



## A MESSAGE FROM THE MANAGING DIRECTOR

### A SAFE HAPPY WORKPLACE CAN LIFT PROFITS!

Landlords often ask me why a safe work place is good for business and the short answer is, it can greatly improve the quality and output of the employees by offering a safe environment and a place they want to work in. Other learning's from "Safe Work Australia" have confirmed that this type of environment can reduce business costs, increase profits and promote better teamwork amongst staff.

Some examples include:

#### For employee

Every aspect of a workers life including families can be greatly affected if they suffer illness or injuries that may result in loss of income and financial well-being; severe stress and even loss of careers. A safe and healthy workplace will not only protect workers from these situations but it can also lower employee sickness costs, reduce absenteeism, increase productivity and quality and raise employee moral. In other words it is good for business! Plus is the right thing to do.

#### For the employer

A safe happy workplace not only protects the workers from injury (which should be the number one priority), but it can also minimise downtime costs. An employer who applies a good OH&S program also encourages high quality staff, raises employee loyalty and moral as well as reducing sick leave, and workplace accidents. Without the OH&S processes and culture in place, the cost to a business can be significant.

#### For business profitability:

- Less employee downtime means improved profits
- Increased Income from lower injury rates
- Good quality staff attracted to a safe happy atmosphere
- Employee wellness encourages better teamwork
- Increased productivity, reduced sick leave and accidents

### Yes...Safety and a happy workplace can pay big dividends

The cost of injury prevention can be far less than the cost of an injury. The cost of workplace injuries and illnesses is much greater than the cost of insurance alone. A comprehensive OH&S program reduces insurance rates, improves the working environment and reduces overall injury expenses.

#### Getting prepared

The first step in workplace safety is for owners to check that their building is compliant with government regulations and has the necessary Essential Safety Measures (ESMs) installed. ESMs include fire fighting equipment, exit and emergency lights, smoke alarms, clear paths of travel through the building and safe means of exit (doors and handles) leading to open space. A professional annual report is mandatory for owner building compliance.

*AESI are experts in building fire safety and Essential Safety Measures Please join our AESI Team and call me for free advice and assistance on (03) 9894 2064.*

*I trust you enjoy this Summer 2022 edition of Landlord News.*

**David Hassett MD AESI**

## WHO IS RESPONSIBLE FOR FIRE SAFETY IN A COMMERCIAL LEASE

Your lease should specify who has the responsibility for the installation of fire safety equipment and any maintenance obligations. While a good lease should explain the responsibilities of tenants and landlord, there are also some other legal principles that underpin a lease.

Legally, the landlord has an obligation to:

- ensure that you can safely use the property for the use specified in the lease
- get insurance for both the building and for public liability
- install fire safety equipment for the building; and
- comply with all local government regulations regarding fire safety on the property, such as adding the required Essential Safety Measures (ESMs) and clearly signed fire exits and fire equipment.



## RECENT CUSTOMER QUESTIONS

**Q** Can an electric blanket catch fire?

**A** Of course it can! They are like any other electrical item and can catch fire. The number one fire risk is keeping it on for a long time while you're in a compromised sleeping state. The wires that run through the blanket are tiny filaments prone to damage. These can easily overheat and cause sparks and fire, which is why it's important to turn it off before bed and before you leave the house. Choose a brand that has an electric control panel that regulates the blanket heat.

**Q** Will a smoke detector set off sprinklers?

**A** No! Smoke Will not Trigger Fire Sprinklers

Smoke alarms are an early warning system, that simply warns you of smoke and cannot actually extinguish the source of smoke – another common misconception.

A fire sprinkler system works by being automatically activated if, and when, there is an increase in temperature. This is done through a temperature gauge that is constantly working to monitor average temperatures. Whenever the temperature increases, the sprinklers are activated and water is released.



## WORKPLACE INJURIES ARE AN OH&S NIGHTMARE!

Across all industries, slips, trips and falls are the second most common form of injuries, causing workers to miss an average of 38 workdays per year. They also account for 36% of emergency room visits and 65% of lost workdays. Around 67% of falls happen on the walking level as a result of slips and trips. Slips could occur due to wet and oily surfaces, weather hazards, loose rugs, traction differences, and much more.

Trips often occur due to feet colliding with an object causing a person to lose balance and eventually falling. These can happen with obstructed vision, poor lighting, clutter, uneven surfaces, and more. The remaining 30% of falls at work occur due to falling from an elevation such as ladders, stairs, and roofs. Injuries caused by unexpected injuries such as slips, trips and falls are the most significant reasons for workplace injuries across Australia and cost millions in compensation to employees and general public.

Property managers must ensure that ground surfaces are well maintained and clean; levels are free of lips and raised edges: work areas are slip resistant and paths of travel to exits are suitably lit after dark; stairs must be professionally constructed and with properly designed hand rails.

It's also important from the outset create a work safety culture where staff can become a major factor in keeping each other safe from accidents and always aware of old and new workplace risks.

Merry  
Christmas  
AND  
A HAPPY AND SAFE NEW YEAR

## DID YOU KNOW?

The all-powerful Metropolitan Fire chief can at all reasonable times have access to land and buildings for the purpose of ascertaining whether section 32 building regulations are compliant with:

- storage of explosives, radioactive live substances and inflammable liquids
- adequate fire prevention of life saving Essential Safety Measures



## NEED MORE INFORMATION?

Maintaining the safety of your property is paramount to protecting lives and your valuable investment.

AESI advisory and maintenance services will ensure accurate compliance ie.

- Building Legislation and Building Safety Reports
- Evacuation Plans and Training
- Occupational Health & Safety Audit & Report
- Asbestos Property Reports and Audits
- Fire Safety Repairs and Maintenance

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

For confidential advice and assistance contact AESI.

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