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COMPLIANCE ASBESTOS INSPECTION AND RISK ASSESSMENT

MARCH 2022

Report Reference:

J038274

Client:

C127355_Manolas Properties

Address:

76 Esplanade
Darwin City NT
0800

Contents

Document Control

Document Quality Management Details		
Report Name:	Compliance Asbestos Inspection and Risk Assessment	
Site Details:	76 Esplanade, Darwin City NT	
Project Number:	J038274 V1	
Client Name:	C127355_Manolas Properties	
Signatures:	Prepared By: Jason Hiscox  Senior Consultant NTWS-AA-476749 22 Mar 2022	Reviewed and Authorised By: Pawel Olszewski  Senior Consultant NSW LAA 001157 23 Mar 2022

Glossary of Terms / Acronyms

AC	*Asbestos Cement*
ACM	*Asbestos-containing Material*
Asbestos Insulation Board (AIB)	*Low Density Board (LDB)*
Assumed	*Item status is based on a visual assessment*
Class A Unrestricted Licensed Removalist	*Can remove any amount or quantity of friable, non–friable asbestos and asbestos-containing dust*
Class B Restricted Licensed Removalist	*Can remove any amount or quantity of non-friable asbestos and any amount of asbestos–containing dust associated with the removal of non–friable asbestos*
Controlled Conditions	*Use of PPE, RPE & Appropriate Controls*
Friable Asbestos	*ACM in powder form, or able to be crumbled, pulverised, or reduced to a powder by hand pressure when it is dry*
Fully Controlled Conditions	*Within an Enclosure Under Negative Pressure*
LAA	*Licenced Asbestos Assessor*
LARC	*Licenced Asbestos Removal Contractor*
Non–Friable Asbestos	*ACM in a bonded matrix that when dry may not be crumbled, pulverised or reduced to powder by hand pressure.*
ODS	*Ozone Depleting Substance*
PCB	*Polychlorinated Biphenyls*
Strongly Assumed	*Item is similar in appearance to another already sampled item and therefore its item status*
SMF	*Synthetic Mineral Fibre*

Introduction

This report presents the findings of a Compliance Asbestos Inspection and Risk Assessment conducted for C127355_Manolas Properties of the site 76 Esplanade, Darwin City NT. The site Compliance Asbestos Inspection and Risk Assessment was commenced by Jason Hiscox on 21 Mar 2022.

The objective of the assessment was to identify and assess the risks associated with the suspected hazardous materials at the site and develop an Asbestos Materials Register.

This report was performed in accordance with:

- Work Health and Safety (National Uniform Legislation) Regulations 2011 (NT)
- How to manage and control asbestos in the workplace Code of Practice, NT WorkSafe, 2020

Scope of Works

The scope of works for this project was as follows:

- Asbestos inspection
- Inspect representative and accessible areas of the site to identify Asbestos materials.
- Identify the likelihood of Asbestos in inaccessible areas.
- Identify the types of Asbestos material, their location, friability, extent, condition and disturbance potential.
- Assess the risks posed by the Asbestos materials.
- Collect samples of suspected Asbestos materials.
- Take photographs of suspected Asbestos materials.
- Compile an Asbestos Register for the site.
- Recommend control measures and actions necessary to manage any Asbestos material related risks.

Refer to *Methodology* section of report for full details.

Site Description

The site consists of 1 building/s.

Building Reference	Development House
Building Description	Office block
Construction Type	Concrete and metal
Est. Building Construction Date	1980s
Number of Levels	4
Est. Total Area Surveyed (m^2)	3000

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 Materials Register.

Area	Number of Items by Risk Rating			
	High	Medium	Low	Very Low
Development House - 4th Floor	0	0	1	2
TOTAL	0	0	1	2

Site Asbestos Control Priority Profile

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

Area	Number of Items by Priority Risk Rating			
	P1	P2	P3	P4
Development House - 4th Floor	0	0	0	3
TOTAL	0	0	0	3

Summary of Identified Items

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

Building Level	Asbestos	
	Friable	Non Friable
Development House - 4th Floor	No	YES

Items Requiring Remediation

The following items were found to be either damaged or in a condition which require control measures to reduce the risk of exposure to asbestos fibres.

