



A MESSAGE FROM THE MANAGING DIRECTOR

I am pleased to welcome you to the Summer/Xmas edition of Landlord News, a publication we started some ten years ago to keep commercial property owners and their managing agents in touch with the latest news on Essential Safety Measures and government building regulations. With our inspectors attending over 5000 fire safety inspections each year, AESI stands at the forefront of protecting property and people while giving our clients 'peace of mind' that their commercial investment is in good hands.

The Landlord News publication is a small and unique part of our overall client service. It is despatched free of charge each quarter and gives us the opportunity to share with you the latest industry news, views and tips across the commercial building industry. We trust you can learn something from reading this summer edition and remind you that your contribution in any form would be appreciated.

If you have any issues or question on your commercial building or the current building legislation, please don't hesitate to call me.

Finally, our thanks to all our friends and customers for their support throughout these difficult times and I trust you enjoy our Christmas edition of Landlord News and wish you and yours a safe and happy Festive Season and an inspiring New Year.

David Hassett MD AESI



CONCERNING FINDINGS THREATEN WORKPLACE SAFETY

(Fire & Safety Australia Statistics)

1. Less than 50% of building occupants feel confident of knowing what action to take and where to evacuate during an emergency.
2. Less than 50% of building occupants feel confident in how to operate a fire extinguisher.
3. Less than 25% of people randomly tested, can locate their nearest fire extinguisher from memory without searching the building.
4. Over 50% of the people use an incorrect fire extinguisher and/or operate it incorrectly or dangerously (i.e. not sweeping across the fire, not continuing to spray after the fire is out and not aiming at the base of a fire or using an incorrect fire extinguisher)

...and the most frightening statistic of all...

5. Only 13% of people are aware that different types of fire extinguishers must be used on different classes of fire and of the very dangerous effects of using the incorrect fire extinguisher on specific classes of fire.

COMMENT: *Fire safety is a non-negotiable workplace necessity, yet we often take it for granted. Landlords have strict responsibilities for the safety of their building and are required to complete an annual Audit report confirming the compliancy of the necessary Essential Safety Measures (ESMs) in the property work place.*

OUR SUMMER SAFETY TIP!

Fire Safety Maintenance

Ensure your portable fire extinguisher and fire blanket function correctly and comply with current legislation, and maintenance is carried out at six monthly intervals by a suitably qualified person. This must be recorded and available for inspection by the Municipal Building Surveyor or the Metropolitan Fire and Emergency Services Board.



KNOWING YOUR FIRE EXTINGUISHERS

Fire extinguishers come in all shapes and sizes and are suited for many different purposes. The extinguishers are labelled with their contents and use and are easily identified by either the colour of the cylinder or a coloured band around the middle of the cylinder.

Most Common Fire Extinguishers:

- ABE Powder Dry Chemical (White Band) Fire all-rounder used for paper, wood, textile, oil, electrical
- BE Powder Dry Chemical (White Band) Used for oil, liquid and electrical fires
- CO2 Fire Extinguisher (Black Band) Used for paint, oil, electrical and other liquid fires. CO2 is more suited for server rooms with computers and/or electrical equipment
- Stored Pressure Water (Red cylinder no band) Used for wood, paper, rubbish fires but is NOT to be used for electrical or flammable liquid fires
- Stored Pressure Foam (Blue cylinder or blue band) Used for oil and flammable liquid fires but NOT electrical fires



DID YOU KNOW?

The Victorian Building Authority (VBA) regulates Victoria's building industry, which is governed by the *Building Act 1993* (the Act). The Act sets out the framework for the regulation of building construction, building standards and the maintenance of specific building safety features. The objectives of the Act are to protect the safety and health of building occupants and improve the building amenity.

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.



BEWARE! FAULTY AIR CONDITIONERS DO CATCH FIRE

Air conditioner filters, coils, and fins require regular maintenance for the unit to function effectively and efficiently throughout its years of service. Neglecting necessary maintenance ensures a steady decline in air conditioning performance and increases the risk of a fire occurring.

5 CRITICAL FIRE WARNING SIGNS

1. Faulty Wiring Use of multiple wires and extension plugs can increase the risk of electrical sparks. Faulty or rusted wiring is the number one cause of your air conditioner catching fire
2. Delayed Maintenance Dirt will accumulate in the vents and coils and obstruct the air flow. When this happens, the unit can choke and can lead to a fire hazard.
3. Overheated Appliances During summers, air conditioners and other electrical appliance are in constant use which means that the electrical load on the system is already high and any fluctuation in the electrical voltage can also spell fire trouble.
4. Ignoring a Bad Odour If you smell any foul odour being given off by your unit, it can signal burning wires. On suspicion of this problem switch your unit off immediately and using water to extinguish the fire may only aggravate the situation.
5. Seek Professional Advice Professional Technicians are trained to spot and safely overcome potentially dangerous situations in air conditioners.

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

Email: office@aes.com.au Website: www.aesi.com.au

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