

- . Remove wall panel or framing and provide temporary wall bracing and shoring where required.
- . Remove floor structure either timber or concrete.
- . Remove footings.
- . Clean up site.

### **DAILY CHECKS**

- . Temporary hoarding, bracing, shoring and propping is tight and secure and in place as required to protect public.
- . All potential fire and safety hazards are eliminated and services disconnected are secured.
- . All hazardous materials are removed or covered.
- . Partly demolished elements are stabilized and loose materials secured against inclement weather.
- . Any fires or embers are properly extinguished where required.
- . All boundaries are secured against unlawful entry where required.
- . Public access ways, footpaths, thoroughfares are clear of demolished material.

## **PROTECTION OF ADJOINING PROPERTY**

As part of the Building Surveyors role, an assessment must be made as to whether protection works respect of any adjoining property are required to be provided before and during the carrying out of building work.

The provision of protection works as set out in the Building Act 1993 (the Act), is essential, not only to protect the adjoining property, but also to minimise the risk for the owner of the building site, as the Act places the responsibility for protection of an adjoining property on the owner of the site where works are taking place.

It is important that communication with adjoining owners be positive and proactive as building works can not commence until such time as any required protection works have been determined by the building surveyor as being appropriate or (where an adjoining owner has objected) the appeal period of 14 days has expired.

Owners of building sites should also be aware of other important obligations to be fulfilled prior to works commencing.

- . Building permit to be obtained.
- . Insurance cover to be arranged (section 93 of the Act)
- . Survey of adjoining property to be arranged (section 94 of the Act)

In considering a reply by an adjoining owner, the building surveyor can only consider those issues raised in relation to the appropriateness of proposed protection works.

**FOR ADDITIONAL INFORMATION, PLEASE REFER TO THE 'LINKS' PAGE AND FOLLOW THE LINK TO THE BUILDING COMMISSION WEBSITE.**