Item No.	Hazard Type	Item Location and Description	Recommendations
At the time of the site inspection no items were identified that required immediate remediation			

Refer to *Recommendations* section of this report for further Asbestos Materials management details.

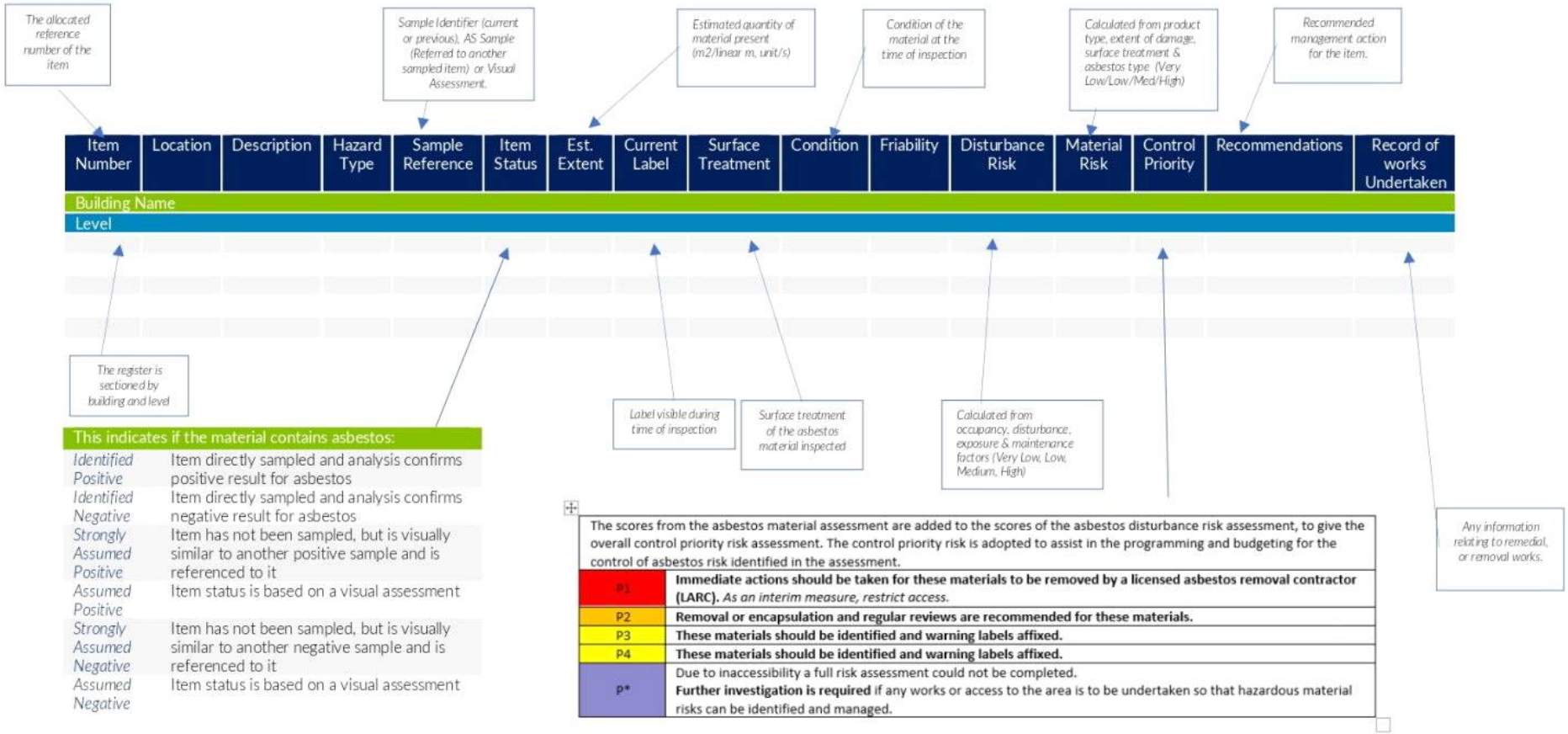
Recommendations

Greencap can assist with the implementation of any of the below recommendations:

