Greencap
Unit 11 Winnellie Central
14 Winnellie Road
Winnellie NT 0820
(08) 7906 1300
www.greencap.com.au

continuONE
GREENCAP ONLINE RISK SOLUTIONS

ASBESTOS REGISTER UPDATE

DATE: NOVEMBER 2018

SITE REFERENCE:
NT0557b

OUR REFERENCE:
C110813 : J159257

PAGEMARTIN PTY LTD
NIGHCLIFF LIBRARY
10 PAVONIA PLACE, NIGHTCLIFF NT 0812

All and any Services proposed by Greencap to the Client were subject to the Terms and Conditions listed on the Greencap website at: https://www.greencap.com.au/about-greencap/terms-and-conditions. Unless otherwise expressly agreed to in writing and signed by Greencap, Greencap does not agree to any alternative terms or variation of these terms if subsequently proposed by the Client. The Services were carried out in accordance with the current and relevant industry standards of testing, interpretation and analysis. The Services were carried out in accordance with Commonwealth, State, Territory or Government legislation, regulations and/or guidelines. The Client was deemed to have accepted these Terms when the Client signed the Proposal (where indicated) or when the Company commenced the Services at the request (written or otherwise) of the Client.

The services were carried out for the Specific Purpose, outlined in the body of the Proposal. To the fullest extent permitted by law, Greencap, its related bodies corporate, its officers, consultants, employees and agents assume no liability, and will not be liable to any person, or in relation to, any losses, damages, costs or expenses, and whether arising in contract, tort including negligence, under statute, in equity or otherwise, arising out of, or in connection with, any matter outside the Specific Purpose.

The Client acknowledged and agreed that proposed investigations were to rely on information provided to Greencap by the Client or other third parties. Greencap made no representation or warranty regarding the completeness or accuracy of any descriptions or conclusions based on information supplied to it by the Client, its employees or other third parties during provision of the Services. Under no circumstances shall Greencap have any liability for, or in relation to, any work, reports, information, plans, designs, or specifications supplied or prepared by any third party, including any third party recommended by Greencap. The Client releases and indemnifies Greencap from and against all Claims arising from errors, omissions or inaccuracies in documents or other information provided to Greencap by the Client, its employees or other third parties.

The Client was to ensure that Greencap had access to all information, sites and buildings as required by or necessary for Greencap to undertake the Services. Notwithstanding any other provision in these Terms, Greencap will have no liability to the Client or any third party to the extent that the performance of the Services was not able to be undertaken (in whole or in part) due to access to any relevant sites or buildings being prevented or delayed due to the Client or their respective employees or contractors expressing safety or health concerns associated with such access.

Unless otherwise expressly agreed to in writing and signed by Greencap, Greencap, its related bodies corporate, its officers, employees and agents assume no liability and will not be liable for lost profit, revenue, production, contract, opportunity, loss arising from business interruption or delay, indirect or consequential loss or loss to the extent caused or contributed to by the Client or third parties, suffered or incurred arising out of or in connection with our Proposals, Reports, the Project or the Agreement. In the event Greencap is found by a Court or Tribunal to be liable to the Client for any loss or damage arising in connection with the Services, the Client's entitlement to recover damages from Greencap shall be reduced by such amount as reflects the extent to which any act, default, omission or negligence of the Client, or any third party, caused or contributed to such loss or damage. Unless otherwise agreed in writing and signed by both parties, Greencaps total aggregate liability will not exceed the total consulting fees paid by the client in relation to this Proposal. For further detail, see Greencaps Terms and Conditions available at https://www.greencap.com.au/about-greencap/terms-and-conditions.

The Report is provided for the exclusive use of the Client and for this Project only, in accordance with the Scope and Specific Purposes outlined in the Agreement, and only those third parties who have been authorized in writing by Greencap. It should not be used for other purposes, other projects or by a third party unless otherwise agreed and authorized in writing by Greencap. Any person relying upon this Report beyond its exclusive use and Specific Purpose, and without the express written consent of Greencap, does so entirely at their own risk and without recourse to Greencap for any loss, liability or damage. To the extent permitted by law, Greencap assumes no responsibility for any loss, liability, damage, costs or expenses arising from interpretations or conclusions made by others, or use of the Report by a third party. Except as specifically agreed by Greencap in writing, it does not authorize the use of this Report by any third party. It is the responsibility of third parties to independently make inquiries or seek advice in relation to their particular requirements and proposed use of the site.

