

## “EVERY WORKPLACE DEATH AND INJURY COULD HAVE BEEN PREVENTED IN 2022!”

This was the strong message given at an industry conference from Chief Executive Officer Colin Radford while reflecting on the lasting impact of workplace deaths and injuries suffered by workers in 2022.

"Owners, employers and workers should understand that there is no such thing as unavoidable workplace harm. Every single work related death and injury in 2022 may not have happened, not to mention the pain and suffering endured by families, friends and colleagues of those impacted. Of the workplace fatalities in 2022 there were 35 deaths in the Melbourne Metropolitan area while 26 occurred in Regional Victoria."

Radford added that "WorkSafe will continue to target high-risk industries and sectors to ensure the right measures are in place to control specific health and safety risks. It's incredibly frustrating that we are still seeing the same type of incidents happen in the workplaces where hazards and controls should be well known."

Last year WorkSafe Victoria successfully prosecuted 123 companies and Directors for breaching workplace health and safety laws resulting in court imposed fines totalling \$5.59 million.

This year, WorkSafe has a range of enforcement tools for Property owners and Managers who fail to provide a safe workplace including court action and significant penalties.

### AESI COMMENT

*As a leading specialist in providing a safe workplace in commercial buildings across Victoria, AESI fully supports the above WorkSafe comments and sincerely thanks all our clients for their ongoing support and confidence in our Company.*

*Finally, I would like to acknowledge and offer my thanks all our wonderful long term staff for their efforts and customer dedication over the past three difficult years. It is certainly much appreciated and we are looking forward to our new employees joining AESI (Douglas Pasula, Virginia Cuthbert and Helen Keys). We give them a warm welcome to our team and assure them they will be valued as new AESI employees from the beginning.*

**David Hassett MD AESI**



## ESMs AND LANDLORD COMPLIANCE OBLIGATION

If you are the owner of a commercial building you are legally responsible for the upkeep and maintenance particularly its safety features known as Essential Safety Measures. Maintaining the ESMs will ensure that the building's important life saving safety systems are working at the required operational level throughout the life of the building. Essential safety measures apply to all buildings apart from a house or outbuilding and include the better known regulations such as:

- exit doors and exit directional signs
- emergency lighting & warning systems.

- fire extinguishers and fire hydrants
- clear paths of travel to exits
- working smoke alarms and sprinkler systems.

### Landlord consequences for failing to comply.

Non-compliance with ESMs may result in an infringement notice being issued by Council or the Fire Authority. If compliance is not fixed, it may also result in prosecution and more substantial fines. More importantly, non-compliance could place building occupants at risk, as well as passers-by and even the business having to close down.

For further information call David at AESI  
Ph. (03) 9894 2064



## YES! LEGAL FIRE SAFETY REQUIREMENTS DO APPLY FOR RECREATION FACILITIES

(Clubs and Pubs)

An Occupancy Permit will apply if any proposed outdoor activities pose a threat to public safety. The Permit will outline regulations and conditions concerning the use of the facility and may include for example; a compliance check on such fire safety items as: fire extinguishers and fire blankets, safe storage of flammable materials and explosive items, evacuation procedures, etc. Penalties for breach of regulations are significant.

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## KEEPING SAFE WITH TWO WORKPLACE CHAMPIONS

### SMOKE ALARMS

Landlords and tenants should be aware that every commercial workplace needs working smoke alarms. They provide an early fire alert and allow people to escape safely. They may also help to protect the landlord's high replacement costs, keep insurance premiums at a minimum and help keep the business open.

To check if the alarm is working, simply press and hold the test button on the smoke detector. It can take a few seconds to begin, but a loud, ear-piercing siren should emanate from the smoke detector while the button is pressed. If the sound is weak or nonexistent, replace your batteries.

### EXIT SIGNS

If a fire starts, often normal lighting and visibility is quickly impaired and this is when exit signs are invaluable for guiding building occupants to the nearest exit. Remember thick smoke from a fire can cause panic and confusion making occupants unable to see their way to safety.



Exit signs properly positioned at the right height are critical in directing everyone to a safe place and saving lives. Remember smoke caused by fire can greatly restrict vision and breathing so exit routes and doors must be free of obstructions and properly marked with exit signage.

## BEWARE!

**Hazardous workplace substances must have written records**



Under the Occupational Health and Safety Regulations, certain records have to be maintained if hazardous substances are used in the workplace, including:

- details of risk assessments
- results of air and environment tests, if required
- details of health monitoring of employees, if required
- records of each employee who works with a scheduled carcinogenic substance at the workplace.

Because there is still a lot of uncertainty regarding the hazards and safe handling of explosive chemicals, it's vital that you train your staff in emergency procedures.

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## UNDERSTANDING THE DIFFERENCE

**Act** – outlines your broad responsibilities.

**Regulations** – set out specific requirements for particular hazards and risks, such as noise, machinery, and manual handling.

**Codes of Practice** – provide practical information on how you can meet the requirements in the Act and Regulations. (March 2023)

## NEED MORE INFORMATION?

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

AESI advisory and maintenance services can help:

- Building Legislation and Building Safety Reports
- Essential Safety Measures inspections
- Evacuation Plans and Training
- Occupational Health & Safety Audit and 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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