



## A MESSAGE FROM THE MANAGING DIRECTOR

### ATTENTION LANDLORDS AND SMALL BUSINESS OWNERS

#### Unavoidable, Unexpected, Unprepared!

After many consecutive years of economic growth up to the year 2020 what followed should highlight to all business owners the importance of having a business back-up plan. The business slowdown or shutdown in many cases that followed due to the COVID pandemic outbreak was a big surprise to everyone and this article may give you some insight on how to stay protected if a similar type of worst-case scenario suddenly strikes your business.

What follows is based on some of the concerning research information gathered from the WorkSafe Australia website and relates to business failure due to an unexpected and unavoidable scenario while offering some tips on how to prepare for the worst and recover your business quickly and efficiently.

#### Dealing with a worst-case scenario in small business

It's a matter of putting some cash aside and having a plan prepared that ensures you know exactly what to do under extreme pressure to safeguard your important business tools with priorities on how to maintain your clients, safeguard your reputation and to fend off any bad news from the media.

- To get ready you could start by answering these questions
- What is the worst case scenario that could threaten and damage our organisation?
- When the media get involved, who is your spokesperson, what will they say?
- What about other stakeholders, what do they need to know?
- How will the business recover? What needs to be in place for efficiently recovery?

#### Five Tips for managing an unavoidable crisis

1. Be prepared, plan for worst possible situation in advance, and practice a 'what if' implementation plan.
2. Be clear on what your key messages are – manage messaging, and don't forget social media is a great communication tool.
3. Lock in who could be the business spokesperson and have suitable people media trained.

4. Ban the words "no comment" Be honest, don't try to be slippery or avoid questions, consider legal advice.
5. Acknowledge the crisis, don't hide from it and develop a statement ready to go to stakeholders and media.

Finally, call AESI if you want your business to be totally ready for the worst. We can provide a professional safety assessment of your building and a plan on what's required to meet the strict Government regulations and implement the required Essential Safety Measures (ESMs)

We also have on-site experts who can help with any questions on preparing a dedicated and simple business Crisis Management Plan to keep at the ready in your top draw (Call David Phone 03 9894 2064)

*I invite your questions and offer our Christmas Greetings to all. I trust you enjoy our Summer Newsletter.*

**David Hassett MD**



### ONE SMALL SPARK CAN STOP BUSINESS!

Check your electrical compliance before taking holidays. Commercial electrical fires are very real and prevalent and can cause a massive amount of property damage before the fire department has a chance to arrive. Every single wire is at risk to spark and cause an electrical fire, having a devastating impact on your building and business in just a few minutes.

Three common issues causing electrical fires:

- **Corroded Wiring:** Old wiring is one of the biggest sources of commercial and residential electrical fires. If any wire is exposed on the exterior of the building, corrosive natural sources will rapidly deteriorate the wire even further. Replace immediately!
- **Fuses and Circuits:** If you have a lot of blown fuses or tripped circuits, it's a sign that you might have a bigger problem. Overloaded outlets can lead to overheating and an eventual commercial electrical fire. Check Immediately!
- **Hot Spots:** A hot spot is any spot on your electrical panel that has loose connections, corroded wires, overloaded circuits, short circuits, imbalanced electrical loading, or faulty breakers or switches. These problems cause heat on the electrical panel and can eventually lead to fire. Check Immediately!

# LANDLORD NEWS

## DEALING WITH COMMERCIAL WORKPLACE FIRES AND CHEMICAL SPILLS



### Hazard Control must be a Building Safety priority!

If you cause or witness a fire or hazardous chemical spill always keep your own personal safety and the safety of others as your highest priority. If time allows and you can do so safely, quickly evaluate and report the fire danger, its location and the risk of it spreading. And likewise, the nature of any chemical spill including material type, quantity and specific location of the spill should be quickly reported.

## DID YOU KNOW? \$1.5 MILLION FINE AFTER WORKPLACE DEATH AT YALLOURN ABC 2023

The power station operator was today fined \$1.5 million in relation to the worker's death, which it conceded at a plea hearing was "avoidable" and "preventable".

### KEY POINTS

- Yallourn Power Station ordered to pay \$1.5 million in fines after pleading to three charges of failing to provide a safe workplace
- Graeme Edwards, 54, died from horrific burns after a circuit breaker exploded while he was performing routine maintenance
- A panel that should have protected him was not properly installed



## KEY RESPONSIBILITIES FOLLOWING A SERIOUS WORKPLACE ACCIDENT

The Law requires all serious accidents and injuries occurring in the workplace to be reported if a worker is injured or something dangerous happens within your property:

- Make sure the hazard is taken care of and the area is safe
- Provide first aid to the injured person/s
- Call an ambulance if required.
- Ensure you have adequate worker compensation.
- For serious notifiable incidents, you need to report details to your health and safety regulator

## HOLIDAY HOUSEKEEPING TIPS FOR A SAFE WORKPLACE

- Ensure general warehouse, work areas, offices and shops are clean, and with clear paths of travel to exits.
- Provide sufficient waste receptacles in each work area.
- Place oil or chemical soaked rags in a suitable container
- Do not allow discarded packaging or combustible scrap to accumulate
- Avoid using flammable cleaning solvents to clean floors, walls or equipment

## 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.

Australian Essential Safety Inspections Pty Ltd  
Suite 7, 476 Canterbury Rd, Forest Hill VIC 3131

Phone: 03 9894 2064

Email: [office@aesi.com.au](mailto:office@aesi.com.au) Website: [www.aesi.com.au](http://www.aesi.com.au)

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