

**Asbestos Containing Materials Survey
And
Register
Moil Shopping Centre**

Property Name: Moil Shopping Centre
Property Address: 8 Moil Cres. Darwin, NT
Prepared for: John Nicolakis

Prepared by: Gerry Koukouvas
Northern Trade Solutions

Date: 22.01.2015
Register Version: 01

Written/Submitted by:

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1.0 INSTRUCTIONS

Northern Trade Solution has been requested by J&N Nicolakis Investments Pty Ltd & Moil Shopping Centre Pty Ltd to compile a survey of limited areas within the shopping complex, i.e. the amenities units in two locations within the complex, external soffits and claddings.

2.0 INTRODUCTION POLICIES & MANAGEMENT PROCEDURE

Northern Trade Solutions have professional, competent and fully qualified staff in all matters of Asbestos management, assessment and removal, in the friable and bonded categories. Northern Trade Solutions adhere to the strict regulatory stipulations on all matters concerning Asbestos Management, removal and the preparation and maintenance of surveys and registers. Northern Trade Solutions only utilise NATA accredited laboratories to identify the presence of materials containing Asbestos. Northern Trade Solutions will assist all clients engaging with Northern Trade Solutions in the complete consultation process, assessment, control and management of all Asbestos related issues that may arise in the client's business undertakings.

It is important to note that if Asbestos products are disturbed, asbestos fibres may be released, thereby resulting in a health risk. Great care therefore must be exercised in the immediate and ongoing management of any products found to contain Asbestos

If products containing Asbestos have been identified in this building, specific action are required as follows:

"Refer to 5.0 Risk evaluations"

Northern Trade Solutions recommend that the following management plan be prepared

- Adopt procedures that restrict access to the Asbestos containing products.
- Ensure that all parties having management responsibilities in relation to the building or site are made aware of the Asbestos Register audit report and risks of asbestos containing materials.
- Management must ensure all staff, contractors and sub-contractors are aware of the presence of asbestos on the site, particularly prior to work being carried out on Asbestos containing materials.
- When removal of Asbestos containing materials is required or changes to the building are required affecting Asbestos containing materials, management, staff, contractors and subcontractors must be made aware that breakage, cutting or machining of Asbestos containing materials is likely to cause Asbestos fibres to be released, resulting in an increased health and safety risk.
- Within prescribed parameters, when either friable or non-friable (bonded) materials are to be removed, NT Worksafe regulations stipulate only licensed Asbestos removal companies can remove the materials, For further information contact Northern Trade Solutions or NT Worksafe.
- In accordance with existing legislation, Asbestos registers should be updated at least every 5 years.
- In accordance with existing legislation, warning signs must be installed on Asbestos containing materials. Please contact Northern Trade Solutions regarding sign installation.
- Any person who intends to carry out work must first be shown this Asbestos register and sign the control form in appendix A.
- Vinyl tile and vinyl sheet flooring manufactured prior to 1982, in many cases contained Asbestos; it is a safe practice to therefore, in the event of renovation work or other activities disturbing

such flooring, to assume that the material does in fact contain Asbestos. Laboratory testing at the time of works would verify the existence or otherwise of Asbestos. If the existence of Asbestos has been positively identified within this report then no further testing would be required.

- It was common practice until the late 1970's for small diameter hot water pipes to be concealed in walls and to be partially or totally insulated with brown or white Asbestos. Confirmation or otherwise as to the presence of these "chased" pipes is simply not possible with a non-destructive visual inspection. Appropriate precaution must be observed if the walls are disturbed in the vicinity of concealed hot water pipes.
- All work which could involve disturbing the materials containing Asbestos must be carried out in accordance to the requirements of the Code of Practice on 'HOW TO MANAGE AND CONTROL ASBESTOS IN THE WORKPLACE' and the Code of Practice on 'HOW TO SAFELY REMOVE ASBESTOS' as approved under section 274 of the WORK HEALTH SAFETY ACT (the ACT). A copy of the publications should be kept with the Asbestos register.
- In the event of further Asbestos products being located at the property, details should be immediately added to any existing asbestos register.
- A copy of the Asbestos Register must be kept on the premises at all times for inspection.

