QLD MADE HEIGHT SAFETY PRODUCTS BY SAFE@HEIGHTS

HEIGHT SAFETY INSPECTION REPORT

Inspection No. 2190

Client

DeMartini Fletcher Property
Level 10, 46 Edward Street Brisbane QLD 4000

Site
Site No. 2414
15 Astor Terrace, Spring Hill

Client Contact
Clare Burton
0732112033
Maintenance@demartini.com.au

Reviewed By: Chris Burrow
chris@safeatheights.com.au
0408156264

Safe@Heights
Height Safety Specialists

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THE LEADERS IN HIGH QUALITY QUEENSLAND MADE HEIGHT SAFETY ACCESS AND FALL PREVENTION SYSTEMS

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DISCLAIMER

This Height Safety Report has been produced by Safe @ Heights Pty Ltd. It specifies the type/s and numbers of the height safety systems installed on this building. Only qualified and competent persons should use a height safety system and only after they have been authorised to do so by the system owner. All users must have undergone the correct training and be deemed competent to use the system/s.

A detailed Safe Work Method Statement (SWMS) must be completed prior to using any height safety system. A rescue plan must accompany all SWMS when using a fall arrest system. It is the responsibility of the owner of this system to ensure the following BEFORE the system can be safely used as per below:

- The design is fit for purpose
- There is an induction available that clearly explains how to use the system/s safely and that all works undergo this prior to using the system/s
- The user/s has the required training, experience and PPE to use the system safely
- All workers comply with current safety procedures as stated in the current Codes of Practice and Australian Standards for working at heights
- Use of a Full Body Harness with Energy Absorber complying with AS/NZ 1891.1 must be used when connected to any fall arrest system

Safe @ Heights Pty Ltd does not take any responsibility for or are liable for any injury or death caused by incorrectly using this system/a or any other system which has been installed or certified by Safe @ Heights Pty Ltd. Safe @ Heights Pty Ltd expressly prohibits the illegal use of this document. This document should be used as a guide only in the creation and planning of a specific SWMS and rescue plan by all users. Report is to be used exclusively for the purpose it was designed for, and is not to be copied, reproduced or distributed in any way in part or wholly without permission of Safe @ Heights Pty Ltd

Height Safety is everyone's responsibility.

DO NOT USE THIS SYSTEM/S IF YOU DO NOT FEEL COMPETENT TO USE THE SYSTEM CORRECTLY AND SAFELY.

THE COMPLETE SOLUTION

Who we are

Safe@Heights specialise in fall prevention, fall arrest and height access solutions. Whether your requirement is as simple as a ladder bracket to access a roof, a complete building solution or a state wide project, we can help. Our projects range in size from $1000 to over $500,000. As a Queensland based manufacturer and installer there is nothing we can't do.

The benefits of dealing directly with the manufacturer who also completes the installations are;

- High quality Queensland made products
- Custom solutions specifically designed for your site
- Specialist knowledge that only comes from thousands of hours of designing and testing height safety systems
- Longer Product and Installation Warranties
- Installation by highly trained trade qualified installers
- Your own dedicated Project Manager
- Access to OH&S specialists
- Peace of mind that you have the right solution for you

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PROUDLY QUEENSLAND

QLD MADE

As the manufacturer and installer there is nothing we can't do. Over 95% of our systems have been proudly designed, engineered and manufactured right here in Queensland. Safe@Heights specialises in fall prevention, fall arrest and access solutions. Regardless of your requirements we are able to help you. Whether it is as simple as a ladder bracket to access a roof, a complete building solution or a state wide project, we can help. Our projects range in size from $1000 to over $500,000. As the manufacturer we are able to provide customised solutions that suit your unique requirements and budget.

TRADE QUALIFIED

Our installers are all trade qualified and extensively trained in height safety system installation. We do not use subcontractors. All installations, servicing, inspections and certifications are completed by our own dedicated team. They know our products inside and out. Compliance and safety is guaranteed. Our team of installers are proud of our Queensland Made Systems and take the utmost care and attention with our installations. Close enough is never good enough for our team. They are perfectionists who love what they do.

INSPECTIONS & AUDITS

All height safety access, fall prevention and fall arrest systems must be inspected and certified as compliant and safe on a regular basis. This is not only to ensure you are complying with your legal duties under the Work Health and Safety Act and Australian Standards, but more importantly to ensure that your systems are safe to use and remain fit for purpose

To assist you with this, we have our Certification & Safety Program. We take all the hassle and worry out of inspecting, certifying and maintaining your systems. Members enjoy a number of benefits such as our industry leading 15 Year Warranty*, automatic inspection scheduling and free access to our HawkPro Compliance Management System.

For more information about becoming a member please contact our team at any time on (07) 3208 5733.

QUALITY ASSURANCE

All of our installations come with a standard 5 Year Product and Installation Warranty. Members of our Certification & Safety Program automatically get upgraded to our Industry Leading 15 Year Warranty on all of our HawkPro systems. For any non HawkPro systems, the manufacturers product warranty will apply. However, the installation warranty is extended to 15 Years. Please refer to our warranty policy for full terms and conditions.

HEIGHT SAFETY INSPECTION REPORT

Inspection - 15 Astor Terrace, Spring Hill

Safe@Heights has completed an inspection of the above address.

Please see below a summary of the systems inspected, followed by individual system certificates and full audit report. Where an item has failed or an issue has been identified, it will be highlighted red. Please take the time to review the report in full, including any of our recommendations. If you have any questions, please do not hesitate to contact us at any time.

Your next inspection due date is listed in the below table. We will be in contact with you approximately 6 weeks prior to this date to arrange the next service.

Thank you for partnering with Safe@Heights to maintain your height safety system compliance. If we can be of further service please do not hesitate to contact us.

Important Information

Please review the report in full as there are a number of systems that have failed and cannot be used safely

Summary Table

Job #	2190
Site Contact	Kai Kapusta - 0435 947 675
Date of Inspection	21/03/2025
Date of Next Inspection	21/03/2026
Certified By	Damien Hewitt (Supervisor), Aaron Parr

Height Safety Systems Summary Table

System Type	Quantity
Anchor Point - PEHQ (Safetylyne) Concrete mount anchor	12
Anchor Point - PEHQ (Safetylyne) Concrete mount anchor point	2
Anchor Point - PEHQ (Safetylyne) Concrete Anchor	16
Anchor Point - PEHQ (Safetylyne) Wall mount anchor point	8
Vertical Ladder - PEHQ (Safetylyne) Vertical ladder	1
Hatch - Sayfa Skydore roof access hatch	1
Anchor Point - Safemaster Fall Arrest Anchor	1
Guard Rail - ABRA Guard rail	1

Failed Items and Recommendations

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HEIGHT SAFETY INSPECTION REPORT

System Type	Item Status	Recommendation
LEVEL 6 ROOF - Item #1 - Anchor Point - AP1 - Wall Mounted	**FAIL**	Warning: Anchor points have failed due to being installed into the side of a parapet wall. Structural integrity of the wall must be verified by a Structural Engineer stating that it is structurally capable of potential fall arrest loads imposed by anchor points before they can be certified. Some anchors are also within 200mm of a penetration and there are some evidence of wall cracks. DO NOT USE Anchor points #3, #6, #7, #11 have a penetration in the wall within 200mm - This issue can cause structural weakness in the wall and can affect the anchors capacity
LEVEL 6 ROOF - Item #2 - Anchor Point - AP2 - Curved Wall - Wall Mounted	**FAIL**	Warning: Anchor points have failed due to being installed into the side of a parapet wall. Structural integrity of the wall must be verified by a Structural Engineer stating that it is structurally capable of potential fall arrest loads imposed by anchor points before they can be certified. DO NOT USE
COOLING TOWER UNITS LEVEL 6 - Item #1 - Observation - OBS1 - COOLING TOWER ACCESS	Medium Risk - Identified hazard	There is no access to the top of this unit. This was identified in an audit report completed in March 2022 by Safe@Heights. Recommend a Safety-in-Design assessment is completed with the service company to ascertain what parts of the unit must be accessed and from this design a safe and compliant access system
LEVEL 6 BALCONY - Item #1 - Anchor Point - AP1	**FAIL**	Warning: Anchor points have failed due to being installed into the side of a parapet wall. Structural integrity of the wall must be verified by a Structural Engineer stating that it is structurally capable of potential fall arrest loads imposed by anchor points before they can be certified. There is also a Glass balustrade which cannot have ropes placed over the top. This must be part of the engineers assessment as to how these anchors would be used, i.e. are the glass panels removed during Abseiling works. These anchors cannot be used
LEVEL 6 UPPER ROOF - Item #1 - Vertical Ladder - VL1	**FAIL**	Warning: Vertical ladder has failed due to multiple non-compliance issues with AS1657. This was identified in an audit conducted in March 2022. We recommend that the ladder is removed and replaced with a aluminium angled ladder between 70° and 75° in accordance with AS1657:2018 and Managing the Risk of Falls at Workplaces Code of Practice. As part of this rectification works, the hatch will require a guard railing safety system installed, which will provide safe transition from the new ladder to the roof

