

A MESSAGE FROM THE MANAGING DIRECTOR



Welcome to our Summer edition of Landlord News, a publication we started some 7 years ago to help keep Landlords, and managing agents informed of the latest news, views and trends on Essential Safety Measures and the latest government building regulations. This super little newsletter is unique in that it has provided an important link between our company and all those we have worked with over many years.

Special thanks to our Clients and all the AESI Team

This Christmas edition of Landlord News is special in that it provides me with the ideal opportunity to say thank you to all our clients for your business in 2019. Also a special thanks to our hard working AESI team who make things happen and ensure we can look forward to continuing our valued business associations into 2020 and beyond.

Please enjoy reading this issue of Landlord News, have a wonderful Christmas and a safe and prosperous year ahead.

My business thought for 2020 –

“Teamwork divides the task and multiplies the success”

David Hassett MD AESI

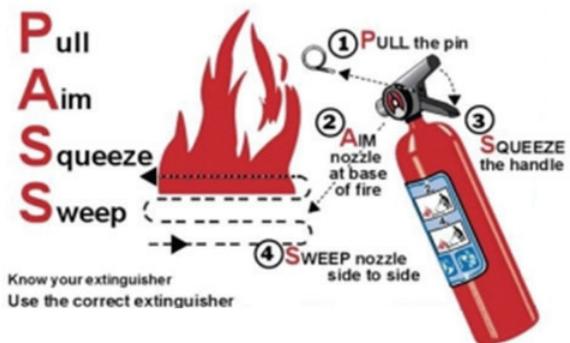
DID YOU KNOW?

New Legislation may safeguard Landlords from the cladding conflict

In October, the building Amendment 2019 (cladding rectification) was introduced to parliament allowing the state to chase wrong doers through the courts. The legislation would give the government the ability to pursue the original builders rather than the property owners who would be saved from spending their own time and money to rectify the problem.

YOU SHOULD KNOW HOW TO USE IT!

To operate an extinguisher:



FIRE SAFETY HOLIDAY TIPS

Fire services recommend this fire safety checklist for added protection to factories and warehouses over the summer holiday period.

- Confirm all machinery is serviced as recommended by manufacturers and is kept clean. If possible, switch machinery off when the business is unattended.
- Secure all doors, windows or other access points when the business is unattended, and make sure your business has adequate lighting to deter trespassers.
- Avoid storing or stockpiling flammable materials such as packaging materials or waste where they could be accessed by the public, including areas immediately outside your business.
- Ensure your business has an adequately serviced and functional fire alarm system that is suitable to your business type. Adequate exit signs and clear exit access is imperative.



LANDLORD NEWS

AESI CASE STUDY

How we solved a Landlord problem

A car retailer client who owned four sites asked AESI for urgent assistance. He was in the middle of selling the four car yards but did not realise that part of the terms of sale required a professional fire safety inspection and a safety audit report prepared for each site.

AESI immediately assigned three inspectors to the job and within a tight time-frame they completed the inspections and an audited report was prepared for each site.

In summary all non-compliant safety items had been identified and quickly rectified providing an accurate audit report of the properties and the importantly, the sale being finalised



OWNERS CORPORATIONS HAVE STRICT OH&S OBLIGATIONS

When engaging contractors and service providers, owner corporations must be aware of their obligation to ensure work is conducted in a safe and compliant manner. This is often referred to as “General Duty of Care” and is linked to responsibilities imposed by the OH&S Act 2004.

Safe and competent practices to look for when hiring service contractors include:

- Suitable qualifications to conduct the assigned task
- Has adequate insurance (public liability, work cover and professional liability)
- Has appropriate OH&S practices in place to safeguard employees, tenants and visitors

These obligations will vary with the size and scale of the task. Most contractors abide by the rules but the onus is on the Owners Corporation to ensure safe and competent practices are in place

COMBUSTIBLE MATERIALS

...a prime source for starting and fueling fires

As we have seen recently in Melbourne, with massive recycling storage fires, one of the key components required to start and prolong a fire is a source of fuel. Combustible materials, such as paper, cardboard, plastics or fabrics are all examples of this, and shouldn't be allowed to amass on commercial sites. One spark can quickly ignite combustible materials causing a fire to spread rapidly and it can happen in large or small factories, offices and entertainment facilities.



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, Evacuation Plans & Training, Repairs and Maintenance, and OH&S Audit and Report.

AUSTRALIAN ESSENTIAL SAFETY INSPECTIONS

For confidential advice and assistance contact AESI.

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