3.0 REGULATORY FRAMEWORK FOR ASBESTOS MANAGEMENT

Northern Trades Solutions are legally bound by the following Legislative requirements. Legislation requires a number of codes and regulatory documentation which apply to the identification and management of asbestos containing materials in buildings and plant.

Northern Trade Solutions have identified the most important of these legislative requirements as follows:

- Work Health and Safety (National Uniform Legislation) Act 2011 as in force 1st Jan 2012
- Work Health and Safety (National Uniform Legislation) Regulations as in force 19 Dec 2013
- Code of Practice: How to safely remove Asbestos
- Code of Practice: How to manage and control Asbestos in the workplace
- Code of Practice: How to manage Health and Safety risks

4.0 LIMITATIONS & DEFINITIONS

ASBESTOS refers to the fibrous form of mineral silicates arising from serpentine an amphibole rock forming minerals. These silicates in the Serpentine group include the following:

- Chrysotile (white Asbestos)
- Amphibole group
- Amosite (brown Asbestos)
- Crocidolite (blue Asbestos)
- Actinolite, tremolite and anthophyllite

Asbestos may also be considered as any mixture of the above definitions.

Asbestos is known to have been used over 3,000 building products and applications, the most common being fibro cement products, vinyl flooring, electrical switchboards and insulation materials to hot water and steam pipes, however, Asbestos can also be found in many other products located in inaccessible components of buildings, plant and equipment including the following areas:

- Interior parts of air conditioning systems
- Wall cavities, slabs, expansion joints and undersides of floors and coverings
- Interior workings of pumps and boilers
- Services, in ceiling or floor spaces or in ground/underground service pits
- Wall chased lagged pipe work
- Floor coverings and underlay's
- Where Asbestos products have been removed (e.g. vinyl floor coverings), the glues and mastics that may contain Asbestos often remains due to the difficulty in the removal of such substances

Whilst this Survey and Register has been prepared in a manner consistent with the level of quality and skill generally exercised by members of Northern Trade Solutions strict professional quality control systems, this document must be read and interpreted subject to the following limitations:

- The Survey and Register has been prepared solely for the purpose described in the scope of works. This Survey and Register should not be relied on, or used by, the client for any other purpose other than the defined scope of works for which this document was prepared whatsoever.
- Where information referred to in the survey was obtained from third parties, and that Northern Trade Solutions has not independently verified the accuracy or comprehensiveness of the information supplied and accepts no responsibility or liability arising from and inaccuracies or omissions in the information supplied.
- Although care was taken during the site inspection to identify all asbestos containing materials at the site, Asbestos may be present at the site in concealed or inaccessible areas.
- The information contained in this Survey and Register is based on the conditions that existed at the date of the initial report and sampling date. No responsibility will be accepted for matters or events arising after that date. In particular, the Survey and Register cannot be relied on if alteration or demolition work is undertaken in the future or if site conditions change or are altered after the date of the acceptance of this document.

- This Survey and Register is not for the purposes of an Occupational Health and /Safety assessment, and must not in any part be duplicated in work place reviews, in the interpretation of the legal obligations pertaining to the site or as an assessment of compliance of the site with legal standards or obligations or subsequent regulations.
- The information contained in this document should only be presented in full and may not be used to support any other objectives other than those stated in this document pertaining to the scope of works. In particular, the Asbestos materials register, and other appendices attached to the document should not be separated from the body of the document for any other purpose or use whatsoever.
- This document should not be used for the purpose of tendering, preparing costing or budgets, programming of work, refurbishment of work or demolition works by any other persons other than Northern Trade Solutions representative's scope of relevance.

Whilst this report may provide approximate measurement and quantities of some materials found, we stress that they are approximate only. Accurate details would require a further visit to the site unless otherwise indicated in the scope of works for Northern Trade Solutions use and purposes.

