

Commercial Strata and Office	Cleaning SAFE WORK M	ETHOD STATEMENT (SWMS	i)
TASK OR AC	TIVITY: Commercial Strata and O	ffice Cleaning	
Business Name: [Company Name]		ABN: [ABN]	SWMS#
Business Address: [Company Address]			
Contact Person:	Phone: [Phone]	E fil:	
THIS SAFE WORK METHOD	STATEMENT IS APPROVED BY 1	THE PL OF THE PROJECT	
Under the Work Health and Safety Regulation (WHS Regulation), a person conduct the proposed work starts.	eting a business or undertaking (F RU) is	required to ure at a safe work method s	tatement (SWMS) is prepared before
Full Name:			
Signature:		Title:	Date:
Details of the person(s) responsible for ensuring implementation, monitoring a	ompliance of the SWMS well as review	s and modifications of the SWMS.	
Full Name:		Title:	Phone:
ALL PERSONNEL PARTICIPATING IN ANY ACTIVITY ON THIS WMS. ST HAVE THE FOLLOWING COMMUNICATED	N. 1E AND DATED SIGNATURE OF A CO. MUNICATED TO IN THE DEVELO	LL RELEVANT PERSONNEL WHO HAVE BI PMENT AND APPROVAL OF THIS SWMS	EEN CONSULTED AND
Safety meetings or toolbox talks will be sched ed in accordance with egislative requirements to first identify any site hazards, conditions those hazards and then to further take steps to either the conditions of the conditions are or conditional talks.	NAME	SIGNATURE	DATE
If an incident or a near miss occurs, all work must standardly. Depending on the severity of the incident, a meeting will be called with all workers to amend the SWMS if required. The meeting may also be an educational opportunity.			
Any changes made to the SWMS after an incident or a near miss must be approved by the Person Conducting Business or Undertaking and communicated to all relevant personnel.			
The SWMS must be kept and be available for inspection at least until the work is completed. Where a SWMS is revised, all versions should be kept. If a notifiable incident occurs in relation to which the SWMS relates, then the SWMS must be kept for at least two years from the occurrence of the notifiable incident.			

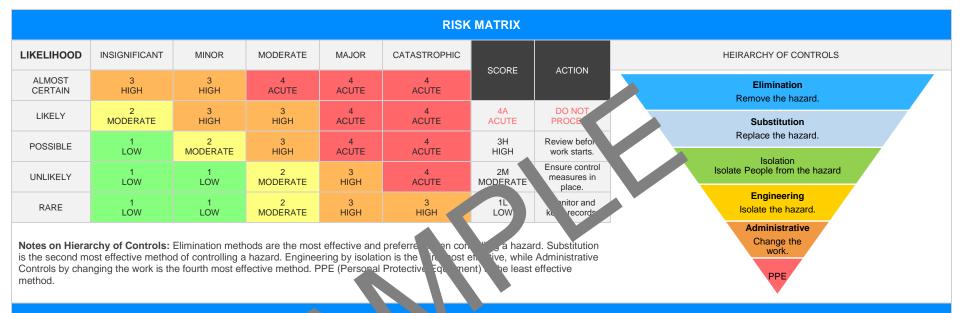
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	CLIENT OR PRINCIPAL CONTRACTOR DETAILS										
Client:						SCOPE OF WORKS					
Project Name:					Provide a detailed description of the specific work being carried out (otherwise known as cope of works).						
Project Address:											
Project Manager:											
Contact Phone:											
Project Manager Sig	nature:										
Date SWMS supplie	d to Project Manager:										
		ANY HIGH-	RISK CON PUCT	N' JRK BEING	CARRIED OUT						
☐ involves a risk of a pe	erson falling more than 2 m	neters.		is carried out on or near pressurised gas mains or piping.							
is carried out on a tel	ecommunication tower.	`	M + M	is carried out on	or near chemical, fuel or refrig	erant lines.					
☐ involves demolition o	f an element of a structure	that is load-be n.		☐ is carried out on or near energised electrical installations or services.							
☐ involves demolition o	f an element related to the	physical integrit of a str	3.	☐ is carried out in an area that may have a contaminated or flammable atmosphere.							
☐ involves, or is likely to	o involve, disturbing a	tos.		involves tilt-up or precast concrete.							
involves structural alt	eration or repair that re	upp to p	prevent collapse.	is carried out on, in or adjacent to a road, railway, shipping lane or other traffic corridor.							
is carried out in or ne	ar a confined space.			is carried out in an area of a workplace where there is any movement of powered mobile plant.							
is carried out in/near	a shaft or trench deeper th	nan 1.5m or tunnel involvin	g use of explosives.	is carried out in a	areas with artificial extremes of	temperature.					
is carried out in or ne	ar water or other liquid tha	t involves a risk of drowning	ng.	☐ involves diving w	vork.						
		ANY HI	IGH-RISK MACHINER	RY OR EQUIPMEN	IT NEARBY						
Forklift	☐ Crane/s	☐ Hoist/s	☐ Excavator	☐ Backhoe/Loader	☐ Boom Lift	☐ EWP	☐ Genie Lift				
☐ Trencher	☐ Drilling Rig	☐ Trucks	Formwork	☐ Bobcat	☐ Flammable Gas	☐ Fuel	☐ Dozer				
☐ High Voltage	☐ Mulcher	☐ Tilt-up Panels	Roller	☐ Scissor Lift	☐ Tractor	Other -					