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LEVEL 6 UPPER ROOF - Item #2 - Hatch - HT1	**FAIL**	Warning: Hatch has failed due to multiple non-compliance issues with AS1657, which were detailed in an audit conducted in March 2022. The hatch dimensions are 800x800mm. Minimum hatch depth is 1000mm to allow the required minimum distance of 750mm from ladder rung to any fixed object. The roof also has severe rust from water pooling along the hatch soaker tray. We would recommend that as part of this safety upgrade that the hatch is replaced with a 800x1000mm hatch and dry pan is installed to prevent water pooling
LEVEL 6 UPPER ROOF - Item #3 - Anchor Point - AP1	**FAIL**	Warning: Anchor Point has failed due to multiple non-compliance issues with AS1891.4 and is not considered structurally safe. It must be removed
LEVEL 6 UPPER ROOF - Item #5 - Observation - OBS1 - No fall protection around vents	High Risk - Identified hazard	Warning: There is no fall protection around vents, when working on the vents you will be within 2000mm of a fall edge - review safety audit from March 2022, Issue #5, option #1. Where it is recommended that this roof has a perimeter guard railing system installed. This is still our recommendation

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Roof Plan

LEVEL 6 ROOF - Item #1: Anchor Point Certification

Inspection Date	21/03/2025	**Job Number**	1291
Company Name	DeMartini Fletcher Property	**Site Address**	15 Astor Terrace, Spring Hill
Contact Name	Clare Burton	**Site Contact Name**	
Contact Phone		**Site Contact Phone**	

Type of System (Qty):	Anchor Point Qty(12)
Brand/Model	PEHQ (Safetylyne) Concrete mount anchor
System Location:	LEVEL 6 ROOF
Max Number of Users:	One User Per System
Load Rating:	15kN
Date of Installation:	08/09/2014
Date of Next Service:	21/03/2026
Technician:	SAFE @ HEIGHTS PTY LTD (Damien Hewitt (Supervisor), Aaron Parr)
Status:	**FAIL**
Fail Reason?	Warning: Anchor points have failed due to being installed into the side of a parapet wall. Structural integrity of the wall must be verified by a Structural Engineer stating that it is structurally capable of potential fall arrest loads imposed by anchor points before they can be certified. DO NOT USE Anchor points #3, #6, #7, #11 have a penetration in the wall within 200mm - This issue can cause structural weakness in the wall and can affect the anchor
Recommendations:	Warning: Anchor points have failed due to being installed into the side of a parapet wall. Structural integrity of the wall must be verified by a Structural Engineer stating that it is structurally capable of potential fall arrest loads imposed by anchor points before they can be certified. Some anchors are also within 200mm of a penetration and there are some evidence of wall cracks. DO NOT USE Anchor points #3, #6, #7, #11 have a penetration in the wall within 200mm - This issue can cause structural weakness in the wall and can affect the anchors capacity
Client Notes	Warning: Anchor points have failed due to being installed into the side of a parapet wall. Structural integrity of the wall must be verified by a Structural Engineer stating that it is structurally capable of potential fall arrest loads imposed by anchor points before they can be certified. Some anchors are also within 200mm of a penetration and there are some evidence of wall cracks. DO NOT USE Anchor points #3, #6, #7, #11 have a penetration in the wall within 200mm - This issue can cause structural weakness in the wall and can affect the anchors capacity

For a list of failed anchors and the reason for failure, please see the attached table.

SAFE @ HEIGHTS PTY LTD CERTIFIES THAT THE ABOVE LISTED SYSTEMS HAVE BEEN INSPECTED IN ACCORDANCE WITH MANUFACTURERS INSTRUCTIONS AND RELEVANT AUSTRALIAN STANDARDS. THIS INSPECTION DOES NOT INCLUDE THE ROOF STRUCTURE.

WARNING: It is the responsibility of the owner of this system to ensure the following BEFORE the system can be safely used:

- The design is fit for purpose.
- There is a User Manual and Rescue Plan.
- The user/s has the required training, experience and PPE to use the system safely.
- All safety procedures must be complied with as stated in the current safety codes of practice and Australian Standards for working at heights.
- Use of a Full Body Harness with Energy Absorber complying with AS/NZ 1891.5 must be used when connected to this system.

SAFE @ HEIGHTS PTY LTD IS NOT RESPONSIBLE FOR, NOR LIABLE FOR THE MISUSE OF THIS SYSTEM

Anchor Table

#	Brand	Model	Rating	Batch No.	Pass/Fail
1	Pehq (Safetylyne)	Concrete Mount Anchor	15kN		Fail
2	Pehq (Safetylyne)	Concrete Mount Anchor	15kN		Fail
3	Pehq (Safetylyne)	Concrete Mount Anchor	15kN		Fail
4	Pehq (Safetylyne)	Concrete Mount Anchor	15kN		Fail
5	Pehq (Safetylyne)	Concrete Mount Anchor	15kN		Fail
6	Pehq (Safetylyne)	Concrete Mount Anchor	15kN		Fail
7	Pehq (Safetylyne)	Concrete Mount Anchor	15kN		Fail
8	Pehq (Safetylyne)	Concrete Mount Anchor	15kN		Fail
9	Pehq (Safetylyne)	Concrete Mount Anchor	15kN		Fail
10	Pehq (Safetylyne)	Concrete Mount Anchor	15kN		Fail
11	Pehq (Safetylyne)	Concrete Mount Anchor	15kN		Fail
12	Pehq (Safetylyne)	Concrete Mount Anchor	15kN		Fail

Item #1: Anchor Point - Failed Anchors

Anchor #	Fail Reason
3	Reason?...
6	Reason?...
7	Reason?...
11	Reason?...

Item #1: Anchor Point Compliance Report

Identification #	AP1 - Wall Mounted
Date of Certification	21/03/2025
Date of Next Certification	21/03/2026
Date Installed	08/09/2014
Who installed this system?	
Brand/Model	PEHQ (Safetylyne) Concrete mount anchor

1 Example Photo

2 Is the system for:	Abseil
3 What is the type of anchor?	Concrete mounted
4 Surface type?	Concrete

4.1 How is the system mounted?	Vertical Wall Mounted
4.2 Take wide image of structure	
4.3 What is the thickness of the concrete? Must be minimum 150mm	200mm
4.4 Are the anchors a minimum of 200mm from edge of slab?	No
Notes: See anchor table for anchors within 200mm of edge or a penetration	
4.5 Are there any holes within 200mm of the anchors?	Yes
Notes: See anchor table for anchors within 200mm of edge or a penetration	
4.6 Are all anchors tested to 7.5kN for 3 minutes with no sign of movement?	Yes
4.7 Is the concrete in good condition without any structural cracks or issues?	No
Notes: See anchor table. Recommend Structural engineer assess wall	
4.8 Is there anything else that must be noted?	No
5 Pitch of roof (in degrees)	0°
6 Does each anchor have clear labels stating manufacturer and rating?	Yes
7 Is the design of the system compliant, allowing 100% connection?	NA
7.1 Describe Purpose of System?	
Anchors are for abseil use	
8 Are there any pendulum risks? You must measure each anchor and ensure that: 1. The distance the anchor is from the closest fall edge is the same or LESS than to the next anchor 2. The distance between each anchor is no MORE than 6m 3. If any pendulum issues are found that the EXACT measurements are written clearly on the roof plan	No
9 Is there a parapet wall?	No

