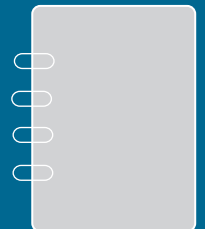
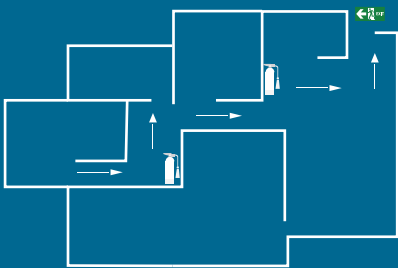
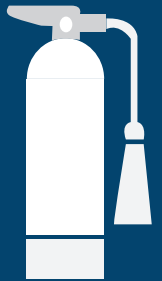
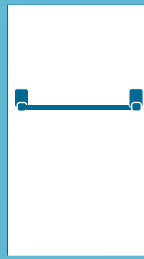
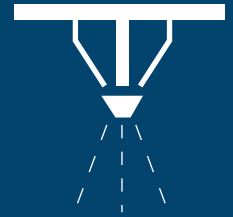


ESM Information Sheet

What are essential safety measures (ESMs) and why are they important?



More information

For more information check out the VBA website at vba.vic.gov.au/cladding or call us on 1300 815 127

Essential safety measures

Essential Safety Measures (ESMs) are the safety features required in a building to protect occupants in the event of a fire.

ESMs may include fire detection and alarm systems, fire doors, emergency lighting and fire hydrants.

Owners Corporations are responsible for the maintenance of a building's ESMs. If a fire occurs, well maintained ESMs can provide residents with more time to exit the building and lessen the chance of fire spreading. ESMs require ongoing care and maintenance.

Maintaining ESMs

All building occupants have an obligation to ensure all exits and paths of travel are kept readily accessible, functional and clear of obstructions.

Your Owners Corporation Manager, on behalf of owners, is responsible for ensuring ESMs are regularly tested and maintained. Maintenance and servicing must be completed by a professional with a good understanding of the building's ESMs.

You should also know that:

- Annual ESM reports must be made available for inspection on request after 24 hours' notice has been given by the fire brigade's chief officer or your municipal building surveyor (MBS).
- If building work is proposed to alter an existing building it may have an impact on ESMs, so it's worth checking with a MBS or private building surveyor to see what needs to be done to comply with the Building Act 1993 and the Building Regulations 2018.

What happens if an owner doesn't comply?

It's important to keep in mind that non-compliance not only puts occupants at risk, but also passers-by and adjoining buildings.

Logbooks need to be filled in and penalties apply for non-compliance.

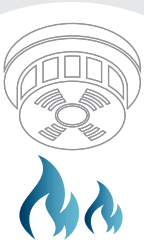
Non-compliance may result in an infringement notice being issued by your Council or the Fire Authority. Fines may range from \$290 to over \$17,000 for an individual and over \$88,000 if a company is prosecuted.

Further information

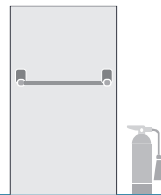
If you have any questions about how to maintain ESMs, please contact your local fire service's fire safety department or your local MBS.

Essential safety measures

ESMs act as a first line of defence in the event of an emergency, such as a fire.



ESMs include fire safety systems installed to protect building occupants



They also include exit doors, emergency lighting, exit signs and fire hydrants



Adequate maintenance will ensure ESMs operate reliably if an emergency arises



Owners corporation managers, on behalf of owners, must ensure ESMs are kept up to date and regularly tested



Non-compliance puts occupants, passers-by and adjoining buildings at risk



Non-compliance may result in fines

All building occupants have an obligation to ensure all exits and paths of travel to exits are kept readily accessible, functional and clear of obstructions.

For more information

Visit: vba.vic.gov.au/cladding

Call: 1300 815 127


Staying safe around combustibile cladding

Whether you are a resident, an owner, or a building manager, everyone has a part to play in fire safety.

Combustible cladding on the exterior of a building doesn't necessarily mean that your building is unsafe. However, once a fire starts combustibile cladding may contribute to the spread of fire. This not only affects building occupants, but also bystanders and adjoining buildings.

There are a few simple steps that you should follow to minimise the risk of fire and will keep you, your neighbours and your family safe.

Plan ahead



Check smoke alarms
Ensure they're not covered or disconnected



Check fire doors
Ensure they're always kept clear, closed and unlocked



Clear the clutter
Ensure balconies, hallways and evacuation routes are kept clear of clutter and rubbish



Know your fire escape plan
Become familiar with your building's evacuation plan


Reduce the risk of fire spreading by making your balcony safe




Isolate your BBQ
Ensure your BBQ is at least 50cm from walls, clothing and other materials



Fully extinguish your cigarette
Use a heavy, high-sided ashtray (made of glass, ceramic or metal)



Isolate AC units
Ensure clothing and other materials are kept at least 1 meter away



Isolate gas bottles
Ensure gas bottles are stored outside, upright and away from sources of heat

Most of these steps are straightforward, make good common sense and go a long way towards keeping everyone safe.

If there's a fire in your apartment, you need to alert all the residents and take the following safety measures:

- Safely evacuate the building and dial triple-zero. Tell the operator that there is an emergency taking place, what your location is, and that you require assistance.
- Meet at the evacuation point and wait there until the fire brigade arrives.
- If you feel capable in using a fire-extinguisher in the event of a fire, know where they are located and how to use them.