The conclusions, or data referred to in this Report, should not be used as part of a specification for a project without review and written agreement by Greencap. This Report has been written as advice and opinion, rather than with the purpose of specifying instructions for design or redevelopment. Greencap does not purport to recommend or induce a decision to make (or not make) any purchase, disposal, investment, divestment, financial commitment or otherwise in relation to the site it investigated.

This Report should be read in whole and should not be copied in part or altered. The Report as a whole set outs the findings of the investigations. No responsibility is accepted by Greencap for use of parts of the Report in the absence (or out of context) of the balance of the Report.

© 2018 GREENCAP

TABLE OF CONTENTS

STATEMENTS OF LIMITATION 2
INTRODUCTION 4
SCOPE OF WORKS 4
SITE ASBESTOS RISK PROFILE 4
SUMMARY OF IDENTIFIED ITEMS 4
RECOMMENDATIONS 5
ASBESTOS REGISTER 7
AREAS NOT ACCESSED 8
PHOTOGRAPHS 9
SAMPLE ANALYSIS RESULTS 11
METHODOLOGY 12
RISK ASSESSMENT FACTORS 13
PRIORITY RATING SYSTEM 14
ASBESTOS MANAGEMENT REQUIREMENTS 15
TECHNICAL LIMITATIONS 16

23/11/2018	26/11/2018	26/11/2018
REPORT PREPARED BY	**REPORT REVIEWED BY**	**REPORT AUTHORISED BY**
		
DARREN KENNY	**KARIN THOMSON**	**KARIN THOMSON**
Hazardous Materials Consultant	Property Risk Consultant	Property Risk Consultant

© 2018 GREENCAP

Introduction

This report presents the findings of an Asbestos Register Update conducted for Pagemartin Pty Ltd located at 10 Pavonia Place, Nightcliff NT 0812. The risk assessment was performed by Darren Kenny on 23/11/2018. This report updates the previous asbestos register that was prepared by AEC Environmental in June 2013. (Report Number NT0557b)

This report was performed in accordance with:

- How to Manage and Control Asbestos in the Workplace: Code of Practice (December 2011)
- NT Work Health & Safety Regulation 2011

Scope of Works

The scope of works for this project was as follows:

- Take photographs of suspected asbestos-containing materials
- Inspect representative and accessible areas of the site to re-assess previously identified asbestos materials
- Identify the likelihood of asbestos in inaccessible areas
- Assess the current condition of asbestos-containing materials at the site
- Assess the risks posed by the asbestos-containing materials
- Compile an up-dated asbestos materials register for the site
- Recommend control measures and actions necessary to manage any asbestos related risks
- Collect samples of suspected asbestos-containing materials
- Review previous asbestos documentation provided to identify evidence and records of any asbestos removal and audits undertaken at the site

Refer to Methodology for full details.

Site Asbestos Risk Profile

The following table provides a summary of the Asbestos Risk Assessment for the site; item-specific findings are presented in the Asbestos Register.

Nightcliff Library - Ground Level	0	0	4
Total	**0**	**0**	**4**

Summary of Identified Items

The following table provides a general overview of the types of Asbestos identified on site; specific findings are presented in the Asbestos Register.

Nightcliff Library - Ground Level		YES

© 2018 GREENCAP

Recommendations

- Schedule periodic re-assessments of the asbestos-containing materials remaining in-situ to monitor their condition in accordance with the Code of Practice.
- Develop an Asbestos Management Plan (AMP) for asbestos materials remaining in-situ in accordance with the requirements of the Code of Practice.
- Provide Asbestos Awareness training to staff and site personnel in accordance with the requirements of the Code of Practice.
- Consult with staff and health and safety representatives on the findings of this risk assessment and this report must be made available upon request, in accordance with the requirements of the Code of Practice.
- Ensure all asbestos-containing materials remaining in-situ are labelled appropriately to warn of the dangers of disturbing these materials, in accordance with the requirements of the Code of Practice.
- Prior to demolition/refurbishment works undertake a destructive hazardous materials survey of the premises as per the requirements of AS 2601: 2001 The Demolition of Structures, Part 1.6.1 and Demolition Work Code of Practice (Safe Work Australia, Feb 2016).
- 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.
- Areas highlighted in the Areas Not Accessed section as areas of 'no access' should be presumed to contain asbestos. Appropriate management planning should be implemented in order to control access to and maintenance activities in these areas, until such a time as they can be inspected and the presence or absence of asbestos-containing materials can be confirmed.
- Greencap can assist with the implementation of any of the above recommendations.