Has the system Passed/Failed?	**FAIL**
Fail Reason?	Warning: Anchor points have failed due to being installed into the side of a parapet wall. Structural integrity of the wall must be verified by a Structural Engineer stating that it is structurally capable of potential fall arrest loads imposed by anchor points before they can be certified. DO NOT USE Anchor points #3, #6, #7, #11 have a penetration in the wall within 200mm - This issue can cause structural weakness in the wall and can affect the anchor
Recommendations:	Warning: Anchor points have failed due to being installed into the side of a parapet wall. Structural integrity of the wall must be verified by a Structural Engineer stating that it is structurally capable of potential fall arrest loads imposed by anchor points before they can be certified. Some anchors are also within 200mm of a penetration and there are some evidence of wall cracks. DO NOT USE Anchor points #3, #6, #7, #11 have a penetration in the wall within 200mm - This issue can cause structural weakness in the wall and can affect the anchors capacity

LEVEL 6 ROOF - Item #2: Anchor Point Certification

Inspection Date	21/03/2025	**Job Number**	1291
Company Name	DeMartini Fletcher Property	**Site Address**	15 Astor Terrace, Spring Hill
Contact Name	Clare Burton	**Site Contact Name**	
Contact Phone		**Site Contact Phone**	

Type of System (Qty):	Anchor Point Qty(2)
Brand/Model	PEHQ (Safetylyne) Concrete mount anchor point
System Location:	LEVEL 6 ROOF
Max Number of Users:	One User Per System
Load Rating:	15kN
Date of Installation:	08/09/2014
Date of Next Service:	21/03/2026
Technician:	SAFE @ HEIGHTS PTY LTD (Damien Hewitt (Supervisor), Aaron Parr)
Status:	**FAIL**
Fail Reason?	Structural integrity of the wall must be verified by a Structural Engineer stating that it is structurally capable of potential fall arrest loads imposed by anchor points before they can be cer
Recommendations:	Warning: Anchor points have failed due to being installed into the side of a parapet wall. Structural integrity of the wall must be verified by a Structural Engineer stating that it is structurally capable of potential fall arrest loads imposed by anchor points before they can be certified. DO NOT USE
Client Notes	Warning: Anchor points have failed due to being installed into the side of a parapet wall. Structural integrity of the wall must be verified by a Structural Engineer stating that it is structurally capable of potential fall arrest loads imposed by anchor points before they can be certified. DO NOT USE
For a list of failed anchors and the reason for failure, please see the attached table.	

SAFE @ HEIGHTS PTY LTD CERTIFIES THAT THE ABOVE LISTED SYSTEMS HAVE BEEN INSPECTED IN ACCORDANCE WITH MANUFACTURERS INSTRUCTIONS AND RELEVANT AUSTRALIAN STANDARDS. THIS INSPECTION DOES NOT INCLUDE THE ROOF STRUCTURE.

WARNING: It is the responsibility of the owner of this system to ensure the following BEFORE the system can be safely used:

- The design is fit for purpose.
- There is a User Manual and Rescue Plan.
- The user/s has the required training, experience and PPE to use the system safely.
- All safety procedures must be complied with as stated in the current safety codes of practice and Australian Standards for working at heights.
- Use of a Full Body Harness with Energy Absorber complying with AS/NZ 1891.5 must be used when connected to this system.

SAFE @ HEIGHTS PTY LTD IS NOT RESPONSIBLE FOR, NOR LIABLE FOR THE MISUSE OF THIS SYSTEM

Anchor Table

#	Brand	Model	Rating	Batch No.	Pass/Fail
1	Abseil Anchor	Abseil	15kN		Fail
2	Abseil Anchor	Abseil	15kN		Fail

Item #2: Anchor Point - Failed Anchors

Anchor #	Fail Reason
1	Unable to determine structure integrity of wall. Recommend a structural engineer to conduct testing
2	Unable to determine structure integrity of wall. Recommend a structural engineer to conduct testing

Item #2: Anchor Point Compliance Report

Identification #	AP2 - Curved Wall - Wall Mounted
Date of Certification	21/03/2025
Date of Next Certification	21/03/2026
Date Installed	08/09/2014
Who installed this system?	
Brand/Model	PEHQ (Safetylyne) Concrete mount anchor point

1 Example Photo

2 Is the system for:	Abseil
3 What is the type of anchor?	Concrete mounted
4 Surface type?	Concrete

4.1 How is the system mounted?	Vertical Wall Mounted
4.2 Take wide image of structure	
4.3 What is the thickness of the concrete? Must be minimum 150mm	150mm
4.4 Are the anchors a minimum of 200mm from edge of slab?	Yes
4.5 Are there any holes within 200mm of the anchors?	No
4.6 Are all anchors tested to 7.5kN for 3 minutes with no sign of movement?	Yes
4.7 Is the concrete in good condition without any structural cracks or issues?	No
Notes: See table and recommendations	
4.8 Is there anything else that must be noted?	No
5 Pitch of roof (in degrees)	0°
6 Does each anchor have clear labels stating manufacturer and rating?	Yes
7 Is the design of the system compliant, allowing 100% connection?	NA
7.1 Describe Purpose of System?	
Anchors are for abseil use	
8 Are there any pendulum risks? You must measure each anchor and ensure that: 1. The distance the anchor is from the closest fall edge is the same or LESS than to the next anchor 2. The distance between each anchor is no MORE than 6m 3. If any pendulum issues are found that the EXACT measurements are written clearly on the roof plan	No
9 Is there a parapet wall?	

Has the system Passed/Failed?	**FAIL**
Fail Reason?	Structural integrity of the wall must be verified by a Structural Engineer stating that it is structurally capable of potential fall arrest loads imposed by anchor points before they can be cer
Recommendations:	Warning: Anchor points have failed due to being installed into the side of a parapet wall. Structural integrity of the wall must be verified by a Structural Engineer stating that it is structurally capable of potential fall arrest loads imposed by anchor points before they can be certified. DO NOT USE

LEVEL 6 ROOF - Item #3: Anchor Point Certification

Inspection Date	21/03/2025	**Job Number**	1291
Company Name	DeMartini Fletcher Property	**Site Address**	15 Astor Terrace, Spring Hill
Contact Name	Clare Burton	**Site Contact Name**	
Contact Phone		**Site Contact Phone**	

Type of System (Qty):	Anchor Point Qty(16)
Brand/Model	PEHQ (Safetylyne) Concrete Anchor
System Location:	LEVEL 6 ROOF
Max Number of Users:	One User Per System
Load Rating:	15kN
Date of Installation:	08/09/2014
Date of Next Service:	21/03/2026
Technician:	SAFE @ HEIGHTS PTY LTD (Damien Hewitt (Supervisor), Aaron Parr)
Status:	**PASS**
Recommendations:	Warning: Anchor points have failed due to being installed into the side of a parapet wall. Structural integrity of the wall must be verified by a Structural Engineer stating that it is structurally capable of potential fall arrest loads imposed by anchor points before they can be certified. DO NOT USE
Client Notes	

SAFE @ HEIGHTS PTY LTD CERTIFIES THAT THE ABOVE LISTED SYSTEMS HAVE BEEN INSPECTED IN ACCORDANCE WITH MANUFACTURERS INSTRUCTIONS AND RELEVANT AUSTRALIAN STANDARDS. THIS INSPECTION DOES NOT INCLUDE THE ROOF STRUCTURE.

WARNING: It is the responsibility of the owner of this system to ensure the following BEFORE the system can be safely used:

- The design is fit for purpose.
- There is a User Manual and Rescue Plan.
- The user/s has the required training, experience and PPE to use the system safely.
- All safety procedures must be complied with as stated in the current safety codes of practice and Australian Standards for working at heights.
- Use of a Full Body Harness with Energy Absorber complying with AS/NZ 1891.5 must be used when connected to this system.

