

# LANDLORD NEWS

A QUARTERLY PUBLICATION  
FROM AUSTRALIAN ESSENTIAL  
SAFETY INSPECTIONS **AESI**

ESSENTIAL NEWS & VIEWS FOR COMMERCIAL PROPERTY OWNERS

SPRING 2019

## A MESSAGE FROM THE MANAGING DIRECTOR

### New Joint Venture is a win-win for our clients

I am delighted to announce that AESI has joined forces with GMH Fire and Safety Australia P/L. This will give AESI a “One Stop Shop” to provide our customers with unparalleled industry knowledge and better ‘value for money’ for our products and service Maintenance.

GMH Managing Director, Brad Green will head up the Emergency Response and Fire Maintenance section of our business and together with his team of fire technicians and inspectors will provide our customers with optimum services and at a timely and competitive price.

As Brad says *“Our joint Venture is very exciting and has been primarily influenced by our commitment to putting customers first and being dedicated to forging long-term relationships. Now we have everything under one roof, the existing maintenance sub-contractors will be replaced by full time professional employees*



*basically resulting in our customers getting better pricing and ensuring urgent jobs can be prioritised”*

Brad’s working experience with people is exceptional with his customer service expertise being influenced and developed through a highly successful multi-talented background in the professional sporting arena. He has been Captain of Melbourne Demons (250 games) and held senior coaching roles with Carlton and North Melbourne Clubs.

He gained a Master’s Degree in Business Management and a Diploma of Sports Management and Administration. His extensive knowledge of the Commercial Building Regulations and Essential Safety Measures (ESMs) are key requirements to ensure our customers can meet the often complex commercial fire compliance regulations.

In the next few months, Brad will personally be contacting our client landlords and managing agents regarding our new venture. In the meantime please feel free to call Brad or myself at AESI for any matters regarding fire safety at your property, or any queries regarding your obligations under the current legislation.

I take this opportunity to welcome Brad and trust you enjoy our Spring 2019 edition of Landlord News.

**David Hassett MD AESI**

## LANDLORD SPRING SAFETY CHECK

Spring cleaning in the warehouse or factory has similarities to spring cleaning in one’s home. It is a time to remove clutter and make the overall appearance better. But spring cleaning in a commercial property is much more than a superficial once over. Cleaning the warehouse or factory space is about improving fire safety and business efficiency.

The fire services recommend this checklist to assist warehouse and factory managers in preventing damage that could be caused by fire:

- Avoid storing or stock piling flammable materials such as packaging materials or waste where they could be accessed by the public, including the area immediately outside your business.

- Make sure all machinery is serviced as recommended by manufactures and is kept clean.
- Secure all doors, windows or other access points when the business is unattended, and make sure your business has adequate lighting to deter trespassers.
- Ensure your business has an adequately serviced and financial fire alarm system that is suitable to your business.
- If your business stores dangerous goods, ensure their storage and use adheres to legislation.
- A written and practiced fire escape plan is recommended for larger properties but valuable for all businesses.

**For further information or a comprehensive fire safe check on your property call:**

Brad Green  
GMH Fire & Safety Australia Pty Ltd  
1300 154 554





## CASE STUDY RURAL VICTORIA

### Oh No! The Building Inspector is here!

**THE PROBLEM** – A country hotel had a visit from the local municipal building inspector who requested to see the building fire and safety 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 2018 they were required to have an annual inspection and provide an audit report as per the format specified in the Building Code. The report is required and to be provided with 24 hours of the request from the municipal building inspector who, in this case extended the time to 4 days.

**THE SOLUTION** – The owners contacted AESI who were able to send an inspector down to the site the next day. The inspector completed the building fire safety inspection on his tablet and sent his report directly to the AESI office in Melbourne where it was completed that day, then emailed to the hotel for the inspectors return visit on the Monday. No fines were imposed on the Landlord and the hotel received a big tick for not only acting quickly but also providing an accurate compliance report.

## PEOPLE IN PUBLIC PLACES MUST BE PROTECTED

*Comment by Brad Green (MD Fire & Safety Australia)*

### QUESTION

“With my sporting and business background I am often surprised how often local councils, sporting clubs and other community groups have expressed uncertainty over the legal requirements that apply regarding fire safety and community protection”.

### ANSWER

An Occupancy Permit will be required if any recreational or proposed outdoor activities pose a threat to public safety. The Permit is a legal document and will outline regulations and conditions concerning the use of the facility and may include for example; a compliancy check on such fire safety items as: fire extinguishers and fire blankets, safe storage of flammable materials and explosive items, evacuation procedures, attendance of safety officers etc. Penalties for breach of permit regulations can be significant.

**For further information you can contact:**

the Victorian Building Authority or call me at AESI 03 9894 2064 or Brad Green 1300 154 554.

## SMOKE ALARM LAWS UNDER FIRE

Following recent fires in Geelong and Footscray, the Victorian Coroner Rosemary Carlin called for stricter laws and said current legislation had ambiguities surrounding the Landlord and tenant obligations. She recommended three key changes:



- Landlords be forced to have annual inspections
- All buildings must have hard wired smoke alarms
- More information for non-speaking English backgrounds

## NEED MORE INFORMATION?

Making your property fire safe is paramount to saving lives and protecting your valuable investment.

AESI Services can steer you in the right direction with all aspects of building compliance namely: Current Building Legislation and Safety Audits, Essential Safety Measures inspections & maintenance, Asbestos identification and compliance, OH&S Report, Evacuation Plans & Training, Repairs and Maintenance.

## AUSTRALIAN ESSENTIAL SAFETY INSPECTIONS

For confidential advice and assistance contact AESI.

Australian Essential Safety Inspections Pty Ltd  
Suite 7, 476 Canterbury Rd, Forest Hill VIC 3131

**Phone:** 03 9894 2064 **Fax:** 03 9894 8376

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

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