- In-situ Asbestos-containing materials must be labelled appropriately to warn of the dangers of disturbing these materials, in accordance with the requirements of relevant Legislation and Codes of Practice.
- Areas Not Accessed highlighted in this report must be assumed to contain asbestos materials. Appropriate management planning should be implemented 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 materials can be confirmed.
- Develop or update the Asbestos Management Plan (AMP) to manage the risks associated with remaining in-situ asbestos containing materials located at the site and ensure compliance with relevant Legislation, Codes of Practice and Australian Standards.*Greencap can assist with preparation and review of AMP with practical control measures for asbestos materials and clearly assigned responsibilities.*
- Prior to demolition or refurbishment works, engage a competent person to undertake a destructive asbestos materials inspection of the premises as per relevant Legislation, Codes of Practice and Australian Standards.
- Provide Asbestos Awareness training to staff and site personnel to inform them of how to work safely alongside asbestos in accordance with the requirements of relevant Legislation and Codes of Practice.*Greencap offers a variety of onsite and online asbestos training options https://www.greencap.com.au/training/muddy-boots-asbestos-training*
- Consult with staff and health and safety representatives representatives on the findings of this risk assessment and this report must be made available upon request, in accordance with the requirements of relevant Legislation and Codes of Practice
- Schedule minimum five yearly periodic reinspection by a competent person of the identified and assumed asbestos-containing materials to confirm the risk assessment in accordance with relevant Legislation and Codes of Practice.
- Should removal/remediation of asbestos items occur it must be conducted by appropriate trained an appropriately licensed asbestos removal contractor under appropriate controlled conditions.
- Asbestos-related work activities including maintenance plus unusual and infrequent activities such as emergency activities must be undertaken by appropriately trained personnel using safe work procedures in accordance with relevant Legislation and Codes of Practice.

How to use:

Greencap **Compliance Asbestos Register**



This indicates if the material contains asbestos:	
Identified Positive	Item directly sampled and analysis confirms positive result for asbestos
Identified Negative	Item directly sampled and analysis confirms negative result for asbestos
Strongly Assumed Positive	Item has not been sampled, but is visually similar to another positive sample and is referenced to it
Assumed Positive	Item status is based on a visual assessment
Strongly Assumed Negative	Item has not been sampled, but is visually similar to another negative sample and is referenced to it
Assumed Negative	Item status is based on a visual assessment

The scores from the asbestos material assessment are added to the scores of the asbestos disturbance risk assessment, to give the overall control priority risk assessment. The control priority risk is adopted to assist in the programming and budgeting for the control of asbestos risk identified in the assessment.	
P1	**Immediate actions should be taken for these materials to be removed by a licensed asbestos removal contractor (LARC).** *As an interim measure, restrict access.*
P2	**Removal or encapsulation and regular reviews are recommended for these materials.**
P3	**These materials should be identified and warning labels affixed.**
P4	**These materials should be identified and warning labels affixed.**
P*	Due to inaccessibility a full risk assessment could not be completed. **Further investigation is required** if any works or access to the area is to be undertaken so that hazardous material risks can be identified and managed.

Asbestos Materials Register

76 Esplanade, Darwin City NT, 0800

Audit Date 21 Mar 2022

In Line with Asbestos regulations Greencap recommends this register is reviewed every 5 years at a minimum.

Item No	Location / Description	Hazard Type	Sample No.	Item Status	Est. Extent	Current Label	Condition	Friability	Disturbance Risk	Material Risk	Control Priority	Recommended Action	Record of Works
-	Development House - External - Roof level,												
	Fascia cladding panels to East and South elevation. Asbestos removed July 2020. See clearance certificate JF1276, Building Component	-	-	-	-	-	-	-	-	-	-	-	-
-	Development House - External - Roof level,												
	Level 3 soffits. Asbestos removed July 2020. See clearance certificate JF1276, Building Component	-	-	-	-	-	-	-	-	-	-	-	-
-	Development House - External - Ground floor walkways,												
	Soffits and ceilings to walkways. Asbestos removed July 2020. See clearance certificate JF1276, Building Component	-	-	-	-	-	-	-	-	-	-	-	-
-	Development House - Z-Sub Level 1 - Carpark and amenities,												
	Carpark ceiling, walls and floor - Concrete. Amenities ceilings and walls - Concrete or plasterboard, Building Component	-	-	-	-	-	-	-	-	-	-	-	-
-	Development House - Ground Floor - All internal areas including Levels 2 & 3,												
	Ceilings - Plasterboard or SMF ceiling tiles, Building Component	-	-	-	-	-	-	-	-	-	-	-	-
-	Development House - Ground Floor - All internal areas including Levels 2 & 3,												
	Fire doors - All manufactured after 2000, Building Component	-	-	-	-	-	-	-	-	-	-	-	-