The work involved in preparing an Asbestos Register is based on visual inspection of the building and/or plant and equipment, as well, representatives samples of suspect materials are collected and reasonable assumption are made from those samples. These samples may not be a true representation of every element, part or component of the area of material concerned. Further, it is becoming increasingly apparent that some building materials containing Asbestos have been removed and replaced by non-Asbestos containing materials, particularly cement sheeting, in numerous cases only partial removal has occurred, leaving asbestos products remaining and this is often painted. While appropriate sampling has occurred the only sure determinant is to sample and analyse every section or piece in question. Full clarification would require a further visit to the site to obtain and analyse appropriate samples, unless otherwise indicated within the scope of work for Northern Trade Solutions.

This Survey and Register includes the Scope of Works for most and the client request, but further to this document includes known Asbestos building products detected in the course of the inspection. Additionally, where applicable, assumptions made on where Asbestos is likely to be found are also stated, in some cases, builders have been known to mix Asbestos into other materials that would not normally contain Asbestos (e.g. mortar, plater, renders etc.) and, unless stated otherwise, these have not been samples during the course of this Survey and have not been included into the register. If an inaccessible area is suspected of having Asbestos, it may need further verification; the decision regarding this will remain purely at the discretion of the client.

There is no known instrument available for in-situ Asbestos detection. Asbestos is a naturally occurring mineral of inert characteristics, for the above reasons, including the inaccessibility of many Asbestos products, no guarantee can be given, express or implied, and that the inspection will reveal all the asbestos that may be located in the property described in this report.

5.0 RISK EVALUATIONS

Introduction

A qualitative risk evaluation was performed to identify the hazards posed to site occupants by the ACM's identified on the site. The evaluation consists of risk assessment on the identified ACM's and assigning a priority rating system for the management of such materials.

Methodology

Assessment of Risk

The risk evaluation is based on an assessment of a range of factors, such as the friability, location and condition of the identified materials.

In addition, the auditors have also considered the nature of the work in relation to the vicinity of the building occupants. In all circumstances the methods adopted have aimed to minimise the likelihood of fibres releasing into occupied space.

Priority Rating System

The priority rating systems in the following section were designed as a guide for the development of a management plan. The actual setting of priorities for implementation of control procedures will depend not only on the allocated rating, but also on factors such as changes to work practices or the physical environment that occur during refurbishment or demolition. In spite of this, the allocated rating does provide a reasonable guide to the appropriate priority setting with regard to the current condition of the materials.

Priority Ratings

Asbestos Containing Materials Ratings

There are four priority ratings in the system as outlined below. They are a guide only and the client should decide the most appropriate controls based on such factors as risk, detailed knowledge of workplaces and procedures, plans for upgrade or refurbishment.

Priority Rating for Control of Asbestos Containing Materials

Priority 1 – P1	Immediate Risk Level
<p>This level of risk is applicable to the presence of friable material, such as limpet asbestos insulation and asbestos ropes, especially if in a deteriorating state. It presents an immediate health risk in its current condition and location and immediate control measures are required, the area containing this material should be isolated, at the first instance, from personnel. Abatement is highly recommended at the earliest practicable time.</p>	
Priority 2 – P2	Potential Risk Level
<p>This level of risk is applicable to damaged or unstable material such as broken or deteriorated cement sheeting, which presents a potential health risk if disturbed, control measures to stabilise the material should be initiated immediately to prevent the chance of the contamination spreading to other areas, formal abatement should be considered</p>	
Priority 3 – P3	Low Risk Level
<p>This level of risk is applicable to damaged non-friable or stable material that may require some minor maintenance. Maintenance work should be carried out to stabilise and repair the damaged area. Control must be implemented to protect these materials from further damage or deterioration.</p>	
Priority 4 – P4	Negligible Risk Level
<p>This level of risk is applicable to non-friable or stable materials, such as painted cement sheeting, vinyl floor tiles, etc. It is unlikely for these materials to present a health risk unless damaged, cut, sanded, abraded or machined, these materials should be maintained in good condition and reassessment of the priority rating will be required if any maintenance or building works impact on their condition.</p>	

6.0 CONCLUSIONS & RECOMMENTATIONS

The inspection carried out **HAS IDENTIFIED ASBESTOS** in some of the building materials.

