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ASBESTOS REGISTER UPDATE

NO. NT0538

Knight Frank (NT)

Energy House, 18-20 Cavenagh Street, Darwin

December 2015
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Asbestos Register Update

Knight Frank (NT)

Energy House, 18-20 Cavenagh Street, Darwin

Prepared for:
Knight Frank (NT)
GPO Box 3188
Darwin NT 0801

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Register No: NT0538
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Prepared by:
Greencap

Written/Submitted by:

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Statement of Limitations

This report has been prepared in accordance with the agreement between Knight Frank (NT) 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 is solely for the use of Knight Frank (NT) and any reliance on this report by third parties shall be at such party's sole risk and may not contain sufficient information for purposes of other parties or for other uses. This report shall only be presented in full and may not be used to support any other objective than those set out in the report, except where written approval with comments are provided by Greencap.

Asbestos Register Update

Knight Frank (NT)

Energy House, 18-20 Cavenagh Street, Darwin

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1.0 INSTRUCTIONS

Greencap was contracted by Knight Frank (NT) ("the client") to compile this Asbestos Register Update for Energy House, 18-20 Cavenagh Street, Darwin, for the purpose of updating the previous known register/update(s) prepared for this property, as follows:

- Original Register prepared by PPK Environment & Infrastructure Pty Ltd in 2000
- Last Update prepared by AEC Environmental Pty Ltd in May 2013

This current update (conducted in December 2015) specifically entailed a full inspection of items previously identified as containing asbestos and is to be read in conjunction with the previous register/update(s) prepared for the property. During the course of this inspection, other item(s) may have been detected and, if so, are listed in this current register update. 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 PURPOSE OF AN ASBESTOS REGISTER

An asbestos register inspection survey is a non-destructive audit to identify accessible and visually evident asbestos containing materials (ACM). The purpose of an asbestos register is to ensure that persons conducting a business or undertaking, (which includes workers, contractors, clients and other stakeholders) and persons with management or control of a workplace are aware of the location, type, condition and risk, in order to avoid inadvertent disturbance of the ACM.

Importantly, an asbestos register details the type condition and location of accessible asbestos materials to assist with the adoption of appropriate & regulatory asbestos management practices.

It is a requirement of asbestos management regulations that regular inspections of the asbestos are conducted by a competent person, firstly to identify the type, condition and location of asbestos and secondly to assess any changes in the state of the asbestos.

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 or structural disturbance is contemplated, please contact GREENCAP for information regarding recommendations relevant to an intrusive audit.

3.0 REGULATORY FRAMEWORK FOR ASBESTOS MANAGEMENT

On the 1st January 2012, The Northern Territory implemented the nationally harmonized *Work Health & Safety (National Uniform Legislation) 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 GREENCAP for assistance with the development of an Asbestos Management Plan.

A copy of the register must be kept at the workplace and be available for inspection by:

- Workers who have carried out, carry out or intend 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

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 plant and equipment
- 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 or structural disturbance is contemplated, please contact GREENCAP 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 containing materials that may be located in the workplace 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 INSPECTION REPORT

This update inspection was conducted in December 2015.

Items identified in the previous register were re-inspected for the purpose of this update.

It should be noted that this is not a full inspection but limited to inspecting those items as identified in the previous register.

Full details of all asbestos products located within the property are found within the next section of this report. Section 7.0 outlines suggested management procedures.

6.0 ASBESTOS REGISTER

6.1 Areas where asbestos has been identified

It was common practice until the late 1970s 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. Refer to Section 7.0 - Policies and Management Procedures, where reference is made to the possibility of hot water pipes (with asbestos) concealed ("chased") in walls.

ASBESTOS CONTAINING MATERIAL DISTURBANCE

Before commencing any works that are likely to disturb building materials on the site, the asbestos management plan controller must be contacted.

PLANT ROOM, GROUND FLOOR, INTERNAL

Location	Type of Material
1. Insulation in "Dux" HWS dated 1986 (extent unknown)	Not accessed or sampled. Based on past experience in similar areas, asbestos in some form **may** exist. It is recommended that if work is contemplated in this area, due care & diligence should be exercised.