In Line with Asbestos regulations Greencap recommends this register is reviewed every 5 years at a minimum.

Item No	Location / Description	Hazard Type	Sample No.	Item Status	Est. Extent	Current Label	Condition	Friability	Disturbance Risk	Material Risk	Control Priority	Recommended Action	Record of Works
-	Development House - Ground Floor - All internal areas including Levels 2 & 3,												
	Floors - Carpet tiles or ceramic tiles over concrete, Building Component	-	-	-	-	-	-	-	-	-	-	-	-
-	Development House - Ground Floor - All internal areas including Levels 2 & 3,												
	Walls - Plasterboard or concrete, Building Component	-	-	-	-	-	-	-	-	-	-	-	-
1	Development House - 4th Floor - Roof level - Plantroom, External walls to large walkthrough HVAC ducting												
	Fibre cement sheet	Asbestos	BA000400	Identified, Positive	100m²	No	Low Damage	Non-friable	Very Low	Low	P4	Label & Manage In Situ	
2	Development House - 4th Floor - Roof level - Plantroom, Green HVAC ducting - Inside bolted joins												
	Sealant material	Asbestos	BA000401	Identified, Positive	40lm	Yes	Good Condition	Non-friable	Very Low	Very Low	P4	Label & Manage In Situ	
3	Development House - 4th Floor - Roof level - Plantroom, Accessible gaskets on generator												
	Gasket material	Asbestos	BA000402	Identified, Negative	-	-	-	-	-	-	-	No further action required	
4	Development House - 4th Floor - Roof level - Plantroom, To border of square segment of concrete floor slab - previous equipment mount												
	Black bitumastic sealant	Asbestos	BA000403	Identified, Negative	-	-	-	-	-	-	-	No further action required	
5	Development House - 4th Floor - Roof level - Plantroom, Void behind small black access door- North elevation												
	Textured coating	Asbestos	B20549 {BA000404}	Identified, Negative	-	-	-	-	-	-	-	No further action required	

In Line with Asbestos regulations Greencap recommends this register is reviewed every 5 years at a minimum.

Item No	Location / Description	Hazard Type	Sample No.	Item Status	Est. Extent	Current Label	Condition	Friability	Disturbance Risk	Material Risk	Control Priority	Recommended Action	Record of Works
6	Development House - 4th Floor - Roof level - Plantroom, Generator control components												
	Unknown electrical components	Asbestos	Visual	Assumed, Positive	1no.	No	Good Condition	Non-friable	Very Low	Very Low	P4	Label & Manage In Situ	

Areas not Accessed

Asbestos Materials have been assumed as being present to the following areas where access could not be gained.

Area Not Accessed	Comments
All areas were accessed.	

The following areas were either partially accessed with representative areas inspected or were considered outside the scope of works and not accessed. Caution should be exercised when accessing these areas, particularly in relation to potential disturbance of the building fabric or concealed spaces.

Development House		
ITEM	NOT ACCESSED	COMMENT
Behind Ceramic Wall Tiles and Wall Cladding	All	Outside scope of works for non-destructive inspection
Beneath & Within Floor Slabs and Footings	All	Outside scope of works for non-destructive inspection
Beneath Floor Coverings	Some	Carpet tiles lifted in representative areas. No access beneath all other fixed floor coverings.
Ceiling Spaces	Some	Representative ceiling tiles lifted where present.
Culverts, Floor Trenches & Tunnels	All	No safe access at time of inspection
Electrical Switchboards, Fuse Boards, Meter Boards and Distribution Boards	Some	Live services at time of inspection
Gaskets, Mastics & Sealants to Pipework, Ductwork, Mechanical Equipment	Some	Live plant at time of inspection
Height Restricted Areas	All	Areas above 2.7m
Inside Mechanical Equipment	All	Live services and plant at time of inspection
Lift Shaft, Landing Doors, Cabin Fittings and Doors to All Levels	All	Live plant at time of inspection
Partition Wall Cavities	All	Outside scope of works for non-destructive inspection
Subterranean Areas, i.e., Below Ground Surface Level	All	Outside scope of works for non-destructive inspection
Wall Cavities	All	Outside scope of works for non-destructive inspection

