Asbestos Containing Materials Report

42 Cleveland Street

Greenslopes Qld 4120

1st December 2014

Asbestos Containing Materials Survey Report

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Introduction

Ace Asbestos Consultant was engaged by Jim Wicks of Chesterton International to undertake asbestos containing material survey of 42 Cleveland St, Greenslopes, Qld, 4120. The site survey was completed by Alan Cox on 1st December 2014 and undertaken in accordance with the requirements outlined in the Work Health and Safety Act 2011 and the Safe Work Australia Code of Practice 2011-How to Manage and Control Asbestos in the Workplace.

Construction Types	Administration building
External Building Materials	Concrete, fibre cement glass, steel
Internal Building Materials	Concrete, plasterboard, synthetic mineral fibre, glass, steel
Date of Construction	Circa 1990
Size of Building / No of levels	3 Levels
Occupants	Government Parole department

Scope of work, services and limitations

The scope of the asbestos containing materials survey as agreed with the client involved a visual inspection of representative construction materials and the collection and analysis of materials suspected of containing asbestos, where required. No register was available at the time of this survey 1st December 2014.

My professional judgement and experience was used in the identification and location of materials suspected of containing asbestos in accessible and representative areas.

Sampling was undertaken in accordance with the requirements documented in the Safe Work Australia Code of Practice 2011-How to Manage and Control Asbestos in the Workplace, and Ace Asbestos Consultant safe work procedures for asbestos, with all sampling implements cleaned between sample collections to minimise sample cross contamination.

Executive Summary

No Asbestos containing materials were identified within the scope of this ACM survey.

Important note: Refurbishment & Demolition

This report may be used as a guideline to the location, condition and approximate extent of all accessible asbestos containing materials; however it is not possible without substantial stripping and demolition of the building, to guarantee that every source of asbestos was detected. Hence, care should be exercised when opening any previously uninspected and/or non-accessible areas as all areas and not accessed during the scope of this survey must be assumed to contain asbestos containing materials. Prior to refurbishment or demolition of the structure a fully intrusive ACM survey must be undertaken to gain access as far as practicable to all construction materials suspected of containing asbestos. Without full access to all areas of the building (i.e. wall cavities, beneath carpeted areas, internal of live equipment) all measurements are an on-site estimation, therefore, this report should not be used for the purpose of pricing the removal of asbestos containing materials unless accompanied by an appropriate and site-specific scope of works as part of an asbestos management and abatement program. Should any personnel come across any suspected asbestos material or materials unknown to them, work should cease immediately in the affected areas until further sampling and investigation is performed.

This report should be read in its entirety and must not be copied, distributed or referred to in part only.

Asbestos Legislation in Australia

The Work Health and Safety Act 2011 requires owners of structures or parts of structures that are workplaces (if all or part of the structure was built under an approval given by a local government before 31st December 2003), to comply with the Safe Work Australia Code of Practice 2011-How to Manage and Control Asbestos in the Workplace.

This requires owners to:

- Conduct an audit of the workplace for asbestos containing materials in accordance with WHS regulations;
- Prepare a register of asbestos containing materials;
- Where any asbestos containing materials are identified, prepare and implement an asbestos management plan (AMP); and
- Manage the risk of naturally occurring asbestos (NOA) at the site where identified.

The AMP should discuss the way asbestos is managed in the workplace, to minimise, or if possible eliminate, the potential for exposure to workers or other persons. This will include assessing if specific sources of asbestos containing materials are to be removed or otherwise enclosed or encapsulated. The plan should contain policies and procedures that define methods for restricting access to and preventing disturbance of asbestos containing materials. The AMP should also include permits and work practices to be employed when working in the vicinity of asbestos containing materials. The AMP discusses the protocol for installing asbestos warning labels and signs on site and includes training requirements. The AMP represents an integrated risk management approach to ensure that practicable steps are taken to prevent or minimise the risk of exposure to asbestos containing materials at the site.

In accordance with the Safe Work Australia Code of Practice 2011-How to Manage and Control Asbestos in the Workplace, an asbestos containing materials register and AMP must be reviewed, maintained and updated at least every 5 years.

Existing Documentation

The following existing documentation was provided by the client and referred to during the asbestos survey program:

- No ACM register was available at the time of the survey, 1st December 2014.

Sample Analysis (NATA Accreditation)

Samples were analysed by a NATA Accredited laboratory using quality-controlled procedures. Bulk sample analysis is undertaken in accordance with procedures and personnel that have been certified by the National Association of Testing Authorities (NATA).

Quality Assurance/Control

This work has been undertaken and performed in a professional manner, in accordance with generally accepted practices, using experience, a degree of skill and care ordinarily exercised by members of its profession and consulting practice. All quality assurance is undertaken by a qualified quality assurance professional to ensure that all procedures used in the field are controlled and can be duplicated if required.