Recommendation and Action
Refer to Section 7.0: Policies & Management Procedures

Situational Asbestos Risk Assessment:

Friability	Condition	Signage	Risk Rating
Friable when exposed	Stable	Install 1 small warning sign	Medium

LIFT MOTOR ROOM, LEVEL 6, INTERNAL

Location	Type of Material
2. Lift motor brake shoes	Area not accessed and not sampled. Based on findings in similar areas, it is highly likely the friction material contain asbestos.

Recommendation and Action
Refer to Section 7.0: Policies & Management Procedures

Situational Asbestos Risk Assessment:

Friability	Condition	Signage	Risk Rating
Friable when exposed	Stable	Warning signs in place	Medium

ENERGY HOUSE, FIRST FLOOR, INTERNAL		
Location	**Type of Material**	
3. Sealant to duct work in ceiling space (extent unknown)	Not accessed or sampled. Based on past experience in similar areas, asbestos in some form **may** exist. It is recommended that if work is contemplated in this area, due care & diligence should be exercised.	**No Photograph**
Recommendation and Action		
Refer to Section 7.0: Policies & Management Procedures		

Situational Asbestos Risk Assessment:

Friability	Condition	Signage	Risk Rating
Non Friable	Stable	Install 1 general awareness warning signs	Low

Location	Type of Material	
4. Void in ceiling lining in Female toilets ($3m^2$) **encapsulated behind new bathroom, no access this inspection*	Not accessed or sampled. Based on past experience in similar areas, asbestos in some form **may** exist. It is recommended that if work is contemplated in this area, due care & diligence should be exercised.	
Recommendation and Action		
Refer to Section 7.0: Policies & Management Procedures		

Situational Asbestos Risk Assessment:

Friability	Condition	Signage	Risk Rating
Unknown	Unknown	Not applicable	Unknown

ENERGY HOUSE, INTERNAL/EXTERNAL		
Location	**Type of Material**	
5. Sealant around window frames (original frames) – Western & Eastern elevation (extent unknown)	Not accessed or sampled. Based on past experience in similar areas, asbestos in some form **may** exist. It is recommended that if work is contemplated in this area, due care & diligence should be exercised.	
Recommendation and Action		
Refer to Section 7.0: Policies & Management Procedures		

Situational Asbestos Risk Assessment:

Friability	Condition	Signage	Risk Rating
Non Friable	Stable	Install 1 general awareness warning signs	Low

TOLL TENANCY – No Access
HV ROOM, GROUND FLOOR, NE ELEVATION – No acess

6.2 Suspect Materials Tested – No Asbestos Detected

Location	Material Tested	Result
GROUND FLOOR, INTERNAL		
Shop 18 - Paint coating on walls, throughout (80m^2)	Textured paint (sample no.1)	No asbestos
Shop 18 - Floor covering under existing carpet, throughout (50m^2)	Vinyl sheet (sample no.2)	No asbestos
TG6 - Lining on column at shop front (7m^2)	Cement sheet (sample no.3)	No asbestos
TG7 – Floor covering, throughout (60m^2)	Black vinyl tiles (sample no.4)	No asbestos
TG7 – Floor covering, throughout (60m^2)	White vinyl tiles (sample no.4a)	No asbestos
Switch room fire door 29 (2m^2)	Door core (per sample no.9)	No asbestos
Switch box for fire pump in Plant room (<1m^2)	Cement sheet (sample no.5)	No asbestos
Fire door 26 in Lobby, tagged “1995 Inglis” (2m^2)	Door core (per sample no.9)	No asbestos
LEVEL 6, INTERNAL		
Fire door 2 dated “Wormald 1976” (2m^2)	Door core (sample no.9)	No asbestos
LEVEL 5, INTERNAL		
Fire doors 4 & 5 dated “Wormald 1976” (2m^2)	Door core (per sample no.9)	No asbestos
Fire door 6 to Plant room (2m^2)	Door core (per sample no.9)	No asbestos

