



URGENT SOLUTIONS TO URGENT PROBLEMS

DOES YOUR HOME CONTAIN ASBESTOS?

ARE YOU RENOVATING OR DEMOLISHING YOUR HOME?

ARE YOU SUBMITTING A DEVELOPMENT APPLICATION (DA) TO COUNCIL?

ARE YOU AWARE OF YOUR COUNCIL'S REQUIREMENTS FOR DAs?

MANY COUNCILS REQUIRE THAT:

- **AN ASBESTOS SURVEY OF YOUR HOME IS UNDERTAKEN PRIOR TO ACCEPTING YOUR DEVELOPMENT APPLICATION**
- **AN ASBESTOS REMOVAL OR WORK PLAN IS PREPARED BEFORE ASBESTOS REMOVAL BEGINS**
- **AN OCCUPATIONAL HYGIENIST OR CONSULTANT IS ENGAGED TO PROVIDE AN ASBESTOS CLEARANCE CERTIFICATE WHEN ASBESTOS HAS BEEN REMOVED**

NOT DOING ANY OF THE ABOVE ITEMS CAN DELAY YOUR DEVELOPMENT APPLICATION WITH YOUR COUNCIL

If your property was built prior to 1987, and you intend to undertake renovations or demolitions requiring the submission of a development application (DA) it is a requirement that an asbestos survey of your property is undertaken. It is recommended by many councils that you engage a suitably qualified **occupational hygienist or asbestos consultant** to identify asbestos in your home.



HIA members
the best in the business



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Firstly;

What is Occupational Hygiene?

Deakin University in Victoria, Australia **defines** Occupational Hygiene as being concerned with “the recognition, evaluation and control of environmental factors associated with the workplace which may cause illness, impaired health and wellbeing, or significant discomfort and inefficiency amongst workers or members of the public. Environmental factors can be chemical, physical, biological, ergonomic and psychosocial in nature”.

The International Occupational Hygiene Association (IOHA) also states that ‘*Occupational Hygiene has the objective of protecting worker health and well-being and safeguarding the community at large.*’

What is an Occupational Hygienist?

Deakin University states that “an occupational hygienist usually holds a degree in chemistry, physics, engineering, biology (with some chemistry) or related physical and biological sciences and through special studies can recognise occupational factors that cause illness or inefficiency and understand their effect on human beings; evaluate the magnitude of these factors and of the response of an exposed population to them; and prescribe methods to eliminate, control or reduce the influence of the adverse factors”

A **definition** often used for an **occupational hygienist** is “A person having a university degree or degrees in Engineering, Chemistry, Physics, Medicine, or related physical and biological sciences, who, by virtue of special studies and training, has acquired competence in occupational hygiene.” The profession of occupational hygiene as with many other professions has professional qualifications which take into account not only education but also experience and skills developed.



Consultants capable of conducting asbestos inspections, surveys, performing asbestos air monitoring and clearance inspections with qualifications and experience will often find themselves referred to as **Occupational Hygienists**.

However, many may title themselves differently or their firm may place a title on them which differs to the title of Occupational Hygienist, such as Environmental Scientist, Environmental Consultant or Asbestos Consultant. Many individuals will obtain additional accreditations, relevant to asbestos related work, such as obtaining **National Association of Testing Authorities**** (NATA) signatory or counter status), their firm also obtaining laboratory accreditation for asbestos fibre counting, air volume measurement or asbestos identification. If a consultant so chooses, he or she, may decide to make a submission to the **Australian Institute of Occupational Hygiene** and become **registered as a consultant** in occupational hygiene. Further study and experience may enable them to be considered for higher grades of membership.

Secondly;

Why should you engage an Occupational Hygienist or Asbestos Consultant?

Most persons or firms who can confidently identify themselves as experienced occupational hygienists or asbestos consultants have been working within the field of occupational hygiene for a number of years. Some have chosen to provide specialized services in asbestos and have obtained further accreditations. **A person who consults in occupational hygiene and asbestos should have a solid background in asbestos issues.** They can act as a **competent person** as defined by **WorkCover NSW** and should have significant knowledge: relating to the identification and removal of asbestos; **air sample testing** (conducted



by a NATA registered laboratory) and **interpretation of results**; asbestos clearance criteria and the epidemiology

of asbestos-related diseases. In general, it is unlikely that a person specializing in work as an architect, asbestos removal contractor or building inspector will also have the above related experience or knowledge. Companies who specialize in occupational hygiene doing regular asbestos work in residential and commercial environments will be aware of the consequences of incorrectly removed asbestos during renovation or demolition and the use of unlicensed or under qualified contractors.

An occupational hygienist and/or firm who considers themselves experienced in the area of asbestos issues will also have Professional Indemnity Insurance which specifically mentions ASBESTOS. This may cost the occupational hygiene firm between AUS \$40,000 & \$70,000/year, and because of this ongoing cost most firms operated by a single person will not have this insurance, and neither will most building inspectors. Our Cost is your PROTECTION.