Register Item Details

Location	Development House - 4th Floor - Roof level - Plantroom - External walls to large walkthrough HVAC ducting - Fibre cement sheet				
Hazard Type	Asbestos	Material Assessment		Disturbance Assessment	
Friability	Non-friable	Product Type	1	Occupancy	0
Sample No.	BA000400	Extent of damage	1	Disturbance	2
Result	Positive Chrysotile + Amosite	Surface Treatment	1	Exposure	0
		Asbestos Type	2	Maintenance	1
Item Number	1	Material Score	5	Disturbance Score	3
		Priority Score	8	Very Low	

Location	Development House - 4th Floor - Roof level - Plantroom - Green HVAC ducting - Inside bolted joins - Sealant material				
Hazard Type	Asbestos	Material Assessment		Disturbance Assessment	
Friability	Non-friable	Product Type	1	Occupancy	0
Sample No.	BA000401	Extent of damage	0	Disturbance	1
Result	Positive Chrysotile	Surface Treatment	0	Exposure	0
		Asbestos Type	1	Maintenance	0
Item Number	2	Material Score	2	Disturbance Score	1
		Priority Score	3	Very Low	

Location	Development House - 4th Floor - Roof level - Plantroom - Generator control components - Unknown electrical components				
Hazard Type	Asbestos	Material Assessment		Disturbance Assessment	
Friability	Non-friable	Product Type	1	Occupancy	0
Sample No.	Visual	Extent of damage	0	Disturbance	1
Result	Assumed Positive Chrysotile	Surface Treatment	0	Exposure	0
		Asbestos Type	1	Maintenance	0
Item Number	6	Material Score	2	Disturbance Score	1
		Priority Score	3	Very Low	

Plans

Site plans were not in the scope of this inspection.

Methodology

Asbestos

This assessment was undertaken within the constraints of the scope of works in accordance with Greencap in-house procedures:

- Work Health and Safety (National Uniform Legislation) Regulations 2011 (NT)
- How to manage and control asbestos in the workplace Code of Practice, NT WorkSafe, 2020

4 representative samples of suspected asbestos-containing material were collected. These samples were analysed by Polarised Light Microscopy and/or X-ray diffraction by a NATA-accredited laboratory for the presence of asbestos.

Where it was determined that asbestos was present or assumed to be 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 inspection 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.

Asbestos Material Risk Assessment

The asbestos material risk assessment looks at the type and condition of the Asbestos-containing Material and the ease with which it will release fibres if disturbed. The presence of asbestos-containing materials does not necessarily constitute an exposure risk.

The scores of the four sections are added together to get the total Material Risk Score.

Product type (or debris from product)	
Asbestos reinforced composites (plastics, resins, mastics, roofing felts, vinyl floor tiles, semi-rigid paints or decorative finishes, asbestos cement etc)	1
Asbestos insulating board, mill boards, other low density boards, asbestos textiles, gaskets, ropes and woven textiles, asbestos paper and felt	2
Thermal insulation (eg pipe and boiler lagging), sprayed asbestos, loose asbestos, asbestos mattresses and packing	3
Extent of damage/deterioration	
Good condition: no visible damage	0
Low damage: a few scratches or surface marks; broken edges on boards, tiles etc	1
Medium damage: significant breakage of materials or several small areas where material has been damaged revealing loose asbestos fibres	2
High damage or delamination of materials, sprays and thermal insulation. Visible asbestos debris	3
Surface type/treatment	
Composite materials containing asbestos: reinforced plastics, resins, vinyl tiles	0
Enclosed sprays and lagging, low density board (with exposed face painted or encapsulated), asbestos cement sheets etc	1
Unsealed asbestos insulating board, or encapsulated lagging and sprays	2
Unsealed laggings and sprayed asbestos	3
Asbestos type	
White (Chrysotile) only	1
Brown (Amphibole asbestos excluding crocidolite) and mixtures (not blue)	2
Blue (Crocidolite) and mixtures or type unknown	3