Disclaimer

This report was prepared Chesterton International solely for the purpose set out herein and it is not intended that any other person use or rely on it. Whilst this report is accurate to the best of my knowledge and belief, Ace Asbestos Consultant cannot guarantee completeness or accuracy of any descriptions or conclusions based on information supplied to it during site surveys, visits and interviews. Responsibility is disclaimed for any loss or damage, including but not limited to, any loss or damage suffered by Chesterton International arising from the use of this report or suffered by any other person for any reason whatsoever.

General Access Limitations

While the survey has attempted to locate all of the asbestos containing materials present, and as the survey was a visual inspection and sampling process, only those asbestos containing materials that were physically accessible could be located and identified. Therefore it is possible that materials that may be concealed within inaccessible areas/voids, may not have been located during the survey. Such inaccessible areas that fall outside the scope of this survey are listed below.

- In set ceilings or wall cavities.
- Service shafts, ducts etc., concealed within the building structure.
- Voids or internal areas of plant, equipment, air-conditioning ducts etc.
- Totally inaccessible areas such as voids and cavities created and intimately concealed within the building structure. These voids are only accessible during major demolition works.
- Height restricted areas.
- Building facade fixing brackets.
- Within internal wall partitioning;
- Inside mechanical/plant equipment.
- Gaskets, mastics and sealants to pipe-work, ductwork, mechanical equipment and construction/expansion joints.

Destructive surveying and sampling techniques were not employed to gain access to those areas listed above. Consequently, without substantial demolition of the building, it is not possible to guarantee that every source of asbestos has been detected therefore these areas must be assumed to contain asbestos containing materials.

Asbestos Risk Assessment Factors

In summary, to assess the health risk posed by the presence of asbestos containing materials, all relevant factors must be considered. These factors include:-

- Evidence of physical damage;
- Evidence of water damage;
- Proximity of air plenums or direct airstream;
- Friability of Asbestos containing materials;
- Requirement for access for building operations;
- Requirement for access for maintenance operations;
- Likelihood of disturbance of the Asbestos containing materials;
- Accessibility;
- Exposed surface areas; and
- Environmental conditions.

These aspects are in turn judged upon (i) potential for fibre generation, and (ii) the potential for exposure. Where these factors have indicated that there is a possibility of exposure to airborne fibres, appropriate recommendations for repair, maintenance or abatement of the asbestos containing materials are made.

National legislation requires the building owner to undertake al re-assessment of all asbestos containing materials identified on site at least every 5 years.

General Asbestos Removal Requirements

- Asbestos abatement works must be performed in accordance with all legislative requirements. The statutory requirements for asbestos removal are prescribed in the Work Health and Safety Act 2011 and require compliance with the Safe Work Australia Code of Practice 2011- How to Safely Remove Asbestos.
- Prior to any refurbishment or demolition work that may disturb asbestos containing materials, remove any such asbestos containing materials. As prescribed by the Safe Work Australia -How to Safely Remove Asbestos Code of Practice 2011, only a "Class A" licensed asbestos removal contractor can conduct works involving the removal of friable Asbestos containing materials. Only a contractor holding a "Class B" license can remove bonded asbestos containing materials (such as asbestos cement sheeting) in quantities equal to or exceeding 10m^2. It is best practice to specify a "Class B" contractor for bonded asbestos removal work unless a risk assessment determines otherwise.
- The Person Conducting a Business or Undertaking (PCBU) or person commissioning the ACM removal works must engage a NATA-accredited Occupational Hygiene Laboratory to undertake air monitoring (Clearance inspection and Clearance Certification) following the completion of all ACM removal works and prior to re-occupation of the designated work area. Persons commissioning friable ACM removal works should ensure that;
- The asbestos removal area is enclosed to prevent the release of respirable asbestos fibres;
- Negative pressure is used, provided the enclosure being used is tested for leaks;
- The wet method of asbestos removal is used;
- The asbestos removal work area does not commence until the air monitoring is started by an independent licensed asbestos assessor

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Appendix A: Asbestos Containing Materials Register

42 Cleveland Street Greenslopes Qld 4120											Audit Date: 1st December 2014
Asbestos Containing Materials Register											**Auditor: Alan Cox**
Location - Item Description - Comments	**Sample No.**	**Sample Status**	**Photo No.**	**Extent**	**Cond**	**Friability**	**Disturb. Potential**	**Risk Status**	**Re-inspect Date**	**Control Priority**	**Comments / Control Recommendation**
External Front of building including main entrance Fascia and bulkhead panels Fibre cement	AAC1897-001	Negative	1-2	-	-	-	-	-	-	-	No further action required

42 Cleveland Street Greenslopes Qld 4120											Audit Date: 1st December 2014
Asbestos Containing Materials Register											**Auditor: Alan Cox**
Location - Item Description - Comments	**Sample No.**	**Sample Status**	**Photo No.**	**Extent**	**Cond**	**Friability**	**Disturb. Potential**	**Risk Status**	**Re-inspect Date**	**Control Priority**	**Comments / Control Recommendation**

ACM Register Key

Risk status takes into consideration the condition, location, disturbance potential, friability etc of the ACM'S in order to prioritise abatement works.

