

J.A.H. Risk Management BODY CORPORATE O.H.&S. INSPECTIONS



It is very important for those managing a Body Corporate to have a safety inspection undertaken.

The purpose being that if the Body Corporate engage contractors to carry out works for the Body Corporate, and an incident occurs, you as a Body Corporate Manager could be sued and also fined individually over that incident.

Under the Workplace Health and Safety legislation, the Body Corporate is classed as a ' person in control ' of a workplace.

Section 21 of the OHS Act 2004 states that people in control of a workplace have the following obligations to ensure:

- providing and maintaining safe plant (such as machinery and equipment) and safe systems of work (such as controlling entry to high risk areas, controlling work pace and frequency and providing systems to prevent falls from heights)
- implementing arrangements for the safe use, handling, storage and transport of chemicals (such as dangerous goods and other harmful materials)
- maintaining the workplace in a safe condition (such as ensuring fire exits are not blocked, emergency equipment is serviceable, and the worksite is generally tidy)
- providing workers and contractors with adequate facilities (such as clean toilets, cool and clean drinking water, and hygienic eating areas)
- making sure workers have adequate information, instruction, training and supervision to work in a safe and healthy manner.

The easy and affordable answer is to engage JAH Risk Management to undertake an onsite assessment.

We can:

- Clearly identify hazards and provide digital photographs illustrating their location.
- Assess risks that may result because of the hazards.
- Provide recommendations for the rectification of hazards or minimising the level of risks present and future.
- Provide telephone support in the event of an incident to advise what should be done and how.
- Provide policies and procedures for engaging and managing commonly used contractors and commonly performed tasks.
- Ensure your compliance with Workplace Health & Safety Regulations.

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