

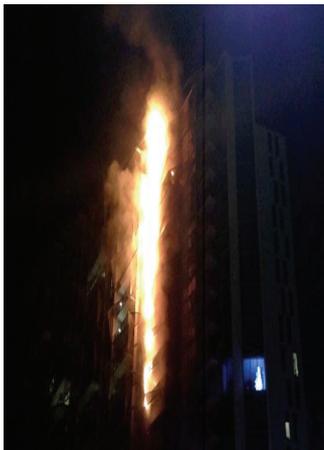


A MESSAGE FROM THE MANAGING DIRECTOR

WARNING!

Flammable Cladding is a ticking time-bomb.

The flammable cladding issue in high rise accommodation across Melbourne is rapidly escalating with another recent fire in a city building and a taskforce already identifying some 1400 properties having the unsafe material. Landlord News has heard that Melbourne Lawyers are currently preparing a class action against construction companies who have installed the dangerous combustible cladding while experts are saying residents are, or should be in fear of having to deal with it themselves.



At this stage there is no ideal solution and no one is taking responsibility so as a guide to renting or buying an apartment AESI recommends as part of your research you apply the following safe cladding steps.



AESI recommended steps for safe building cladding;

- Review the Section 32 notice. It will include disclosures of any building notices or orders in place.
- Ask the owners' corporation or building manager if any emergency orders or building notices have been issued, and if they have been complied with.
- Ask when the building was constructed, noting that most varieties of cladding used pre-2011 were comprised of a 100 per cent polymer core, considered most dangerous.
- Ask the owners' corporation or building manager if they know if aluminium composite panels or expanded polystyrene are used on the building.
- Ask the local council if they are aware of any cladding-related issues with the building.
- Engage a registered building surveyor to review the apartment, and the exterior cladding on the building, prior to purchasing.
- Review previous owners' corporation minutes from recent AGMs.
- Ask the owners Corporation about the essential safety measures (fire hydrants, fire doors, smoke alarms, sprinklers) in the building and how well they are maintained

David Hassett MD AESI

CUSTOMER QUESTION?

Q. Two Fire doors in our building contain ASBESTOS. Should they be replaced?

A. As part of their commitment to workplace safety many landlords are conducting routine replacement of old ASBESTOS fire doors that are in disrepair and need new hardware. Providing they are in good condition and functioning under the Australian fire door requirements you may not need to replace them.

However beware! ... ASBESTOS is a dangerous product and if you are in doubt AESI can offer qualified ASBESTOS inspections and professional ASBESTOS removal.

TOP TIP FOR THE WORKPLACE OR HOME

Fire Blankets are simple to use and are ideal to put out small fires or fires on people's clothing. There are many different types and sizes with restaurants and kitchen's mainly stocking fire blankets in case of fires from hot oils such as frying pans or deep fryers.





KEEPING ABREAST OF SAFETY COMPLIANCE

Different businesses and different facilities require different safety solutions. Understanding building compliance in terms of new legislation and new safety products is an ongoing challenge in maintaining a successful ongoing business. A fire safety audit of the property will help to identify potential fire risks and hazards, and ensure your fire safety plan includes appropriate protection measures and systems.

Basic requirements for adequate fire protection equipment include fire extinguishers or fire hose reels, and passive fire solutions such as fire doors or more advanced fire detection and suppression systems. Planning decisions for the most suitable fire solutions should include: size and type of building, materials being used on the premises, service and maintenance and current standards and regulations.

AESI can keep you up to date on all state-based fire safety legislation and regulations and will help you develop a suitable fire prevention plan and annual audit in accordance with Australian Standard AS3745:2010.



NEED MORE INFORMATION?

Maintaining the safety of your property safeguards against legal and financial risks and is paramount to protecting your expensive investment. AESI Services can help with:

- Essential Safety Measures Inspections and Audits
- Building Compliance Legislation and Council Requirements.
- Evacuation Plans and Training
- Occupational Health & Safety Issues
- Building Repairs and Maintenance
- Asbestos Property Reports

FIRE SAFETY MYTHS EXPOSED

- 1.Fire Sprinklers.** It's a myth that every sprinkler head is activated when there is a fire. Sprinkler heads are designed to be individually activated, usually preventing any fire spread. In a commercial or industrial fire approximately 60% of fires are controlled with only one head operating and 90% of all fires are controlled with 6 or fewer heads. Residential fires are usually controlled by one head.
- 2.Fire Extinguishers.** It's a Myth that visual inspection alone cannot guarantee a portable fire extinguisher is safe or will operate properly when needed. Over time workplace conditions can impact its integrity and cause it to malfunction or burst. In accordance with Australian legislation all commercial fire extinguishers have to be inspected and tested at six monthly intervals while pressure testing and refilling is required every five years.

AUTUMN HOUSE KEEPING MEASURES FOR A SAFE WORKPLACE 2019



- Keep general warehouse work areas, offices and shops clean, orderly and with clear paths of travel to escape exits.
- Provide sufficient waste receptacles (non-combustible containers) in each work area.
- Place oil or chemical soaked rags in suitable containers.
- Do not allow discarded packaging material or combustible scrap to accumulate.
- Avoid using flammable cleaning solvents to clean floors, walls or equipment.

AUSTRALIAN ESSENTIAL SAFETY INSPECTIONS

For confidential advice and assistance contact David Hassett at AESI
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AESI has moved!

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