

Asbestos and Hazardous Risk Assessment Audits, Parts 5 & 6.

The recognition of risks associated with asbestos requires: - that building owners, employers & managers are aware of the location and condition of asbestos containing materials in their buildings and workplaces.

A hazardous materials risk assessments and surveys detail the location and condition of asbestos and other hazardous materials that may be disturbed during demolition or refurbishment works on a building, structure or plant where asbestos is fixed or installed.

- Asbestos, Lead, Synthetic Mineral Fibre (SMF), Polychlorinated Biphenyls (PCBs)

If in the event that a building is intended to be refurbished, demolished then an occupier, agent, tenant or contractor must ensure, so far as is practical, that asbestos, which may become disturbed as a result of works, is removed prior to the commencement of those works.

Prior to any demolition or refurbishment works starting, the register must be reviewed to see if it's fit for purpose. A more intrusive or destructive asbestos audit can identify asbestos materials that may be disturbed during demolition or refurbishment works.

Asbestos/Hazardous Materials Risk Assessment Audits can simply be broken up into two different audit/survey types:

Type of Audit	Purpose	Legislation
<p>Non-intrusive</p> <p>Audit and risk assessment, known in Victoria as Division 5 audit.</p> <p><i>'Occupied Buildings'</i></p>	<p>Compliance to ensure there is a current asbestos register available on site. That workers and contractors update the register to ensure it is current following potential changes and a minimum (5 yearly) Audit inspection is undertaken by a person of competence or the register.</p>	<ul style="list-style-type: none"> ▪ WHS or OHS Acts ▪ WHS or OHS Regulation ▪ WHS or OHS Code of Practices
<p>Destructive</p> <p>Audit and risk assessment VIC Division 6.</p> <p><i>'Un Occupied Buildings'</i></p>	<p>A Division 6 Demolition/Refurbishment Asbestos Survey and Hazardous Materials Assessment satisfies the requirements of: -</p> <p><i>Division 6 – Demolition and refurbishment where asbestos is present of the Victorian Government Occupational Health and Safety Regulations 2007 Chapter 4 Part 4.3.</i></p> <p>The purpose of the Audit/survey and risk assessment is to ensure that all reasonably accessible hazardous materials are identified in order that any associated risk can be controlled before and during planned works.</p>	<ul style="list-style-type: none"> ▪ WHS or OHS Acts ▪ WHS or OHS Regulation ▪ WHS or OHS Code of Practices ▪ Australian Standard <i>'Demolition of Structures'</i>

Benefits

State based legislation requires property owner/occupiers to:

- Determine, so far as is practical, whether asbestos is present in the workplace
- To assess the risks posed by the materials identified
- Implement control actions necessary to manage asbestos related risks, and communicate any asbestos risks to employees including contractors.

Services

- Determine, so far as is practical, whether asbestos materials are present in the workplace by inspecting representative areas of the site and reviewing relevant records (e.g. previous asbestos materials registers, asbestos abatement reports)
- Assess the risks posed by the materials identified
- Recommend control actions necessary to manage the risks associated with the identified asbestos materials
- Prepare a report detailing our key findings and recommendations and establish an Asbestos Materials Register listing identified, or suspected, locations of asbestos materials at the site
- Mapping locations of asbestos materials.