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PER NAL TECTIVE EQUIPMENT (PPE)

FOOT PROTECTION	HAND PROTECTION	HEAD PROTECTION	HEARING PROTECTION	PROTE	SPIRATORY P STECTION	FACE PROTECTION	HIGH-VIS CLOTHING	PROTECTIVE CLOTHING	FALL PROTECTION	SUN PROTECTION	HAIR/JEWELLERY SECURED
			A								

Select me appropriate PPE above suitable for the equipment used or the job task being performed (if applicable).

Note: A SWMS must be reviewed regularly to make sure it remains effective. A SWMS must be reviewed (and revised if necessary) if relevant control measures are revised. The review process should be carried out in consultation with workers (including contractors and subcontractors) who may be affected by the operation of the SWMS and their health and safety representatives who represented that work group at the workplace.

When a SWMS has been revised, the person conducting a business or undertaking must ensure all:

- 1. persons involved in the work are advised that a revision has been made and how they can access the revised SWMS;
- 2. persons who will need to change a work procedure or system as a result of the review are advised of the changes in a way that will enable them to implement their duties consistently with the revised SWMS: and.
- 3. workers that will be involved in the work are provided with the relevant information and instruction that will assist them to understand and implement the revised SWMS.



JOB STEP	POTENTIAL HAZARDS	IR	CONTROL MEASURES	RR	RESPONSIBLE PERSON
SPECIFIC WORK STEPS	HAZARDS THAT MAY ARISE	INITIAL RISK	SPECIFIC MEASURES TO BE PUT IN PLACE TO ELIMINATE OR CONTROL THE RISKS	RESIDUAL RISK	NAME OF PERSON
			- Provide comprehensive and periodic training for all cleaning staff, this should cover cleaning procedures, proper use of cleaning equipment, and safety practices. Ensure that all staff have the correct personal exective equipment (PPE) such as		
	Inadequate training, Incorrect personal		gloves, safety shoes, and masks. PPE show and correctly and be comfortable for the wearer.		
1. Preparation	protective equipment (PPE)	2M	- Make sure staff understand the importance of PPE and are trained in its correct use.	1L	
			- Regularly inspect PPE for an almage and replace suressary.		
			- Encourage staff and appearing is a swith their PPE or if they feel their training is inadequate.		
			- Regularly re w training ocedures date as necessary.		
			- Corregula comprehensive inspections of all cleaning equipment. This should be arried by a competent person who understands the correct function of the education.		
			- Inspec equil, ent for my physical damage, worn parts, or abnormal noises.		
			- sure safety levices on the equipment, such as guards and emergency stop funct.		
2. Equipment inspection	Faulty equipment, Missing safety devices		stablish a schedule for preventive maintenance of the equipment.	1L	
			- It ase of faults or damage, remove the equipment from service until it is repaired or replaced.		
			- Train staff to report any faults or problems with the equipment immediately.		
			- Keep records of all inspections and maintenance activities.		
			- Ensure only authorised and trained personnel operate the equipment.		
			- Inspect all electrical equipment and cords for any damage or wear before use, ensuring they are in good working condition.		
			- Ensure that all electrical equipment is tested and tagged according to the Australian Standard AS/NZS 3760:2010.		
3. Equipment Setup	Electric shock, Inadequate PPE, Ergonomic issues	2M	- Use only extension leads with built-in circuit breakers or residual current devices (RCD) to protect against electrical shock.	1L	
			- Make sure power outlets and electrical circuits have adequate capacity for the equipment being used, preventing overloading and potential electrical hazards.		
			- Provide appropriate personal protective equipment (PPE), such as gloves, safety glasses, and slip-resistant shoes, for employees engaging in equipment setup processes.		