SAFE @ HEIGHTS PTY LTD IS NOT RESPONSIBLE FOR, NOR LIABLE FOR THE MISUSE OF THIS SYSTEM

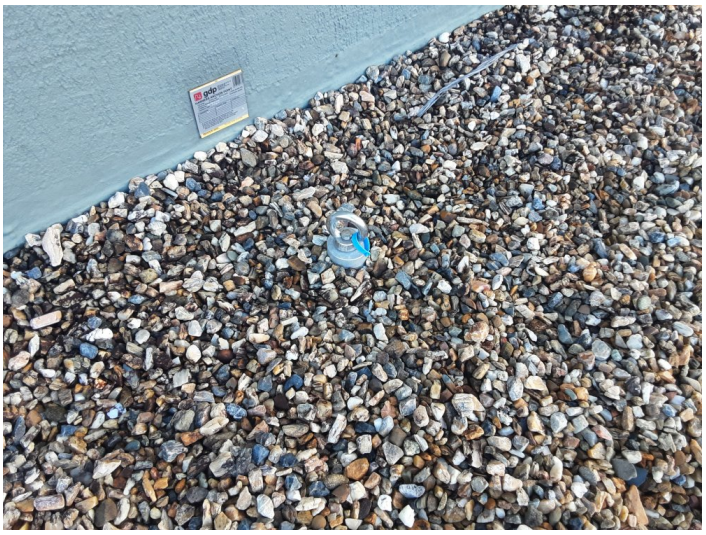
Anchor Table

#	Brand	Model	Rating	Batch No.	Pass/Fail
1	Pehq (Safetylyne)	Surface Concrete Mount Anchor	15kN		Pass
2	Pehq (Safetylyne)	Surface Concrete Mount Anchor	15kN		Pass
3	Pehq (Safetylyne)	Surface Concrete Mount Anchor	15kN		Pass
4	Pehq (Safetylyne)	Surface Concrete Mount Anchor	15kN		Pass
5	Pehq (Safetylyne)	Surface Concrete Mount Anchor	15kN		Pass
6	Pehq (Safetylyne)	Surface Concrete Mount Anchor	15kN		Pass
7	Pehq (Safetylyne)	Surface Concrete Mount Anchor	15kN		Pass
8	Pehq (Safetylyne)	Surface Concrete Mount Anchor	15kN		Pass
9	Pehq (Safetylyne)	Surface Concrete Mount Anchor	15kN		Pass
10	Pehq (Safetylyne)	Surface Concrete Mount Anchor	15kN		Pass
11	Pehq (Safetylyne)	Surface Concrete Mount Anchor	15kN		Pass
12	Pehq (Safetylyne)	Surface Concrete Mount Anchor	15kN		Pass
13	Pehq (Safetylyne)	Surface Concrete Mount Anchor	15kN		Pass
14	Pehq (Safetylyne)	Surface Concrete Mount Anchor	15kN		Pass
15	Pehq (Safetylyne)	Surface Concrete Mount Anchor	15kN		Pass
16	Pehq (Safetylyne)	Surface Concrete Mount Anchor	15kN		Pass

Item #3: Anchor Point Compliance Report

Identification #	AP3
Date of Certification	21/03/2025
Date of Next Certification	21/03/2026
Date Installed	08/09/2014
Who installed this system?	
Brand/Model	PEHQ (Safetylyne) Concrete Anchor

1 Example Photo



2 Is the system for:	Abseil
3 What is the type of anchor?	Concrete mounted
4 Surface type?	Concrete
4.1 How is the system mounted?	Horizontal Floor Mounted
4.2 Take wide image of structure	
4.3 What is the thickness of the concrete? Must be minimum 150mm	200mm
4.4 Are the anchors a minimum of 200mm from edge of slab?	No
4.5 Are there any holes within 200mm of the anchors?	No
4.6 Are all anchors tested to 7.5kN for 3 minutes with no sign of movement?	Yes
4.7 Is the concrete in good condition without any structural cracks or issues?	Yes
4.8 Is there anything else that must be noted?	No
5 Pitch of roof (in degrees)	0°
6 Does each anchor have clear labels stating manufacturer and rating?	Yes
7 Is the design of the system compliant, allowing 100% connection?	NA
7.1 Describe Purpose of System?	

For abseil use	
8 Are there any pendulum risks? You must measure each anchor and ensure that: 1. The distance the anchor is from the closest fall edge is the same or LESS than to the next anchor 2. The distance between each anchor is no MORE than 6m 3. If any pendulum issues are found that the EXACT measurements are written clearly on the roof plan	No
9 Is there a parapet wall?	Yes
Affected Anchors Numbers	All
What is the distance in mm from the anchor eye to base of wall?	6000mm
What is the height of wall?	600mm
What is the distance in millimetres from the anchor eye to the top of wall?	6100mm
Calculated Angle	5.6°
Has the system Passed/Failed?	**PASS**

Identification #:	LOO1
Type of System:	LOOSE OBJECT OBSERVATION
Brand/Model	PEHQ (Safetylyne) Concrete Anchor
System Location:	LEVEL 6 ROOF
Date of Installation:	09/08/2014
Date of Next Service:	-
Technician:	SAFE @ HEIGHTS PTY LTD (Damien Hewitt (Supervisor), Aaron Parr)
Status:	**PASS**
Recommendations:	Warning: Anchor points have failed due to being installed into the side of a parapet wall. Structural integrity of the wall must be verified by a Structural Engineer stating that it is structurally capable of potential fall arrest loads imposed by anchor points before they can be certified. DO NOT USE
Client Notes	

SAFE @ HEIGHTS PTY LTD CERTIFIES THAT THE ABOVE LISTED SYSTEMS HAVE BEEN INSPECTED IN ACCORDANCE WITH MANUFACTURERS INSTRUCTIONS AND RELEVANT AUSTRALIAN STANDARDS. THIS INSPECTION DOES NOT INCLUDE THE ROOF STRUCTURE.

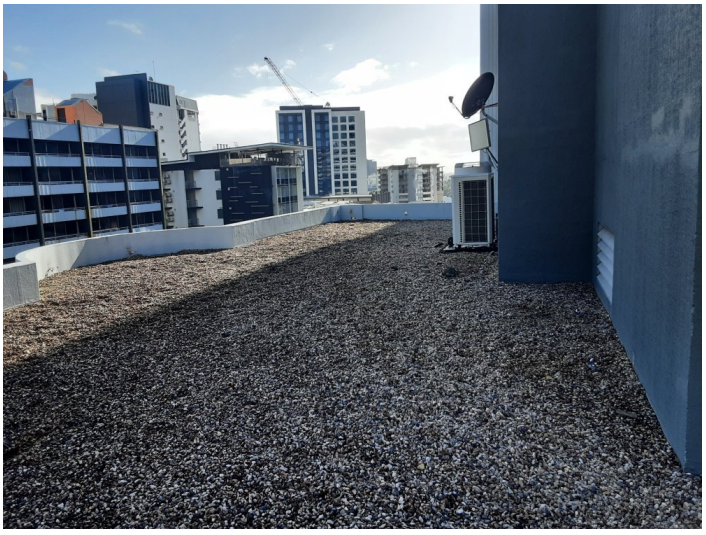
WARNING: It is the responsibility of the owner of this system to ensure the following BEFORE the system can be safely used:

- The design is fit for purpose.
- A detailed SWMS has been written after a risk assessment of the site has been completed.
- Only persons who have the necessary competence should use this system.
- Authorisation to access this area must be obtained from the owner.
- All safety procedures must be complied with as stated in the current safety codes of practice for working at heights.

SAFE @ HEIGHTS PTY LTD IS NOT RESPONSIBLE FOR, NOR LIABLE FOR THE MISUSE OF THIS SYSTEM

LEVEL 6 ROOF - Item #4: Loose Object Observation

Identification #	LOO1
Date of Observation	01/07/2025
1 Example Photo	
Notes: No lose objects on roof	



