



**Government  
of South Australia**

Department of the Premier and Cabinet Circular

**PC020 – Upgrading of Safety and Access in Crown  
Buildings**

**December 2002**

## **PC020 Upgrading of safety and access in Crown buildings**

The *Development Act 1993* has certain provisions under sections 53A and 71 for initiating the upgrading of older privately owned buildings found to be unsafe and for improving access for people with disabilities, which do not apply to buildings owned or occupied by the Crown. However, this does not mean that the Crown is exempt from any obligation to ensure that government buildings provide a reasonable level of safety for the occupants and that people with disabilities are not discriminated against.

In order to ensure that safety and accessibility objectives are met, State agencies responsible for building assets are required to address safety and access issues in buildings by incorporating the following risk management strategies into building asset management plans for Crown buildings-

1. Risk assessments are to be undertaken as an integral part of asset management procedures to identify and prioritise building safety and access risks in Crown buildings.

*[Safety risks include those that may arise from fire, structural failure or unhealthy conditions, while access risks are those that could lead to a complaint under Commonwealth disability discrimination legislation.]*

2. Risk Management Action Plans are to be developed to manage and reduce identified safety and access risks at the earliest opportunity (in order of highest priority), taking into account other funding restraints and priorities.

*[Agencies are also required to develop plans to improve physical access to buildings and facilities, with time-lines, under the 'Promoting Independence: Disability Action Plans for SA' policy.]*

3. Appropriate work from Risk Management Action Plans is to be incorporated into any proposal for building work in the nature of an alteration or addition to an existing Crown building.  
*[Includes seismic assessment and earthquake mitigation works for any significant alterations proposed to existing government assets - refer Treasury Circular No 314  
[www.treasury.sa.gov.au/financial/fmcontents.html](http://www.treasury.sa.gov.au/financial/fmcontents.html)]*
4. Crown buildings must only be used and occupied in accordance with the assigned relevant building classification under the Building Code of Australia for which they have been designed, constructed, approved and certified (as complying with the Building Rules).
5. When a Crown building is declared to be surplus to requirements, the agency responsible for that asset must continue to manage any risks relating to that building until such time as the asset is disposed of.

#### Further information

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Advice and information on risk management and asset management in relation to Crown buildings can be obtained from:

**Building Management, Department for Administrative and Information Services**

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