METROPOLITAN ESSENTIAL SERVICES PTY LTD

OUR PROMISE IS SIMPLE "SAFETY FOR THE PEOPLE & PROPERTIES YOU VALUE".

ESSENTIAL SAFETY MEASURE SPECIALISTS

www.metroess.com.au

METROPOLITAN ESSENTIAL SERVICES PTY LTD

ABOUT US

Metropolitan Essential Services offer expertise to identify and counter any non-compliance or regulatory issues found within any commercial, industrial or public building in both Metropolitan and Regional Victoria.

In order to uphold your legal requirements, building owners are required to ensure ESM compliance within their buildings.

At Metropolitan Essential Services, we provide comprehensive A to Z solutions for all your Essential Safety Measures and Facilities Management requirements.

Our involvement within the industry began out of necessity; our founders' ever expanding network and property portfolio required an Essential Service Measures facilitation service offering professional and cost effective monitoring and solutions.

In 1999 our company commenced auditing and was incorporated as Metropolitan Essential Services in 2002. With more than twenty years experience, we perform over 9,600 audits annually and service over 450 clients.

MES operate an accountable and transparent business model, directed by the corporate governance of our professional board.

Our senior management team boasts in excess of 110 years combined experience and every member of staff has been individually chosen for their expertise and dedication.

We can ensure that your building meets compliance with Essential Safety Measures legislation, Australian Standards, Building Codes and current State Regulations and guarantee your assets and your people are protected.

At MES we pride ourselves on integrity, commitment and customer service.

Non Compliance may result in a fine of over $90,000* for individuals or over $400,000* for companies.

*Fines and infringements increase annually

MES
ESM / AESMR AUDITS

Non Compliance may result in a fine of over $90,000* for individuals or over $400,000* for companies.

*Fines and infringements increase annually Part 12 of The Building Regulations 2006

WHAT ARE ESSENTIAL SAFETY MEASURES?

Essential Safety Measures are the fire, life safety and health items installed or constructed in a building to ensure adequate levels of fire safety and protection over the life of the building.

Essential Safety Measures include all traditional building fire services such as sprinklers and mechanical services, but also include passive fire safety installations like fire doors, fire rated structures and other building infrastructure including paths of travel to exits.

Building occupiers have an obligation to ensure that all exits and paths of egress remain easily accessible and functional in order to ensure the safety of persons utilising the building.

The regulations necessitate that owners maintain safety equipment, safety fittings and safety measures including:

- Air conditioning systems
- Early warning systems
- Emergency lifts and lighting
- Emergency lighting
- Emergency power supply
- Emergency warning systems
- Exit signs
- Fire control centres
- Fire curtains and doors
- Fire extinguishers
- Fire detectors and alarm systems
- Fire hydrants/Hose reels
- Fire isolated stairs
- Fire rated materials
- Fire/smoke doors
- Mechanical ventilation
- Passage ramps
- Path of travel to exits
- Smoke alarms/ Detectors
- Smoke control systems
- Sprinkler systems
- Fire windows
- Exit Doors

Councils are responsible for maintaining and enforcing building legislation within their given municipality; they are required to ensure building owners comply with the legal standards defined under Building Regulations 2018, regarding items listed in Tables 1.1 to 1.13 of the Building Code of Australia.

Building owners must ensure an Annual Essential Safety Measures Report (AESMR) is prepared under regulation 223-224. The owner must also keep records of maintenance checks, safety measures and repair works onsite so a municipal building surveyor or chief officer of the fire brigade can inspect them.

ARE YOU COMPLIANT?

Your building must comply with Victorian regulations for Fire Prevention and Systems. Not to mention that the welfare and safety of building tenants depends on your diligence.
The range of services and items is diverse and extensive, but don't worry, give MES a call and we'll handle everything for you.

MES
FIRE EQUIPMENT SERVICING

AS1851-2005/2012
BCA Sections E1.3, E1.4, E1.5,
H1.2, G3.8, E1.6

FIRE EQUIPMENT SERVICING

Fire Equipment found within commercial properties can include – portable & fixed equipment such as fire extinguishers, fire blankets, fire hose reels, fire hydrants, canvas hoses, smoke alarms, fire indicator panels and sprinklers.

