



ACT
Government

**Asbestos Response
Taskforce**

26 February 2016

Demolition InfoSheet

TOPIC: DEMOLITION - DEVELOPING THE SCHEDULE

The schedule is an important indicative tool to manage public interest in demolition activity as well as further inform homeowners who are seeking to return to their blocks and rebuild.

OVERVIEW

The updates to the indicative demolition schedule remain a complex and challenging task requiring the balancing of a range of logistical and practical considerations. The schedule is updated publicly every six months.

KEY DETAILS

- The ACT Government is undertaking demolition activity in a coordinated way to ensure the program is delivered safely, efficiently and loose fill asbestos contamination is removed effectively from our community.
- There are 1022 known houses affected with loose fill asbestos insulation across 56 Canberra suburbs and the schedule will accommodate those surrendered through the ACT Government's voluntary Buyback and Demolition Programs.
- The schedule represents three years of intensive demolition up to 2018. Works will likely continue till 2020 being the date the Taskforce has allowed for extended settlements.
- Each property is allocated to a six month indicative window which reflects the timeframes in which the property is likely to be demolished.
- Detailed scoping work has been undertaken to prepare comprehensive information on each house to ensure demolition can be undertaken safely and efficiently.
- Many affected properties are nearly 50 years old, some houses have been surrendered partially renovated, others in a state of disrepair, a number present challenges as they are located in bushfire zones, are part of a unit complex or share a wall with another property and a small number are in heritage areas.
- The schedule is indicative only as each demolition is influenced by a range of variables such as weather conditions, industry capacity, individual demolition complexity and site features.
- The indicative demolition schedule underpins the procurement activity for industry and helps to further inform their capacity through planning, training and investing in appropriate equipment.
- The indicative Demolition Schedule will be updated in February and August each year.

FURTHER INFORMATION

Visit the Taskforce website or Call Access Canberra on 13 22 81.

Phone ACCESS CANBERRA 13 22 81
Web www.act.gov.au/asbestostaskforce

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There are 1022 known houses affected with loose fill asbestos insulation across 56 Canberra suburbs and the schedule will accommodate those surrendered through the ACT Government's voluntary Buyback and Demolition Programs.

Schedule Development

The ACT Government is undertaking demolition activity in a coordinated way to ensure the program is delivered safely, efficiently and loose fill asbestos insulation is effectively removed from our community.

- **Safely:** this includes the safety of the workers involved in the asbestos removal, demolition, site clearance, testing and disposing of rubble, as well as safety of the wider community.
- **Efficiently:** demolitions are scheduled in a coordinated and efficient way to reduce costs and community disruption (including through geographical grouping of properties). The impact of efficient scheduling on overall costs is a key consideration.
- **Effectively:** properties will be demolished in a way which eradicates loose fill asbestos from our community.

Considerations and Complexity

Many affected properties are nearly 50 years old, some houses have been surrendered partially renovated, others in a state of disrepair, a number present challenges as they are located in bushfire zones, are part of a unit complex or share a wall with another property and a small number are in heritage areas.

- 274 houses in bushfire zones
- 743 houses subject to draft variation (V343)
- 32 houses are unit titled or share a wall
- 25 houses are heritage listed
- 8 houses are in rural areas
- 186 clusters where more than two houses occur
- 694 houses where homeowners are seeking to return and rebuild.

Site Assessment and Scoping

No two houses are the same and to understand the complexity of each house and site, the Taskforce undertakes detailed scoping and research work to prepare comprehensive information in a Demolition Package for each house.

The Demolition Package is prepared to help minimise delays and to ensure demolition can be undertaken safely and efficiently on each site. This includes the pre-settlement checklist, any preserved improvement requests, recent maintenance reports, special considerations and the historical files.

The Demolition Package is then submitted to Procurement and Capital Works in the Chief Minister, Treasury and Economic Development Directorate for distribution to the selected Head Contractor. It is only with this comprehensive package that a property can be released to a contractor to undertake demolition activities.

Scheduling Variables and Influences

The schedule is indicative as each demolition is influenced by a range of variables such as weather conditions, industry capacity, individual demolition complexity and site features.

The Taskforce will update the demolition schedule regularly to reflect the demolition intentions and the completed demolition activity.

Demolition Timings

The schedule represents three years of intensive demolition work to 2018 and will include activity out till 2020 as the Taskforce has been flexible providing extended settlements to 30 June 2020.

Each property is allocated to a six month window which reflects the timeframe in which the property is likely to be demolished.

Publicly the schedule indicates activity by district (i.e. Belconnen) and suburb but not the actual street addresses.

When a contractor is appointed the demolition process begins and can take between four to six weeks for each house to complete.

Working with Homeowners

Privately, the Taskforce has advised homeowners of the indicative window that their house is scheduled for demolition to help them with their decision-making process.

The Taskforce works with homeowners who are seeking to return to their blocks (First Right Holders) and rebuild.

Working with Neighbours

The Taskforce and contractors will engage directly with neighbours when work is about to commence on site.

Where neighbours live near two or more houses the Taskforce will engage directly and regularly on demolition timings in the lead up to, during and after demolition.

Details on engagement activities and a range of resources are available on the Taskforce website to support awareness of the demolition process and what to expect.

Working with Industry

The Taskforce and the ACT Government will continue to engage with industry about the demolition program.

The indicative demolition schedule underpins the procurement activity for industry and helps industry develop their capacity through planning, training and investing in appropriate equipment.

Properties are scheduled for demolition in groups which will allow contractors to efficiently schedule the necessary work by suburb or district which in turn reduces disruption to the community.

Demolition Activity

Just like a typical house demolition, the approach to each affected site is carefully planned and safety is the main priority for the workers on site, neighbours and the community.

Each site is overseen by a principal contractor with experienced licensed contractors undertaking the removal and demolition works. WorkSafe ACT will conduct compliance visits as required.

More detail on the demolition process is available on the Taskforce website

www.act.gov.au/asbestostaskforce

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