© 2018 GREENCAP

The location and item information of identified materials

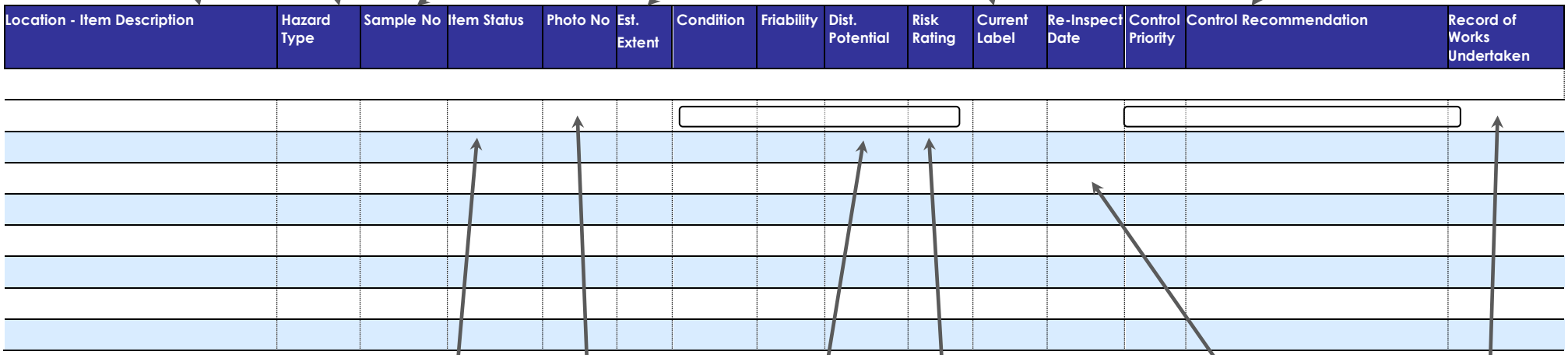
Hazard type: e.g. Asbestos, Lead Paint, SMF, etc.

Refer to the Sample Analysis Results for further details

Estimated quantity of material present

Details of warning labels present

The **control priority** and **control recommendations** indicate the recommended management actions, shaded according to priority. Refer to the Priority Rating System section for further information



This indicates if the material contains asbestos / hazardous materials:

Positive	Item contains asbestos or other hazardous material.
Negative	Item does not contain asbestos or other hazardous material covered in the scope of work.
Presumed Positive	Item has not been sampled, but is visually similar to another positive sample or it is likely to contain asbestos / hazardous materials
Presumed Negative	Item has not been sampled, but is visually similar to another negative sample or it is NOT likely to contain asbestos / hazardous materials

A photo of the item is within the Photo section

The potential of disturbance to material to liberate asbestos fibres

These are the **risk assessment factors** and **risk rating** of the item. Refer to the Risk Assessment Factors section for further information

Recommended re-inspection date, based on the risk rating of the material

Any information relating to remedial or removal works undertaken should be recorded by the Register controller.

Control Priority: The following priority rating system is adopted to assist in the programming and budgeting for control of asbestos risk identified in the assessment.

Priority 1 (P1)	Restrict access to area, organise abatement works ASAP, manage any remaining materials as part of an AMP.
Priority 2 (P2)	Organise remedial works in the next few months & manage any remaining materials as part of an AMP.
Priority 3 (P3)	No short-term remedial works required. Review periodically and manage as part of an AMP.
Priority 4 (P4)	No short-term remedial works required. Review periodically and manage as part of an AMP.