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			- Train staff on proper PPE usage, storage, and maintenance to ensure ongoing safety and effectiveness.		
			- Assess ergonomic risks associated with each tag piece of equipment during the setup process, providing tools and resources the minimise strain or injury.		
			- Schedule regular breaks and introduce rough on of tasks clowing workers to recover from repetitive or physically demand. Action Luring equipment setup.		
			- Establish a safety guideline that requires clean the of at least 1 meter around electrical equipment, reducing the risk of bumping to it or country an accident.		
			- Encourage open communicate between workers apervisors for reporting any safety concernment and in a quate PPE supplies, equipment issues, or other potential haza		
			- Conduct reg r safety practings and related talks to review SWMS and reinforce safet notocols as reveryone is a are of their responsibilities and any change procedure for equipment setup in commercial cleaning work environces.		
4. Material handling	Manual handling injuries, Incorrect storage of chemicals	2M		1L	
5. Cleaning common areas	Slips, trips, falls, Chemical exposure	3H		2M	



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SPECIFIC WORK STEPS	HAZARDS THAT MAY ARISE	INITIAL RISK	SPECIFIC MEASURES TO BE PUT IN PLACE TO ELIMINATE OR CONTROL THE RISKS	RESIDUAL RISK	NAME OF PERSON
6. Surface Cleaning	Chemical exposure, Dust inhalation, Biological hazards	ЗН		2M	



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7. Floor Cleaning	Mopping accidents, Manual handling injuries, Wet floors	2M		1L	



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8. Cleaning external areas	Falling objects, Slips, trips, falls	3H		2M	
9. Cleaning offices	Electrical hazards, Poor ergonomics	2M		1L	



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SPECIFIC WORK STEPS	HAZARDS THAT MAY ARISE	INITIAL RISK	SPECIFIC MEASURES TO BE PUT IN PLACE TO ELIMINATE OR CONTROL THE RISKS	RESIDUAL RISK	NAME OF PERSON
10. Vacuuming	Noise exposure, Electrica s, Poor air quality	2M		1L	



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11. Window Cleaning	Falls from height, Glass Lifting heavy equipment	ЗН		2M	



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12. Restroom Cleaning	Exposure to bloodborne pathogens, Chemical burns, Slippery surfaces	ЗН		1L	



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13. Waste Disposal	Manual handling injuries, Biological hazards, Sharps injuries	2M		1L	



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SPECIFIC WORK STEPS	HAZARDS THAT MAY ARISE	INITIAL RISK	SPECIFIC MEASURES TO BE PUT IN PLACE TO ELIMINATE OR CONTROL THE RISKS	RESIDUAL RISK	NAME OF PERSON
14. High-dusting	Falls from height, Falling objects, Dust inhalation	ЗН		2M	



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SPECIFIC WORK STEPS	HAZARDS THAT MAY ARISE	INITIAL RISK	SPECIFIC MEASURES TO BE PUT IN PLACE TO ELIMINATE OR CONTROL THE RISKS	RESIDUAL RISK	NAME OF PERSON
15. Carpet Cleaning	Chemical exposure, Slips and trips, Machine-related injuries	2M		1L	



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SPECIFIC WORK STEPS	HAZARDS THAT MAY ARISE	INITIAL RISK	SPECIFIC MEASURES TO BE PUT IN PLACE TO ELIMINATE OR CONTROL THE RISKS	RESIDUAL RISK	NAME OF PERSON
16. Kitchen Cleaning	Fire hazards, Exposure to hot surfaces, Biological contamination	2M		1L	



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SPECIFIC WORK STEPS	HAZARDS THAT MAY ARISE	INITIAL RISK	SPECIFIC MEASURES TO BE PUT IN PLACE TO ELIMINATE OR CONTROL THE RISKS	RESIDUAL RISK	NAME OF PERSON
17. Appliance Cleaning	Electrical hazards, Incorrect use of chemicals, Trapped fingers	2M		1L	



