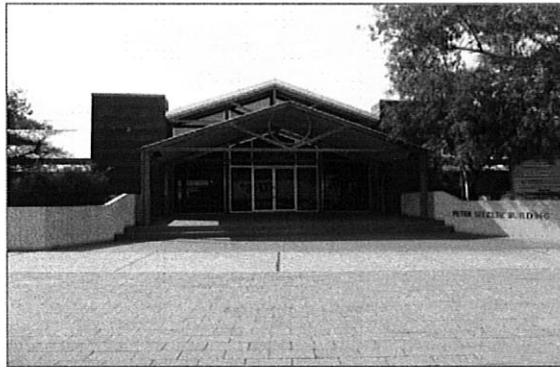


**CERTIFICATE OF INSPECTION  
FOR ASBESTOS  
No. 6924C**

**67 NORTH STUART HIGHWAY  
STUART  
NORTHERN TERRITORY**



Prepared for:

**EW & L Sitzler Nominees Pty Ltd  
ATF EW & L Sitzler Family Trust  
PO Box 671  
Alice Springs NT 0871**

Date: June 2013  
Register No: 6924C  
Our Ref: MH/sm

Prepared by:  
AEC Environmental Pty Ltd

Written/Submitted by:



**Mark Hopper**  
Senior Health & Safety Consultant

## **1.0 INTRODUCTION**

AEC Environmental Pty Ltd (AEC) was contracted by EW & L Sitzler Nominees Pty Ltd ATF EW & L Sitzler Family Trust ("the client") to compile this Asbestos Register for 67 North Stuart Highway, Stuart.

The property was inspected in June 2013. The inspection procedure used was in accordance with the Northern Territory Australian Work Health & Safety Regulations 2012, Chapter 8 Asbestos, Part 3 Management of Asbestos and Associated Risks. All reasonable steps have been taken to identify asbestos containing materials (ACM) in the building. Inaccessible areas and areas requiring destruction or demolition have not been inspected. An intrusive or destructive audit is required if demolition or significant alterations are contemplated.

## **2.0 REGULATORY FRAMEWORK FOR ASBESTOS MANAGEMENT**

On the 1<sup>st</sup> January 2012, The Northern Territory implemented the nationally harmonized Work Health & Safety Regulation. The regulations proclaim that a Person with Management or Control of a Workplace must ensure that an asbestos register is prepared and is kept and accessible at the workplace. Additionally, a Person Conducting a Business or Undertaking (PCBU) must ensure that exposure of a person to airborne asbestos is eliminated so far as is reasonably practicable.

Furthermore, a Person with Management or Control of a Workplace must ensure that a written Asbestos Management Plan (AMP) is prepared and is available and accessible, with established policies and procedures for the management of asbestos at a workplace, together with procedures for detailing incidents or emergencies involving asbestos containing materials at the workplace. These policies should be strictly adhered to and enforced by the Person with Management and Control of a Workplace and other persons (as defined) so that safe work practices in relation to asbestos management are in place as prescribed and required under the regulations.

Please contact AEC for assistance with the development of an Asbestos Management Plan.

A copy of this **Certificate of Inspection** should be kept on the premises and be available for inspection by:

- Workers who have carried out, carries out or intends to carry out work at the workplace
- Health and Safety Representatives
- A person conducting a business or undertaking who has carried out, carries out or intends to carry out, work at the workplace, (e.g. Contractors)
- A person conducting a business or undertaking who has required, requires, or intends to require work to be carried out at the workplace

- Tenant and employees of the tenant
- Contractors and employees of contractors

Furthermore, the Certificate of Inspection should be available for:

- Work Safe NT
- Occupational Health and Safety representatives.

### **3.0 INSPECTION REPORT**

An inspection of the buildings was undertaken using a systematic procedure developed by AEC Environmental Pty Ltd. 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.

One sample was taken for laboratory analysis (if applicable Refer Appendix A1 for Lab Test Report)

<b>Location</b>	<b>Material Tested</b>	<b>Result</b>
<b>INTERNAL – No asbestos noted</b>		
<b>EXTERNAL</b>		
Verandah ceiling lining throughout	Cement sheet material (sample no.1)	No asbestos

### **4.0 LIMITATIONS**

Asbestos is known to have been used in some 3,000 building products, the most common being in 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, underside of floors
- Interior workings of pumps and boilers
- Services, in ceiling or floor spaces or underground
- Wall "chased" lagged pipework
- Floor coverings subsequently overlaid
- Where asbestos products have been removed (eg vinyl floor coverings), then residue may exist under skirting boards and/or subsequently laid floor coverings.

Whilst this report provides approximate measurements and quantities of some materials found, we stress that they are approximate only. Accurate details would require a further visit to the site.

The work involved in preparing an Asbestos Register is based on visual inspection of the building and/or plant and equipment. As well, representative samples of suspect materials are collected and reasonable assumptions 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 product 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.

This asbestos register 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 materials that would not normally contain asbestos (e.g. mortar, plaster, renders etc.) and, unless stated otherwise, these have not been sampled during the course of this survey. 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.

**It is important to note that this report is not intended for use as a pre demolition or pre refurbishment survey. If demolition, significant alterations or refurbishment incorporating demolition is contemplated, please contact AEC for information regarding recommendations relevant to an intrusive audit.**

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, that the inspection will reveal all the asbestos that may be located in the property described in this report.**

This report should be read in conjunction with any other asbestos related reports and or communication/documentation prepared for the property. No individual section of this report should be read in isolation without taking the whole report into account. If the report is to be copied for whatever reason the whole of the report should be included.

## **5.0 CONCLUSION**

The inspection carried out **did not identify any asbestos in the building.**

As stated in section 4 of this report, if any demolition or alterations are proposed, care should be exercised to ensure no asbestos bearing materials are uncovered. The limitations outlined in Section 4 of this report, specifically in regard to the inaccessibility of some asbestos products, should also be taken into account.

**APPENDIX A**

**Laboratory Test Report**

**ASBESTOS IDENTIFICATION REPORT No. 6924**

**CLIENT:** Sitzler Bros Pty Ltd **YOUR REF:** 74617  
**ATTENTION:** Mel Buenviaje **RECEIVED IN LAB:** 06 June 2013  
**PROPERTY ADDRESS:** 67 North Stuart Highway, Stuart **REPORT DATE:** 06 June 2013  
**SAMPLED BY:** Mark Hopper

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)

No.	Location	Dimensions	Description	Asbestos	SMF	OF
1	Verandah ceiling lining	20x20x5mm	Cement sheet	No		Yes

Approved Identifier and Signatory



Mark Hopper

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.

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