dangerous goods on your commercial premises you may be required to seek a Dangerous Goods Fire Protection Report from the Country Fire Authority and /or/the MFB

### What are dangerous goods?

Dangerous goods are substances capable of causing harm to people and property because of their hazardous properties. They may be corrosive, flammable, combustible, explosive, oxidising or water-reactive or have other hazardous properties.

### When do I need to apply for a Fire Protection Report?

A CFA Fire Protection Report is required if the amount of dangerous goods stored/handled on your site exceed the 'Fire Protection Quantity' outlined in the Dangerous Goods (Storage and Handling) Regulations 2012. If you need help with your application, contact CFA's Dangerous Goods Unit on 9262 8865 or email [dangerousgoodsunit@cfa.vic.gov.au](mailto:dangerousgoodsunit@cfa.vic.gov.au).

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## OUR SUMMER SAFETY TIP



### Storage of Goods and Rubbish

Combustible goods or rubbish should not be stored near an electrical switchboard or cooking equipment where they could provide fuel for a fire. Remove the rubbish on a regular basis so you can provide a healthy and safe environment

### Fire Safety Maintenance

To ensure that your portable fire extinguisher and fire blanket function correctly and comply with current legislation, maintenance must be carried out at six monthly intervals by a suitably qualified person. This must be recorded and available for inspection by the Municipal Building Surveyor or the Metropolitan Fire and Emergency Services Board



*Wishing all our clients and friends a Merry Christmas and a happy and prosperous New Year!*

## 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

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Email: [office@aesi.com.au](mailto:office@aesi.com.au) Website: [www.aesi.com.au](http://www.aesi.com.au)

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