Site Details		Building Details				Audit Details	
Full Address:	**10 Pavonia Place, Nightcliff NT 0812**	**Building Name:**	**Nightcliff Library**	**Number of Levels:**	**1**	**Survey Date:**	**23-11-2018**
Property ID:	**NT0557b**	**Est. Building Size:**	**255m²**	**Est. Building Age:**	**Circa 1960's**	**Inspected By:**	**Darren Kenny**
Client Name:	**Pagemartin Pty Ltd**	**Roof Type:**	**Metal**	**Construction Type:**	**Brick and Metal**	**Company:**	**Greencap**

No.	Location - Item Description	Hazard Type	Sample No.	Item Status	Photo No.	Est. Extent	Condition	Friability	Dist. Potential	Risk Rating	Current Label	Reinspect Date	Control Priority	Control Recommendation	Record of Works Undertaken
Nightcliff Library - Exterior - Ground Level															
1	South Fascia - Fibre Cement Sheeting	Asbestos	Previously Sampled AEC 3-2013	Previously Sampled Positive											Item Removed: 26/11/2018. Removal documentation not sighted at time of inspection. Greencap were not involved in the removal process.
2	Breezeway - Throughout Ceiling Lining - Fibre Cement Sheeting - Between Main Building And Toilets	Asbestos	Previously Sampled AEC 4-2013	Previously Sampled Positive	J159257-NT0557b-Photo007	12 m²	Good	Non Friable	Low	Low	Not Labelled	24/10/2023	P4	Maintain in current condition, label and incorporate into an AMP. Remove by licensed asbestos contractor prior to demolition or refurbishment.	
Nightcliff Library - Interior - Ground Level															
3	Library - East Ceiling Lining - Fibre Cement Sheeting - Item Is Above Existing Suspended Ceiling	Asbestos	Previously Sampled AEC 1-2013	Previously Sampled Positive	J159257-NT0557b-Photo009 J159257-NT0557b-Photo008	120 m²	Good	Non Friable	Low	Low	Not Labelled	24/10/2023	P4	Maintain in current condition, label and incorporate into an AMP. Remove by licensed asbestos contractor prior to demolition or refurbishment.	
4	Public Toilet - Throughout Ceiling Lining - Fibre Cement Sheeting	Asbestos	Previously Sampled AEC As Per 2-2013	Previously Sampled Positive	J159257-NT0557b-Photo003 J159257-NT0557b-Photo004	6 m²	Good	Non Friable	Low	Low	Not Labelled	24/10/2023	P4	Maintain in current condition, label and incorporate into an AMP. Remove by licensed asbestos contractor prior to demolition or refurbishment.	
5	Staff Toilet - Throughout Ceiling Lining - Fibre Cement Sheeting	Asbestos	Previously Sampled AEC 2-2013	Previously Sampled Positive	J159257-NT0557b-Photo002 J159257-NT0557b-Photo001	6 m²	Good	Non Friable	Low	Low	Not Labelled	24/10/2023	P4	Maintain in current condition, label and incorporate into an AMP. Remove by licensed asbestos contractor prior to demolition or refurbishment.	

© 2018 GREENCAP

It is noted that Asbestos may be contained within or behind those areas identified in the below table: Areas Not Accessed. Caution should be exercised when accessing these areas, particularly in relation to potential disturbance of the building fabric or concealed spaces.

1 of 1 Building

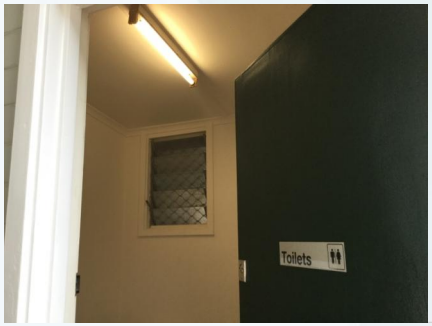
Behind ceramic wall tiles throughout	All	Nightcliff Library - Access requires demolition or causing damage
		Nightcliff Library - Access requires demolition or causing damage
Roof	All	Nightcliff Library - No safe access at time of inspection
		Nightcliff Library - Access requires demolition or causing damage
Within internal walls partitioning	All	Nightcliff Library - Access requires demolition or causing damage

© 2018 GREENCAP

NO.: **2**
PHOTO NO.: **J159257-NT0557B-PHOTO007**
RESULT: **ASBESTOS - PREVIOUSLY SAMPLED POSITIVE**
BUILDING/LEVEL: **NIGHTCLIFF LIBRARY - GROUND LEVEL**
ROOM/LOCATION: **BREEZEWAY - THROUGHOUT**
FEATURE/MATERIAL: **CEILING LINING - FIBRE CEMENT SHEETING**
SAMPLE NO.: **PREVIOUSLY SAMPLED AEC 4-2013**

