

Christmas Cheer and a Happy
New Year from all at AESI!



A MESSAGE FROM MANAGING DIRECTOR DAVID HASSETT

Making a difference with new software

AESI Inspectors love it and our Landlords and Agents will reap the benefits of our new software system which has recreated a simpler and quicker mobile package for preparing Essential Safety Item reports on commercial buildings.

The custom design software enables the “on the road” Inspectors to rapidly capture safety assessment data on their new tablets and with just the push of a button to immediately return information back to base. The hand-held tablet doubles as a camera with on-the-spot photos of non-compliant safety measures quickly added to the Report and relayed back to our auditing department.

Time consuming form-filling and piles of paper has been virtually eliminated with our new process. This enables highly accurate property audits to be prepared and rapidly despatched to property owners if urgent safety rectification is required by council.

Happy Christmas!

David Hassett, MD



Did You Know?

In the context of building fire safety, fire impact is considered to be any threat to life and property caused by heat or smoke and may include adverse environmental impact from toxic products stored on the premises.



PREVENTING THE 3 MOST COMMON CAUSES OF COMMERCIAL FIRES

While there are literally hundreds of potential reasons that fires start, the majority can be traced back to one of three common causes: electrical faults, hot work and arson.

Risk 1: Electrical faults

One of the most effective ways to identify potential electrical hot spots is to commission a thermal imaging survey of your premises. This technique detects electrical systems and equipment hazards, such as corroded connections, damaged wiring and overheated circuits that are usually not visible to the naked eye.

Risk 2: Hot work

Poor supervision of hot work (e.g. welding, grinding and cutting), which can create sparks or embers, is responsible for countless fires each year.

Implementing a hot work permit system ensures appropriate checks and measures are taken when doing hot work, such as the removal (or shielding) of any combustible materials, surveying the site for potentially explosive gases/fumes, and sufficient ventilation.

Risk 3: Arson

The best way to prevent arson is to increase security. To avoid arsonists from getting into your building, always ensure all access doors and windows are securely locked after hours. If your building is surrounded by a yard, secure the perimeter with a robust fence to help keep out unwanted intruders. Probably the best visual deterrent against both arson and theft is a CCTV camera and good lighting.



TIPS ON EMERGENCY LIGHTS

Do you have exit lights or emergency lights in your office or building? When was the last time you tested them? Emergency and exit light testing is one of those jobs that many businesses don't realise they legally are obliged to do every six months under Australian Standards 2293.

So why do you need to test your emergency and exit lighting? Imagine that there is a fire in your building. The lights have suddenly gone out and it is very dark. The office is full of smoke and your clients and staff need to quickly get out of the building. Without operational emergency and exit lights, how will they know which way is out?

Landlord Fined!

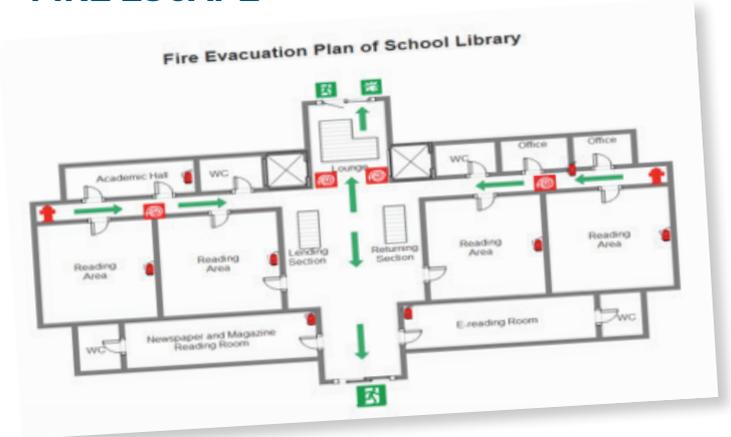
Extract from Lancashire Telegraph 21 November 2016

The landlord of an Industrial property in Lancashire, UK, has been fined £5,000 for showing a 'blatant disregard' for the safety of his tenants.

Fire Safety Defects included inadequate fire protection for escape routes, combustible materials within the communal escape route, inadequate emergency lighting and fire alarm system, poor emergency exit route signage, and inadequate locks on fire exits.

The owner was ordered to pay the fine when he failed to comply with the enforcement notice and none of the rectification works were completed by the specified dates.

PLANNING A WORKPLACE FIRE ESCAPE



- Describe the routes for workers to use and procedures to follow.
- Account for all evacuated employees.
- Provide for an employee alarm system throughout the workplace.
- Make the evacuation signal known to employees.
- Ensure all Fire Safety Equipment is working and maintained.
- Conduct quarterly escape plan training.
- Ensure up to date escape plans are strategically placed throughout the property.



Summer Safety Tip



ONLY WORKING FIRE ALARMS SAVE LIVES.

The Australian Fire Council recommends monthly testing in the summer months to ensure they are working correctly.

NEED MORE INFORMATION?

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