DON'T RISK USING SOMEONE WITHOUT ASBESTOS INSURANCE: ALWAYS ASK TO VIEW THEIR CERTIFICATE OF CURRENCY BEFORE YOU ENGAGE THEIR SERVICES

Thirdly;
Regulations - Codes of Practice
– WorkCover NSW- NSW
Government Public/Commercial
Property and Private Commercial
Property Owners and You- The
Residential Property Owner

1/ REGULATIONS: The NSW Occupational Health and Safety Regulation 2001 under the **NSW Occupational Health and Safety Act 2000** requires an **employer** to take reasonable care to identify foreseeable hazards including asbestos, and to assess the risk posed by those hazards. The **employer is to eliminate or control** those risks and is to provide instruction, training and information, personal protective equipment, supervision, and any other appropriate measure. In addition to obligations placed on an employer, the Regulation places requirements on **Controllers of Premises** with respect to asbestos. For

example, a controller of premises “must ensure that a register, in which the type, condition and location of all asbestos and asbestos-containing material in any place of work is recorded, is prepared and maintained”.

2/ CODES OF PRACTICE: The Asbestos Register **must comply** with the requirements of the National Occupational Health & Safety Commission (NOHSC- now the Office of the Australian Safety & Compensation Council) Code of Practice for the Safe Removal of Asbestos [NOHSC:2002 (2005)] and the Code of Practice for the Management of Asbestos in Workplaces [NOHSC:2018 (2005)].

3/ WORKCOVER: WorkCover NSW **has** jurisdiction



over contractors and commercial ventures should asbestos removal be performed in an unsafe manner. WorkCover NSW **does not** have jurisdiction over asbestos removal being performed by individual homeowners on the residential property in which they are living, however, they should remove asbestos sheeting in line with the guidelines provided by WorkCover to ensure a safe approach to asbestos removal.

In the event of an incident concerning for example the **improper removal** (either during a planned demolition or following a fire) of asbestos containing materials (ACM) a **contractor** engaged by a residential person will be **directed by a WorkCover NSW Inspector** via an improvement or prohibition notice **to use an Occupational Hygienist experienced in Asbestos** issues. WorkCover NSW will enforce the requirement to use the services of an appropriately experienced Occupational Hygienist by threat of fines. The services required by WorkCover to be requested from the Occupational Hygienist include for example **1) The preparation of Asbestos Removal Control Plans 2) NATA accredited Asbestos Air Monitoring and**



3) Asbestos Clearance Inspections & Asbestos Clearance Reports.

4/ NSW GOVERNMENT PUBLIC/ COMMERCIAL PROPERTY AND PRIVATE COMMERCIAL PROPERTY OWNERS: WHO DO THEY USE TO UNDERTAKE THEIR ASBESTOS /HAZARDOUS MATERIALS SURVEYS?

As per the NSW OHS Regulation 2001 a competent person is required to prepare Asbestos/Hazardous Materials Surveys, Asbestos /Hazardous Substances Management Plans, Asbestos Air Monitoring and Asbestos Clearance Inspections. Hence, large property stakeholders have policies to follow WorkCover

Guidelines and Fact Sheets and use consultants with the following:

- Demonstrated years of experience in asbestos related issues;
- Appropriate Qualifications;
- Appropriate levels of Professional Indemnity Insurance, specifically mentioning asbestos;
- Solid understanding of Asbestos Removal options and techniques of asbestos removal;
- Specialized knowledge of Asbestos Air Sampling testing and interpretation of results- All consultants considered for major projects will be NATA accredited for asbestos fibre counting and air volume measurement.
- Solid understanding of Asbestos Clearance criteria and the epidemiology of asbestos related diseases.

Consultants with the above qualities are able to be considered as “competent persons” in accordance with the NSW OHS Regulation 2001. These Consultants may also be considered as

Occupational Hygienists in their chosen field or specialized branch.

WHO PREPARES THEIR “WORK REMOVAL PLANS”, “HAZARDOUS SUBSTANCES MANAGEMENT PLANS”, “ASBESTOS REMOVAL CONTROL PLANS”, “ASBESTOS CLEARANCE INSPECTIONS” AND “ASBESTOS CLEARANCE REPORTS”?

- **Consultants acting as Competent Persons** with demonstrated understanding of asbestos removal options, asbestos project experience AND understanding of occupational health & safety, occupational hygiene, NATA accredited asbestos air monitoring and interpretation of results, and Asbestos



Clearance Inspection and Asbestos Air Monitoring criteria. These Consultants may also be considered as Occupational Hygienists in their chosen field or specialized branch.

SO WHO MANAGES THEIR ASBESTOS REMOVAL WORKS?