NO.: **3**
PHOTO NO.: **J159257-NT0557B-PHOTO009**
RESULT: **ASBESTOS - PREVIOUSLY SAMPLED POSITIVE**
BUILDING/LEVEL: **NIGHTCLIFF LIBRARY - GROUND LEVEL**
ROOM/LOCATION: **LIBRARY - EAST**
FEATURE/MATERIAL: **CEILING LINING - FIBRE CEMENT SHEETING**
SAMPLE NO.: **PREVIOUSLY SAMPLED AEC 1-2013**

NO.: **3**
PHOTO NO.: **J159257-NT0557B-PHOTO008**
RESULT: **ASBESTOS - PREVIOUSLY SAMPLED POSITIVE**
BUILDING/LEVEL: **NIGHTCLIFF LIBRARY - GROUND LEVEL**
ROOM/LOCATION: **LIBRARY - EAST**
FEATURE/MATERIAL: **CEILING LINING - FIBRE CEMENT SHEETING**
SAMPLE NO.: **PREVIOUSLY SAMPLED AEC 1-2013**



NO.: **4**
PHOTO NO.: **J159257-NT0557B-PHOTO003**
RESULT: **ASBESTOS - PREVIOUSLY SAMPLED POSITIVE**
BUILDING/LEVEL: **NIGHTCLIFF LIBRARY - GROUND LEVEL**
ROOM/LOCATION: **PUBLIC TOILET - THROUGHOUT**
FEATURE/MATERIAL: **CEILING LINING - FIBRE CEMENT SHEETING**
SAMPLE NO.: **PREVIOUSLY SAMPLED AEC AS PER 2-2013**

NO.: **4**
PHOTO NO.: **J159257-NT0557B-PHOTO004**
RESULT: **ASBESTOS - PREVIOUSLY SAMPLED POSITIVE**
BUILDING/LEVEL: **NIGHTCLIFF LIBRARY - GROUND LEVEL**
ROOM/LOCATION: **PUBLIC TOILET - THROUGHOUT**
FEATURE/MATERIAL: **CEILING LINING - FIBRE CEMENT SHEETING**
SAMPLE NO.: **PREVIOUSLY SAMPLED AEC AS PER 2-2013**

NO.: **5**
PHOTO NO.: **J159257-NT0557B-PHOTO002**
RESULT: **ASBESTOS - PREVIOUSLY SAMPLED POSITIVE**
BUILDING/LEVEL: **NIGHTCLIFF LIBRARY - GROUND LEVEL**
ROOM/LOCATION: **STAFF TOILET - THROUGHOUT**
FEATURE/MATERIAL: **CEILING LINING - FIBRE CEMENT SHEETING**
SAMPLE NO.: **PREVIOUSLY SAMPLED AEC 2-2013**

© 2018 GREENCAP

NO.: **5**

PHOTO NO.: **J159257-NT0557B-PHOTO001**

RESULT: **ASBESTOS - PREVIOUSLY SAMPLED POSITIVE**

BUILDING/LEVEL: **NIGHTCLIFF LIBRARY - GROUND LEVEL**

ROOM/LOCATION: **STAFF TOILET - THROUGHOUT**

FEATURE/MATERIAL: **CEILING LINING - FIBRE CEMENT SHEETING**

SAMPLE NO.: **PREVIOUSLY SAMPLED AEC 2-2013**

© 2018 GREENCAP

AEC Environmental
A GREENCAP CONSULTING COMPANY

ASBESTOS IDENTIFICATION REPORT No. NT0557

CLIENT:	Pagematin Pty. Ltd.		
ATTENTION:	Marianne Martin	**RECEIVED DATE:**	11 June 2013
PROPERTY ADDRESS:	Nightcliff Library	**TEST DATE:**	12 June 2013
SAMPLED BY:	Tony Boskovic	**REPORT DATE:**	12 June 2013

Test Method: In house method LOP-002 Asbestos Identification by Polarised Light Microscopy including Dispersion Staining (Based on AS4964-2004 Method for the qualitative identification of asbestos in bulk samples)

RESULTS

No.	ID	Dimensions	Description	Asbestos	SMF	OF
1	East library room, ceiling above suspended ceiling	10x10x5mm	Fibre cement	Yes Chrysotile		Yes
2	Staff toilet ceiling	10x10x3mm	Fibre cement	Yes Chrysotile		
3	Fascia panel to south elevation	3x3x3mm	Fibre cement	Yes Chrysotile		
4	Ceiling between main building and toilets	5x5x3mm	Fibre cement	Yes Chrysotile & Amosite		

Approved Identifier & Signatory

Tony Boskovic

This document is issued in accordance with NATA's accreditation requirements. Accredited for compliance with ISO/IEC 17025. Accreditation No. 17053, AEC Darwin Laboratory. This document shall not be reproduced except in full.

