

You have been provided with this information sheet because we believe that there is asbestos in your home.

What is asbestos?

Asbestos is a naturally occurring mineral fibre which has been used extensively in the past in construction materials.

The most common type of asbestos building material is fibro sheeting used in internal wall cladding, eaves and wet areas in bathrooms and laundries.

Is asbestos dangerous?

Asbestos is considered safe if left undisturbed and in good condition.

Asbestos can be a health risk if it is cut, sanded, drilled, nailed or damaged in any other way that allows for the release of asbestos fibres.

Is it still used to repair homes managed by Momentum Collective?

Asbestos building materials have not been produced since 1992 in Queensland and 1986 in New South Wales.

Materials used to undertake repair work in Momentum Collective homes do not contain asbestos fibres.

There has been a general ban in Australia on the use of asbestos products since 2003.

Am I in any danger?

It is accepted that living in a home built with asbestos-cement building products is not considered a health risk.

Asbestos containing materials (ACM) can be a health risk if asbestos fibres become airborne and are inhaled.

The long-term risks of living in a home which contains asbestos products is extremely small relative to many other risks experienced in everyday life.

What do I do if I suspect there is asbestos material in my home?

A significant number of homes built before 1986 (in NSW) could contain some form of asbestos cement, irrespective if they are used for public housing or as privately-owned houses.

If you think asbestos may be in your home, don't panic. If asbestos material is in good condition, and is left undisturbed, it is harmless.

How do I ensure asbestos material remains in good condition?

Do not make changes to your home that might expose you to the risk of breathing in asbestos dust or fibres.

This includes drilling holes in walls to hang pictures.

If you have broken or fraying asbestos within your premises contact your Tenancy Officer immediately.

Momentum Collective uses experienced and qualified trades people to remove such asbestos materials which may pose a risk.

Legal protections

The laws concerning asbestos removal are now very strict.

Appropriately licensed, qualified and competent maintenance contractors are engaged by Momentum to repair or remove asbestos from our properties.

During any repair or demolition work at properties containing asbestos, contractors are required to work safely and to supervise works in compliance with all relevant laws.

Momentum will meet all key compliance obligations in relation to the management of properties containing asbestos.

Further information

If you need further information or assistance, please contact the Momentum Housing team on 1300 900 091.

Asbestos facts.....

1. We are all exposed to low levels of asbestos in the air we breathe every day. However, most people do not become ill from this exposure, because the levels of asbestos present in the environment are very low.
2. Most people who develop asbestos-related diseases have worked on jobs where they frequently breathed in large amounts of asbestos fibres. For example, in the past, construction workers using unsafe practices may have frequently encountered asbestos fibre levels well above background levels.
3. A very small number of asbestos-related disease cases occur each year in people who have not worked with asbestos products. The low number of cases makes it difficult to determine the exact cause of the disease or the likely exposure event, but unsafe handling of asbestos materials in the home may have contributed to some of these cases.
4. The natural ageing and weathering of asbestos cement roofs releases asbestos fibres over time. However, this is unlikely to pose a risk to health because the fibres are dispersed, diluted by the wind and washed away in rainwater runoff systems. Air testing near buildings with asbestos cement roofs has found very little increase in fibre levels