2 Were any Loose Objects Identified?	No

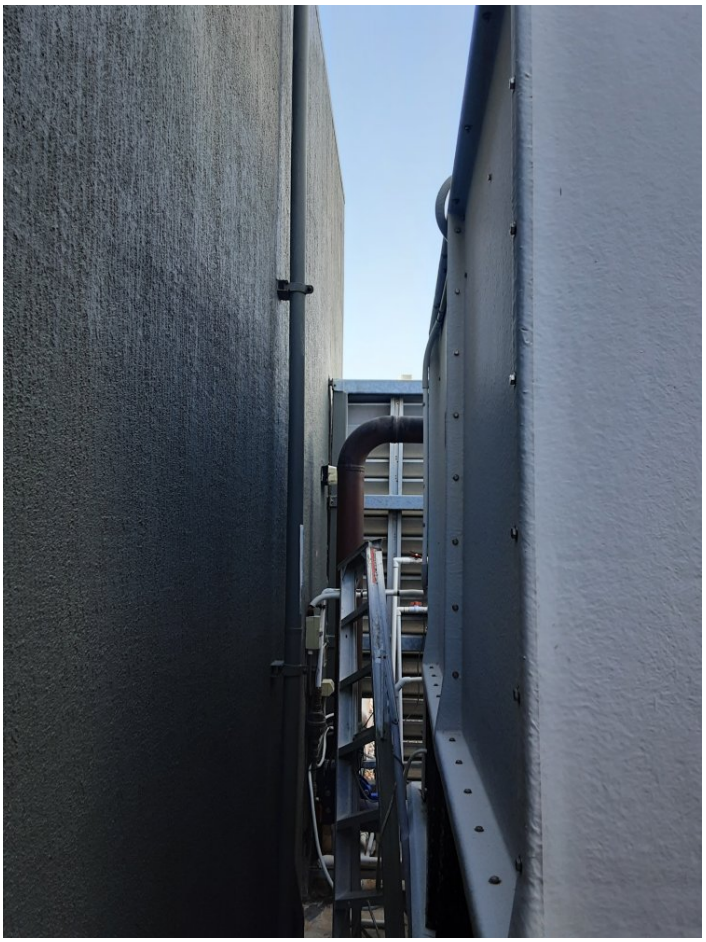
COOLING TOWER UNITS LEVEL 6 - Item #1: Observation

Identification #	OBS1 - COOLING TOWER ACCESS
Date of Observation	01/07/2025

1 Name of Observation

Cooling tower access

2 Take a photo of the observation



3 Describe the issue with as much detail as required	
There is no safe access to the top of the cooling tower - review to roof audit from March 2022	
Observation Status:	Medium Risk - Identified hazard
Recommendations:	There is no access to the top of this unit. This was identified in an audit report completed in March 2022 by Safe@Heights. Recommend a Safety-in-Design assessment is completed with the service company to ascertain what parts of the unit must be accessed and from this design a safe and compliant access system

LEVEL 6 BALCONY - Item #1: Anchor Point Certification

Inspection Date	21/03/2025	**Job Number**	1291
Company Name	DeMartini Fletcher Property	**Site Address**	15 Astor Terrace, Spring Hill
Contact Name	Clare Burton	**Site Contact Name**	
Contact Phone		**Site Contact Phone**	

Type of System (Qty):	Anchor Point Qty(8)
Brand/Model	PEHQ (Safetylyne) Wall mount anchor point
System Location:	LEVEL 6 BALCONY
Max Number of Users:	One User Per System
Load Rating:	15kN
Date of Installation:	Unknown
Date of Next Service:	21/03/2026
Technician:	SAFE @ HEIGHTS PTY LTD (Damien Hewitt (Supervisor), Aaron Parr)
Status:	**FAIL**
Fail Reason?	Structural integrity of the wall must be verified by Structural Engineer that it is structurally capable of potential fall arrest loads imposed by anchor points before they can be certified. DO NOT USE
Recommendations:	Warning: Anchor points have failed due to being installed into the side of a parapet wall. Structural integrity of the wall must be verified by a Structural Engineer stating that it is structurally capable of potential fall arrest loads imposed by anchor points before they can be certified. There is also a Glass balustrade which cannot have ropes placed over the top. This must be part of the engineers assessment as to how these anchors would be used, i.e. are the glass panels removed during Abseiling works. These anchors cannot be used
Client Notes	Warning: Anchor points have failed due to being installed into the side of a parapet wall. Structural integrity of the wall must be verified by a Structural Engineer stating that it is structurally capable of potential fall arrest loads imposed by anchor points before they can be certified. There is also a Glass balustrade which cannot have ropes placed over the top. This must be part of the engineers assessment as to how these anchors would be used, i.e. are the glass panels removed during Abseiling works. These anchors cannot be used

For a list of failed anchors and the reason for failure, please see the attached table.

SAFE @ HEIGHTS PTY LTD CERTIFIES THAT THE ABOVE LISTED SYSTEMS HAVE BEEN INSPECTED IN ACCORDANCE WITH MANUFACTURERS INSTRUCTIONS AND RELEVANT AUSTRALIAN STANDARDS. THIS INSPECTION DOES NOT INCLUDE THE ROOF STRUCTURE.

WARNING: It is the responsibility of the owner of this system to ensure the following BEFORE the system can be safely used:

- The design is fit for purpose.
- There is a User Manual and Rescue Plan.
- The user/s has the required training, experience and PPE to use the system safely.
- All safety procedures must be complied with as stated in the current safety codes of practice and Australian Standards for working at heights.

- Use of a Full Body Harness with Energy Absorber complying with AS/NZ 1891.5 must be used when connected to this system.

SAFE @ HEIGHTS PTY LTD IS NOT RESPONSIBLE FOR, NOR LIABLE FOR THE MISUSE OF THIS SYSTEM

Anchor Table

#	Brand	Model	Rating	Batch No.	Pass/Fail
1	Pehq (Safetylyne)	Wall Mount Abseil Anchor	15kN		Fail
2	Pehq (Safetylyne)	Wall Mount Abseil Anchor	15kN		Fail
3	Pehq (Safetylyne)	Wall Mount Abseil Anchor	15kN		Fail
4	Pehq (Safetylyne)	Wall Mount Abseil Anchor	15kN		Fail
5	Pehq (Safetylyne)	Wall Mount Abseil Anchor	15kN		Fail
6	Pehq (Safetylyne)	Wall Mount Abseil Anchor	15kN		Fail
7	Pehq (Safetylyne)	Wall Mount Abseil Anchor	15kN		Fail
8	Pehq (Safetylyne)	Wall Mount Abseil Anchor	15kN		Fail

Item #1: Anchor Point Compliance Report

Identification #	AP1
Date of Certification	21/03/2025
Date of Next Certification	21/03/2026
Date Installed	-
Who installed this system?	
Brand/Model	PEHQ (Safetylyne) Wall mount anchor point

1 Example Photo

2 Is the system for:	Abseil
3 What is the type of anchor?	Concrete mounted
4 Surface type?	Concrete

4.1 How is the system mounted?	Vertical Wall Mounted
4.2 Take wide image of structure	
4.3 What is the thickness of the concrete? Must be minimum 150mm	200mm
4.4 Are the anchors a minimum of 200mm from edge of slab?	Yes
4.5 Are there any holes within 200mm of the anchors?	No
4.6 Are all anchors tested to 7.5kN for 3 minutes with no sign of movement?	Yes
4.7 Is the concrete in good condition without any structural cracks or issues?	Yes
4.8 Is there anything else that must be noted?	Yes
Notes: Wall must be assessed by structural engineer. Glass balustrade attached to wall which prohibits the anchors from being used	
5 Pitch of roof (in degrees)	0°
6 Does each anchor have clear labels stating manufacturer and rating?	Yes
7 Is the design of the system compliant, allowing 100% connection?	NA
7.1 Describe Purpose of System?	
Anchors are for abseil use	
9 Is there a parapet wall?	No

Has the system Passed/Failed?	**FAIL**
Fail Reason?	Structural integrity of the wall must be verified by Structural Engineer that it is structurally capable of potential fall arrest loads imposed by anchor points before they can be certified. DO NOT USE
Recommendations:	Warning: Anchor points have failed due to being installed into the side of a parapet wall. Structural integrity of the wall must be verified by a Structural Engineer stating that it is structurally capable of potential fall arrest loads imposed by anchor points before they can be certified. There is also a Glass balustrade which cannot have ropes placed over the top. This must be part of the engineers assessment as to how these anchors would be used, i.e. are the glass panels removed during Abseiling works. These anchors cannot be used

LEVEL 6 UPPER ROOF - Item #1: Vertical Ladder Certification

Inspection Date	21/03/2025	**Job Number**	1291
Company Name	DeMartini Fletcher Property	**Site Address**	15 Astor Terrace, Spring Hill
Contact Name	Clare Burton	**Site Contact Name**	
Contact Phone		**Site Contact Phone**	

Identification #:	VL1
Type of System:	VERTICAL LADDER
Brand/Model	PEHQ (Safetylyne) Vertical ladder
System Location:	LEVEL 6 UPPER ROOF
Date of Installation:	Unknown
Date of Next Service:	21/03/2026
Technician:	SAFE @ HEIGHTS PTY LTD (Damien Hewitt (Supervisor), Aaron Parr)
Status:	**FAIL**
Fail Reason?	Ladder has multiple non compliant issues
Recommendations:	Warning: Vertical ladder has failed due to multiple non-compliance issues with AS1657. This was identified in an audit conducted in March 2022. We recommend that the ladder is removed and replaced with a aluminium angled ladder between 70° and 75° in accordance with AS1657:2018 and Managing the Risk of Falls at Workplaces Code of Practice. As part of this rectification works, the hatch will require a guard railing safety system installed, which will provide safe transition from the new ladder to the roof
Client Notes	Warning: Vertical ladder has failed due to multiple non-compliance issues with AS1657. This was identified in an audit conducted in March 2022. We recommend that the ladder is removed and replaced with a aluminium angled ladder between 70° and 75° in accordance with AS1657:2018 and Managing the Risk of Falls at Workplaces Code of Practice. As part of this rectification works, the hatch will require a guard railing safety system installed, which will provide safe transition from the new ladder to the roof

SAFE @ HEIGHTS PTY LTD CERTIFIES THAT THE ABOVE LISTED SYSTEMS HAVE BEEN INSPECTED IN ACCORDANCE WITH MANUFACTURERS INSTRUCTIONS AND RELEVANT AUSTRALIAN STANDARDS. THIS INSPECTION DOES NOT INCLUDE THE ROOF STRUCTURE.

