



## A MESSAGE FROM THE MANAGING DIRECTOR

I am pleased to welcome you to the Summer/Xmas edition of Landlord News, a publication we started some three years ago to keep commercial property owners and their managing agents in touch with the latest news on Essential Safety Measures and government building regulations.

With over 3000 fire safety inspections each year, AESI stands at the forefront of protecting property and people while giving our clients 'peace of mind' that their commercial investment is in good hands.

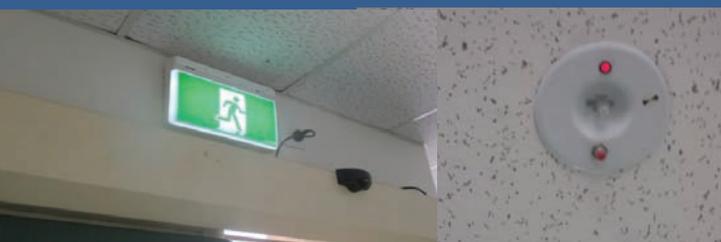
The Landlord News publication is a small and unique part of our overall client service. It is despatched free of charge each quarter and gives us the opportunity to share with you the latest industry news, views and tips across the commercial building industry.

We trust you can learn something from reading our Summer edition and remind you that your contribution in any form would be appreciated.

In the meantime, enjoy the Christmas spirit and have a safe and prosperous new year

**David Hassett, MD AESI**

## WHEN IS EMERGENCY & EXIT LIGHTING REQUIRED TO BE INSTALLED IN A BUILDING?



Emergency lighting and Exit signs are required so that occupants of the building can quickly identify the location of exits in an emergency, even in the event of a power failure. Both safety features are designed to minimise the risk of death or injury to occupants during an emergency because of an inability to find an exit.

## Case Study



### How a Landlord Problem was solved

A country hotel had a visit from the local municipal Building Inspector who requested to see the audit report for the Essential Safety Measures installed at the property. The owners were unaware that under the safety regulations as per the Building Code of Australia 2006 they were required to have an annual inspection & provide an audit report as specified in the Building Regulations. The reporting timeline required in this case was extended to 4 days. The owners contacted AESI who were able to send an Inspector down to the site the next day. The Inspector completed the inspection and faxed it to the AESI office where it was completed Saturday morning and emailed to the hotel for the Building Inspector's return visit on the Monday. No fines were imposed and the hotel got a big tick for acting quickly and providing the compliant report.

**Exit signs** must be visible at all times and are located on, above or adjacent to the specified designated exits and doors. In a fire alarm situation these will direct occupants to a safe place or open space.

**Emergency lighting** is generally required in buildings over 300m<sup>2</sup> and in every fire isolated stairway, ramp or passageway. In the event of a total blackout Emergency lights will automatically operate and light up the main paths of egress.

It is important that these facilities are maintained in good working order at all times. Regular checking of these systems is essential. All checks should be recorded and immediate steps taken to rectify any faults found.

Building location and positioning requirements for the Emergency lights and Exit signs is complex as they must be installed in line with strict regulations determined by the Building Code of Australia and in accordance with AS/NZS 2293.1.

For free advice on Exit safety signs and lighting to fit your commercial building call AESI.

# LANDLORD NEWS

## LANDLORDS DO HAVE A RESPONSIBILITY!

Under the various legislative frameworks it is the responsibility of Landlords/Body Corporates/ Owners Corporations to take reasonable measures to eliminate/ mitigate hazards that create a risk to life, health, property and the environment of a commercial property.

In addition to responsibilities under the Essential Services legislation, responsibilities in the following OH&S areas should be monitored.

- Slip, trip and fall hazards
- Security such as gates and access control systems
- Adequacy of internal/external lighting
- Pedestrian safety in car parks (signage, speed control, safe walking areas)
- General housekeeping in common areas (safe stairways and clear pathways)
- Garden safety management (unsafe trees and branches, dangerous foliage to walkways and roofline) etc.

Regular property inspections should be undertaken in identifying and controlling these risks with a view to minimizing injury and liability.



## Summer Tip..... CHECK THE LEASE?

In order to safeguard insurance conditions and legal liability, this Summer maybe a good time for property owners to check the lease agreement.

Conditions to be aware of include:

- The right to inspect your 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.



## OMG! ... WHERE'S THE FIRE EXTINGUISHER?

All too often our Inspectors find Fire Extinguishers that have been lost or hidden behind empty boxes or amongst shop/warehouse fittings and stock items. All fire equipment must have clear signage and require a 1 metre clearance. This makes the equipment accessible in a fire emergency and together with suitable signage ensures that it is visible to the occupiers of the property and people who may only be visitors to the site. A common non-compliant feature is where a fire extinguisher is located too close to the power board. The power board is where electrical problems can be a major contributor to starting fires that can quickly escalate across the property. To be ready for such a happening, the recommended action is to locate a dry powder fire extinguisher between two metres of the switchboard and certainly no further away than twenty metres. It's important that building owners and tenants alike take time to know where the extinguishers are located and to educate staff in understanding and being compliant with property laws.



## NEED MORE INFORMATION?

Please locate us on  
[www.AESI.com.au](http://www.AESI.com.au)

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