Please note that the results contained in this report relate only to the sample(s) submitted for testing. Sample Dimensions and Descriptions are approximate only. Chrysotile is commonly known as white asbestos, Amosite is commonly known as brown asbestos and Crocidolite as blue asbestos. SMF (Synthetic Mineral Fibre) is commonly known as glass fibre and OF (Organic Fibre) includes natural fibres and synthetic organic fibre. A blank in the SMF or OF column implies not detected. ^ Confirmation by an independent analytical technique is advised due to the nature of the sample.

Unit 11 14 Winnellie Road Winnellie NT
TELEPHONE (08) 8984 4244 FAX (08) 8984 3105
P O BOX 39546 Winnellie NT 0821
EMAIL aec@aecaust.com.au
Website: www.aecaust.com.au

NATA WORLD RECOGNISED ACCREDITATION

© 2018 GREENCAP

Asbestos

This assessment was undertaken in accordance with the following documents and within the constraints of the scope of works:

- How to Manage and Control Asbestos in the Workplace: Code of Practice (December 2011)
- NT Work Health & Safety Regulation 2011

No representative samples of suspected asbestos-containing material were collected during the 2018 inspection.
Where it was determined that asbestos was present, a risk and priority assessment was conducted in accordance with Greencap's standard Risk Assessment and Priority Ranking System. Refer to section on Priority Rating System for detailed information on this system.
Inaccessible areas that are likely to contain asbestos have been assumed to contain asbestos until further inspection and analysis of samples has been undertaken by an approved analyst.
A strategy of using representative samples of suspected asbestos-containing materials has been used to minimise the number of samples and degree of disturbance. Because of this strategy, findings of the audit should be interpreted such that all visually similar materials in the same vicinity must be assumed to be composed of the same material until proven otherwise.

© 2018 GREENCAP

Risk Assessment Factors - Asbestos

The presence of asbestos-containing materials (ACMs) does not necessarily constitute an exposure risk. However, if the ACM is sufficiently disturbed to cause the release of airborne respirable fibres, then an exposure risk may be posed to individuals. The assessment of the exposure risk posed by ACMs assesses (a) the material condition and friability, and (b) the disturbance potential.

Material Condition

The assessment factors for material condition include:

- Evidence of physical deterioration and/or water damage.
- Degree of friability of the ACM.
- Surface treatment, lining or coating (if present).
- Likelihood to sustain damage or deterioration in its current location and state.

Physical Condition and Damage

The condition of the ACM is rated as either being good, fair or poor.

Good refers to an ACM that has not been damaged or has not deteriorated
Fair refers to an ACM having suffered minor cracking or de-surfacing.
Poor describes an ACM which has been damaged or its condition has deteriorated over time.

Friability and Surface Treatment

The degree of friability of ACMs describes the ease of which the material can be crumbled, and hence to release fibres, and takes into account surface treatment.

Friable asbestos
Friable asbestos or ACM is asbestos or ACM in powder form, or able to be crumbled, pulverised, or reduced to a powder by hand pressure when it is dry e.g. sprayed asbestos beam insulation (limpet), pipe lagging.

Non-friable asbestos
also referred to as bonded asbestos, typically comprises asbestos fibres tightly bound in a stable non-asbestos matrix or impregnated with a coating. Examples of non-friable asbestos products include asbestos cement materials (sheeting, pipes etc), asbestos containing vinyl floor tiles, compressed gaskets and electrical backing boards.

Disturbance Potential

In order to assess the disturbance potential, the following factors are considered:

- Requirement for access for either building work or maintenance operations.
- Likelihood and frequency of disturbance of the ACM.
- Accessibility of the ACM.
- Proximity of the ACM to air plenums and direct air stream.
- Quantity and exposed surface areas of ACM.
- Normal use and activity in area, and numbers of persons in vicinity of ACM.

