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Asbestos Policy for Boatsheds and Bathing Boxes

Capel Sound Foreshores (CSF) contains 92 boatsheds, many of which contain asbestos cement sheeting or roofing. The objective of this policy is to protect persons against the risk of asbestos-related disease resulting from exposure to airborne asbestos fibres. This policy applies in conjunction with the CSF Boatshed Policy. The Committee of Management will make this policy available to all boatshed and bathing box licensees (owners).

Asbestos is the name given to a number of naturally occurring fibrous silicate minerals.¹ The fibres are not visible to the naked eye, but being very light they can travel large distances, by wind and air currents.² Inhaling asbestos fibres may cause asbestos related disease and death.² Undisturbed asbestos cement materials in good condition do not pose a health risk. However, if the material is damaged or crumbling, or is disturbed by breaking, cutting, drilling or sanding, fibres are released into the air.² Although there is no absolutely safe level of exposure to asbestos fibres, occasional exposure to low levels of fibres poses only a low risk to your health.²

Risk Assessment and Notification

Capel Sound Foreshores staff will carry out an annual audit to determine the condition of boatsheds and bathing boxes. At this time and as appropriate any damage, especially to materials likely to contain asbestos, will be reported to the licensee. The committee will keep records of the results of the audit, inspections and notifications to licensees.

It is also the responsibility of the licensee to notify the Committee immediately if there is damage to known or suspected asbestos building materials.

Asbestos Removal

To protect persons against asbestos exposure, repairs or removal of asbestos by the licensee is not permitted. All asbestos removal must be carried out by a person holding an appropriate asbestos removal licence as approved under Occupational Health and Safety Regulations 2017 S.R. No. 22/2017 Part 6.1-Licences.³ Written permission must be sought from the Committee to remove asbestos from boatsheds, if not reported due to damage as above.

If asbestos building materials are damaged, they must be removed (not repaired), by a person licensed to remove asbestos. Complete replacement will be required as soon as is practical but no longer than 30 days after the notification. When an asbestos roof is damaged, the roof must be removed in its entirety (not repaired). Replacement of the roof must be completed within 14 days of the asbestos removal.

No storage of asbestos-containing waste is permitted on the foreshore. Risks to the general public from storm damaged asbestos-containing waste on the reserve will be minimised by the committee arranging its removal immediately and costs will be charged to the licensee of the storm-damaged boatshed or bathing box.

Adopted by CSF CoM -16 May 2018

References:

¹Department of Health & Human Services, State Government of Victoria (2017)

<https://www.betterhealth.vic.gov.au/health/HealthyLiving/asbestos-and-your-health> (accessed 28 April 2018)

² Environmental Health Standing Committee (enHealth) (2013). 'Asbestos: A guide for householders and the general public,' Australian Health Protection Principal Committee, Canberra.

³ State Government of Victoria (2017) Occupational Health and Safety Regulations 2017 S.R. No. 22/2017

[http://www.legislation.vic.gov.au/Domino/Web_Notes/LDMS/PubStatbook.nsf/93eb987ebadd283dca256e92000e4069/05C39981B52D9E0FCA25810E0021D052/\\$FILE/17-022sra%20authorised.pdf](http://www.legislation.vic.gov.au/Domino/Web_Notes/LDMS/PubStatbook.nsf/93eb987ebadd283dca256e92000e4069/05C39981B52D9E0FCA25810E0021D052/$FILE/17-022sra%20authorised.pdf) (accessed 28/4/2018)