It is important to note that if Asbestos product are disturbed, asbestos fibres may be released, thereby resulting in a health risk. Great care therefore must be exercised in the immediate and ongoing management of any products found to contain Asbestos.

7.0 INSPECTION REPORT


An inspection of the areas was undertaken using a systematic procedure developed by Northern Trade Solutions. As previously stated, the identification of asbestos and/or products containing Asbestos cannot be carried out with any known in situ measuring instrument and final confirmation of Asbestos can only be done under microscopic examination. The inspection procedure developed relies on identifying Asbestos bearing materials by visual means. Representative samples of materials that are considered to contain Asbestos are often taken for analysis to confirm the presence of Asbestos.


Full details of all asbestos products located within the property are found within the next Appendix B of this document. Section 2 outlines suggested management procedures.


APPENDIX B


INSPECTION DETAILS

DATE OF ASSESSMENT	14.01.2015	Photo I.D. A1 
LOCATION	Moil Shopping Centre – Floor Moil Supermarket	
SAMPLE I.D	A1	
LOCATION DETAILS	Super market Floor	
BUILDING MATERIAL BUILDING TYPE	Vinyl Tile and adhesive	
MATERIAL CONDITION	Fair	
ASSESSOR	Koukouvas NTWS-AA-451964	

DATE OF ASSESSMENT	14.01.2015	Photo I.D. A2 
LOCATION	Moil Shopping Centre – All Tenancies	
SAMPLE I.D	A2	
LOCATION DETAILS	Ceilings to all Tenancies	
BUILDING MATERIAL BUILDING TYPE	Cement based grid ceiling tile	
MATERIAL CONDITION	Fair	
ASSESSOR	Koukouvas NTWS-AA-451964	

DATE OF ASSESSMENT	14.01.2014	Photo I.D. A3 
LOCATION	Moil Shopping Centre Moil - Super Market	
SAMPLE I.D	A3	
LOCATION DETAILS	Machine Room Mezzanine Wall	
BUILDING MATERIAL BUILDING TYPE	Cement Based Compressed Sheeting	
MATERIAL CONDITION	Good	
ASSESSOR	Koukouvas NTWS-AA-451964	

DATE OF ASSESSMENT	14.01.2015	Photo I.D. A4 
LOCATION	Moil Shopping Centre – Moil Supermarket	
SAMPLE I.D	A4	
LOCATION DETAILS	Loading area	
BUILDING MATERIAL BUILDING TYPE	Cement Based compressed sheeting	
MATERIAL CONDITION	Damaged	
ASSESSOR	Koukouvas NTWS-AA-451964	

DATE OF ASSESSMENT	14.01.2015	Photo I.D. A5 
LOCATION	Moil Shopping Centre Moil Super market	
SAMPLE I.D	A5	
LOCATION DETAILS	Store Area	
BUILDING MATERIAL BUILDING TYPE	Cement Based compressed Sheeting	
MATERIAL CONDITION	Damaged	
ASSESSOR	Koukouvas NTWS-AA-451964	

APPENDIX C

ASBESTOS REGISTER								
WORKPLACE ADDRESS; Moil Shopping Centre – 8 Moil Cres, Moil				NAME OF COMPETENT PERSON; Gerry Koukouvas Director Asbestos licence number: NTWS-AA-451964				
Date of identification	I.D number	Type of Asbestos	Class	Condition of ACM	Specific location of ACM	Access	Priority rating	Quantity
15.01.2015	A1	Chrysotile	Non-friable	Fair	Floor of Super Market	yes	P3	400m2
15.01.2015	A2	Chrysotile	Non-friable	Fair	Ceiling Tiles Throughout	yes	P3	850m2
15.01.2015	A3	Chrysotile	Non-friable	Good	Machine room Wall	Yes	P2	1.5 m2
15.01.2015	A4	Chrysotile	Non-friable	Damaged	Loading Area Ceiling	Yes	P1	35m2
15.01.2015	A5	Chrysotile	Non-friable	Good	Store area Ceiling	Yes	P2	15m2

APPENDIX D

AUDIT SUMMARY

INTRODUCTION

Northern Trade Solutions have received order to conduct a limited survey and Asbestos register to the amenities areas at the Moil Shopping Centre by J&N Nicolakis Pty Ltd

SITE DESCRIPTION

The site is of a shopping complex built in 1980's
7395 (8) Moil Cres Moil namely the Moil Shops.