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18. Machine operation (vacuum, polishers)	Noise, Vibration	2		1L	
19. Finishing up	Incorrectly stored equipment, Fatigue	2M		1L	



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SPECIFIC WORK STEPS	HAZARDS THAT MAY ARISE	INITIAL RISK	SPECIFIC MEASURES TO BE PUT IN PLACE TO ELIMINATE OR CONTROL THE RISKS	RESIDUAL RISK	NAME OF PERSON



EMERGENCY RESPONSE – CALL 000 FOR EMERGENCIES

Ensure to have an Emergency Management Plan in place as well as adequate numbers of trained first aid staff with easy access to fully stocked first aid kits, rescue equipment, material safety data sheets, adequate access to emergency communication equipment and fire-fighting equipment suitable for all classes of fire and ignition sources.

LEGISLATIVE REFERENCES

RELEVANT LEGISLATION AND CODES OF PRACTICE. DELETE THE LEGISLATIVE REFERENCES. ANY STATE OF AT ARE NOT APPLICABLE.

Queensland & Australian Capital Territory

Work Health and Safety Act 2011

Work Health and Safety Regulations 2011

Legislation QLD: https://www.worksafe.qld.gov.au/laws-and-compliance/work-health-and-safety-laws Codes of Practice QLD: https://www.worksafe.qld.gov.au/laws-and-compliance/codes-of-practice

Legislation ACT: https://www.worksafe.act.gov.au/laws-and-compliance/codes-oi-practic

Codes of Practice ACT: https://www.worksafe.act.gov.au/laws-and-compliance/codes-of-practice

New South Wales

Work Health and Safety Act 2011

Work Health and Safety Regulations 2017

Legislation NSW: https://www.safework.nsw.gov.au/legal-obligations/legislations/

Codes of Practice NSW: https://www.safework.nsw.gov.au/resource-library/lis > odes-or racti

Northern Territory

Work Health and Safety (National Uniform Legislation) Act 2011

Work Health and Safety (National Uniform Legislation) Regulation 201

Legislation NT: https://worksafe.nt.gov.au/laws-and-compliance/wo_place-

Codes of Practice NT: https://worksafe.nt.gov.au/5

South Australia

Work Health and Safety Act 2012 (SA)

Work Health and Safety Regulations 2012 (SA)

Legislation for SA: https://www.safework.sa.gov.au/resources/legislation

Codes of Practice for SA: https://www.safework.sa.gov.au/work_aces/codes-of-practice#COPs

Tasmania

Work Health and Safety Act 2012

Work Health and Safety (Transitional and Consequential Provisions) Act 2012

Work Health and Safety Regulations 2012

Work Health and Safety (Transitional) Regulations 2012

Legislation for TAS: https://worksafe.tas.gov.au/topics/laws-and-compliance/acts-and-regulations

Codes of Practice for TAS: https://worksafe.tas.gov.au/topics/laws-and-compliance/codes-of-practice

Details of permits, licenses or access required by regulatory bodies (add or delete as required):

- Permits from local council
- Authorisation to commence work
- Any required documents.

Victoria

Occupational Health all Safety Act 34

Occupational Health and Infety gulations 2017

Legis on VIC: https://www.xsafe.vic.gov.au/occupational-health-and-safety-act-and-

<u>qulat.</u>

des on actice VI autros://www.worksafe.vic.gov.au/compliance-codes-and-codes-practice

Western Australia

Work Health and Safety Act 2020

Work Health and Safety Regulations 2022

Legislation Western Australia: https://www.commerce.wa.gov.au/worksafe/legislation

Codes of Practice WA: https://www.commerce.wa.gov.au/worksafe/codes-practice

Safe Work Australia Links

Law and Regulation (All States): https://www.safeworkaustralia.gov.au/law-and-regulation Model Codes of Practice: https://www.safeworkaustralia.gov.au/resources-publications/model-codes-of-practice

Model Codes of Practice

- Managing noise and preventing hearing loss at work
- Confined spaces
- Labelling of workplace hazardous chemicals
- Managing risks of hazardous chemicals in the workplace
- Welding processes
- First aid in the workplace
- Managing the risk of falls at workplaces
- Hazardous manual tasks
- Managing the risk of falls in housing construction
- Managing electrical risks in the workplace
- Demolition work
- Excavation work
- Work health and safety consultation, cooperation and coordination
- Managing the work environment and facilities
- How to manage work health and safety risks
- Managing risks of plant in the workplace
- Construction work



