



**ACT**  
Government

**Asbestos Response  
Taskforce**

28 August 2015

## INFORMATION SHEET

### TOPIC: DEMOLITION - DEVELOPING THE SCHEDULE

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

#### OVERVIEW

The preparation of the indicative demolition schedule has been, and will remain, a complex and challenging task requiring the balancing of a range of conflicting needs. The schedule will be updated regularly.

#### KEY DETAILS

- The ACT Government is undertaking demolition activity in a coordinated way to ensure the program is delivered safely, efficiently and effectively removes loose fill asbestos insulation from our community.
- There are 1022 houses affected by loose fill asbestos insulation across 56 Canberra suburbs and the schedule will accommodate those participating in the ACT Governments Buyback and Demolition Program.
- The schedule represents three years of intensive demolition up to the second half of 2018. Demolition activity will continue until at least 2020 as 30 June 2020 is the final date the Taskforce has agreed for extended settlements through the Buyback Program. These properties will be scheduled closer to the date of surrender.
- Each property is allocated to a six month indicative window which reflects the timeframes in which the property is likely to be demolished.
- Properties which have been surrendered are scheduled with those exchanged to be demolished after 2018 or in existing schedules where efficiencies allow.
- 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 and a small number are heritage houses.
- 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.

#### 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](http://www.act.gov.au/asbestostaskforce)**

Email **[asbestostaskforce@act.gov.au](mailto:asbestostaskforce@act.gov.au)**  
Twitter **[@TaskforceACT](https://twitter.com/TaskforceACT)**

There are 1022 houses affected by loose fill asbestos insulation across 56 Canberra suburbs and the schedule will accommodate those that are part of the ACT Government's Buyback and Demolition program.

### Schedule Development

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

- **Safely:** this includes the safety of the workers involved in the asbestos removal, demolition, site clearance, testing and dumping of rubble, as well as the wider community.
- **Efficiently:** demolitions will be 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 the issue of loose fill asbestos contamination 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 and a small number are heritage houses.

- 276 houses in bushfire zones
- 743 houses subject to draft variation (DV343)
- 33 houses are unit titled or share a wall
- 25 houses are heritage listed
- 8 houses are in rural areas
- 133 clusters where more than two houses occur
- 705 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 Act Governments Procurement and Capital Works 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 mid-2018. Demolition activity will continue to at least 2020 as 30 June 2020 is the latest date of surrender through the Buyback Program, through flexible extended settlement arrangements.

Each property is allocated to a six month window which reflects the timeframes 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.

### 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.

During the site scoping potential 'Preserved Improvements' will be inspected, photographed and noted.

These could be features like sheds, retaining walls, swimming pools or unique garden features.

Preserved Improvements are those improvements that the Taskforce would remove if the block were being prepared for sale by public auction but which a homeowner wishes to retain.

While the Taskforce will endeavour to retain Preserved Improvements, there is no guarantee. The decision about what will be demolished or removed and what can be retained will be based on a range of considerations including:

- Contamination
- Demolition practicalities
- Whether removal or retention will cause erosion or impede on site drainage;
- Approval status of the structure or improvement
- Whether retention will add value to the remediated block; and
- Whether a tree is protected under the *Tree Protection Act 2005*.

### Working with Neighbours

The Taskforce or 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](http://www.act.gov.au/asbestostaskforce)

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