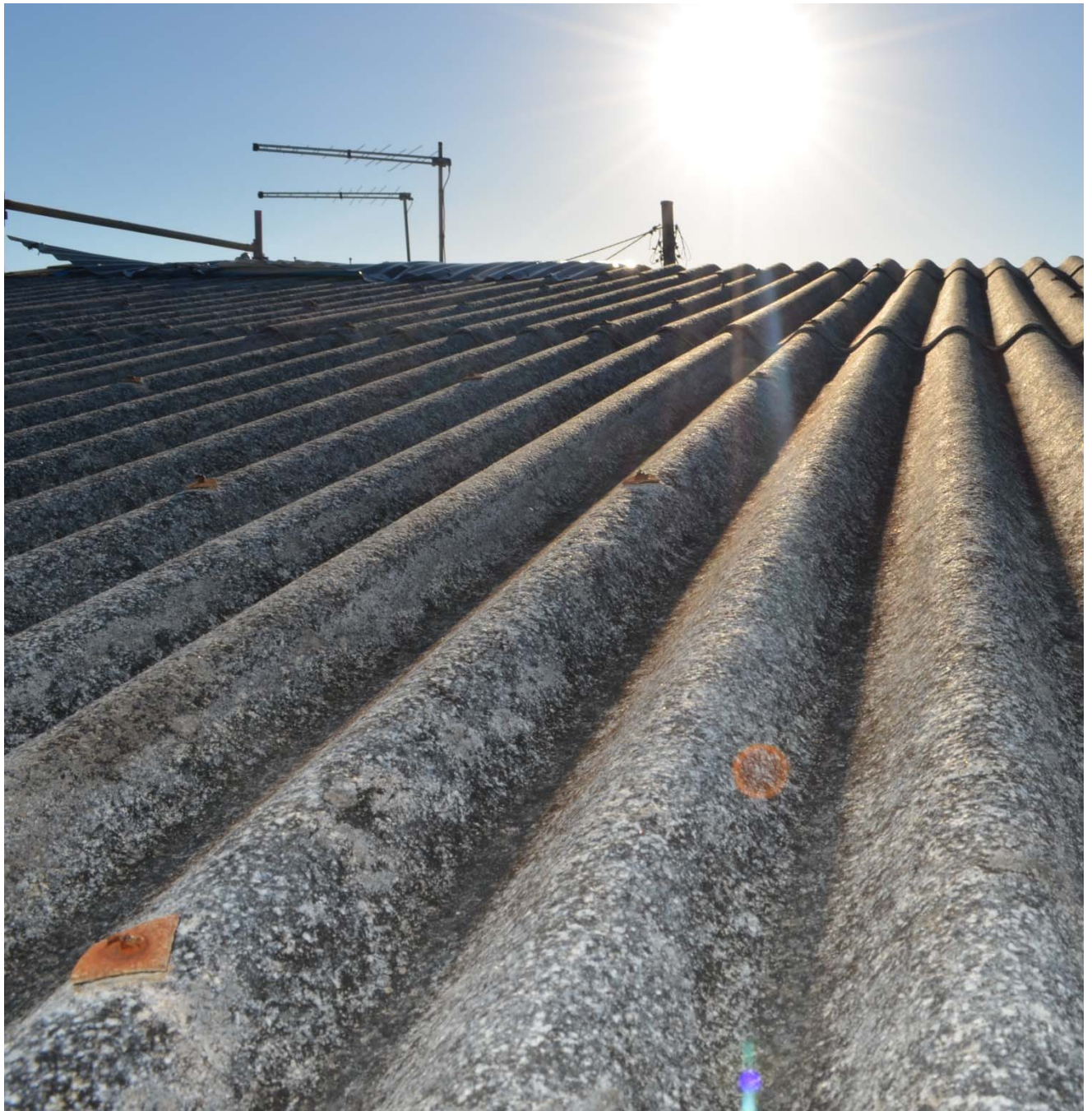


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# Guideline

# Asbestos Management

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## What is the issue with asbestos?