SIGNATORIES OF THE SAFE WORK METHOD STATEMENT

The signed and dated personnel listed below have cooperated in the consultation and development of this Safe Work Method Statement which has been approved by the Person/s Conducting a Business or Undertaking (PCBU). In signing this Safe Work Method Statement each individual acknowledges and confirms that they have read this SWMS in full, having raised any questions for items on this Safe Work Method Statement that require clarification, and confirms that they are competent, skilled and knowledgeable for the task assigned to them. Every person acknowledges that they have received the relevant training and qualifications where required, before carrying out any work contained in this Safe Work Method Statement. By signing this Safe Work Method Statement each individual agrees to work safely, to follow any safe work instructions which are provided, and agrees to use all Personal Protective Equipment where appropriate.

	lions which are provided, and						
Worker Name	Pos	sition	Signature	Date	Time	Sup	pervisor
				Date:			
				_			
				Date			
				l te:			
			AV	Date:			
				Date:			
				Date:			
				Date:			
		SAF WO A S	THUD STATEMENT	MONITORING AND	REVIEW		
The SWMS must be review revised if necessary) if relevations of the SWMS and their healt workplace. When the SWMS has been advised that a revision has been advised that a revision has been who will need to change a wath a way that will enable them to will be involved in the work in them to understand and imp	ant control measu cluding contractors and subth and safety representatives revised the PCBU must ensive made and how they call ork procedure or system as to implement their duties contract be provided with the reliable contract.	contract s) who may be aff s who re esented that work are that all persons involved in access the revised SWMS a result of the review are accessistently with the revised SN	hould be carried out in ected by the operation group at the with the work are including all persons this do the changes in MMS. All workers that	effective in reducing the person responsible for remploy a multi-faceted and the second secon	onitored regularly for the risk of incidents, keeping to nonitoring the effectiveness approach which includes but with workers, contractors as on a continual basis. Dus improvement, promptly the corrective action and cortently developing ever-impropersisk of the corrective action and cortently developed action action action action actions action actio	ne workplace safe for a sof the Safe Work Metal it is not limited to: Ind sub-contractors. Independent of the work of the Safe Work Metal it is not limited to: Ind sub-contractors.	all personnel. The hod Statement should statement should cies or deficiencies, ant personnel ensures
·		_	_				
REVIEW NUMBER	<u> </u>	□ 2	□ 3	□ 4	□ 5	□ 6	7
NAME							
INITIALS							
DATE							

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SAFE WORK METHOD STATEMENT REVIEW CHECKLIST

This Safe Work Method Statement Review Checklist is to be followed and used upon initial development of the SWMS to help ensure that all steps have been adequately taken before work commences. Think of this document as an internal audit review checklist before commencing work, and may form part of a Toolbox Talk (safety meeting) and may be used as an opportunity for education and training.

ITEMS WHICH MUST BE INCLUDED IN THE SWMS	COMPLETED	TO BE DONE	COMMENTS
The company details have been entered, including the project name and address.			
Names and signatures of all relevant personnel consulted during the development of the SWMS.		P A	
Name, signature, position and date signed of the person approving the SWMS.			
Specific personnel and qualifications, experience is noted in the SWMS.	0		
Provides a step-by-step process of tasks required to carry out the activity or task.			
Adequate risk assessment of any identified hazards has been completed.			
Foreseeable hazards are identified and documented for each step.			
Any hazards listed in any site risk assessments have been added to the SWN			
SWMS initial risk (IR) column as well as residual risk (RR) columns completed.			
Check control measures added to the SWMS are the most effections.			
Responsible person is assigned and listed on the SWMS for the impement of contomeasures.			
Permit requirements specified, such as Hot We Flectrical Work, V at Heights etc.			
SWMS identifies plant and equipment to be u d.			
Details of inspection checks required for any equipment listed at hoted on the SWMS.			
Describes any mandatory qualifications, experience paining skills required to perform the work.			
Applicable personal protective equipment is selected on the SWMS.			
Lists any required permits or licenses.			
Reflects and documents any legislative references and/or Australian Standards.			
Identifies any hazardous substances used with specific control measures in line with any SDS.			
REVIEWED BY	DATE R	EVIEWED	
SIGNATURE	DATE CO	MPLETED	

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