

# TCRC *Property Update*

Our TCRC *Property Updates* are intended to bring important property issues and current training programs, seminars and events to your attention.

If you wish to submit content for an article or be removed from the distribution, please feel free to contact me.

Merry Christmas!

*Kylie Charlton*  
Licensed Estate Agent



## Occupational Health & Safety

### Free independent health and safety consultant

With the hype of the recent Occupational Health and Safety legislation reforms you may wish to take up the WorkSafe Victoria free consulting offer. Small businesses (up to 50 employees) can be provided with up to 3 hours of free safety assistance. The assistance will be specific to your workplace and includes a simple safety action plan.



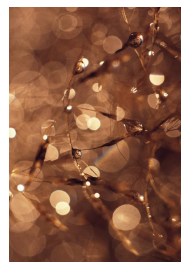
## Contractors Register - Public Liability and Professional Indemnity Insurance Policies

With the recent updates to OH&S laws, it is important that all contractors you use in your everyday management of property hold appropriate Public Liability and Professional Indemnity insurance policies.

Contractors Insurance Registers are quite common yet may only be beneficial in the event of a site injury caused by sub-standard works.

There are known instances (legal rulings) where Estate Agents have been held accountable for injuries caused as a result of shoddy workmanship carried out by their uninsured and/or unlicensed trades people.

It is highly recommended that you hold copies of all contractors' licenses and insurance policies prior to providing them with work; and remember a Contractors Register must be updated regularly to ensure all policies and licenses are current.



## Registering Cooling Tower Systems

A cooling tower is defined as a device for lowering:

- The temperature of recirculated water by bringing the water into contact with fan forced or fan induced atmospheric air or
- The temperature of water, a refrigerant or other fluid in a pipe or other container by bringing recirculated water and fan forced, or fan induced, atmospheric air into contact with the pipe or container.

Victorian Land Owners who own land on which a Cooling Tower System is located are required to register and renew the registration of that system on an annual basis through the Victorian Building Commission.

The Building Commission must also be notified within 30 days of a change in:

- Ownership of land on which any cooling tower system is located;
- Addition or removal of a cooling tower to or from the cooling tower system
- Removal or permanent decommissioning of the system and
- Relocation of the system on the lot of land on which it stands.

Visit [www.buildingcommission.com.au](http://www.buildingcommission.com.au) for further information.



## Upcoming Training, Seminars & Events

### Retail Leases Seminar

The **Victorian Government** and **REIV** are holding a seminar at Melbourne Park Function Centre on Thursday 15<sup>th</sup> December 2005 covering the key changes (that came in 23 November 2005) to the Retail Leases Act. Cost is \$60 incl GST for members and \$75 incl GST for non-members.



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