WARNING: It is the responsibility of the owner of this system to ensure the following BEFORE the system can be safely used:

- The design is fit for purpose.
- A detailed SWMS has been written after a risk assessment of the site has been completed.
- Only persons who have the necessary competence should use this system.
- Authorisation to access this area must be obtained from the owner.
- All safety procedures must be complied with as stated in the current safety codes of practice for working at heights.

SAFE @ HEIGHTS PTY LTD IS NOT RESPONSIBLE FOR, NOR LIABLE FOR THE MISUSE OF THIS SYSTEM

Item #1: Vertical Ladder Compliance Report

Identification #	VL1
Date of Certification	21/03/2025
Date of Next Certification	21/03/2026
Date Installed	Unknown
Who installed this system?	
Brand/Model	PEHQ (Safetylyne) Vertical ladder

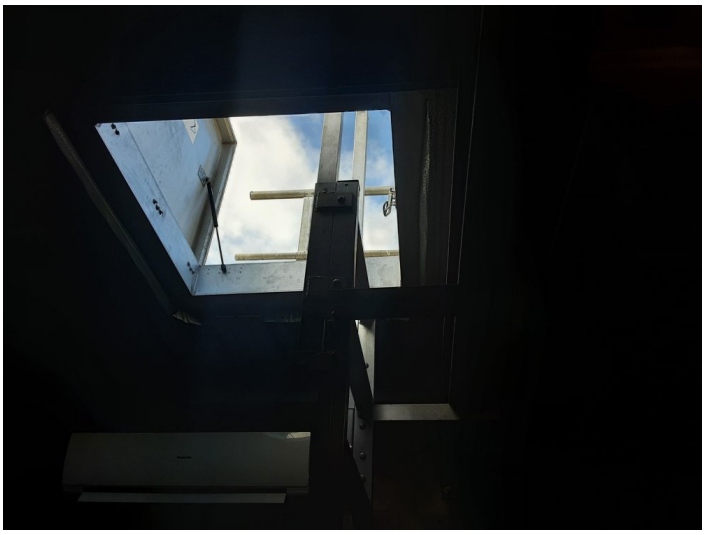
1 Example Photo

Q18 photo

2 Does the ladder have any form of fall arrest system installed?	No
Warning: Ladder does not comply with Managing the Risks of Falls at Workplaces Code of Practice. Provide further guidance to client	
3 What is the ladder made from?	Aluminium

4 Vertical height of ladder from top platform to bottom platform. (Must not exceed 6000mm)	3150mm
5 Bottom Platform	Does not require bottom platform
5.1 On concrete base or mesh base which has cross level & inline level under 7°	
5.1.1 Cross Level (degrees)	0°
5.1.2 Inline level (degrees)	0°
6 Excluding the bottom rung, are all the rungs no less than 250mm and no more than 300mm and the same space apart, within =/-5mm?	Yes
6.1 Rung Spacings (mm)	300mm
6.2 Height from top of bottom platform to top of first rung (mm). Must be within 10% of rung spacing.	300mm
7 The rung width must not be less than 20mm and not more than 50mm. Rung width:	50mm
8 Do the rungs have a knurled or anti-slip surface?	Yes
9 Is there a minimum distance of 200mm behind the back of each rung and any object?	Yes
10 Is the top rung level with the top platform?	No
10.1 Warning: ladder has failed.	
Notes: Top rung is 300mm below step off point onto roof	

11 Is there an gap between the top rung and the platform?	Yes
11.1 The gap between the back of the rung and the platform must be not less than 50mm and not more than 100mm. Actual gap in mm is?	150mm
11.2 Describe if this can be rectified	
Notes: Ladder has multiple non compliant issues	



12 What is the distance between the inside of the stiles of the main ladder body? Must be between 375mm and 525mm	525mm
13 What is the width between stiles at step off point? Must be between 525mm and 675mm.	525mm
14 What are the dimensions of the stiles? Shape must fit within an 80mm circle.	
Stile Width (mm): 40	Stile Depth (mm): 60
15 Is there clear hand space of 50mm around the stiles?	Yes
16 Top Platform	Does not require top platform
16.1 On concrete base or mesh base which has cross level & inline level under 3°	
16.1.1 Cross Level (degrees)	0°
16.1.2 Inline level (degrees)	3°
17 Actual angle of the ladder is:	90°
18 What type of grab rails does it have?	No P rails, but are required
18.1 Warning: ladder has failed.	
19 Does it have the required ladder support bracket at least every 3000mm or strengthening stiles?	Yes
20 Are all the fixings in good condition?	Yes
21 Does the ladder have a cage?	No
21.1 Is the ladder over 3500mm?	No
22 Is the side of the ladder within 500mm of a guard railing?	No
23 Is there guard railing within 900mm of the front of the ladder?	No
24 If the ladder is over 3.5m, is there a lead on kit or 2m of guard railing either side of the ladder?	No
24.1 Describe what would best suit this ladder for edge protection	
Notes: Ladder leads to hatch	

Has the system Passed/Failed?	**FAIL**
Fail Reason?	Ladder has multiple non compliant issues
Recommendations:	Warning: Vertical ladder has failed due to multiple non-compliance issues with AS1657. This was identified in an audit conducted in March 2022. We recommend that the ladder is removed and replaced with a aluminium angled ladder between 70° and 75° in accordance with AS1657:2018 and Managing the Risk of Falls at Workplaces Code of Practice. As part of this rectification works, the hatch will require a guard railing safety system installed, which will provide safe transition from the new ladder to the roof

LEVEL 6 UPPER ROOF - Item #2: Hatch Certification

Inspection Date	21/03/2025	**Job Number**	1291
Company Name	DeMartini Fletcher Property	**Site Address**	15 Astor Terrace, Spring Hill
Contact Name	Clare Burton	**Site Contact Name**	
Contact Phone		**Site Contact Phone**	

Identification #:	HT1
Type of System:	HATCH
Brand/Model	Sayfa Skydore roof access hatch
System Location:	LEVEL 6 UPPER ROOF
Date of Installation:	Unknown
Date of Next Service:	21/03/2026
Technician:	SAFE @ HEIGHTS PTY LTD (Damien Hewitt (Supervisor), Aaron Parr)
Status:	**FAIL**
Fail Reason?	Hatch has no hatch guard rail kit Access ladder to hatch has failed due to multiple non compliant issues Measurement from from front of ladder to back of hatch is 650mm
Recommendations:	Warning: Hatch has failed due to multiple non-compliance issues with AS1657, which were detailed in an audit conducted in March 2022. The hatch dimensions are 800x800mm. Minimum hatch depth is 1000mm to allow the required minimum distance of 750mm from ladder rung to any fixed object. The roof also has severe rust from water pooling along the hatch soaker tray. We would recommend that as part of this safety upgrade that the hatch is replaced with a 800x1000mm hatch and dry pan is installed to prevent water pooling
Client Notes	Warning: Hatch has failed due to multiple non-compliance issues with AS1657, which were detailed in an audit conducted in March 2022. The hatch dimensions are 800x800mm. Minimum hatch depth is 1000mm to allow the required minimum distance of 750mm from ladder rung to any fixed object. The roof also has severe rust from water pooling along the hatch soaker tray. We would recommend that as part of this safety upgrade that the hatch is replaced with a 800x1000mm hatch and dry pan is installed to prevent water pooling

SAFE @ HEIGHTS PTY LTD CERTIFIES THAT THE ABOVE LISTED SYSTEMS HAVE BEEN INSPECTED IN ACCORDANCE WITH MANUFACTURERS INSTRUCTIONS AND RELEVANT AUSTRALIAN STANDARDS. THIS INSPECTION DOES NOT INCLUDE THE ROOF STRUCTURE.