These factors are used to determine (i) the potential for fibre generation, and (ii) the potential for exposure to person/s, as a rating of low, medium or high disturbance potential:

Risk Status

The risk factors described previously are used to rank the asbestos exposure risk posed by the presence of the ACM.

- A low risk rating describes ACMs that pose a low exposure risk to personnel, employees and the general public providing they stay in a stable condition, for example asbestos materials that are in good condition and have low accessibility.
- A medium risk rating applies to ACMs that pose an increased exposure risk to people in the area.
- A high risk rating applies to ACMs that pose a higher exposure risk to personnel or the public in the vicinity of the material due to their condition or disturbance potential.

© 2018 GREENCAP

Priority Actions

The following priority rating system is adopted to assist in the programming and budgeting for the control of asbestos risk identified in the assessment.

Priority 1 (P1)	**Action:**	**Restrict Access to Area &** **Organise Abatement Works as soon as practicable &** **Manage any remaining materials as part of an AMP**

Area has ACMs, which are either damaged or are being exposed via continual disturbance. Due to these conditions, there is an increased potential for exposure and/or transfer of the material to other locations with continued unrestricted use of the area. Representative asbestos fibre monitoring should be conducted in the area during normal building operation where recommended. Prompt abatement of the asbestos hazard is recommended.

As an interim, restrict access.

Priority 2 (P2)	**Action:**	**Organise Remedial Works as soon as practicable &** **Manage any remaining materials as part of an AMP**

Area has ACMs with a potential for disturbance due to the following conditions:

1. Material has been disturbed or damaged and its current condition, while not posing an immediate hazard, is unstable.
2. The material is accessible and when disturbed, can present a short-term exposure risk.
3. Demolition, renovation, refurbishment, maintenance, modification or new installations, involving air-handling systems, ceilings, lighting, fire safety systems or floor layout.

Appropriate abatement measures should be taken as soon as practicable. A negligible exposure risk exists if materials remain under the control of an Asbestos Management Plan (AMP).

Priority 3 (P3)	**Action:**	**No Short-Term Remedial Works Required** **Review periodically and Manage as part of an AMP**

Area has ACMs, where:

1. The condition of friable ACMs is currently stable and has low potential of being disturbed.
2. The ACM is currently in a non-friable form, may have slight damage, but does not present an exposure risk unless cut, drilled, sanded or otherwise abraded.

This presents a low risk of exposure where the materials are left undisturbed under the control of an Asbestos Management Plan (AMP). Defer any major action unless materials are to be disturbed as a result of maintenance, refurbishment or demolition operations.

Priority 4 (P4)	**Action:**	**No Short-Term Remedial Works Required** **Review periodically and Manage as part of an AMP**

Area has ACMs in a non-friable form and in good condition. It is unlikely that the material can be disturbed under normal circumstances and can be safely subjected to normal traffic. Even if it were subjected to minor disturbance the material poses a negligible health risk. These materials should be maintained in good condition and their condition monitored during subsequent reviews. As with any asbestos materials, these materials must be removed prior to renovations that may impact on the materials.

© 2018 GREENCAP

The Occupational Health and Safety Regulations of most Australian states refer to a Code of Practice for guidance on identification and management of asbestos materials (ACMs) in workplaces. The requirements are summarised below.

Asbestos Management Plan (AMP)

An AMP should be developed for the site as per the Code of Practice. The AMP should be a broad ranging document detailing the following information:

- The site's asbestos material register.
- Responsibilities for relevant persons in the management of ACMs.
- Mechanisms for communicating the location, type and condition of ACMs, the risks posed by these and the control measures adopted to minimise these risks.
- Training arrangements for workers and contractors.
- A Procedure for reviewing and updating the AMP and the register.
- Air Monitoring and clearance inspection arrangements.
- Timetable for action to review risk assessments and undertake asbestos management activities.
- Records of any maintenance or service work conducted on ACMs, including clearance certificates for removed items.

Updates to Register, AMP and Risk Assessments

The asbestos register and the AMP should be reviewed (via visual inspection by a competent person) and updated at least every 5 years or earlier where a risk assessment indicates the need for a re-assessment or if any ACMs have been removed or updated as per the requirements of the Code of Practice.