- **Competent persons with demonstrated asbestos project experience.**

5/ YOU-THE RESIDENTIAL PROPERTY OWNER

LARGE TENDERS for **MULTIPLE SURVEYS** undertaken on NSW Government Public & Commercial Assets and Private Commercial Buildings are awarded to firms capable of acting as **Competent Persons and Occupational Hygienists**. Isn't it time that you considered hiring the best to also survey your residential property AND manage your asbestos/hazardous materials issues?

- By engaging appropriately qualified occupational hygienists experienced in asbestos issues as competent persons **BEFORE** you undertake any works concerning asbestos you may avoid any or all of the problems you may experience with inspectors or contractors not having the appropriate qualifications, experience and insurance.

The Survey

Experienced professionally qualified consultants from **GETEX** will undertake a thorough inspection of your home and take samples for analysis where appropriate. All analysis for asbestos will be undertaken by an **independent NATA accredited laboratory to remove any possible conflict of interest**. The survey will be as discreet and non invasive as possible. Our consultants are well aware of the sensitivities surrounding asbestos issues and will perform their inspection accordingly. Surveys can be conducted out of normal business hours if required. An Asbestos Register prepared by **GETEX** will constitute an Asbestos Register to the requirements of the Act and conform to the requirements of the **National Occupational Health & Safety Commission** (now Office of the Australian Safety & Compensation Council).

And finally;

Choosing a Consultant:

- **WorkCover recommends the use of a “Competent Person”**
- ✓ **Trained Consultants employed by Getex can Act as Competent Persons** in accordance with the NOHSC: 3003 (2005) and NOHSC: 2002(2005) documents and OH&S Regulations 2001.
- **Councils recommend the use of a consultant in Occupational Hygiene**
- ✓ **Trained Consultants employed by Getex can Act as Competent Persons** in accordance with the NOHSC: 3003 (2005) and NOHSC: 2002(2005) documents and OH&S Regulations 2001 **AND** as per Council Recommendations.

GETEX offers **specialist occupational hygiene advice, 24 hours/7 days** a week. GETEX has a laboratory accredited by **NATA** to ISO/IEC 17025: 2005 for **asbestos** fibre counting and air volume measurement. GETEX carries full professional indemnity insurance for asbestos work.

SERVICES INCLUDE:

ASBESTOS/HAZARDOUS MATERIALS

- Asbestos and Hazardous Materials Inspections/Registers
- Asbestos Identification
- NATA accredited Airborne Asbestos Monitoring
- Asbestos Clearance Certificates
- Soil Investigations/Management
- Lead, Silica, Dusts, Petroleum Products, Solvents, Gases
- Air Monitoring and Sample Analysis
- Risk Assessments & Management Plans
- Removal/Treatment Work Plans
- Project Management and Supervision
- Workplace Training

SITE CONTAMINATION

- Site Contamination Assessments
- Soil/Waste Disposal Reports
- Soil/Water Testing
- Remedial Action Plans and Project Management/Supervision
- Validation Reports
- Pre-purchase/Due Diligence Reports

OCCUPATIONAL HEALTH AND SAFETY

- Occupational Hygiene Services
- Airborne Contaminant Monitoring
- Health and Safety Assessments
- Confine Spaces Testing, Assessment and Management
- Indoor Air Quality Assessments
- Noise
- OHS Management Systems, Plans and Audits

ENVIRONMENTAL

- Air & Water Quality
- Contaminant Monitoring
- Environmental Audits and Surveys



**What is NATA?

NATA is Australia's Government endorsed provider of accreditation for laboratories and similar testing facilities (www.nata.asn.au). To support its accreditation programs, NATA also operates proficiency testing programs (e.g. the National Asbestos Program NAP through Proficiency Testing Australia), in which GETEX participates. The benefit of NATA accreditation and proficiency testing is to enable the client to select reliable testing and measurement services.

WE ARE HERE TO HELP

PLEASE PHONE (02) 9889 2488 and

VISIT: www.getex.com.au

24 HRS/ 7 DAYS

GETEX or its employees are members of the following organisations:

- Asbestos Diseases Foundation of Australia (ADFA)
- Clean Air Society Of Australia & New Zealand (CASANZ)
- Safety Institute of Australia (SIA)
- Master Builders Association (MBA)
- Australian Institute of Occupational Hygienists, Inc (AIOH)
- Property Council of Australia (PCA)
- Australian Water Association (AWA)
- Institute of Engineers, Australia (IEAUST)
- Australian Institute of Project Management (AIPM)
- Royal Australian Chemical Institute (RACI)
- Australian Institute of Environmental Health (AIEH)
- National Association of Women in Construction (NAWIC)
- Environment Business Australia (EBA)
- Australian Institute of Company Directors (AICD)
- Housing Industry Association (HIA)

GETEX operates 24 hours/day, 7 days per week
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Note:

The information in this document is provided for general information purposes only and must not be relied upon for application in practical situations. Specific and detailed advice must be obtained from GETEX before any information in this document is applied in a real life situation.