Risk Status 1 – Hazard with a high risk potential – There is a high potential for exposure to asbestos fibres or for fibres to be generated during normal use. Should be controlled first.

Risk Status 2 – Hazard with a medium risk potential – There is a risk of exposure to asbestos fibres only if works will disturb the ACM'S or if it is damaged and in a sensitive location (air handling units). Should be programmed second but may be managed in-situ if it can be stabilised.

Risk Status 3 – Hazard with a low risk potential – There is a risk of exposure to asbestos fibres only during maintenance or during dismantling, demolition, repair or alteration of ACM'S.

Disturbance Potential Indicates the potential for the ACM'S to be disturbed by personnel or work undertaken in the area.

High – ACM'S were in a location where work is undertaken or personnel are accessing in a way that may disturb the ACM'S regularly (daily).

Medium – ACM'S were in a location where work is undertaken or personnel are accessing in a way that may disturb the ACM'S infrequently (weekly/monthly).

Low – ACM'S were in a location where work is undertaken or personnel are accessing in a way that may disturb the ACM'S rarely (yearly or greater).

Friability Indicates whether the ACM'S were friable (can be easily crumbled, pulverised or reduced to powder by hand pressure). Friable materials are generally a greater risk than non friable if not managed correctly.

Extent is an estimation of the size in square (m^2)or linear metres (Lm) of the documented ACM or Suspected ACM

Condition Indicates the condition of the ACM'S and potential for exposure to personnel.

Good – ACM'S were not damaged and is showing no or little signs of deterioration.

Fair – ACM'S were slightly damaged and is showing some signs of deterioration.

Poor – ACM'S were badly damaged and showing significant signs of deterioration.

Control Priority is a numerical value that refers to the priority order in which abatement work should be undertaken. Number 1 represents the most significant hazard and should be rectified first whilst successive numbers after one is the order for ongoing maintenance work.

Note: Risk status, Disturbance Potential, Friability and Control Priority does not apply to the Non Asbestos Materials documented in this ACM register.

Re-inspection date

Recommended date for regular condition assessment in accordance with the Safe Work Australia Code of Practice 2011-How to Manage and Control Asbestos in the Workplace (at least every 5 years)

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Appendix B: NATA Accredited Analysis Certificate

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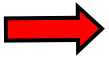
Appendix C: Photographs

Arrow Legend:

	Indicates that sample was **POSITIVE** for asbestos (ie. contains asbestos)
	Indicates the sample was **NEGATIVE** for asbestos

Photographs

Photo #1

External

Front of building including main entrance

Fascia and bulkhead panels

Fibre cement

No asbestos detected

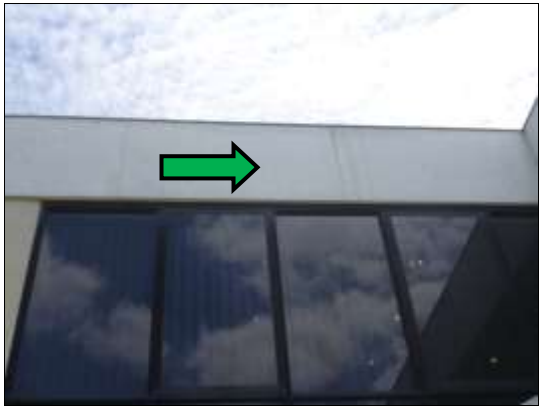


Photo #2

External

Front of building including main entrance

Fascia and bulkhead panels

Fibre cement

No asbestos detected

Photo #3

Internal

Basement car park

No asbestos identified

Photographs

Photo #4
Internal
Ceiling voids
No asbestos identified

Photo #5
External
Roof area
No asbestos identified

References

Ace Asbestos Consultant referred to the following documents during this survey.

- Work Health and Safety Act 2011;
- How to Manage and Control Asbestos in the Workplace- Safe Work Australia Code of Practise 2011;
- How to Remove Asbestos Safely-Safe Work Australia Code of Practice 2011; and
- Guidance Note on the Membrane Filter Method for Estimating Airborne Asbestos Fibres 2nd Edition [NOHSC: 3003(2005)].