



A MESSAGE FROM THE MANAGING DIRECTOR

LANDLORD TENANCY RELIEF EXTENDED TO 31 MARCH 2021

To ease financial hardship faced by commercial landlords as a result of coronavirus, the Victorian Government has further extended the Scheme to 28 March 2021.

Under the Scheme, landlords and tenants are required to:

- co-operate and act reasonably in all of their discussions and actions
- negotiate rent relief in good faith with a view to reaching an agreement
- provide relevant documentation (consistent with the regulations for the Scheme) in a timely manner.

Landlords who have provided rent relief in 2020 to an eligible tenant can apply to the State Revenue Office for up to a 50 per cent land tax waiver on each eligible property and a deferral of the remaining land tax liability until 31 March 2021.

In addition, land tax relief is being extended to the 2021 land tax year. For landlords who provide rent relief to eligible tenants between 1 January 2021 and 28 March 2021, they may be eligible for:

- a land tax discount of 25 per cent on their associated 2021 land tax and
- the ability to defer the remainder of their land tax liability until 30 November 2021.

Owners of a commercial property who run a small to medium business from that property and whose business has been impacted by the pandemic may be eligible to receive a 25 per cent reduction on the property's 2020 and 2021 land tax liability and a deferral of the remaining land tax to 30 November 2021.

The Victorian Government has launched the Commercial Landlord Hardship Fund Round 2. Grants of up to \$3000 per tenancy are available to eligible small landlords who reduce commercial rent for their tenants under the Commercial Tenancy Relief Scheme.

Full program guidelines and information on how to apply are available on Business Victoria's website.

David Hassett MD AESI



COMMUNITY COMPLIANCE ALERT

For clubs, pubs and recreation buildings

As the Covid threat subsides and many sporting clubs and other organizational groups start to open-up public facilities there is considerable uncertainty over fire safety compliance applying to community use of council and other outdoor recreational facilities. The Law says all commercial clubs and community buildings are required to be compliant and ensure the necessary Essential Safety Measures (ESMs) are appropriately located and maintained to perform to acceptable safety standards.

This includes having suitable exits, paths of travel, smoke alarms and where necessary, the Essential life-saving facilities such as fire hose reels, sprinklers, exit signs and fire extinguishers. If your community building is about to restart and commence activities you can trust AESI for quick fire safety compliance advice and assistance.

Phone David 03 9894 2064



DAYLIGHT SAVING SAFETY TIP

Daylight saving ends **SUNDAY 4th April 2021**
at 3.00am (Eastern Australia time)

Time Changes mean Workplace Safety Checks! When changing the clocks for daylight saving it's a good habit to change smoke alarm batteries and verify that fire extinguishers are fully charged and in working order.



LANDLORD NEWS



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.

COMPLIANCE GUIDANCE FOR BUILDINGS



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 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.

If you need to report a fire safety issue these authorities should be contacted in the following order;



For FIRE SAFETY Compliance and Maintenance advice on your property don't hesitate to call AESI 9894 2064
For a FIRE EMERGENCY call Triple Zero 000

AESI ... EXPERTS IN FIRE SAFETY & ESSENTIAL SAFETY MEASURES

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

AESI expertise will steer you in the right direction with all aspects of fire safety and building compliance namely: Current Building compliance 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.

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 Website: www.aesi.com.au

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