



MANAGING AGENTS TAKE THE HEAT OUT OF LANDLORD RENTAL PROBLEMS

A message from the Managing Director

In our business of safeguarding commercial properties and their occupants from the dangers of fire, Landlords often ask us is “should I be managing my own rental property?” The short answer is that while some owners prefer to manage their own commercial rental issues, it makes better sense to use an experienced Managing Agent who not only understands but can also deal with the many complexities associated with looking after a commercial property. By choosing a Real Estate Agent with a strong rental listing in your area, you can rest easy knowing that your investment is safeguarded with a professionally prepared lease and a rent that is collected on time. Accredited property managers have systems and processes in place to select the best possible tenant, maintain accurate records on the condition of the premises and determine the maintenance and tenant expenses that need to be paid. They can represent you in a dispute at the Tribunal and also be invaluable in helping to reduce vacancy time and in harmonising relationships with the tenant. They can also provide you with professional advice if alterations or extensions are required or if you are considering future selling opportunities for the property. Victoria has some of Australia’s best commercial and industrial real estate agents and a comparable check with respected real estate associations will help you select one that best fits your needs.

AESI can help! We understand the time-consuming hassles that Landlords are faced with in renting and managing their own commercial properties. Our new joint venture with GMH Fire Maintenance (Australia) has been a real winner giving our customers a one-stop fire safety specialist company that keeps you on top of current government building legislation and importantly providing our services at a highly competitive and trusted pricing.

Keep safe and we trust you enjoy this Spring issue of Landlord News

David Hassett MD AESI



ASBESTOS AT WORK... A DANGEROUS ONGOING HAZARD



While the introduction of new asbestos products has ended in countries like Australia the danger of exposure to asbestos fibres in our industrial workplaces has not ended. In fact it has become more dangerous as the asbestos material has aged and loosened fibres are easily released into the atmosphere. In the past, the versatility of asbestos cement as a building material has resulted in its use not just in workplaces but also in homes, hospitals, sporting venues and schools as roofing, moulding, interior and exterior boarding, insulation pipes and conduit coverings. This means that exposure to asbestos continues into the present day and is a serious hazard that is faced by both tradespeople and home renovators.

STOP NEWS! NEW FIRE SAFETY STANDARD

In August 2021 the Victorian Building Authority (VBA) introduced changes which will affect the maintenance servicing of all water-based protection systems such as fire hydrants and fire hose reels.

As a result from 1st September 2021, our maintenance company GMH Fire & Safety Australia will commence all maintenance in accordance with the latest Australian Standard 1851-2012 (replacing 1851-2005). The main change is that maintenance and compliance checks will be required annually rather than every three years.

As a courtesy to our clients, GMH have endeavoured to continue our maintenance schedules under the old 1851-2005 standard, however VBA Amendments have forced our hand to adopt and adapt to the new standard and its requirements. An additional charge will be applied to perform the new standard flow testing along with a service report.

The new standard is considerably complex and may have future ramifications on a number of safety areas such as building compliance, occupancy permits and insurance requirements

We will keep you advised as new details come to hand. In the meantime, if you require any further information relating to these changes, please contact Kye Mangos Ph 1300 154 554.

LANDLORD NEWS



IF YOU THINK COMPLIANCE IS RISKY – TRY NON COMPLIANCE!

Next to your home, owning a commercial property either for your own use or for rental purposes can be your greatest asset. The Building regulations of 2006 state that owners of a Commercial or industrial property have an obligation to prepare an annual Essential Safety Measures (ESM) Compliance Report. Essential Safety Measures are the life and fire safety systems that the law requires all industrial, commercial and public building owners to implement and maintain. This covers all safety measures needed to ensure the safety of people using the property. These measures 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 property ESM safety report must be in the form approved by the Victorian Building Commission and confirming that the owner or an agent of the owner has taken all reasonable steps to ensure that each Essential Safety Measure is operating properly and has been maintained in a state that enables it to fulfil its purpose. Non-compliance may result in an infringement notice issued by Council or the Fire Authority, and if not remedied, can quickly grow to a substantial fine and prosecution.

Don't forget to **SPRING** forward!

Daylight saving time 2021 in Victoria will begin at 2:00 am on Sunday 3 October



DID YOU KNOW?

FALSE MFB CALL-OUTS CAN MEAN HEAVY PENALTIES.

A false fire alarm occurs when the MFB is called to attend an incident only to find there is no emergency and there is no need for their fire-fighting skills or other expertise. To avoid substantial fines, it is essential the automatic fire alarm systems operate efficiently at all times and are not activated unintentionally or as a prank.



INDOOR SMOKE INHALATION IS THE KILLER

Smoke inhalation is the primary cause of death for victims of indoor fires. Smoke inhalation can cause serious respiratory complications. It is estimated that 50–80% of fire deaths are the result of smoke inhalation injuries, including burns to the respiratory system. Stay low and follow the exit sign. Clear paths of travel, exit signs and compliant exit doors can save lives. In a fire or smoke emergency, you should cover your face, stay low under the smoke and head for the nearest exit sign

AESI FOR PROFESSIONAL FIRE PROTECTION AND LEGAL COMPLIANCE

AESI is a fire safety specialist company working with Commercial property owners and Managing Agents to ensure their buildings are fire safe and compliant with current Government Legislation.

Our one stop shop means customers can “rest easy” knowing that we provide expert advice and services covering Essential Safety Measures; Compliance Safety audits & Maintenance; Asbestos identification & Compliance; Evacuation plans & training; Repairs & Maintenance and OH&S Audit Reports.

Our sales & Inspection team is fully compliant with Government Covid 19 Health regulations.

AUSTRALIAN ESSENTIAL SAFETY INSPECTIONS

For confidential advice and assistance contact David at AESI.

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