Well maintained fire systems help safe lives and reduce damage to property. In accordance with the BCA Section 5, it is recommended that all fire equipment be maintained in accordance with, and to AS 1851-2012 Section 15.

It should be noted that these are the minimum levels of maintenance routines required by AS.1851. All maintenance work must be carried out by experienced personnel, observing recognised safety procedures. AS 1851 - 2012

MES are recognised as being a competent service provider by the Fire Protection Association Australia's (FPA) Code of Ethics.

Through our regular comprehensive servicing and maintenance services, our technicians aim to provide fire equipment and systems that function correctly.

We service a wide range of fire protection systems for organisations large and small and can also maintain other manufacturers' equipment.

It is important to take the time to know where your extinguishers are located and to ensure regular service and testing; ensure fire extinguishers and fire blankets are hung, have correct location signage and are not obstructed.

FREQUENCY OF SERVICING

MES not only service portable fire equipment, we also service and maintain Fire Indicator panels, Emergency Warning and Intercommunication systems, Fire Sprinkler systems as well as Boosters and Hydrants.

- FIRE EXTINGUISHERS - 6 MONTHS
- FIRE HOSE REELS - 6 MONTHS
- HYDRANTS - 6 MONTHS/ANNUAL (OR MORE)
- FIRE CANVAS HOSES - ANNUAL
- INDICATOR PANELS - MONTHLY
- SPRINKLERS - WEEKLY OR MONTHLY

MES
EXIT & EMERGENCY LIGHTING TESTING

By law all required emergency lights and exit signs must comply with BCA Part E4, AS 2293.1-2

EXIT & EMERGENCY LIGHTING

Exit & Emergency lighting is used to direct people out of a building in the case of an emergency.

Emergency lighting is used to provide lighting for people exiting a building in order to safeguard occupants from injury by providing sufficient lighting to allow safe evacuation.

Once installed to AS/NZS 2293.1, Exit and Emergency Lighting should be regularly maintained, in accordance with regulations.

It is recommended that the minimum maintenance requirements to AS/NZS 2293.2 are carried out every 6 months to ensure that the lights remain operating for 90 minutes + on battery power.

Those units which fail the test must be either repaired and restored to normal working condition or replaced.

A record of the maintenance should be logged into an appropriate Log Book. Maintenance of Exit & Emergency lighting can only be undertaken by a suitably qualified or trained person.

MES
MAINTENANCE & REPAIRS

All maintenance work must be carried out by experienced personnel, observing recognised safety procedures.
BCA - 1990 - Section C
BCA - 1996 - Section C

REPAIRS & MAINTENANCE

The objective of maintenance is to ensure that every essential safety measure continues to perform at the same level of operations that existed at the time of commissioning and issue of the occupancy permit, or maintenance statement.

MES are not only able to undertake your audit, but are able to undertake any repairs that may be required to ensure compliance of your property.

Our trained technicians are able to repair and maintain the following –

- Exit & Emergency Lighting
- Repairs to penetrations in Fire Rated Structures
- Rehang Fire Equipment
- Repairs to cracks in Fire Rated Control Joints
- Installation of highlight strips and non-slip treads
- Repairs to Fire Rated Doors

Owners Corporations Act 2006
- SECT 46 - Owners corporation to repair and maintain common property

OC/RESIDENTIAL AUDITS

Essential safety measures are central to ensuring a safe and healthy environment in Victoria, and the maintenance is vital for the life, safety and health of occupants over a building's lifetime.

To this end, the Building Regulations 2006 ensure adequate levels of fire safety and the protection of people in a building or place of public entertainment.

It is important that all those with responsibilities in owning, managing and operating buildings – large or small – are fully aware of, and understand, their responsibilities in the ongoing maintenance of the essential safety measures in their buildings.

The Owners Corporation has the function of managing and administrating the Common Area.