Risk assessments should be reviewed regularly and as specified by the Code of Practice, particularly when there is evidence that the risk assessment is no longer valid, control measures are shown to be ineffective or there is a significant change planned for the workplace or work practices or procedures relevant to the risk assessment; or there is a change in ACM condition or ACMs have since been enclosed, encapsulated or removed.

Labelling

All confirmed or presumed ACMs (or their enclosures) should be labelled to identify the material as asbestos-containing or presumed asbestos-containing and to warn that the items should not be disturbed as per the requirements of the Code of Practice.

Training

Staff and site personnel must be provided with Asbestos Awareness training in accordance with the Code of Practice. Training should inform staff how to work safely alongside asbestos by instructing them of:.

1. The health risks associated with asbestos.
2. Their roles and responsibilities under the AMP.
3. Procedures for managing asbestos on-site.
4. The correct use of control measures and safe work methods to minimise the risks from asbestos.

Refurbishment / Demolition Requirements

This audit is limited by the Scope of Works and Methodology outlined within this report.

Generally, a new audit or revised audit is required prior to any planned refurbishment, alteration, demotion or upgrade works that may disturb ACMs at the site in accordance with Australia Standard AS 2601: The Demolition of Structures and Demolition Work Code of Practice(Safe Work Australia, Feb 2016).

Removal of Asbestos Materials

Any works involving the removal of ACMs should be undertaken by a Licensed Asbestos Removal Contractor (LARC). In addition, an appropriately qualified independent asbestos consultant / occupational hygienist should undertake asbestos fibre air monitoring during/after works, and issue a Clearance Certificate to validate the works have been undertaken safely.

All works should be conducted in accordance with legislative requirements and following the requirements of the document 'How to Safely Remove Asbestos: Code of Practice (SafeWork Australia, 2016)'.

© 2018 GREENCAP

This report has been prepared in accordance with the agreement between Pagemartin Pty Ltd and Greencap.

Within the limitations of the agreed upon scope of services, this work has been undertaken and performed in a professional manner, in accordance with generally accepted practices, using a degree of skill and care ordinarily exercised by members of its profession and consulting practice. No other warranty, expressed or implied, is made.

This report relates only to the identification of asbestos materials used in the construction of the building and does not include the identification of dangerous goods or hazardous substances in the form of chemicals used, stored or manufactured within the building or plant.

The following should also be noted:

While the survey has attempted to locate the asbestos materials within the site it should be noted that the review was a visual inspection and a limited sampling program was conducted and/or the analysis results of the previous report were used. Representative samples of suspect asbestos materials were collected for analysis. Other asbestos materials of similar appearance are assumed to have a similar content.

Not all suspected asbestos materials were sampled. Only those asbestos materials that were physically accessible could be located and identified. Therefore it is possible that asbestos materials, which may be concealed within inaccessible areas/voids, may not have been located during the audit. Such inaccessible areas fall into a number of categories.

(a) Locations behind locked doors;
(b) Inset ceilings or wall cavities;
(c) Those areas accessible only by dismantling equipment or performing minor localised demolition works;
(d) Service shafts, ducts etc., concealed within the building structure;
(e) Energised services, gas, electrical, pressurised vessel and chemical lines;
(f) Voids or internal areas of machinery, plant, equipment, air-conditioning ducts etc;
(g) 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;
(h) Height restricted areas
(i) Areas deemed unsafe or hazardous at time of audit.

In addition to areas that were not accessible, the possible presence of hazardous building materials may not have been assessed because it was not considered practicable as:

1. It would require unnecessary dismantling of equipment; and/or
2. It was considered disruptive to the normal operations of the building; and/or
3. It may have caused unnecessary damage to equipment, furnishings or surfaces; and/or
4. The hazardous material was not considered to represent a significant exposure risk; and
5. The time taken to determine the presence of the hazardous building material was considered prohibitive.

Only minor destructive auditing and sampling techniques were employed to gain access to those areas documented in the Asbestos Register. Consequently, without substantial demolition of the building, it is not possible to guarantee that every source of hazardous material has been detected.

During the course of normal site works care should be exercised when entering any previously inaccessible areas or areas mentioned above and it is imperative that work cease pending further sampling if materials suspected of containing asbestos materials or unknown materials are encountered. Therefore during any refurbishment or demolition works, further investigations and assessment may be required should any suspect material be observed in previously inaccessible areas or areas not fully inspected previously, i.e. carpeted floors.

© 2018 GREENCAP