Score Range	2-3	4-6	7-9	10-12
Material Risk	Very Low	Low	Medium	High

Asbestos Disturbance Risk Assessment

The Asbestos Disturbance Risk Assessment looks at the likelihood of someone disturbing the Asbestos-containing Material. The normal occupant activity score is added to the three average scores from the likelihood of disturbance, human exposure potential and maintenance activity sections to get a total disturbance score.

Normal occupant activity		
Main type of activity in area	Rare disturbance activity (eg little used store room)	0
	Low disturbance activities (eg office type activity)	1
	Periodic disturbance (eg industrial or vehicular activity which may cause contact with ACMs)	2
	High levels of disturbance, (eg fire door with asbestos insulating board sheet in constant use)	3
Likelihood of disturbance		
Location	Outdoors	0
	Large rooms, warehouse or well-ventilated areas	1
	Rooms up to 100 sq metres in area	2
	Restricted or confined areas	3
Accessibility	Usually inaccessible or unlikely to be disturbed	0
	Occasionally likely to be disturbed	1
	Easily disturbed	2
	Routinely disturbed	3
Extent/amount	Small amounts or single items (eg strings, gaskets)	0
	Less than 10 sq metres area, or 10 metre pipe run	1
	10 to 50 sq metres area or 10 to 50 metres pipe run	2
	More than 50 sq metres, or 50 metres pipe run	3
Human exposure potential		
Number of occupants	None	0
	1 to 3	1
	4 to 10	2
	More than 10	3
Frequency of use of area	Infrequent	0
	Monthly	1
	Weekly	2
	Daily	3
Average time area is in use	Less than 1 hour	0
	1 to less than 3 hours	1
	3 to less than 6 hours	2
	More than 6 hours	3
Maintenance activity		
Type of maintenance activity	Minor disturbance (eg possibility of contact when gaining access)	0
	Low disturbance (eg changing light bulbs in asbestos ceiling tiles)	1
	Medium disturbance (eg lifting one or two asbestos ceiling tiles to access a valve)	2
	High levels of disturbance (eg removing a number of asbestos ceiling tiles to replace a valve or for recabling, or leak repair)	3
Frequency of maintenance activity	Unlikely – almost never	0
	Less than once a year	1
	Less than once a month	2
	More often than once a month	3

Score Range	0-5	6-7	8-9	10-12
Disturbance Risk	Very Low	Low	Medium	High

Asbestos Control Priority Assessment

The scores from the asbestos material assessment are added to the scores of the asbestos disturbance risk assessment, to give the overall control priority risk assessment. The control priority risk is adopted to assist in the programming and budgeting for the control of asbestos risk identified in the assessment.

Score Range	Less than 9	9 - 12	13 - 18	More than 19
Priority Risk	Very Low	Low	Medium	High
Control Priority	P4	P3	P2	P1

P1	Materials that pose a high health risk to people in their current state. They are generally friable materials in poor condition, with potential to transfer into other locations. Due to poor condition/location/activities, have a high disturbance potential. Immediate actions should be taken for these materials to be removed by a licensed asbestos removal contractor (LARC). *As an interim measure, restrict access.*
P2	Materials that pose a medium health risk to people in their current state. They can be friable materials with minor damage, or non-friable materials in poor condition. Due to poor/fair condition/location/surface treatment, release of asbestos fibres upon contact may occur. Removal or encapsulation and regular reviews are recommended for these materials. Where planned maintenance, refurbishment or demolition works will disturb these materials, removal by a LARC is recommended.
P3	Materials that pose a low health risk to people in their current state. They are either friable materials in good condition or non-friable with slight damage or unpainted surfaces, with a low disturbance potential. Due to nature of the material, they do not readily release asbestos fibres upon contact. These materials should be identified and warning labels affixed. The material does not present a health risk unless disturbed. Where planned maintenance, refurbishment or demolition works will disturb these materials, removal by a LARC is recommended.
P4	Materials that pose a very low health risk to people in their current state. They are generally non-friable materials in good condition and have a very low disturbance potential. Due to the nature of the material, they do not readily release asbestos fibres upon contact. These materials should be identified and warning labels affixed. The material does not present a health risk unless disturbed. Where planned maintenance, refurbishment or demolition works will disturb these materials, removal by a LARC is recommended.
P*	Due to inaccessibility a full risk assessment could not be completed. Further investigation is required if any works or access to the area is to be undertaken so that Asbestos material risks can be identified and managed.