OWNERS CORPORATIONS ACT 2006 - SECT 46

Owners corporation to repair and maintain common property
An owners corporation must repair and maintain -

(a) the common property;
(b) the chattels, fixtures, fittings and services related to the common property or it's environment.

A person with management or control of a workplace must ensure an asbestos register is prepared & kept at the workplace. Regulation 426, 427 & 428 Reference - Occupational Health & Safety Regulations 2007 (Part 430 & Asbestos Regulations 2003)

ASBESTOS

Australia has one of the highest rates of asbestos related illness in the world. Unless property owners start taking warnings seriously, numbers will continue to rise and penalties may be severe.

Asbestos, which is now a banned product, was commonly used in over 3000 products between the 1940s and late 1980s. It can still be found under floor coverings, ceilings, eaves, around hot water pipes and air conditioning units to name a few. All types of asbestos can be damaging to health.

MES inspectors are trained in the identification of asbestos and how to officially test a building for material. It isn't as easy as just looking at the material with the naked eye to see if it contains asbestos. The presence of asbestos in a material can only be confirmed by laboratory testing. Australian Standard AS 4964, method for the qualitative identification of asbestos in bulk sample is the applicable standard for asbestos testing.

MES
SMOKE DETECTORS/ALARM TESTING

Victorian Law states that smoke alarms (complying with AS 3786 - 2014) must be installed in all homes units, flats & townhouses.

"ONLY WORKING SMOKE ALARMS SAVE LIVES"

Smoke alarms are compulsory and must be installed in every residential building, on or near the ceiling of every storey and be located in a position designed to wake sleeping occupants.

Since 1 August 1997, Victorian Law states that smoke alarms (complying with Australian Standards AS 3786-1993) must be installed in all homes, units, flats and townhouses.

It is the legal responsibility of all owners and landlords to install working smoke alarms to all exit pathways from bedrooms.

All smoke alarms:

- Must contain a battery:
- Need to be tested regularly (monthly/annually);
- Need to be replaced after 10 years;

SMOKE ALARMS ARE **COMPULSORY** IN **EVERY HOME**

Where the Residential Tenancy Act 1997 (RTA) applies to residential premises, the landlord is not only responsible for the installation of a smoke alarm but also its ongoing maintenance as per section 68(1) of the RTA Landlord's duty to maintain premises: "A landlord must ensure that the rented premises including fixtures and fittings provided by the landlord at the rented premises are maintained in good repair."

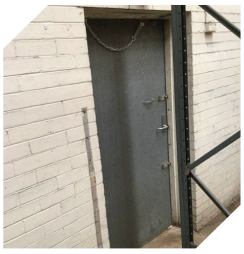
MES will ensure that each job will be completed in compliance with AS 3786-2014 and the Building Code of Australia. To ensure the upmost professional and technical standards, all specification service and installation requirements will be adhered to.

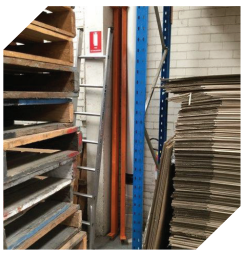
MES technicians are suitably qualified in order to carry out all of the servicing requirements which your property will require, in a swift and timely manner.

All of our auditors/technicians hold a National Police Certificate displaying a clean record. MES are current members of the Fire Protection Association ensuring smoke detector testing procedures are current.

In line with Metropolitan Fire Brigade recommendations, MES will maintain current third party public liability insurance for twenty million dollars ($20,000,000.00) and professional indemnity insurance with a limit of indemnity of two million dollars ($2,000,000.00). Compliance with Essential Safety Measures legislation, Australian Standards, Building Codes and current State Regulations will ensure your assets and your people are protected.

EXAMPLES OF NON COMPLIANT ESSENTIAL SAFETY MEASURES





Have a look around your workplace...do you see any of these common issues?

HOW WE CAN HELP

In order to uphold legal requirements, building owners need to engage the services of competent essential services specialists. Metropolitan Essential Services offer expertise to identify and counter any non-compliance or regulatory issues found within any commercial, industrial or residential building in Australia.