Asbestos is a generic term applied to a naturally occurring silicate material that is a known carcinogen - a substance that can cause cancer.

Asbestos was used for its heat resistant properties in many products, mainly in buildings, ships and vehicles, in the 1950's, 1960's and 1970's. The use of amosite (brown asbestos) and crocidolite (blue asbestos) was banned in Australia in the mid 1980's. Chrysotile (white asbestos), which was used mainly for the manufacture of packing and friction materials such as brake and clutch linings, has been banned since 2003.

Asbestos is still a serious health issue today. Asbestos dust and fibres can be released into the air when products containing asbestos are incorrectly handled, removed or transported for disposal. Health risks arise from the inhalation of asbestos fibres into the lungs. Larger fibres are usually cleared by normal physiological processes but smaller fibres (less than 3 microns) may cause serious health effects, such as asbestosis, mesothelioma, lung cancer and pleural disease that can take up to fifty years to develop. The risk is greater with increased exposure and even minor exposures can have serious health effects.



## What are the sources of exposure?

The most likely sources of asbestos exposure today are:

- Thermal insulation lagging (pipes, boilers, furnaces, ducts in buildings, plant, ships and furnaces)
- Construction materials (asbestos-cement (AC) sheeting for roofs, walls and eaves as well as putty, gaskets, vinyl floor coverings, roofing felt, roof shingles, wall claddings, gutter linings and damp-proofing)
- Fire retardant in high rise buildings, mostly between floors or within fire doors
- Compressed asbestos in vehicle brake linings, clutch plates and gaskets
- Acoustic insulation in false ceilings, especially in schools, hospitals and public areas
- Heat resistant textiles (cloth, padding, blankets)
- Electrical switchboards, insulators and fittings
- Paints, coatings, sealants and adhesives.

## What are my responsibilities as a tenant or contractor?

The management of Asbestos Containing Materials (ACMs) in a building or plant is the responsibility of the building or plant owner, or anybody else appointed by the owner to manage the building on their behalf, as per the *Work Health and Safety Act 2012*.

Building owners are required to take all reasonable steps to identify any asbestos in a building or any plant in their possession. If the building or plant contains asbestos the building or plant owner must ensure that an asbestos register is prepared and kept at the workplace. The register must be reviewed regularly. It is also a requirement that the person with control of the workplace has an asbestos management plan which includes details on how the asbestos will be managed.

In order to prevent or minimize the exposure to airborne asbestos fibres, the building or plant owner must ensure that an asbestos management plan addresses the following:

- The identification of asbestos and ACM
- The steps that can be taken to prevent disturbance of the asbestos, such as safe work procedures and control measures
- The use of labels and signs to warn of the asbestos
- Procedures for dealing with asbestos incidents or emergencies.

Adelaide Airport Limited (AAL) and Parafield Airport Limited (PAL) maintain an Asbestos Register for all directly owned buildings and following annual audits, a specialist company is contracted to remove selected ACMs on a risk basis.

If there is any doubt as to whether the item is an ACM tenants should ensure that the building owner should engage a suitably qualified contractor to inspect the area and provide advice.



## Building activities and asbestos

Asbestos issues relating to building activities (e.g. construction, demolition) will be captured in the Building Approval Process discussed in the [AAL and PAL Building Activity Application Package](#).

Before repairs are undertaken on a building by a contractor, the contractor will check if an Asbestos Register for the building exists.

If an Asbestos Register does exist and ACMs will be disturbed or need to be repaired, a

qualified asbestos removal contractor must be engaged.

Building owners need to ensure documentation is provided by contractors so that the Asbestos Register can be updated.



## Further information

- *Work Health and Safety Act 2012*
- *Work Health and Safety Regulations 2012*
- [www.safework.sa.gov.au](http://www.safework.sa.gov.au)
- Safe Work Australia. Code of Practice: How to Manage and Control Asbestos in the Workplace.
- Safe Work Australia. Code of Practice: How to Safely Remove Asbestos.
- [EPA Guideline 414/17: Wastes Containing Asbestos - removal, transport and disposal](#)

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