Limitations

This report has been prepared in accordance with the agreement between C127355_Manolas Properties 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 Asbestos substances in the form of chemicals used, stored or manufactured within the building or plant.

The following should also be noted:

While the inspection 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 inspection. 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 inspection;
(j) Sub–surface soil layers; and
(k) Areas around and below building slabs.

In addition to areas that were not accessible, the possible presence of Asbestos 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 Asbestos material was not considered to represent a significant exposure risk; and
5. The time taken to determine the presence of the Asbestos building material was considered prohibitive.

Only minor destructive inspection 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 Asbestos material has been identified.

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

Statements of Limitation

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/terms–conditionsUnless 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, Greencap's total aggregate liability will not exceed the total consulting fees paid by the client in relation to this Proposal. For further detail, see Greencap's Terms and Conditions available at https://www.greencap.com.au/terms–conditions

The Report is provided for the exclusive use of the Client and for this Project only, in accordance with the Scope and Specific Purpose as 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.

Greencap Pty Ltd
ABN: 76 006 318 010
Unit 11 Winnellie Central | 14 Winnellie Road
Winnellie NT 0820
Australia
T: 08 7906 1300

Report Date: Monday, 21/03/2022

Our ref: C127355:J177039-J038274

Geordie Manolas
Manolas Properties
35/1 Macquarie St
SYDNEY NSW 2000

Dear Geordie,

Re: Asbestos Identification Analysis - 76 Esplanade, Darwin City NT 0800

This letter presents the results of asbestos fibre identification analysis performed on 4 samples collected by Jason Hiscox of Greencap on Monday, 21 March 2022. The samples were collected from 76 Esplanade, Darwin City NT 0800.

All sample analysis was performed using polarised light microscopy, including dispersion staining and trace analysis in our Darwin Laboratory by the method of Australian Standard AS4964-2004 and supplementary work instruction in house method LAB04 Asbestos Identification by PLM. Any and all services carried out by Greencap for the Client are subject to the Terms and Conditions listed on the Greencap website at https://www.greencap.com.au/terms-conditions and are governed by our statements of limitation available at https://www.greencap.com.au/statements-limitation .

The analysis was completed on Monday, 21 March 2022.

The samples will be kept for three months and then disposed of, unless otherwise directed.

The results of the asbestos identification analysis are presented in the appended table. Accreditation covers testing activities only, sampling activity is outside the scope of ISO 17025 accreditation. Results relate only to the items tested and are for the sole use by the client.

Should you require further information please contact our Darwin laboratory.

Yours sincerely,
Greencap

Jason Hiscox : Approved Identifier

Jason Hiscox : Approved Signatory

Report Date: Monday, 21/03/2022 Our ref: C127355:J177039-J038274

Site Location:	76 Esplanade, Darwin City NT 0800		
	Sample ID	**Sample Location/Description/Weight or Size**	**Analysis Result**
1	J177039-J038274 - 001	Development House - 4th Floor - Roof level - Plantroom. - External walls to walkthrough HVAC ducting. - Fibre cement sheet Unpainted flat brown/grey fibre-cement sheet material ~ 5 x 5 x 5 mm	**Chrysotile (white asbestos)** **Amosite (brown asbestos)** **Organic Fibres**
2	J177039-J038274 - 002	Development House - 4th Floor - Roof level - Plantroom. - Green HVAC ducting inside bolted joins - Sealant material Green painted, brown/grey flexible sealant material ~ 200 x 3 x 3 mm	**Chrysotile (white asbestos)**
3	J177039-J038274 - 003	Development House - 4th Floor - Roof level - Plantroom. - Accessible gaskets on generator - Gasket material Black/brown flexible sealant material ~ 20 x 3 x 3 mm	No Asbestos Detected
4	J177039-J038274 - 004	Development House - 4th Floor - Roof level - Plantroom. - To border of square segment of concrete floor slab - previous equipment mount - Black bitumastic sealant Black bitumastic material ~ 20 x 20 x 10 mm	No Asbestos Detected

