

WHAT CAN ABSCAN DO FOR YOU?

ABSCAN Building Consultants are appropriately qualified asbestos auditors. Our experienced professionals are equipped to handle all of your asbestos audit requirements in compliance with the WHS legislation.

Simply log on to our website www.abscan.com.au or freecall us on **1800 105 244** to obtain a quote request form. We will provide you with a free quote and on acceptance send one of our trained inspectors to perform an asbestos audit. All asbestos samples will be analysed by an accredited NATA laboratory and a written report produced stating the existence and location of asbestos in the building. Upon request, an Asbestos Management Plan and the erection of asbestos signage will also be implemented and installed.

Asbestos is only one of several areas of our expertise. Services listed below are just a few of the many specialist reports we can provide:

- Asbestos (ACM) Audits**
- Asbestos Re-inspection Audits**
- Asbestos Removal Works**
- Asbestos Clearance Certificates**
- Preliminary Asbestos Assessment (Residential)**
- Dilapidation Surveys**
- Defect Inspection Reports**
- Expert Witness Reports**
- BSA Building Defect Audits**
- Health and Safety Audits**
- Replacement Insurance Valuations**
- Sinking Fund Forecasts**
- Maintenance Reports**

Regions Serviced

- *Townsville, Mount Isa & western areas*
- *Cairns & Far North Queensland*
- *Mackay & Whitsunday*

OUR COMMITMENT TO YOU

Abscan is focused on assisting your compliance with the asbestos legislation and are committed to making sure you are kept up to date with all recent changes and amendments associated with asbestos regulations.



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**OUR BUILDING KNOWLEDGE
IS YOUR SECURITY**

ASBESTOS

information brochure



What is asbestos and its associated health risks?

What are the legislative requirements?

Do You Comply?

What are the penalties?

What can ABSCAN do for you?

What about asbestos removal?

YOUR LOCAL ASBESTOS SPECIALISTS

www.abscan.com.au

“...there are significant penalties that may apply for non-compliance of the WHS Regulations...”

WHAT IS ASBESTOS?

Asbestos is a naturally occurring fibrous mineral and hazardous material. It **poses a risk to health** by inhalation if airborne asbestos fibres are exposed. Exposure to asbestos fibres is known to cause mesothelioma, asbestosis and lung cancer.

It is highly resistant to heat and acid, is an effective insulator against both electricity and sound, and has high tensile strength, and as such has countless uses. It has been processed with cement to make wall and floor sheeting, mixed with water and applied damp as an insulation to boilers and pipes and used in friction material, such as brakes linings.

Asbestos-containing materials (ACM's) were used extensively in Australian buildings and structures, plant and equipment and in ships, trains and motor vehicles during 1950-1980.

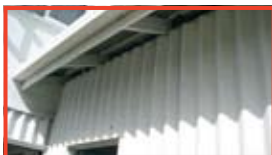
The most common types of asbestos as shown below are:

- chrysotile ("white" asbestos")
- amosite ("brown" or "grey" asbestos")
- crocidolite ("blue" asbestos")



Backing to meter box

Corrugated asbestos wall & roof sheet



COMMON PRODUCTS THAT MAY CONTAIN ASBESTOS

- Cement wall and ceiling sheeting—commonly known as “fibro”
- Tilux sheeting in bathrooms and kitchens
- Cement pipes, guttering and drains
- Roof tiles and vinyl floor tiles
- Compressed cement vent pipes
- Insulated electric wiring in some stoves, hot water systems and light fittings
- Millboard at the back and sides of electrical switch boards

LEGISLATIVE REQUIREMENTS - DO YOU COMPLY?

From 1 January 2006, the Workplace Health & Safety Regulation **adopted** the *National Code of Practice for the Management and Control of Asbestos in Workplaces* for the identification, reporting and management of asbestos at commercial buildings—the “Code”.

This applies to all commercial buildings built before 1 January 1990.

Previously, only certain types of asbestos material were required to be investigated, however there are other materials/products which now require inspection i.e. cement sheeting, corrugated roof sheeting, etc.

All commercial buildings were required to comply with legislation by 1 January 2008—this deadline has passed!

If you are a commercial building owner you MUST have an asbestos audit carried out. If a building is being sold or released, an Asbestos Audit should be given to the new owner/lessee.

The Code requires:

- **Asbestos Register** (where ACM identified) be prepared by a qualified asbestos consultant and kept on site.
- **Signage** to display the location of asbestos.
- **Asbestos Management Plan** to be developed and implemented at the workplace including control measures determined by the consultant's risk assessment.
- **Air monitoring** to be conducted during any removal, demolition or renovation works.
- **Yearly Assessments** of the Asbestos Register to monitor the condition and health risks of the asbestos affected areas.
- **Clearance Certificates** to be obtained following any removal works.

PENALTIES

Apart from the serious health risks asbestos poses to a person's health, there are significant **penalties** that may apply for non-compliance of the WHS Regulations. These range from fines of up to \$37,500 or 6mths imprisonment, right through to fines of up to \$150,000

WHAT ABOUT ASBESTOS REMOVAL?

Ultimately the removal of asbestos from a workplace is the focus of the legislation and removes all risk. However, this option may be cost prohibitive except where small areas of asbestos exist. Therefore asbestos management must be undertaken.

ABSCAN have the proper licences and qualifications to either maintain or remove asbestos from a workplace for small to medium jobs.

All our removal works are in accord with the *National Code of Practice for the Safe Removal of Asbestos* and upon removal of the ACM, Clearance Certificates can be issued.

For further information freecall ABSCAN 1800 105 244