

Responsibility of PCBU

Guidance for Bay Building/LINX teams, estimators, and Supervisor to understand the responsibilities of PCBU to provide health and safe environment for Staff and Contractors.

Issue

Section 19 of the Work Health and Safety Act 2011 states that PCBU is to ensure, so far as is reasonably practicable that a healthy and safe working environment is provided to staff and contractors/sub-contractors. This includes office and jobsites.

To make the site reasonably practicable sites for staff and trades to visit, PCBU is responsible to organize preliminaries such as

- Installation of edge protection/scaffolding.
- Electrical isolation.
- Asbestos testing/clearance.
- Structural stability.
- Clearance from Hygienist (if required)

Action Required

Following table identifies some of the common works and the required preliminaries to provide a safe working environment for staff and contractors.

Common Works	Preliminaries	Photos
Roofing Works	Edge Protection, Scaffolding	Photo 1 - Roofing Works
Working near or around Electrical Fittings	Electrical isolation as per Company Policy	Photo 2 - Working near or around Electrical Fittings
Works Near Service Cable	Consent or permit from Electrical distributor	Photo 3 - Works Near Service Cable
Demo works in properties built pre 1990s	Asbestos testing through Hygienists	Photo 4 - Potential Asbestos
Working Near Tram Lines	Permit from Tram authorities. Traffic Management	Photos 5 - Working near Tram Line
Excavation	For external or common areas excavations – Contact “Dial Before Dig”. For internal excavations cable locator	Photo 6 -Excavation
Mould	Containment	Photo 7 - Mould – Preliminaries Containment
Criminal Activities – Death, Suicide, Robbery etc	Police Clearance Hygienist/biohazard Clearance	

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Gathering Information

Project Coordinators/Repair Coordinators should get maximum information from the client or insurance company. The information may include the following.

- Reason of damage. If there is any criminal activity involves, as mentioned in the above table, please obtain police clearance and Hygienist/biohazard Clearance, if required.
- Age of the property.
- Asbestos register or asbestos reports from previous builder (if any).
- Is this site accessible. Safe for our staff and trades to enter.
 - Structurally safe.
 - Presence of any hazardous material including asbestos, bio waste, chemicals etc.
- Is this site accessible. Safe for our staff and trades to enter.

Estimation

Estimators should consider allocating following preliminary based on the scope of work.

- Consent/permit from electrical company when working within “No Go Zone” of the service cable or electrical line
- Checking of underground services before excavation works.
- Edge protection/Scaffold for all roofing works
- Electrical isolation as per Company Policy.
- Testing of asbestos for all pre-1990 builds
- Onsite Amenities, if not available onsite or nearby. It also depends on the volume of works.
- Traffic Management, if required.
- Tram or rail permits, if working close to tram or rail lines.

Supervision

Supervisors should make sure that all required preliminaries are in place before works start. In case of any variation, please ensure that all required preliminaries are included in the budget if not already in place.

Photo 1 - Roofing Works – Preliminaries



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Photos 5 - Working near Tram Line – Preliminaries

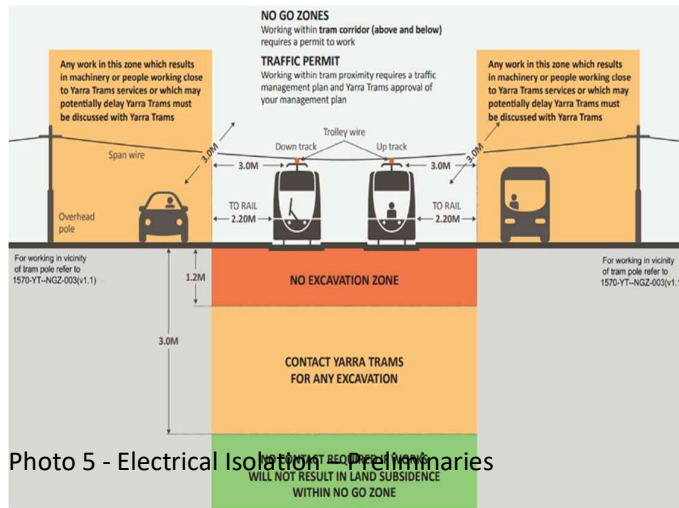


Photo 5 - Electrical Isolation Preliminaries

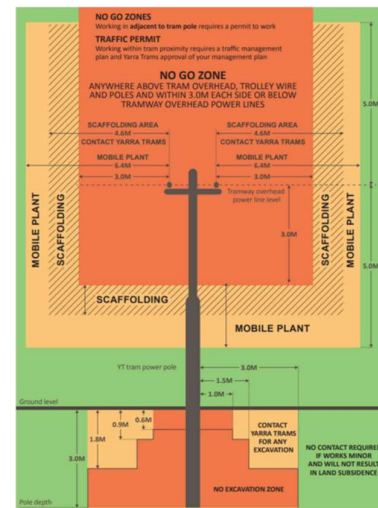


Photo 6 -Excavation – Preliminaries



Photo 7 - Mould – Preliminaries



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