



**Commercial Lease
Specialists**

INFORMATION SHEET

OH & S / FIRE SYSTEMS / BUILDING CODES

One of the most interesting things about providing professional services is that you get to deal with lots of different people and while generally they have similar views on most things sometimes they will have very different views on some things.

One of those differences is their expectations of what a landlord should provide and pay for in the area of OH & S and Fire Systems.

Over the years there has developed a set of often unwritten rules in this area that most landlords and tenants seem to abide by. So to clarify some of them I have decided to write them down.

Rule 1

If anything needs to be done in the premises because a tenant wants to use it for a particular purpose then the tenant pays for that work.

Rule 2

If the local council requires that work to be done to the premises because a tenant wants to use the premises in a particular way, then the tenants pays for that work.

Rule 3

There is no automatic requirement for a landlord to bring a building up to the latest BCA standards therefore if the tenant wants some work done to bring a building up to that standard then the tenant pays for that work.

We cover all of these areas in a more subtle way in our leases but sometimes it helps to set it out clearly so that a tenant with unusual expectations is made aware that they will have to pay for any work that they require.

Legally Binding Documents

Reasonable Fixed Fees

Documents in 48 hours

Free Advisory Service

Rent Review Reminders

Extensions and Transfers

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