Hazardous Materials Risk Assessment
Ray White Woolongong
Wanguri Shops
Wanguri Terrace, Wanguri Northern Territory 0810

Site Reference: NT0554

Our Reference: NT0554 : J119922

Date: June 2013

AEC Environmental

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Report Prepared By	Report Reviewed By	Report Authorised By
		
Darren Kenny	Tony Boskovic	Tony Boskovic
20/06/2013	03/07/2013	08/07/2013
Hazardous Materials Consultant	Asbestos Service Manager	Asbestos Service Manager

Limitations - Overview

Please note there are limitations associated with this report due to a range of factors, including, but not limited to the scope of works, survey methodology and inaccessible areas. To ensure its contextual integrity, the report must be read in its entirety and should not be copied, distributed or referred to in part only.

This report is not adequate for the purposes of refurbishment or demolition works. This report must be reviewed prior to the commencement of such works and a more intrusive risk assessment undertaken to identify asbestos-containing materials which may be disturbed during building demolition or refurbishment works.

Refer to the Statement of Limitations for further details.

Refer to the Areas Not Accessed for further details.

Introduction

This report presents the findings of an Hazardous Materials Risk Assessment conducted for Ray White Woolongong of the site located at Wanguri Terrace Wanguri Northern Territory 0810. The risk assessment was performed by Darren Kenny on 20/06/2013.

This report was performed in accordance with:

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Scope Of Works

The scope of works for this project was as follows:

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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 Hazardous Materials Register.

Building / Level	Number of Items by Risk Rating		
	High	Medium	Low
Main Building - Anglicare - Ground Level	0	2	8
Main Building - Darwin Midwifery Group - Ground Level	0	2	1
Main Building - Supermarket - Ground Level	0	1	5
Totals	**0**	**5**	**14**

Summary of Identified Items

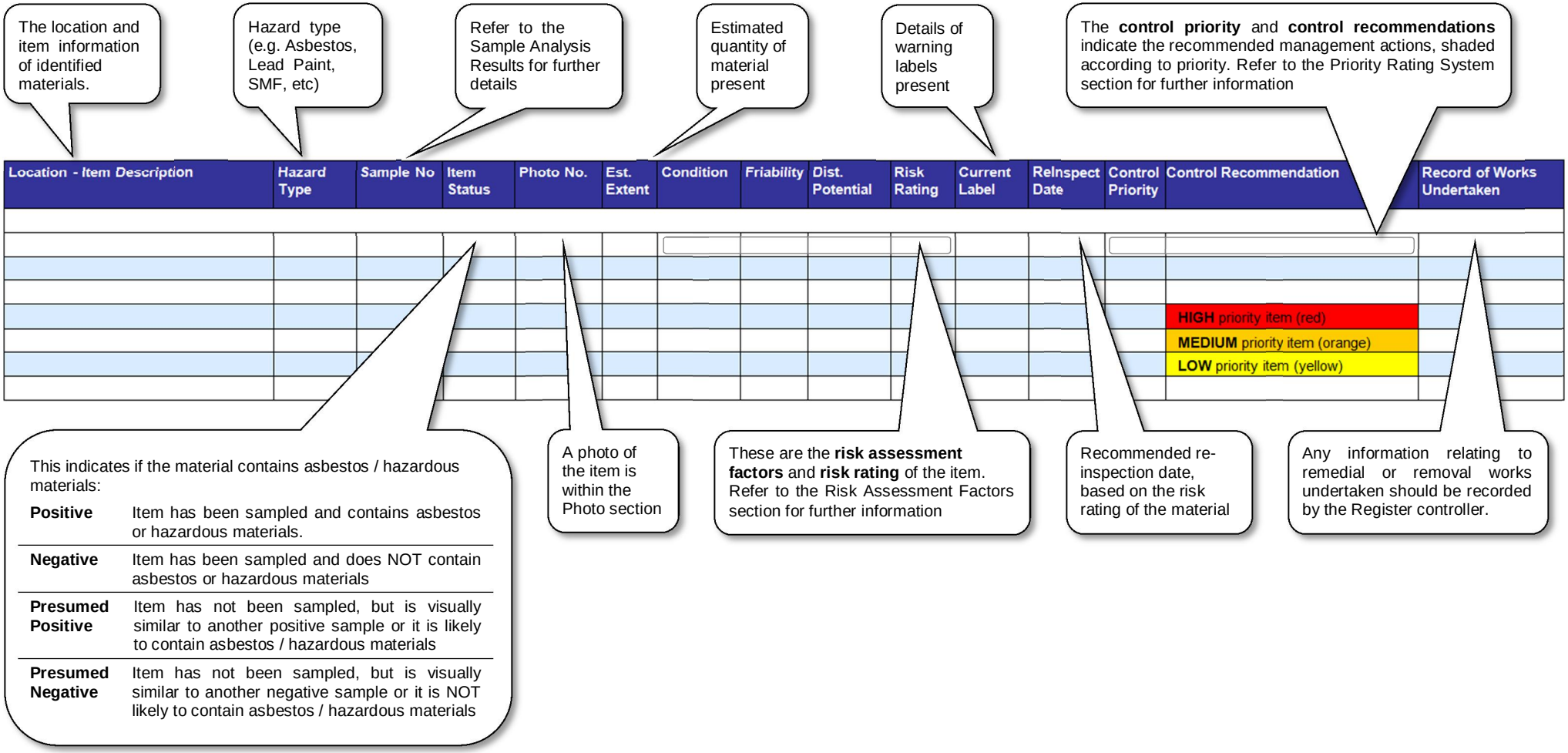
The following table provides a general overview of the types of hazardous materials identified on site; specific findings are presented in the Hazardous Materials Register.

