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Re:ACM Reports for tenants-Rental Reform Submission

Introduction

Thank you for your invitation to submit suggestions regarding the 2021 rental reforms. As the sole proprietor of Ace Asbestos Consultant (AAC), I have been an asbestos industry professional for over 30 years, beginning my career in the U.K in 1989 as legislation regarding asbestos in the workplace came into practical effect.

Following asbestos legislation reforms in Australia in 2005 I was sponsored by Noel Arnold & Associates to bring some experience to the expansion of their asbestos consultancy and analysis workforce. Since 2010 I have operated my own asbestos consultant business with asbestos audit reports for commercial, industrial and residential properties being the core focus of my work.

Although the demand in Australia from private homebuyers has increased over the past decade in the form of pre-purchase asbestos audits prior to sale, this continues to be a grey area legislatively. Currently there are no pre-sale legislative requirements to protect home buyers from the financial and health risk pitfalls of purchasing a pre-1990 property (likely to contain asbestos containing materials). This is also currently the case for private tenants, no pre-lease asbestos or Hazmat reports required prior to signing contracts. I refer to rental reform point no.2

- 2 renters have confidence their rental property is safe, secure and functional by prescribing Minimum Housing Standards

My submission suggestion pertains to ensuring a safe habitat for all tenants by ensuring the Landlord provides an asbestos assessment audit prior to the signing of lease documents.

A comprehensive ACM report would provide any prospective tenants with the information required to avoid accidental or refurbishment/maintenance damage of in-situ ACM in the property and the risk assessment of living and working in the vicinity of hazardous materials.

ACM reports would also provide information to contractors/tradies prior to undertaking destructive maintenance work within the property to decrease the likelihood of airborne asbestos contamination. This would align with the current Work Health and Safety Act 2011 and the Safe Work Australia Code of Practice 2011-How to Manage and Control Asbestos in the Workplace.

As with the current legislation all pre-lease ACM audits must be carried out by certified competent or licensed asbestos assessors/surveyors to ensure full disclosure of ACM health risks at the property.

If you wish to discuss this submission further please do not hesitate to contact me directly.

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Alan Cox

Managing Consultant