



A MESSAGE FROM THE MANAGING DIRECTOR

COVIDVIRUS RELIEF FOR TENANTS & LANDLORDS

The Victorian Government has introduced a **Commercial Tenancy Relief Scheme** (including Retail) to alleviate financial hardship faced by tenants and landlords as a result of coronavirus (COVID-19 Omnibus Act 2020).

What support does the Scheme provide for Commercial tenants and landlords?

- A six-month moratorium on commercial tenancy evictions for the non-payment of rent for small to medium enterprises with an annual turnover under \$50 million that have experienced a minimum 30 per cent reduction in turnover due to coronavirus (COVID-19), commencing from 29 March 2020
- A freeze on rent increases during the moratorium for commercial tenants
- A rent payment waiver or deferral taking into account the commercial tenants' income reduction due to coronavirus (COVID-19), to be negotiated between the tenant and landlord
- A **free mediation service for commercial tenants and landlords**, accessed through the VSBC, to support fair tenancy negotiations

The Government is also providing **land tax relief to commercial or industrial landlords** that provide rent relief to their tenants, provided:

- the tenant's annual turnover doesn't exceed \$50 million
- the business is an eligible business in the Commonwealth's Job Keeper scheme, and
- the business is suffering financial stress or hardship as a result of the pandemic.

If a commercial tenant or landlord is in a situation where the tenant is having trouble paying rent because of coronavirus (COVID-19), we recommend tenants keep paying what they can afford, work out what their financial situation is (i.e. what their reduction in turnover is) and talk to their landlord to try to reach an agreement on rent relief. If they do find themselves in a dispute, the tenant or landlord can email the VSBC at enquiries@vsbc.vic.au or phone 13 8722

David Hassett MD- AESI



AESI ... A CULTURE OF EXCEPTIONAL SERVICE

Experienced in all aspects of Essential Safety Inspections and compliancy for commercial properties our three chief inspectors have been with the AESI Pty. Ltd. for a combined total of some 30 years. They have helped us forge an enviable reputation for efficiently carrying out the important safety duties in a polite, non-intrusive and thorough manner. Under the AESI banner they are an essential element of our leading team of 12 professional inspectors who take pride in working with landlords and tenants in helping to deliver more than 8000 audited commercial property inspections each year.

From L to R -
Lloyd Betteson,
Kevin Mangos,
Euan Campbell



DID YOU KNOW?

Tip for Commercial Real Estate Agents!

Whether you are selling, leasing or managing a commercial property, inspecting agents should be mindful of the Essential Safety Measures (ESMs) available to protect the building.

For example, having evacuation plans on display and providing sound risk management advice may decide the crucial decision for any potential purchaser or tenant and even determine the selection of the best agency person to service applicable enquires.

EPA TARGETS HAZARDOUS STOCKPILING

With summer fast approaching and recycling waste piling up around the State, the worst environmental fears were triggered following two more waste-fuelled infernos becoming a reality in Campbellfield and Thomastown.

The EPA environmental watchdog and its Environmental Taskforce has investigations underway and is currently identifying and assessing all potential recycling environmental Hazards across Melbourne.

EPA statistics: (Source: EPA/Vic. Gov. Recovery Audit Taskforce)

- More than 800 sites identified, more than 700 assessed
- More than 200 sites require “urgent attention”
- 345 sites have evidence of stockpiles
- 358 on-site inspections across 128 sites have been carried out
- 84 remedial notices and 14 sanctions have been issued.



Recycling fire Campbellfield



Recycling fire Thomastown

COVIDSAFE BUSINESS PLANNING

With many businesses now in the planning process for early recovery and reopening, it is timely to remind owners and employers that people safety must be a priority in your business thinking and any start-up planning process. To get your business on track, we urge you apply the following legal guidelines and to call us for a free comprehensive guide to COVID SAFE workplace planning.

COVIDSAFE Legal Guidance for Employers

- Provide such COVIDSAFE information, instruction, training or supervision to employees and independent contractors in a way that is safe and without risks to health
- Monitor the health of employees and conditions at any workplace under management and control
- Provide information concerning COVIDSAFE protection to employees (in all necessary languages)
- Ensure customers and all occupants at your workplace are not exposed to COVIDSAFE risks
- Keep employees consulted on COVIDSAFE matters likely to directly affect Health & Safety

FREE COVID SAFE PLAN If you are unsure what is needed to stay safe in your workplace, we can send you a free plan. Call Jackie at AESI on 03 98942064

CASE STUDY

How AESI solved a non-compliant property problem

A car retailer with 4 sites rang the AESI office seeking urgent assistance. He was selling the four properties but did not realise that part of the terms of sale required an Essential Safety Measures safety inspection and an audit report prepared for each site. We were able to quickly assign 2 of our Inspectors to the job, complete the inspections and provide the audit report within the required time frame. The non-compliant safety measures were identified in the report, quickly rectified and approved the next day and the sale was finalized.



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
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