TESTIMONIALS

"Very happy with the service provided by MES. They are professional, helpful and friendly people. I have no problem in ringing or emailing for more information or help if needed" **- Mary Zervas, Darras & Zervas Estate Agents**

"For sixteen years MES has provided a comprehensive service in the management, maintenance and reporting of the Essential Safety Measures for our large portfolio of Commercial/Industrial properties. We are confident that our Landlords are meeting all the Essential Safety legislative requirements through the range of services offered by MES" **– Julie Winchester, Appleby Real Estate**

"We have been utilising Metropolitan Essential Services for all of our Essential Safety Measures needs for the past 4-5 years, as we had no idea of how involved our responsibility as owners and tenants were. MES guided us through our legal responsibilities; service our properties, and supply us with informative, trustworthy, common sense reports, and then to be able to back us up with that personal touch that made our business easier to manage" **- Clay Storer, Facilities Manager, Hotel Mildura and Swan Hill Resort**

"I came across MES through a high net worth client that I personally oversee the portfolio of numerous Commercial Properties. In over 20 years in the property industry, I was impressed with the quality of service and communication I experienced with MES.... I was so impressed that all Commercial Properties will be transferred to MES plus I will be referring MES to other Real Estate business owners." **- Gino Cannataro, Managing Director MBIC**

FIRE

- Portable & Fixed equipment servicing
- Supply & install new equipment
- Sprinkler system testing
- Fire Indicator Panel testing
- Alarm testing

AUDIT REPORTING

- Essential Safety Measures Audits
- Annual Essential Safety Measures Reports (AESMR)
- Building Compliance Audits
- Fire Safety Compliance Audits
- Asbestos Audits
- Building notices (Council or MFB)

MAINTENANCE

- Penetrations in Fire Rated Structures
- Exit & Emergency Lighting testing & repairs
- Paths of Travel – stairs & tread repairs
- Fire equipment repairs & installations

OH&S

MES provide comprehensive solutions to all your essential service needs.

We can take care of your business, removing the stress of legal & statutory requirements

OUR SERVICES

ARE YOU COMPLIANT?

Building inspections, Building Audits and Building Reports are available via MES.

MES offer building services, compliance and an expert service where the highest level of diligence and care is required. MES is one of Melbourne's leaders in Essential Safety Measure Audits.

Our comprehensive audit and inspection services are detailed and account for all necessary compliance factors for building owners, including;

- Essential Safety Measures Audits
- Annual Essential Safety Measures Reports (AESMR)
- Building Compliance Audits
- Fire Safety Compliance Audits
- Asbestos Audits
- Building Notices (Council or MFB)
- Fire Brigade Reporting
- Referees Determination
- Council Dispensations
- Council Fire Reports
- Building Surveyors Directions
- Building Permits/Approvals
- Installation & Maintenance

Building Inspections, Reporting & Audits in Metropolitan & Regional Victoria, Queensland and New South Wales.

CONTACT US

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Here at MES we pride ourselves on integrity, commitment and customer service.

MES; Our aim is to ensure that you are treated as a person, rather than a number.

Regular communication with you, our valued customer is important, so is your feedback. MES can assist with all your ESM requirements.

STILL NOT SURE IF YOU NEED US?

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.

The Regulations necessitate that owners maintain safety equipment, safety fittings and safety measures.

If in doubt, "Ring us today" Don't get caught out!

Staff at the MES office are contactable between 8.30am and 5.00pm weekdays.

YOUR CHECKLIST

WHAT IS IN MY BUILDING	YES	NO	MAYBE
Exit Doors			
Fire Extinguishers			
Fire Hose Reels			
Exit/Emergency Lighting			
Smoke Alarms			
Fire Sprinklers			
Fire Indicator Panel			
Fire Rated Walls			
Fire/Smoke Doors			
Mechanical Ventilation			

NOTES

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MES ASBESTOS AUDITS
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MES OC RESIDENTIAL AUDITS
MES MAINTENANCE & REPAIRS
MES FIRE EQUIPMENT SERVICING
MES EXIT & EMERGENCY LIGHTING TESTING
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