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Legislation Update for NSW

Handling Asbestos in Common Property Ceilings NSW, February 28, 2012

Since January 2012, all Strata Plans are required to identify all Asbestos Containing Materials (ACM) within the common property. The issue that many buildings are now facing is trying to get each of the ceilings inspected that are common property.

Thankfully there is a concept in Asbestos Compliance which makes complying easy.

Inspecting Ceilings in Units

Obviously getting into every unit to inspect and in some case take samples (see note below) from the common property ceilings would be a very challenging thing to execute. Thankfully there is a concept in Asbestos compliance where you can inspect a typical example of an item and use that as a yardstick for others. Using this as a basis for establishing if any of the ceilings in units contain asbestos is an acceptable approach and save the need to gain entry to every unit.

Renovated Ceilings

The only possible concern here is if an owner has replaced a ceiling that was previously a non- asbestos product and replaced it with an asbestos product of some kind. The chances of this happening are extremely small. If this is a concern then you could send a letter to all unit owners asking if any ceilings have been replaced. These ceilings can then be inspected as well. Some OCs with complete records maybe able to establish this from their strata records if all owners have notified of renovations.

Taking Samples

Taking samples of walls, flooring, ceiling and other linings which may contain asbestos usually leaves a hole that is unsightly. Further the hole may expose people to a high level asbestos risk or if done properly leave an unsightly brightly coloured masked sample hole. Fortunately this can be approached in a much less destructive manner. Experienced inspectors are able to identify the types of materials in a building and cross match it with records of when particular building materials stopped containing asbestos. This means that the likelihood of asbestos being present can be ascertained without destructive samples being taken.

About Solutions in Engineering

Solutions in Engineering has competent and experienced inspectors and has been completing asbestos reports for over 15 years.

You can trust our experience, in over 100,000 compliance report for strata buildings over 28 years.

If you would like any further information please do not hesitate to contact our office on 1300 136 036 or email enquiry@solutionsinengineering.com

Kind Regards,
James Freestun
Solutions in Engineering
ph: 1300 136 036



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