*** Shaded row with bolded text indicates sample contains a positive Analysis Result for asbestos.**
If Synthetic Mineral Fibre and Organic Fibre are not stated in Analysis Results, it implies not detected.

HSE Australia
HEALTH SAFETY ENVIRONMENT

CERTIFICATE OF ANALYSIS

FIBRE IDENTFICATION REPORT

HSE Job No:	PJ.203961.NTa	Client Reference:	-
Report No:	PJ.203961.NTa -1FI	Date Received:	03/12/2014
Client:	L J Hooker Commercial		
Client Address:	GPO Box 414, Darwin, NT		
Sampled By:	D Kenny		
Location:	76 The Esplanade, Darwin City		
Analysis Method:	Samples analysed by Polarized Light Microscopy (PLM) techniques and Dispersion Staining (DS) using AS 4964-2004 and Health Safety Environment Australia SWI 04.		

NATA

Accreditation No: 15696

Accredited for compliance with ISO/IEC 17025

Approved Identifier
Michelle Barnes
03/12/2014

This test report shall not be reproduced except in full.

Health Safety Environment Australia Pty Ltd
193 Henley Beach Road
Mile End South Australia 5031
Telephone + 61 8 8152 0555 Facsimile + 61 8 8152 0500 Website www.hseaustralia.com.au

Report No : PJ.203961.NTa-1FI

Sample Number	Sample Description (approximate dimensions)	Analysis Results
B20587	External, ground level, front of building LDB soffit cladding Fibre cement sheeting (15 x 3 x 5mm)	Chrysotile Asbestos Detected Amosite Asbestos Detected Organic Fibres Detected
B20550	Roof A/c Plant Room, A/c duct work old green in sw elev, corner joint mastic Mastic (3 x 2 x 2mm)	Chrysotile Asbestos Detected
B20549	Roof A/c Plant Room, void behind black access part, nth elev, sprayed textured coating to concrete wall White clumps (20 x 15 x 4mm)	No Asbestos Detected

Health Safety Environment Australia Pty Ltd
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Winnellie NT 0821
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enquiries@agonenviro.com.au
ABN 29 167 746 063

ASBESTOS CLEARANCE CERTIFICATE JF1276

INSPECTION DATE:	Friday, 17 July 2020
REPORT DATE:	Sunday, 19 July 2020
CLIENT:	Northern Trade Solutions
REMOVAL CONTRACTOR	Northern Trade Solutions
ORDER / PROJECT NO.	N/A
SITE NAME: **SITE ADDRESS:** **SUBURB:**	Development House 76 The Esplanade Darwin City, NT
ASBESTOS ASSESSOR:	Peter Carthew Licence No. NTWS-AA-456689
WORKS UNDERTAKEN	The removal of soffit and facia panels from the building, as per the scope of works. Stage one of works
LIMITATIONS / COMMENTS	This clearance only applies to the removal of soffit and facia panels from the building, as per the scope of works. Stage one of works. Other ACM remains in-situ until stage two of the project.
INSPECTION NOTES	Asbestos residue / debris in the asbestos removal work area, in the immediate vicinity of the work area (in accessible areas) or in the waste transit route was not visible. Airborne Fibre Monitoring was conducted, and the airborne fibre level was less than 0.01 fibres per ml.

Airborne Fibre Monitoring together with this visual inspection confirms that the area described above is fit for re-occupation

For any further information please do not hesitate to contact the undersigned on 0419 734 740 or peter.carthew@agonenviro.com.au

Yours Sincerely

Peter Carthew
Principal Hazmat Consultant
Agon Environmental