



# Achieve Best Practice

## Report on Asbestos Containing Materials in the Workplace



**Building Owner:** Wylie Creek Trust & Cryton Investments No.9

**Postal Address:** C/- De Martini & John Fletcher Properties Group  
River Quarter, Level 3,  
46 Edward Street, (Cnr Margaret St)  
BRISBANE, QLD 4000

**Address of Building:** 12 King Street,  
CABOOLTURE, QLD 4510

**Date of Inspection:** 18/02/2026

*Achieve Best Practice Pty Ltd*

A.B.N. 54 651 548 640

535-541 Aherns Road, Conondale Qld 4552  
Ph: 1800 803 162 Mobile: 0438 783 700  
Email: [Paul@AchieveBestPractice.com.au](mailto:Paul@AchieveBestPractice.com.au)

**Executive Overview – Site:** 12 King Street,  
CABOOLTURE Q 4510

**Inspection Date:** 18/02/2026

**Friable Asbestos Containing Materials were not found**

Nil

**Bound Asbestos Containing Materials were found**

Ground floor Ceiling space to North of building as per report from AAQ November 2011

**Buildings built post 1990:** Nil

**Signage Required:** At contractor register

**Schedule of Future Inspections**

Every 5 years a reinspection is required on all buildings that contain Asbestos Containing Material listed in the Executive Overview.

**Action Required for Asbestos Containing Materials**

Establish and maintain Registers - install building notice and ensure it remains in place.

Follow encapsulation or removal recommendations in Register.

Advise building occupants, Property Manager and / or Body Corporate Manager.

Train your security and maintenance staff about controlled access to asbestos.

Advise Architect, Builder or Contractors likely to work in areas containing asbestos.

For specific action refer to comments column of register (if any noted).

Note: Recommendations from previous report regarding installation of signage does not appear to have been carried out

## **Notes about Asbestos Containing Materials Report**

**The findings are itemised for perusal. This information discloses:**

1. Where the Asbestos containing materials were found in the building or essential plant
2. The type of Asbestos containing materials
3. The form of the Asbestos containing materials
4. Whether the Asbestos containing materials is friable or bound
5. Any potential health risk to occupants of the building

These findings are the result of inspection by an appropriately qualified person.

### **Important Notes:**

If Asbestos containing materials have been located in the building the owner must refer to the NOHSC Code of Practice for Management of Asbestos for the definitions and is obliged to comply with various provisions of the Workplace Health & Safety Regulation 1997 as amended 1<sup>st</sup> November, 2000. Those obligations are set out in the Legislation.

### **INFORMING MAINTENANCE CONTRACTORS AND BUILDING OCCUPIERS/WORKERS**

It is mandatory to inform these people when Asbestos Containing Material is discovered. We recommend that you formally advise these people in writing and maintain a record of the correspondence. In your correspondence you must advise that a Register has been established and how to access the Register. A practical method is to maintain a Visitors and Contractors sign in Book in which a copy of the Register is kept and at the top of each sign in page include any references to your Workplace Health & Safety Policy and advise that a Register is attached to the sign in Book and that each person acknowledges that they have read the Register and will abide by the relevant Workplace Health & Safety Legislation and its requirements.

### **Further Information:**

Please phone PQC Management Systems

[1800 803 162](tel:1800803162)





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## Asbestos Containing Materials Register

### Structures where No Asbestos was detected

<b>Building Name</b>	<b>12 King Street, Caboolture</b>		<b>Inspector:</b>	<b>Paul Douglas</b>	PHOTO	Building	PHOTO	Building
<b>Test Date:</b>	2011	<b>18/02/26</b>	<b>Building Photo</b>	01				

Lvl	Location	Location ID or Room designation	Component	Surface Treatment	Material Extent	Material unit	Form	ID status	State	Condition	Exposure Frequency	Likelihood of Disturbance	Advise	Action	Action Date	Photo No:	Sample No:	Comment
GF	Ceiling space	North offices	Linings	R	<.1	sqm	A/C products	PT	B	F	R	VL	X	R		1	NA	Remove at tenancy change

**Legend:**

**Surface Treatment** = Painted, Raw Surface, Pre-Finished, Encapsulated with Other, Unknown.

**Material Extent** = Units or M<sup>2</sup>

**Likelihood of Disturbance:** Very Low, Low, Medium, High, Extreme

**ID Status** = Presumed, Previously Tested, Previously Reported, Sampled, Labelled.

**State** = N/A, Bound, Friable.

**Condition** = Good, Fair, Poor.

**Activity Frequency** = Rarely, Monthly, Weekly, Daily, Continually. Likely, Almost Certain

**Likelihood of Disturbance** = Rare, Unlikely, Possible,

**Action** = Maintain, Encapsulate, Remove.

**Action Date** = Asap, 6 mths, 12 mths, 24 mths, 36 mths, 48 mths

**Material unit**= square metre, lineal metre, each, not specified

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