



## A MESSAGE FROM THE MANAGING DIRECTOR

### FIRE IN THE WORKPLACE CAN DESTROY THE BUSINESS!

In today's busy working environment, where dealing with staff and chasing the dollar become the priority, it is not unusual for management to underestimate the direct financial impact a fire could have on the business. While the first concern with fire safety is always for the protection of people, managers should not keep a "head in the sand" attitude about protecting their livelihood.

Imagine, if a fire was to strike your business, it could have devastating consequences with the damage sometimes being irreparable and the aftermath taking far longer to recover from than the fire itself. Lengthy downtime through destruction of data and damage to plant, stock and equipment can quickly lead to loss of customers and income leaving the business in disarray. These risks are real and even with a general insurance cover you may find you are often not adequately covered.

The AESI message for property owners and tenants alike is not to be complacent when it comes to fire safety in commercial properties. The Building Legislation states that fire safety in commercial buildings is the owner's responsibility and that a confirming fire safety audit must be completed each year for the building authorities. A safety audit ensures compliance with the building code and confirms the availability of maintained fire protection equipment and other necessary essential safety measures.

Importantly, these regulations can save lives but it can also mean the difference between a minor fire spreading to become a devastating blaze that could threaten the very survival of the business.

I trust you enjoy this years' Winter edition of our Landlord News.

**David Hassett MD AESI**



## WHAT IS THE CORRECT RESPONSE TO A WORKPLACE FIRE?

There are two essential rules when responding to a fire.

**First**, human life is more important than trying to extinguish a fire. Notify others, and always sound the alarm.

**Second**, be aware that smoke injures more people than the actual fire. Remember, smoke rises, stay low and move to a well-ventilated area.

In case of a fire and if time allows, observe the following steps:

1. Sound the alarm
2. Evacuate the area
3. Only attempt to extinguish the fire if trained and it is safe to do so
4. Report all fires and the capability of your fire extinguishers. Ring emergency triple zero 000.

## OUR WINTER SAFETY TIP

### Only Working Smoke Alarms Save Lives

- Alerting occupants to a fire in your building
- Giving them time to escape quickly and safely
- Enabling a quick reaction to staying low and escaping the smoke
- Providing time for a safe escape to call **000 EMERGENCY**





**Be Prepared  
Be Aware  
Be Ready**



## DEALING WITH FIRE AND CHEMICAL SPILLS

### Hazard Control must be a priority!

If you cause or witness a fire or hazardous chemical spill always keep your own personal safety and the safety of others as your highest priority. If time allows and you can do so safely, quickly evacuate and report the fire danger its location and the risk of it spreading. And likewise, the nature of any chemical spill including material type, quantity and specific location of the spill should be quickly reported.

If you suspect or witness a potentially dangerous fire or hazardous spill always ring Triple Zero 000.



## THIS SHINING LIGHT WILL LEAD YOU TO SAFETY

Exit and emergency lights in the workplace save lives! They ensure safe egress for building occupants when the normal lighting fails or visibility is impaired, during a fire. Remember thick smoke from a fire will make occupants confused and often very difficult to see their way to safety. Exit signs properly positioned at the right height are critical in directing everyone to a safe place and saving lives.

## DID YOU KNOW?

### Some burning questions for Landlords

#### Who pays building insurance on commercial property?

It is important that the lease should clearly state who is responsible for arranging and paying for buildings insurance. With most leases, the landlord arranges and pays for buildings insurance but then passes on the costs (or an appropriate proportion, in shared premises) either as part of the service charge or as a separately itemised charge.

#### Can the landlord demand renters insurance?

Yes, landlords can require renters insurance as a condition of leases and they can ask tenants to have a minimum amount of insurance coverage. It's a contractual issue and what a landlord says usually goes.

#### Can outgoings be passed onto a tenant?

Whether outgoings can be passed onto a tenant primarily depends on what has been agreed between a landlord and tenant in the lease agreement. The parties will usually agree that the landlord is entitled to pass on the cost of specified outgoings to the tenant. However, this is not always the case. The parties may agree that the tenant only pays rent and no outgoings. If the Act applies, a landlord cannot pass outgoings onto a tenant unless the tenant has been given an estimate of outgoings. The lease may specify that the tenant must pay particular outgoings directly to the service provider or to the landlord either before or after payment of the outgoing to the service provider by the landlord.

## 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

For confidential advice and assistance contact David Hassett at AESI  
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