



Is your common property a safe place?

# WHY RISK IT?

Get Community Health & Safety now.

All strata or community titles schemes have a legal and moral 'Duty of Care' to ensure the health and safety of all people using common property.

Failure to meet your 'Duty of Care' obligations may result in a large financial impact to your scheme as a consequence of an incident where someone is hurt, and may include compensation claims, either or both under Common Law or Commercial Law.

Community Health & Safety, is a new service that offers committee members and owners a practical solution to minimise the risks to your scheme.



## Act Now to Minimise Risk - Contact Your Strata Manager

### 'Duty of Care' Obligations

1. Know your responsibilities as a Committee Member - both residential and commercial schemes have 'Duty of Care' obligations.
2. Understand the risks at your scheme.
3. Discuss risks and agree on strategies to avoid penalties under WH&S Act and mitigate risks.
4. Have a process for recording and responding to risks on an ongoing basis.
5. Record your actions and follow up in the books and records.

### Community Health & Safety

1. Provides you with knowledge of the WH&S Act 2011, regulations and codes of practice via regular updates & education programs.
2. Maintains & updates a register of the identified risks and hazards at your scheme.
3. Provides guides to assist minimise risks in your scheme.
4. Community Health & Safety provides a report system about hazards, risk and incidents and follows up each item.
5. Community Health & Safety establishes and maintains compliance processes for your scheme.