Building / Level	Asbestos	H
	Friable	Non Friable
Main Building - Anglicare - Ground Level	YES	YES
Main Building - Darwin Midwifery Group - Ground Level		YES
Main Building - Supermarket - Ground Level	YES	YES

Recommendations

- Schedule periodic re-assessments of the asbestos-containing materials remaining in-situ to monitor their condition in accordance with 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.
- Areas highlighted in the Areas Not Accessed section as areas of 'no access' should be presumed to contain hazardous materials. 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 hazardous materials can be confirmed.
- Should any personnel come across any suspected asbestos or hazardous materials, work should cease immediately in the affected areas until further sampling and investigation is performed.
- 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.
- Engage an appropriately licensed asbestos removal contractor to undertake remedial/removal works of all P2 items under controlled conditions as soon as practical (within 3 months).
- Engage an independent asbestos consultant to undertake asbestos fibre air monitoring during and after the remedial/removal works and to provide clearance certification once works have been satisfactorily completed.
- 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.
- AEC Environmental can assist with the implementation of any of the above recommendations.

How to use this Register



Hazardous Materials Register

Wanguri Shops

Site Details		Building Details				Audit Details	
Full Address:	**Wanguri Terrace Wanguri Northern Territory 0810**	**Building Name:**	**Main Building - Anglicare**	**Number of Levels:**	**1**	**Survey Date:**	**20-06-2013**
Property ID:	**NT0554**	**Est. Building Size:**	**150 m²**	**Est. Building Age:**	**1975**	**Inspected By:**	**Darren Kenny**
Client Name:	**Ray White Woolongong**	**Roof Type:**	**Metal**	**Construction Type:**	**Brick, Concrete, Metal**	**Company:**	**AEC**

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
Main Building - Anglicare - Interior - Ground Level														
Connecting passage - South Wall Lining - Compressed Cement Sheet - Section of wall. Passage between the two anglicare shops.	Asbestos	j119922-NT0554-10	Positive	j119922-NT0554-330	2 m²	Good	Non Friable	Low	Low	Not Labelled	20-06-2018	P4	Maintain in current condition, label and incorporate into an HMMP. Remove by licensed asbestos contractor prior to demolition or refurbishment.	
Connecting passage - Throughout Ceiling - Compressed Cement Sheet	Asbestos	j119922-NT0554-11	Positive	j119922-NT0554-331	2 m²	Good	Non Friable	Low	Low	Not Labelled	20-06-2018	P4	Maintain in current condition, label and incorporate into an HMMP. Remove by licensed asbestos contractor prior to demolition or refurbishment.	
Female Toilets - North & West Wall Lining - Insulating Board - Respite office.	Asbestos	j119922-NT0554-12	Positive	j119922-NT0554-332	10 m²	Good	Friable	Low	Low	Not Labelled	20-06-2014	P3	Maintain in current condition, label and incorporate into an HMMP. Remove by licensed asbestos contractor prior to demolition or refurbishment.	
Female Toilets - Throughout Ceiling - Insulating Board	Asbestos	Similar To: j119922-NT0554-12	Presumed Positive	j119922-NT0554-333	3 m²	Good	Friable	Low	Low	Not Labelled	20-06-2014	P3	Confirm status, label, maintain in current condition and incorporate into an HMMP. Remove by licensed asbestos contractor prior to demolition or refurbishment.	
Meeting Room - Below sink Sink Lining - Bituminous Material	Asbestos	j119922-NT0554-15	Positive	j119922-NT0554-337	1 m²	Good	Non Friable	Low	Low	Not Labelled	20-06-2018	P4	Maintain in current condition, label and incorporate into an HMMP. Remove by licensed asbestos contractor prior to demolition or refurbishment.	
Meeting Room - Throughout Wall Lining - Insulating Board - Behind kitchenette , partially covered with ceramic tiles. Joins adjacent shower/toilet. Minor damage, needs repair/encapsulation.	Asbestos	j119922-NT0554-14	Positive	j119922-NT0554-335	25 m²	Fair	Friable	Medium	Medium	Not Labelled	20-12-2013	P2	Engage a licensed asbestos contractor to undertake remedial/removal works on this item as soon as practicable (within 3 months).	
Meeting room toilets - Throughout Ceiling - Insulating Board	Asbestos	Similar To: j119922-NT0554-14	Presumed Positive	j119922-NT0554-336	6 m²	Good	Friable	Low	Low	Not Labelled	20-06-2014	P3	Confirm status, label, maintain in current condition and incorporate into an HMMP. Remove by licensed asbestos contractor prior to demolition or refurbishment.	
Storage Cupboard - Throughout Floor Covering - Vinyl Tiles & Adhesive - In respite office under carpet. May exist throughout rest of offices carpeted areas (restricted access).	Asbestos	j119922-NT0554-13	Positive	j119922-NT0554-334	4 m²	Good	Non Friable	Low	Low	Not Labelled	20-06-2018	P4	Maintain in current condition, label and incorporate into an HMMP. Remove by licensed asbestos contractor prior to demolition or refurbishment.	