6.2 Suspect Materials Tested – No Asbestos Detected (Cont.)

Location	Material Tested	Result
LEVEL 4, INTERNAL		
Fire doors 10, City end dated Wormald 1976 (2m^2)	Door core (per sample no.9)	No asbestos
Fire doors 8 to Plant room "CERMACO" (3m^2)each	Door core (sample no.10)	No asbestos
"Computers" room floor covering throughout (45m^2)	Vinyl tile (sample no.11)	No asbestos
LEVEL 3, INTERNAL		
Fire door adjacent to lifts, dated Wormald 1976 (2m^2)	Door core (per sample no.9)	No asbestos
Fire door 12 – Litchfield Lane end dated Wormald 1976 (2m^2)	Door core (per sample no.9)	No asbestos
Fire door – City end dated Wormald 1976 (2m^2)	Door core (per sample no.9)	No asbestos
LEVEL 2, INTERNAL		
Painted Structural columns (extent unknown)	Textured paint (per sample no.6)	No asbestos
Fire doors 21, 20 & 15 dated Wormald 1976 (2m^2)each	Door core (per sample no.9)	No asbestos
Paint on wall in Plant room (25m^2)	Textured paint (sample no.8)	No asbestos
LEVEL 1, INTERNAL		
Paint on the building columns (extent unknown)	Textured paint (sample no.6)	No asbestos
Fire door 23, dated Wormald 198? (2m^2)	Door core (per sample no.9)	No asbestos
Fire doors 22 & 25, dated Wormald 1976 (2m^2)each	Door core (per sample no.9)	No asbestos
Floor covering in Store room – Western corner elevation (15m^2)	Vinyl tiles (sample no.7)	No asbestos
EXTERNAL		
Sealant at base of columns in Lindsay Street access (extent unknown)	Mastic material (sample no.12)	No asbestos
Fire door 28 – Lindsey Street ground floor dated Wormald 1976 (2m^2)	Door core (per sample no.9)	No asbestos

7.0 POLICIES & MANAGEMENT PROCEDURES

NOTE: *This is not an 'Asbestos Management Plan'*

It is important to note that if ACM 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 ACM.

Risk ratings have been assigned to each item of asbestos, the definitions of which are described below.

Very High	The asbestos containing material in this category includes damaged or exposed friable asbestos such as insulation materials, which are likely to pose an unacceptable risk. Such occurrences require immediate remedial action in the form of removal, sealing or temporary encapsulation prior to removal.
High	The asbestos containing materials rated in this category are generally in poor or damaged condition and has potential to pose an unacceptable risk. Remedial action should be undertaken as soon as reasonably practicable.
Medium	The asbestos containing materials rated in this category do not pose an immediate or significant risk provided they are not disturbed. Items in this category include encapsulated friable materials (e.g. Fire Doors) and bonded materials with some damage. Remedial action is not required immediately; however any uncontrolled disturbance could alter the rating to high or very high.
Low	Asbestos materials rated in this category are generally in a stable condition and do not pose a significant risk provided they are not disturbed. The material has not deteriorated significantly, and unless it's condition changes, removal is not seen as necessary in the medium term.

The following is provided for information and a guide on the specific actions required:

7.1 Adopt procedures that restrict access to the asbestos containing products.

7.2 Persons having management or control of a workplace should 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.

7.3 When changes to the workplace are required affecting asbestos containing materials, management, staff, contractors and sub-contractors should be 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.

7.4 Within prescribed parameters, when either friable or non-friable materials are to be removed, SA regulations stipulate that only licensed asbestos removal companies can remove the materials. For further information contact Greencap or SafeWork SA.

7.5 In accordance with the South Australian legislation, asbestos registers must be reviewed / updated whenever the management plan is reviewed, whenever further asbestos is identified or when asbestos materials are removed, disturbed, sealed or enclosed, or before demolition or refurbishment.

7.6 In accordance with the Code of Practice – "How to Manage and Control Asbestos in the Workplace (December 2011)", warning signs must be installed on asbestos containing materials. Contact GREENCAP regarding sign installation.

7.7 Any person who intends to carry out work should first be shown this asbestos register and sign the control form in Section 9

7.8 Vinyl tile and vinyl sheet flooring manufactured prior to 1982, in many cases, contained asbestos. It is safe practice 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.