AREA INCLUDED

The public amenities area where typical materials have been used that could contain Asbestos. Visual identification and sampling of ceilings, floors and partitions of all amenities in the public domain.

AREA EXCLUDED

All staff amenities, surrounding shops, ceiling voids, under building voids

COMMENTS

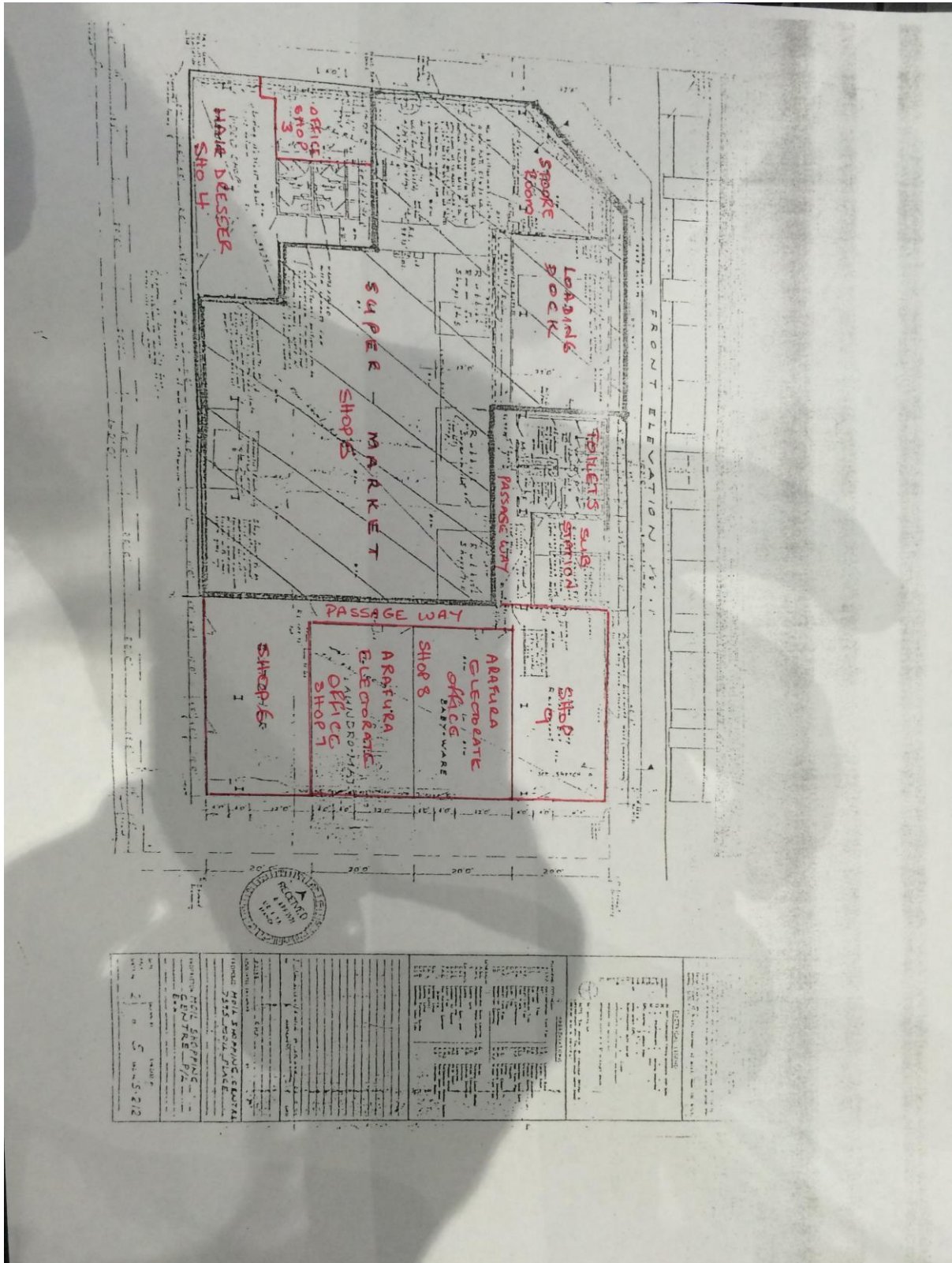
There were difficulties to obtain access to the staff facilities

