



A MESSAGE FROM THE MANAGING DIRECTOR

Important Notice for Landlords!

(Extract from recent FPAA industry memo)

As of November 2018 new Plumbing regulations replace the Plumbing Regulations of 2008. What this means for building owners is that the routine service of any water-based fire protection systems, such as fire hose reels and fire hydrants must now be conducted by a registered plumber with certificate 3.

Small change, big Impact for building owners!

This means routine service inspections previously conducted by suitably competent and trained fire protection technicians must now be completed by a much smaller number of plumbers with fire protection training.

Likely effects for building owners!

- 1 FPAA says that industry is predicting the current cost to building owners of this routine service work will be increased by some 450%.
- 2 Given the shortfall of plumbers able to undertake this considerable work, building owners will also face significant challenges with decreased service availability.
- 3 If you are unable to adequately maintain your building's fire protection systems you may be exposed to sizable council fines and building insurance difficulties.

As an accredited practitioner, AESI will continue to monitor the situation and work closely with the Fire Protection Association Australia (FPAA) to find a solution that is the most practical in terms of both servicing your client's needs and at the best possible cost. I will personally keep you posted!

Wishing all our clients and friends a happy and safe Christmas and New Year.

David Hassett MD AESI



HOW TO BEAT HEAT STRESS THIS SUMMER

The summer season is upon us, and that means stifling temperatures and a dangerous increase in heat-related workplace safety.

Every year, thousands of workers nationwide suffer from serious heat-related illnesses (HRI). Jobs that potentially put workers at risk of HRI's are firefighters, bakery workers, farmers, construction workers, miners, boiler room workers and factory workers among others.

Tips to protect employees from HRI's by taking preventative action

- Educate workers and supervisors on risk factors and early warning signs of HRI's.
- Provide cool drinking water near work areas.
- Monitor temperature and humidity levels near work areas.
- Use work cycles to limit prolonged exposure to hot work areas and allow workers routine breaks in the shade.
- Use the "buddy system" to monitor worker conditions.
- Schedule hot jobs for the cooler part of the day.

SUMMER SAFETY TIP

Only working fire alarms save lives!!





GROWING DANGERS IN HIGH RISE

In Melbourne, MFB Firefighters have attended over 400 fires in high rise apartments in the last 10 years. flicked cigarette butts, unattended cooking and poor maintenance of appliances are some of the most common causes sparking a damage bill of more than \$12 million over a decade.

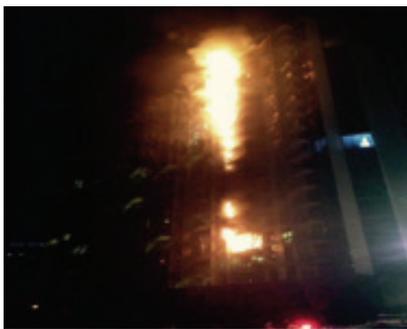
Melbourne's CBD has the highest number of high rise fires (441) followed by Carlton (198), Richmond (113) and Southland (103).

High rise buildings pose unique challenges due to a number of issues faced which are not experienced in traditional housing.

These include; close proximity of living space and lengthier evacuation times.

Safety tips for high rise living

- Have a fire escape plan and practice it regularly.
- Know where your exits are and that they are not blocked.
- Reduce your risks with fire alarms in every room particularly where someone sleeps with the door closed.
- Test your alarms are working regularly. Replace every 10 years.
- De-clutter balconies and remove sources of heat such as BBQs.
- Never flick cigarettes outside or throw into garbage chute.



Left: Around 400 residents were forced to flee a high rise apartment building in Docklands



DO YOU HAVE THE ESSENTIAL SAFETY MEASURES MANUAL?

The ESM manual should be on the book shelf of every building owner or organization responsible for maintaining a safe environment in commercial properties.

In Victoria Essential Safety Measures are central to ensuring a safe and healthy environment and their maintenance is vital for the life safety and health of its occupants over a building's lifetime.

The ESM manual provides detailed information on each Essential Safety Measure listed in Part 12 of the Building Regulations 2006, and covers the requirements and parameters that property owners and managers must work within to be compliant in meeting all safety legal obligations.

People interested in obtaining the publications should telephone (03) 9285 6400 or visit the Building Commission website at www.buildingcommission.com.au

DID YOU KNOW?

The building legislation sees both Landlords and Councils with responsibilities.

Workplace fire safety is the responsibility of the building owner while it is the local councils that have the responsibility under the act for the enforcement of building safety within their municipality.

Non-compliance for safety by building owners may result in an infringement notice and fine being issued while continued non-compliance can see fines of \$1,700 for individuals and \$88,000 for companies.

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

AUSTRALIAN ESSENTIAL SAFETY INSPECTIONS

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