

TRADE NEWSLETTER

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UBS Highlight

UBS continues to operate as an ISO-accredited builder, maintaining the highest standards for Environmental, Quality, and Safety procedures.



October 2025

Welcome to the October edition! September saw regulators focus on falls, powerline safety ⚡, site traffic 🚧, and equipment failures across VIC and QLD.

The lesson is simple: keep sites inspection-ready and treat high-risk tasks with zero compromise.

In this edition, we cover September's incidents, explain trades' rectification rights at UBS, and highlight the compliance actions that matter for all of us.

Reach out to tradepartners@uniquebuilding.com.au with any questions or suggestions.✉



"Tomorrow: your reward for working safely today." Robert Pelton

Safety in Focus: September ⚠️🩹

September brought several serious incidents across VIC and QLD that point to the same high-risk themes:

Falls & scaffolds 🏗️

- Wind-exposed or incomplete scaffolds failed, causing injuries and public near-misses.
- Do now: Use tied/anchored scaffolds only; full planking and guardrails; protect all voids. Never work on incomplete scaffolds.

Overhead powerlines ⚡

- Electrocutions and shocks occurred where long materials contacted live lines.
- Do now: Identify lines in pre-start, set exclusion zones, use spotters, and arrange isolation where needed. Plan carry routes for gutters, ladders and scaffold components so nothing can swing into a conductor.

Site traffic & mobile plant 🚧

- Workers were struck when vehicles entered work areas, with blind spots a factor.
- Do now: Enforce traffic plans and exclusion zones. Use spotters and barriers. Operators must 360° check before moving.

Cranes, loads & temporary platforms 🏗️

- A loaded crane loading platform failed and fell from height (no injuries but high potential).
- Do now: Install and inspect platforms or hoists by competent persons only. Never exceed rated loads. Maintain drop zones and secure tools and materials at height.

Bottom line: Prioritise fall prevention, powerline controls, traffic separation and equipment discipline on every job. Safety is your responsibility, always.

Site Conduct / Supervision: Trade Rectification Rights

Outlined in the contract that you have with us, UBS gives trades the first opportunity to put things right and the contractual duty to do so quickly and properly. After all, mistakes happen, but what matters is that they get fixed!

Your right to fix

- If a defect in your work or supplied materials is identified, UBS will notify you and provide the chance to rectify.

Your obligations

- Respond and attend promptly. Book the rectification immediately. Shorter timeframes apply for urgent issues.
- Workmanship and materials. Fix to spec with no shortcuts. Provide before and after photos where practical and confirm completion with UBS.
- Access & safety. Coordinate with the supervisor or customer, follow all site rules, and minimise disruption to occupants.
- Cost. Rectification of your own defects is at your cost. It is part of delivering the original scope to standard.

If you do not rectify

- UBS may engage others to complete urgent or unaddressed defects at your expense and may deduct costs from payments. Ongoing non-performance can affect future allocations.

How to avoid escalation

- Communicate early if timing is genuinely impossible and propose the first available slot.
- If you dispute responsibility, raise it quickly with evidence. Focus on solutions, not blame.

Bottom line: Protect your right to rectify by acting fast, fixing it right, and keeping UBS informed. It preserves client trust and your standing for future work with us.

Victoria – Enforcement and Safety Initiatives

Workplace Fatalities and Charges:

- **Traffic Controller Fatality:** A traffic management company has been charged following the death of a worker on the Eastern Freeway in August 2023.
- **Stair Void Incident:** A building company and its sole director were charged after a worker fell through an unprotected stair void at a Greenvale residential construction site.
- **Scaffold Fall:** A steel fixing company was fined \$60,000 after a worker was injured in a fall during the construction of a 40-storey building in Southbank.

Safety Alerts:

- **Concrete-placing Equipment:** A safety alert was issued regarding the risks associated with using concrete-placing equipment.
- **Scaffold Overturns:** A reminder was issued about the risks associated with overturning scaffolds, particularly when they land on energised powerlines.

Health and Safety Month:

- WorkSafe Victoria conducted a series of workplace safety events across the state and online during Health and Safety Month 2025.

Queensland – Compliance and Safety Campaigns

Asbestos Compliance Audits:

- From 1 August 2025, Workplace Health and Safety Queensland (WHSQ) inspectors began auditing businesses operating from buildings constructed before 1990 and those likely containing asbestos. The statewide audit will run until 31 October and focuses on compliance with asbestos management requirements.

Electrical Safety Fortnight:

- WHSQ conducted Electrical Safety Fortnight from 1 to 14 September 2025, delivering events across Queensland with industry stakeholders to promote electrical safety at work and in the home.

Psychosocial Risk Management:

- WHSQ updated guidance on managing workplace psychosocial risks, emphasizing the responsibility of all Queensland businesses to create a workplace that is both physically and psychologically safe.

Upcoming Regulatory Changes

Silica Worker Register:

- From 1 October 2025, SafeWork NSW will introduce a Silica Worker Register as part of the Work Health and Safety Amendment Regulation 2025. This register aims to monitor and manage workers exposed to respirable crystalline silica.



EXPERIENCE & CAPABILITY

Unique Building Services has further strengthened the depth of our Project Management team, building on our extensive experience in **delivering complex renovation and refurbishment projects** across council buildings, healthcare facilities, education (VSBA), and community infrastructure. **Our expertise extends well beyond insurance repairs** to include large-scale upgrades, residential and commercial refurbishments, compliance-driven works, and end-to-end project management, demonstrating **our capability to deliver DHA renovation projects to the highest standard.**

Council Community Housing Upgrades

Refurbishment of community housing, achieving excellent outcomes and receiving outstanding client feedback.



Old Heritage Mornington Post Office

Specialist heritage slate roof remediation, structural and drainage upgrades. Targeted repairs including roofing, flooring and painting to restore the building to a safe and high-quality standard, keeping with its original character.



Refurbishment of Casterton Memorial Hospital

Large-scale roofing and weatherproofing works, upgraded mechanical and solar systems, interior refurbishments, modern facility installations, and enhanced electrical and fire safety measures across multiple hospital blocks.



Upgrades to Mornington Civic Reserve Gym

Carried out safe demolition, relocation of services, structural upgrades, and high-quality finishes to deliver a fully refurbished and accessible facility.

