



Keep Your
Building Safe
and Compliant



A BGIS Company

Essential Fire Safety Services

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**AESM is totally committed
to peace of mind
compliance for our clients
and their properties”**

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AESM has been established to meet the demands for routine inspections and maintenance of essential safety measures within properties in accordance with Building Regulations and relevant Australian Standards.

About AESM

Australian Essential Services Maintenance Pty Ltd (AESM) is a proud Australian owned and operated business that specialises in a wide range of fire protection and essential safety measure services and installations.

Established in 2003, AESM has developed an enviable reputation within the industry and is well respected by our partners.

In 2024, AESM became part of BGIS, a leading global provider of integrated facilities management, trades services, project delivery services, energy and sustainability solutions, building performance management and real estate services.

With a service team that consists of over 30 fully trained, accredited and experienced technicians, we are able to provide total peace of mind to over 2,600 properties.

We provide a comprehensive service throughout Melbourne Metropolitan and Regional Victoria 24 hours 7 days a week for routine maintenance, emergency breakdown and faults rectification.

AESM is committed to safety, compliance and customer service. To ensure we perform at the highest level and are always considered a premium service provider within the fire protection and essential services industry, we encourage a collaborative approach with all clients and highly value their insights and feedback.



Essential Safety Measures are safety installations in the built environment that assist in reducing risk to life and property in the event of an emergency.

Essential Safety Measures

What is Maintenance of Essential Safety Measures

Until the inception of Part 11 of the Regulations on 1 July 1994 there was no comprehensive legal requirement for building owners, managers and tenants to maintain fire safety features in buildings.

The maintenance provisions stipulated in Part 11 of the Building Regulations 1994 were incorporated within the regulations to ensure a reasonable level of fire safety is provided during the life of all buildings.

Building legislations recognised that maintenance of essential services/fire safety features is paramount. The main purpose of this regulation is to make certain the essential service/fire safety features comply with the relevant provisions and to place the responsibility of such maintenance on the building owner or agent.

In June 2018 the Building Commission released the current Victoria's Building Regulations which includes a significant update to the Essential Safety (previously referred to as Services) Measures, provisions as contained in Part 15. There are a number of changes aimed at ensuring that building owners, managers and tenants meet their statutory obligations. Significant on-the-spot fines have been introduced with the legislation driven by low compliance from building owners and managers. AESM strives to assist building owners and managers to navigate their statutory obligations to ensure peace of mind for their properties.

List of Essential Safety Measures

AESM conducts all inspection and testing of Essential Safety Measures in accordance with Australian Standards AS1851 and BCA. Essential Safety Measures are safety installations in a building that assist in reducing risk to life and property in the event of an emergency, for example, fire.

Following is a list of some Essential Safety Measures:

Fire Detection and Suppression

- Fire Detection and Alarm Systems
- Fire Extinguishers - Portable
- Fire Hose Reels and Fire Mains
- Fire Hydrant Systems and Fire Mains
- Smoke Alarms
- Sprinkler Systems and Fire Mains
- Pumpset Systems

Fire Resistance

- Fire Indices for Materials
- Fire Protective Coverings
- Fire Resisting Shafts
- Fire Resisting Structures
- Lightweight Construction
- Penetrations in Fire Rated Structures

Egress And Access

- Exit Doors
- Fire Doors
- Fire Isolated Passageways, Ramps and Stairs
- Smoke Doors
- Paths of Travel

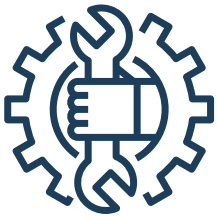
Electrical

- Emergency Lighting and Exit Lighting
- Emergency Warning and Intercommunications Systems



Our Services

AESM provide the following services:



Maintenance

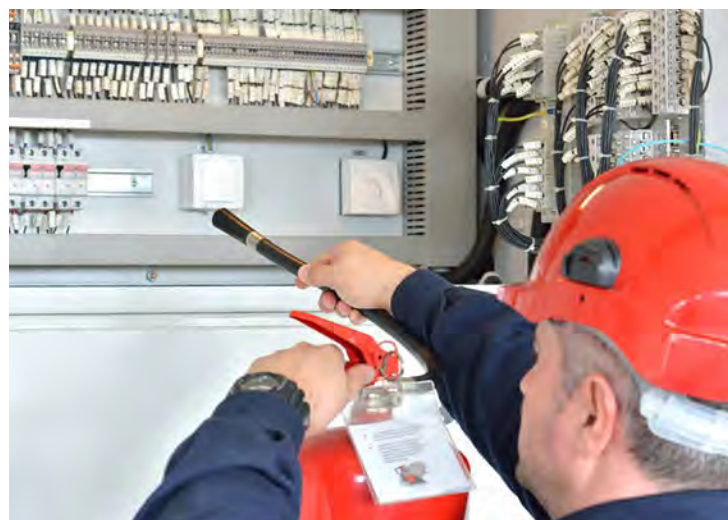
- One point of contact for all Essential Safety Measures inspection and maintenance needs.
- Identification of all Essential Safety Measures on site.
- All relevant log books and barcoding of portable fire equipment.
- Assistance to produce Annual Essential Safety Measures Report.
- Manage our specialist subcontractors and fully qualified and registered trades people, i.e. technicians, electricians and plumbers.
- 24-hour emergency service.
- Two hour alarm response service time throughout the Melbourne metropolitan area.



Installation

AESM provides assistance to builders, project managers, building managers, owners and occupiers with the design, supply and installation of new or modification to existing fire services generally as follows:

- Installation and modifications of:
 - Fire Detection Systems
 - Emergency Warning and Intercommunications Systems (EWIS)
 - Sprinkler Systems
 - Fire Extinguishers





Quality Policy

AESM utilise highly efficient systems and structures to ensure the highest level of service and reliability is provided during inspection, testing, maintenance and installation of Essential Safety Measures.

Improvement in quality is the responsibility and obligation of every AESM staff member. We strive to meet and exceed all customer expectations through continuous improvement initiatives in this area.

Our commitment to quality improvement will lower costs by enhancing efficiencies, resulting in the best possible service, price and overall customer satisfaction.

To achieve the above, AESM will:

- Make quality work the joint responsibility of management and employees. Our commitment is to utilise every tool and technology available to ensure the job is completed appropriately and accurately.
- Maintain quality goals and objectives as set out in our strategic plan.
- Ensure that customer expectation, as well as specifications, are an integral part of every new program.
- Apply a quality planning system to ensure effective implementation of every new program to meet our quality goals.
- Commit to an ongoing training program for all new and existing employees.
- Promote quality awareness and employee work involvement in quality improvement programs.
- Maintain a committed quality management system to ISO 9001:2000.



OH&S and Rehabilitation Policy

At AESM our Occupational Health, Safety and Rehabilitation Policy is based on a belief that the well-being of people employed at work, or people affected by our work, is a major priority and must be considered during all work performed on our behalf.

People are our most important asset and their health and safety is our greatest responsibility. The public shall be given equal priority to that of our employees.

Objectives

The objectives of this policy are:

- To aim to achieve an accident free workplace.
- To make health and safety an integral part of every managerial and supervisory position.
- To ensure health and safety is considered in all planning and work activities.
- To involve our employees in the decision making processes through regular communication, consultation and training.
- To provide a continuous program of education and learning to ensure that our employees work in the safest possible manner.
- To identify and control all potential hazards in the workplace through hazard identification and risk analysis.
- To ensure all potential accident/incidents are controlled and prevented.
- To provide effective injury management and rehabilitation for all employees.

The success of our health and safety management is dependent on:

- Proactive planning of all work activities with due consideration given to implementing OH&S controls that are suitable of each given situation.
- Understanding the total work process and associated OH&S risks.
- Ensuring the work team is totally committed to achieving our objectives.
- Ensuring that open and honest communication exists between management and all employees.

Fire Protection Association Scheme (FPAS)

AESM is a Fire Protection Association of Australia (FPAA) FPAS recognised business for inspect and test of essential safety measures.

FPAS is the only nationally harmonised accreditation system designed to recognise the skills and competencies of fire protection technicians in the fire protection industry across all State and Territory jurisdictions in Australia.

Businesses recognised by the scheme engage appropriately accredited individuals (fire protection technicians) to provide services in each category of 'inspect and test' for which the business provides services.





A BGIS Company

Australian Essential Services Maintenance Pty Ltd

ABN 72 104 358 474

Head Office

Unit 25, 1488 Ferntree Gully Road,
Knoxfield VIC 3180
T 03 9763 4799
F 03 9763 4733
E info@aesm.com.au

Geelong Branch

Level 4, 60 Moorabool Street,
Geelong VIC 3220
T 03 5611 3380
F 03 9763 4733
E info@aesm.com.au

aesm.com.au