WARNING: It is the responsibility of the owner of this system to ensure the following BEFORE the system can be safely used:

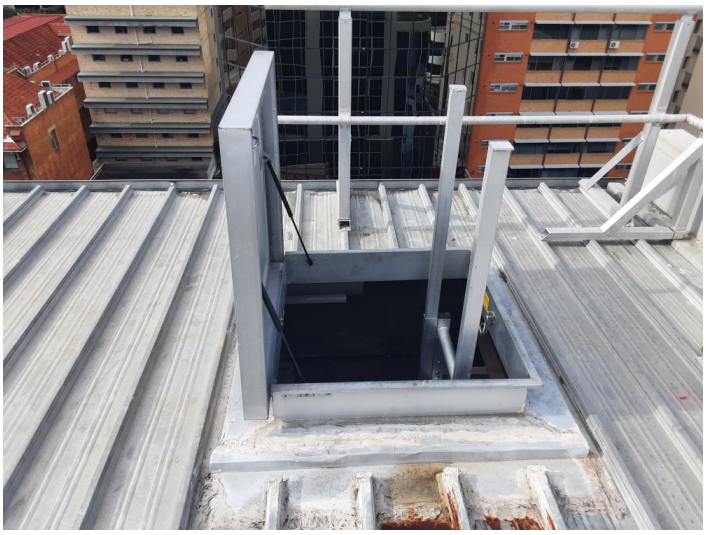
- The design is fit for purpose.
- A detailed SWMS has been written after a risk assessment of the site has been completed.
- Only persons who have the necessary competence should use this system.
- Authorisation to access this area must be obtained from the owner.
- All safety procedures must be complied with as stated in the current safety codes of practice for working at heights.

SAFE @ HEIGHTS PTY LTD IS NOT RESPONSIBLE FOR, NOR LIABLE FOR THE MISUSE OF THIS SYSTEM

Item #2: Hatch Compliance Report

Identification #	HT1
Date of Certification	21/03/2025
Date of Next Certification	21/03/2026
Date Installed	Unknown
Who installed this system?	
Brand/Model	Sayfa Skydore roof access hatch

1 Example Photo



2 What system leads to the hatch?		Vertical Ladder
2.1 Vertical ladders should not be used for accessing through a hatch. Inform client access is considered high risk and should not be used		
3 What type of hatch is installed?		Standard Access Hatch
4 What are the opening measurements?		
Length (mm): 800mm	Width (mm): 800mm	
5 Does the hatch have gas struts to help it open?		Yes
5.1 Are they in good working condition?		Yes
6 Is the opening size sufficient to allow a minimum of 750mm from front of ladder access rung to back edge of hatch? Record measurement in mm		650mm
7 How do you step out of the hatch?		Directly Forward
Has the system Passed/Failed?	**FAIL**	
Fail Reason?	Hatch has no hatch guard rail kit Access ladder to hatch has failed due to multiple non compliant issues Measurement from from front of ladder to back of hatch is 650mm	

Recommendations:	Warning: Hatch has failed due to multiple non-compliance issues with AS1657, which were detailed in an audit conducted in March 2022. The hatch dimensions are 800x800mm. Minimum hatch depth is 1000mm to allow the required minimum distance of 750mm from ladder rung to any fixed object. The roof also has severe rust from water pooling along the hatch soaker tray. We would recommend that as part of this safety upgrade that the hatch is replaced with a 800x1000mm hatch and dry pan is installed to prevent water pooling

LEVEL 6 UPPER ROOF - Item #3: Anchor Point Certification

Inspection Date	21/03/2025	**Job Number**	1291
Company Name	DeMartini Fletcher Property	**Site Address**	15 Astor Terrace, Spring Hill
Contact Name	Clare Burton	**Site Contact Name**	
Contact Phone		**Site Contact Phone**	

Type of System (Qty):	Anchor Point Qty(1)
Brand/Model	Safemaster Fall Arrest Anchor
System Location:	LEVEL 6 UPPER ROOF
Max Number of Users:	One User Per System
Load Rating:	15kN
Date of Installation:	Unknown
Date of Next Service:	21/03/2026
Technician:	SAFE @ HEIGHTS PTY LTD (Damien Hewitt (Supervisor), Aaron Parr)
Status:	**FAIL**
Fail Reason?	Anchor installed on wrong lap, has no 14g screws above or below into a purlin, no manufacturers ratings or label and insufficient structure around it
Recommendations:	Warning: Anchor Point has failed due to multiple non-compliance issues with AS1891.4 and is not considered structurally safe. It must be removed
Client Notes	Warning: Anchor Point has failed due to multiple non-compliance issues with AS1891.4 and is not considered structurally safe. It must be removed
For a list of failed anchors and the reason for failure, please see the attached table.	

SAFE @ HEIGHTS PTY LTD CERTIFIES THAT THE ABOVE LISTED SYSTEMS HAVE BEEN INSPECTED IN ACCORDANCE WITH MANUFACTURERS INSTRUCTIONS AND RELEVANT AUSTRALIAN STANDARDS. THIS INSPECTION DOES NOT INCLUDE THE ROOF STRUCTURE.

WARNING: It is the responsibility of the owner of this system to ensure the following BEFORE the system can be safely used:

- The design is fit for purpose.
- There is a User Manual and Rescue Plan.
- The user/s has the required training, experience and PPE to use the system safely.
- All safety procedures must be complied with as stated in the current safety codes of practice and Australian Standards for working at heights.
- Use of a Full Body Harness with Energy Absorber complying with AS/NZ 1891.5 must be used when connected to this system.

SAFE @ HEIGHTS PTY LTD IS NOT RESPONSIBLE FOR, NOR LIABLE FOR THE MISUSE OF THIS SYSTEM

Anchor Table

#	Brand	Model	Rating	Batch No.	Pass/Fail
1	Select Brand...		15kN		Fail

Item #3: Anchor Point - Failed Anchors

Anchor #	Fail Reason
1	Wrong Lap

Item #3: Anchor Point Compliance Report

Identification #	AP1
Date of Certification	21/03/2025
Date of Next Certification	21/03/2026
Date Installed	Unknown
Who installed this system?	
Brand/Model	Safemaster Fall Arrest Anchor

1 Example Photo

2 Is the system for:	Fall Arrest
3 What is the type of anchor?	Surface mounted
4 Surface type?	Metal Roof
4.1 Roof type	Kliploc 700
4.2 Is the system surface mounted or into a purlin with screws?	Surface Mounted
4.3 Is there a minimum of 3 x purlins under each sheet where an anchor is installed?	Yes
4.4 Is the roof sheeting in good condition and free from rust?	No
Notes: Rust marks in various areas	
4.5 Are there any penetrations in the same roof sheet that has the anchor installed that is within 2000mm?	Yes
Notes: Anchor installed on roof sheet that is along the edge of the roof and has roof hatch on the next sheet across. This anchor has insufficient support	
4.6 Are all the fixings installed correctly and in good condition?	Yes
4.7 Are the anchors installed on the correct lap?	No
4.7.1 Notes	

Anchor installed on top side of roof lap	
4.8 Is there anything else that must be noted?	No
4.9 For Kliploc: Is there the required additional screws in the sheets?	No
4.9.1 Warning: Anchors have failed	
Notes: No additional 14g screws installed into purlin above or below	

5 Pitch of roof (in degrees)	3°
6 Does each anchor have clear labels stating manufacturer and rating?	No
6.1 Take example photo of anchor missing label details	
Notes: No manufacturer ratings or label	

7 Is the design of the system compliant, allowing 100% connection?	NA
7.1 Describe Purpose of System?	

9 Is there a parapet wall?	No
Has the system Passed/Failed?	**FAIL**
Fail Reason?	Anchor installed on wrong lap, has no 14g screws above or below into a purlin, no manufacturers ratings or label and insufficient structure around it
Recommendations:	Warning: Anchor Point has failed due to multiple non-compliance issues with AS1891.4 and is not considered structurally safe. It must be removed

