



Asbestos Awareness Toolbox Talk Commercial & Non-Residential Properties

Project Name: _____

Date: _____

Company Name: _____

Presenter: _____

Subject: **Commercial and non-residential properties**

Duration: _____

What is the aim of this Toolbox Talk?

Increase compliance in asbestos management in the commercial and non-residential property sector.

Asbestos must be managed in the workplace in accordance with WHS regulations!

- ⊙ In a workplace, the person with management or control of a workplace must ensure, so far as is reasonably practicable, that asbestos or ACMs in the workplace are identified by a competent person.
- ⊙ Before commencing any work, renovations, refurbishments or demolition on any property, it must be determined if ACMs are present to ensure they're managed safely in accordance with WHS regulations.

Assessing the workplace for asbestos

- ⊙ If asbestos is suspected in a workplace, assume asbestos is present and take every precaution!
- ⊙ A preliminary assessment of a workplace where asbestos is assumed must be conducted by a person with appropriate training in identifying ACMs and appropriate building and construction knowledge and experience capable of determining if asbestos is likely to be present.
- ⊙ Asbestos assessment reports / asbestos registers must be made available to all workers / PCBU's intending to perform work at the workplace.

In which commercial or non-residential properties might asbestos be found?

- ⊙ Asbestos could be found in multiple locations in many commercial or non-residential property constructed prior to 2004.

Are there laws governing management of asbestos in commercial and non-residential properties?

- ⊙ **Yes!** Significant penalties apply if asbestos is not managed in accordance with government WHS regulations.
- ⊙ The WH&S framework must be applied to ensure the health of workers and others when work is being carried out and should be applied in conjunction with the relevant Codes of Practice.

Managing asbestos in commercial & non-residential properties

- ⊙ The Person with Management or Control of a Workplace (PVMCW) must ensure policies and procedures are in place to manage asbestos in accordance with legislation to ensure effective control, management or removal of any asbestos or ACM from commercial and non-residential properties.

What records must be developed, implemented and maintained by the PVMCW?

- ⊙ Asbestos Management Plan
- ⊙ Risk Assessment
- ⊙ Asbestos Register
- ⊙ Safe Work Procedures and Control Plans
- ⊙ Unexpected Asbestos Finds Procedures
- ⊙ Procedures for Emergencies, Incidents and Investigation Reports
- ⊙ Workers training records - training undertaken, consultation with and health monitoring of workers
- ⊙ Copies of Asbestos Removal Plans that are the responsibility of the licenced asbestos removalist
- ⊙ Any air monitoring undertaken and Clearance Certificates issued

