



A MESSAGE FROM THE MANAGING DIRECTOR

Covid! ... Reflections & Business Revival

During my short New Year break I had valuable time to reflect on where our business has been in the past two years of struggling with the Covid Pandemic and what lies ahead to inspire us in 2022 and beyond.

With the AESI Business primarily being fire safety of commercial properties, we like many shops, offices and factories have also suffered from the never ending disruptions and economical uncertainty that beset the business and retail world in the past two years. Many of our clients were forced to close their doors while others needed to make rapid changes in order to survive. Fortunately our research reminded us that many clients have stayed with us since day one and this led to our important decision to focus on maintaining and rebuilding relationships with our existing and hard won customer base.

First of all, we strengthened our service capabilities by further developing our new allied partner GMH FIRE MAINTENANCE SERVICES. This added the valuable maintenance element to our expertise with Essential Safety Measures (ESMs) and gave our customers a total fire safety service. Commercial building owners could now be confident that their buildings comply with the building code and with AESI services “all under the one roof” we can provide faster customer response and better delivery value.

Secondly throughout the lockdowns we managed to stay open and retain most of our key administration staff and experienced building inspectors. This knowledgeable support team proved invaluable in assisting and guiding our customers in the most efficient and cost-effective way of ensuring they continued to meet the strict and often confusing government regulations.

So heading into 2022, with these powerful service capabilities (among other learnings) we have been highly successful in satisfying our customer needs and will constantly be reminded of the value in maintaining strong business relations. Our aim is to continue this trend and endeavour to stay ahead of customer values and expectations that may have changed slightly as a result of Covid interruptions



Finally, with 2022 now looming as another unpredictable year, we will continue to follow our successful research findings during the Covid Pandemic and confidently look forward to a steady business revival in the coming years.

We would be pleased to work with clients to help create and strengthen a safety process that works for you and your valuable property. Please don't hesitate to contact me if we can assist in any way.

David Hassett MD AESI



OWNERS CORPORATIONS AND CONTRACTOR DUTY OF CARE

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

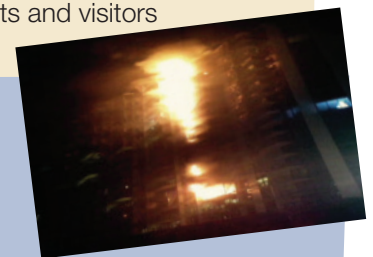
When engaging service contractors they need to establish that Contractors have;

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

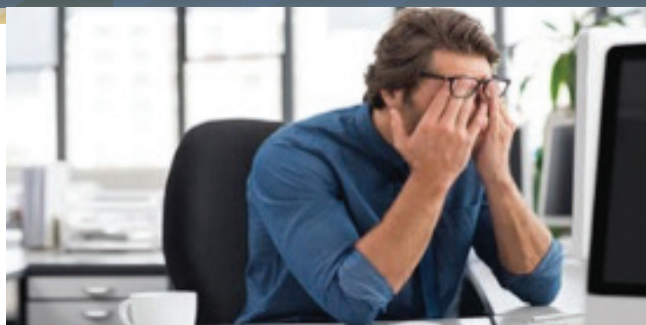
HIGH RISE DANGER

More than 100 fires a year in High Rise Dwellings!

Recent figures show that flicked cigarette butts, unattended cooking and poor maintenance are some of the most common causes sparking more than 100 fires in the Melbourne metropolitan high rises each year. Living in close proximity to others and potentially lengthier evacuation times are some of the new issues faced by high rise dwellers.



LANDLORD NEWS



UP TO 65% OF AGENTS ADMIT TO FEELING STRESSED

A report carried out by Jet Xavier, Australia's leading elite performance mental skills and mindset coach in the real estate sales industry launched a survey to understand the state of wellness and wellbeing in the real estate industry.

Jet said: "Whilst the real estate industry provides an opportunity to achieve great things in business and in life. It also carries a unique intensity, where many agents are unable to achieve both a balanced life and a successful career.

His white paper aims to provide the foundation from the old-school towards a progressive and contemporary approach to wellness and wellbeing to put the real estate industry in alignment with global best practice.

DID YOU KNOW?

The all-powerful Metropolitan Fire Chief can at all reasonable times have free access to any land, building premises or other place for the purpose of ascertaining whether the section 32 regulations and any other law relating to the following are complied with.

- the storage of explosives;
- the storage of radioactive substances;
- the storage of inflammable liquids or substances
- the prevention of life and property in the case of fire

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.

EXPLAINING ESSENTIAL SAFETY MEASURES (ESMs) AND ANNUAL REPORTING FOR COMMERCIAL LANDLORDS

Based on the Government building regulations of 2006, owners of commercial properties have legal compliancy obligations to prepare an annual Essential Safety Measures (ESM) Report. ESMs mean any measure needed to ensure the safety of people using the property or place of public entertainment. ESMs include fire-fighting equipment, clear paths of travel through the building and means of exit (doors and handles) leading to open space. Other ESMs include emergency lighting, exit signs and smoke detectors. The buildings' ESM annual safety report will include statements confirming that the owner can ensure that each ESM is available and has been maintained in a state that enables it to fulfil its purpose.

Essential safety measure responsibilities

- Councils have responsibility under the *Building Act 1993* (the Act) for the enforcement of building safety within their municipality.
- The municipal building surveyor or chief officer of the relevant fire authority is responsible for the enforcement of the maintenance provisions of the Regulations.
- Building occupiers have an obligation to ensure all exits and paths of travel to exits are kept readily accessible, functional and clear of obstructions.
- Building owners must ensure that an essential safety measure is maintained so that it operates satisfactorily.

AESI has several thousand customers and our total Compliancy Service provides accurate reporting for both the annual ESM Inspections and any required maintenance work.



AUSTRALIAN ESSENTIAL SAFETY INSPECTIONS

For confidential advice and assistance contact AESI.

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