LEVEL 6 UPPER ROOF - Item #4: Guard Rail Certification

Inspection Date	21/03/2025	**Job Number**	1291
Company Name	DeMartini Fletcher Property	**Site Address**	15 Astor Terrace, Spring Hill
Contact Name	Clare Burton	**Site Contact Name**	
Contact Phone		**Site Contact Phone**	

Identification #:	GR1
Type of System:	GUARD RAIL
Brand/Model	ABRA Guard rail
System Location:	LEVEL 6 UPPER ROOF
Date of Installation:	Unknown
Date of Next Service:	21/03/2026
Technician:	SAFE @ HEIGHTS PTY LTD (Damien Hewitt (Supervisor), Aaron Parr)
Status:	**PASS**
Recommendations:	Warning: Anchor Point has failed due to multiple non-compliance issues with AS1891.4 and is not considered structurally safe. It must be removed
Client Notes	

SAFE @ HEIGHTS PTY LTD CERTIFIES THAT THE ABOVE LISTED SYSTEMS HAVE BEEN INSPECTED IN ACCORDANCE WITH MANUFACTURERS INSTRUCTIONS AND RELEVANT AUSTRALIAN STANDARDS. THIS INSPECTION DOES NOT INCLUDE THE ROOF STRUCTURE.

WARNING: It is the responsibility of the owner of this system to ensure the following BEFORE the system can be safely used:

- The design is fit for purpose.
- A detailed SWMS has been written after a risk assessment of the site has been completed.
- Only persons who have the necessary competence should use this system.
- Authorisation to access this area must be obtained from the owner.
- All safety procedures must be complied with as stated in the current safety codes of practice for working at heights.

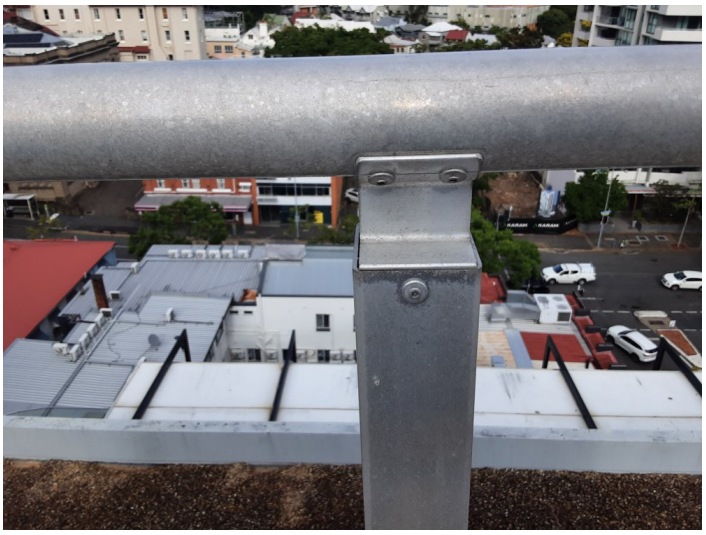
SAFE @ HEIGHTS PTY LTD IS NOT RESPONSIBLE FOR, NOR LIABLE FOR THE MISUSE OF THIS SYSTEM

Item #4: Guard Rail Compliance Report

Identification #	GR1
Date of Certification	21/03/2025
Date of Next Certification	21/03/2026
Date Installed	Unknown
Who installed this system?	
Brand/Model	ABRA Guard rail

1 Example Photo

2 What is the guard railing made from?	Aluminium
3 How long is the section of guard railing in metres?	4m
4 How many corners?	1
4.1 All corners must have one post within 300mm one side and 2000mm the other if only a single post (1 x bay) construction or 400mm one side and 2200mm the other if more than two posts continuing in the run. Are all corners compliant?	Yes
5 What type of surface is the guard railing mounted to?	Metal Roof
5.1 Metal Roof type	Kliploc 700
5.2 Are the bases a minimum of 800mm long or have an approved short base design and installed using either 3 x 7.7mm rivets or 4 x 5.2mm rivets?	Yes
5.3 Does each base and post have a compliant brace at approximately 45°?	Yes
5.4 Does each straight length of guard railing have a brace at each end post?	No
5.4.1 Note down how many are missing and take a photo	
Notes: Guard rail is riveted - no movement	



6 When applying pressure to the guard railing posts, is there more than 100mm of movement?	No
7 What is the height from surface to top of top rail? (must be between 900mm and 1100mm)	1090mm
8 What is the height from the under side of the top rail to the top side of the mid rail? (must be below 450mm)	440mm
9 Is there a toe board installed?	No
9.1 What is the height from surface to bottom of mid rail? (must not exceed 560mm)	560mm
10 Is the guard railing installed along the edge of the roof and the roof pitch is greater than 12°?	No
11 The distance between guard railing posts must not exceed 2m when a single bay (i.e. 2 posts only or 2200mm where there is more than 3 posts in a single line. Do any post lengths exceed this?	No
12 Is the mid rail positioned on the inside of the posts to the fall zone?	Yes
13 Is there a minimum of 2 screws in each mid rail?	No
13.1 Note how many posts are missing screws and take photo	
Notes: Mid rail is riveted	

14 Is there a minimum of 1 x 20mm tek screw either side of top rail into each post?	No
14.1 Note how many posts are missing screws and take photo	
Notes: Top rail is riveted	

15 All rail overhangs must not exceed 300mm if only two posts in a line or 400mm if more than 2 posts in a single line. Are all overhangs under this measurement?	Yes
Has the system Passed/Failed?	**PASS**

LEVEL 6 UPPER ROOF - Item #5: Observation

Identification #	OBS1 - No fall protection around vents
Date of Observation	01/07/2025

1 Name of Observation

No fall protection around vents

2 Take a photo of the observation

3 Describe the issue with as much detail as required

There is no fall protection around vents, when working on the vents you will be within 2000mm of a fall edge - review safety audit from March 2022, Issue #5, option #1

Observation Status:	High Risk - Identified hazard
Recommendations:	Warning: There is no fall protection around vents, when working on the vents you will be within 2000mm of a fall edge - review safety audit from March 2022, Issue #5, option #1. Where it is recommended that this roof has a perimeter guard railing system installed. This is still our recommendation

ABN 28 161 010 859 QBCC 1245777 ADDRESS 18 ROWLAND ST, SLACKS CREEK QLD 4127

Identification #:	LOO1
Type of System:	LOOSE OBJECT OBSERVATION
Brand/Model	ABRA Guard rail
System Location:	LEVEL 6 UPPER ROOF
Date of Installation:	-
Date of Next Service:	-
Technician:	SAFE @ HEIGHTS PTY LTD (Damien Hewitt (Supervisor), Aaron Parr)
Status:	**PASS**
Recommendations:	Warning: There is no fall protection around vents, when working on the vents you will be within 2000mm of a fall edge - review safety audit from March 2022, Issue #5, option #1. Where it is recommended that this roof has a perimeter guard railing system installed. This is still our recommendation
Client Notes	

SAFE @ HEIGHTS PTY LTD CERTIFIES THAT THE ABOVE LISTED SYSTEMS HAVE BEEN INSPECTED IN ACCORDANCE WITH MANUFACTURERS INSTRUCTIONS AND RELEVANT AUSTRALIAN STANDARDS. THIS INSPECTION DOES NOT INCLUDE THE ROOF STRUCTURE.

WARNING: It is the responsibility of the owner of this system to ensure the following BEFORE the system can be safely used:

- The design is fit for purpose.
- A detailed SWMS has been written after a risk assessment of the site has been completed.
- Only persons who have the necessary competence should use this system.
- Authorisation to access this area must be obtained from the owner.
- All safety procedures must be complied with as stated in the current safety codes of practice for working at heights.

SAFE @ HEIGHTS PTY LTD IS NOT RESPONSIBLE FOR, NOR LIABLE FOR THE MISUSE OF THIS SYSTEM

LEVEL 6 UPPER ROOF - Item #6: Loose Object Observation

Identification #	LOO1
Date of Observation	01/07/2025
1 Example Photo	
Notes: No loose objects on inspection 21/3/25	

2 Were any Loose Objects Identified?	No