7.9 It was common practice until the late 1970s 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.

7.10 In the event that the subject workplace has been found to contain products-containing friable asbestos, eg pipe lagging, woven asbestos rope material, then please take note of specific recommendations within this section of the report. In broad terms, great care should be taken at all times not to disturb the friable asbestos, signage must at all times be present and, finally, removal should take place as soon as reasonably practicable, or as recommended in this report.

7.11 If roof cladding contains asbestos (eg "Deep 6" corrugated fibre cement), the following special restrictions are recommended:

- Limit access to the roof to suitably trained and qualified persons, adopting appropriate safety measures.
- Prepare and review safe work plan before any work is undertaken on the roof.
- Incorporate annual audit of the roof to monitor its condition (incorporate airborne monitoring tests into audit results).

7.12 All work which could involve disturbing the materials containing asbestos should be carried out in accordance to the requirements of the Code of Practice "How to Manage and Control Asbestos in the Workplace 2011", Code of Practice "How to Safely Remove Asbestos December 2011". A copy of this publication should be kept with the Asbestos register.

7.13 In the event of further asbestos products being located at the property, the asbestos register must be reviewed / updated.

7.14 A copy of the Asbestos Register must be kept at the workplace at all times and be available for inspection.

8.0 CONCLUSIONS & RECOMMENDATIONS

The inspection carried out has **identified asbestos** in some of the building materials.

It is important to note that if ACM 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.

It is very important that the Policies & Management Procedures as listed in Section 7.0 are adopted.

The real risk is considered to occur only if ACM are disturbed in some way in contradiction to the recommendations listed in this report. It is important that implementation of the recommendations listed in this report be adopted.

In addition, it is important that trades people and any persons carrying out maintenance activities in the workplace are made aware of the asbestos register before commencing any work.

All work with ACM should be conducted in accordance with the guidelines set out in the:

- *Work Health and Safety (National Uniform Legislation) Act 2011*
- *Work Health and Safety (National Uniform Legislation) Regulations 2012*
- Code of Practice: How to Safety Remove Asbestos
- Code of Practice: How to Manage and Control Asbestos in the Workplace
- Guidance Note on the Membrane Filter Method for Estimating Airborne Asbestos Fibres 2nd Edition [NOHSC: 3003 (2005)].

If the reader is in doubt in respect to any of the detail and or implications of the contents of this report, then they are invited to call the following:

Greencap:	08 8299 9955
NT Worksafe:	08 8999 5010

9.0 FUTURE MANAGEMENT

9.1 Control Form

The persons listed below have seen the Asbestos Register and shall conform to the guidelines recommended.

Date	Name	Company	Nature of Work

Asbestos Register Update

Knight Frank (NT)

Energy House, 18-20 Cavenagh Street, Darwin

Appendix A: Laboratory Test Results

LOCATION	SAMPLE I/D NO.	LABORATORY RESULTS
2013, Update		
GROUND FLOOR, INTERNAL		
Shop 18 – Paint coating on wall (80m^2)	No.1	No asbestos
Shop 18 – Floor covering under carpet (50m^2)	No.2	No asbestos
TG6 – Lining to column at front of shop (7m^2)	No.3	No asbestos
TG7 – Floor covering throughout (60m^2)	No.4	No asbestos
Plant room GF – Lining to fire pump switch box (<1m^2)	No.5	No asbestos
FIRST FLOOR, INTERNAL		
Paint coating on structural columns (extent unknown)	No.6	No asbestos
Store room floor covering, West corner elevation (15m^2)	No.7	No asbestos
SECOND FLOOR, INTERNAL		
Plant room wall – textured paint (25m^2)	No.8	No asbestos
FIFTH FLOOR, INTERNAL		
Fire door 2 – core material (2m^2)	No.9	No asbestos
Fire door 8 – core material (2m^2)	No.10	No asbestos
FOURTH FLOOR, INTERNAL		
Computers room – floor covering throughout (45m^2)	No.11	No asbestos
EXTERNAL		
Lindsay St entry, Structural column – Sealant at base (extent unknown)	No.12	No asbestos
2015, Update		
No samples taken during this inspection		