SURVEY FINDINGS

This building is constructed mainly in concrete due to the nature of such a building and its many stake holders the interiors of the building consist of many types of building materials. As this survey and register is requested for the public amenities and of some external cladding materials that are typical of Asbestos containing materials. Northern Trade Solutions has had the samples assessed by a NATA laboratory and they have determined that the samples taken from the toilet partitioning in the A side of the complex do contain Chrysotile (white Asbestos) as these are badly damaged and are at further risk of damage it should be a P1 removal, of non-friable ACM.

Appendix E

Complex Floor Plan



Appendix F

Asbestos Analysis Report



OCTIEF PTY LTD
 ABN: 82 163 772 478
 Base Site: Unit 34 53-57 Link Dr Yatala, QLD 4207
 Branch Site: Unit 12 16 Charlton Ct Woolner NT 0820
 Enquiries: 1800 628 433
 Fax: (07) 3382 6895
corporate@octief.com.au
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Asbestos Bulk Sample Analysis Report Certificate No NT1501151639

Client:	Northern Trade Solutions	Sampled By:	Client
Client Contact:	Gerry Koukouvas	# of Samples Submitted:	4
Telephone:	0459 035 600	Sampling Date:	15/01/2015
Email:	gerry@ntsnt.com.au	Date Received:	15/01/2015
Project:	-	Identification Date:	15/01/2015
Site Location:	Moil Shopping Centre, Moil, NT	Issue Date:	21/01/2015

Test Methodology: Polarized light microscopy examination including dispersion staining techniques for the presence of asbestos in accordance with the methodology outlined in the In-House Procedure QP-930-001 which is based on Australian Standard (AS4964-2004)

Branch Site: Darwin Laboratory

Sample ID	Sample Location	Sample Description	Size or Weight	Asbestos Detected (Yes/No)	Fibre Types Detected
10754	Floor	Vinyl tile	55x50x4mm	Yes	CHR
10755	Floor adhesive	Swab	n/a	Yes	CHR-ORG
10756	Ceiling tiles	Fibre cement sheeting	30x25x6mm	Yes	CHR-ORG
10757	Back ceiling	Fibre cement sheeting	75x65x8mm	Yes	CHR-ORG

Approved Identifier:

James Ambrose

Report Approved By:

Shipra Saha Singh

Fibre Types

CHR	Chrysotile (white asbestos) fibres detected	ORG	Organic fibres detected
AMO	Amosite (brown / grey asbestos) fibres detected	SMF	Synthetic mineral fibres detected
CRO	Crocidolite (blue asbestos) fibres detected	UMF	Unidentified mineral fibres detected
NFD	No fibres detected	NAD	No Asbestos Detected

Notes

Hand-picked refers to small discrete amounts of asbestos distributed unevenly in a large body of non-asbestos material.

Detection limit (AS 4964) – 0.1 g/kg.

Due to their nature, confirmation using another independent analytical technique is recommended if no asbestos is detected in samples of vinyl tiles, bituminous materials, mastics, adhesives, paints, sealants, resins or ore.

The results contained within this report relate only to the sample(s) submitted for analysis and OCTIEF accepts no responsibility for the collection, packaging and transportation of sample submitted by external parties. Sample descriptions, sizes and weights are approximate only. NATA does not accredit sampling.



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