



A MESSAGE FROM THE MANAGING DIRECTOR

LEASING ALERT TO LANDLORDS AND TENANTS!

Tens of thousands of business Operators and Landlords will benefit from the latest Government Bill for release this year.

The new Bill amends the Retail Leases Act of 2003 and is likely to come into effect October 2020. The Bill aims to increase certainty in retail leasing arrangements about who pays for costs relating to the installation, repair and maintenance of Essential Safety Measures (ESMs) and generally will make retail leases fairer and easier to understand.

In essence, the Bill confirms landlords can pass on the costs of repairs, maintenance and installation of Essential Safety Measures (ESMs) to tenants as agreed to in a lease. The safety measures include items such as smoke detectors, fire extinguishers, sprinkler systems, fire exit signs and safety inspections.

Most leases are already negotiated with the Essential Safety Measures costs included and the proposed changes provide certainty and eliminate confusion in dealings between landlords and lease-holders.



Further, the changes will enable businesses operators to move quicker as they develop and expand, remove confusion around legal obligations and lease terms and conditions, and enhance building safety.

Other Key elements of the New Retail Leases Amendment Bill include:

- Requiring retail tenants to be informed of the proposed rent before they extend their lease, instead of afterwards.
- Allowing more time for tenants to consider the terms and conditions of a proposed lease – 14 days compared with seven days under current legislation.
- Setting a maximum 30day timeframe for the return of security deposits from landlords – currently the Act states deposits should be returned “as soon as practicable”, which is open to exploitation.
- Providing the option for a tenant to request an independent early rent review if they disagree with the proposed market rent.

As yet, there is no firm resolution as to when the amended Bill will be passed and AESI will keep our clients notified or please contact us in confidence if you require assistance or advice on any of these matters.

David Hassett MD AESI



THE LIFESAVER LIGHT

Exit emergency lights are an essential life-saving device particularly in Commercial buildings. During a fire they ensure safe paths of travel for building occupants when the normal lighting fails or visibility is impaired, either due to billowing smoke or power loss. When constructing your fire safety plan, building owners and managers need to include emergency exit door signs and directional exit signs leading to each signified outlet. They will not only save lives but give staff and customers “peace of mind” knowing where to go should a fire arise and that the company cares about safety.



OH&S RESTAURANT ALERT

Owning or operating Commercial premises including commercial kitchens carries Occupational Health and Safety responsibilities. Dirty kitchen filters and air ducts can quickly gain a thick greasy build up inside which can greatly impact on the cleanliness of your kitchen and pose a real fire threat and insurance risk to your business staff & customers.



Important fire safety tips

There are a number of steps that you can take today to reduce the risk of fire.

Plan ahead



Check smoke alarms

Ensure they're not covered or disconnected



Check fire doors

Ensure they're always kept clear, closed and unlocked



Clear the clutter

Ensure balconies, hallways and evacuation routes are kept clear of clutter and rubbish



Know your fire escape plan

Become familiar with your building's evacuation plan

Reduce fires spreading by making your balcony safe



Isolate your BBQ

Ensure your BBQ is at least 50cm from walls, clothing and other materials



Fully extinguish your cigarette

Use a heavy, high-sided ash-tray (made of glass, ceramic or metal)



Isolate AC units

Ensure clothing and other materials are kept at least 1 meter away



Isolate gas bottles

Ensure gas bottles are stored outside, upright and away from sources of heat



SUPPORT & GUIDANCE FOR BUILDING OWNERS AND OCCUPIERS



A state-wide audit carried out by the VBA has identified hundreds of buildings with some degree of **combustible cladding**. Each building is unique, which is why Cladding Safety Victoria will work with the owners on the appropriate solution for that building. The scale of reducing risks to an acceptable level means that this work in total is expected to take at least five years. Cladding Safety Victoria will provide advice on how to reduce fire risk, help owners to find qualified project managers and other professionals and, in higher risk situations, provide funding for approved works.

This could include funding for:

- project management support
- professional design services
- building surveying
- permits and approvals
- building materials and rectification works.

Visit Cladding Safety Victoria for more information.

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 fire 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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