Hazardous Materials Register

Wanguri Shops

Site Details		Building Details				Audit Details	
Full Address:	**Wanguri Terrace Wanguri Northern Territory 0810**	**Building Name:**	**Main Building - Anglicare**	**Number of Levels:**	**1**	**Survey Date:**	**20-06-2013**
Property ID:	**NT0554**	**Est. Building Size:**	**150 m²**	**Est. Building Age:**	**1975**	**Inspected By:**	**Darren Kenny**
Client Name:	**Ray White Woolongong**	**Roof Type:**	**Metal**	**Construction Type:**	**Brick, Concrete, Metal**	**Company:**	**AEC**

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
Toilets - Throughout Ceiling - Insulating Board	Asbestos	Similar To: j119922-NT0554-08	Presumed Positive	j119922-NT0554-328	2 m²	Good	Friable	Low	Low	Not Labelled	20-06-2014	P3	Confirm status, label, maintain in current condition and incorporate into an HMMP. Remove by licensed asbestos contractor prior to demolition or refurbishment.	
Toilets - Throughout Wall Lining - Insulating Board - Exposed edges need encapsulating. Female toilets	Asbestos	j119922-NT0554-08	Positive	j119922-NT0554-327	8 m²	Fair	Friable	Medium	Medium	Not Labelled	20-12-2013	P2	Engage a licensed asbestos contractor to undertake remedial/removal works on this item as soon as practicable (within 3 months).	
Toilets - Throughout Wall Lining - Compressed Cement Sheet - Male, wall behind sink and to right of sink.	Asbestos	j119922-NT0554-09	Negative											

Hazardous Materials Register

Wanguri Shops

Site Details		Building Details				Audit Details	
Full Address:	**Wanguri Terrace Wanguri Northern Territory 0810**	**Building Name:**	**Main Building - Supermarket**	**Number of Levels:**	**1**	**Survey Date:**	**20-06-2013**
Property ID:	**NT0554**	**Est. Building Size:**	**925 m²**	**Est. Building Age:**	**1975**	**Inspected By:**	**Darren Kenny**
Client Name:	**Ray White Woolongong**	**Roof Type:**	**Metal**	**Construction Type:**	**Brick, Concrete, Metal**	**Company:**	**AEC**

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
Main Building - Supermarket - Interior - Ground Level														
Back Office - Throughout Floor Covering - Vinyl Tiles - Vinyl Sheet under existing carpet tiles.	Asbestos	j119922-NT0554-06	Negative											
Retail area - Throughout Ceiling Tiles - Compressed Cement Sheet - Edges of tiles and top side are exposed	Asbestos	j119922-NT0554-03	Positive	j119922-NT0554-321	130 m²	Good	Non Friable	Low	Low	Not Labelled	20-06-2018	P4	Maintain in current condition, label and incorporate into an HMMP. Remove by licensed asbestos contractor prior to demolition or refurbishment.	
Storage Room - Adjacent to store entry door Floor Covering Adhesive - Vinyl Tiles & Adhesive - Brown tile	Asbestos	j119922-NT0554-02	Positive	j119922-NT0554-320	1 m²	Good	Non Friable	Low	Low	Not Labelled	20-06-2018	P4	Maintain in current condition, label and incorporate into an HMMP. Remove by licensed asbestos contractor prior to demolition or refurbishment.	
Storage Room - East Wall Lining - Insulating Board	Asbestos	j119922-NT0554-04	Positive	j119922-NT0554-322	10 m²	Good	Friable	Low	Low	Not Labelled	20-06-2014	P3	Maintain in current condition, label and incorporate into an HMMP. Remove by licensed asbestos contractor prior to demolition or refurbishment.	
Store floor - Throughout Floor Covering - Vinyl Tiles & Adhesive - Black and White Tiles are Negative for asbestos. Attached adhesive is positive for asbestos. (See attached analysis report)	Asbestos	j119922-NT0554-01	Positive	j119922-NT0554-319	130 m²	Good	Non Friable	Low	Low	Not Labelled	20-06-2018	P4	Maintain in current condition, label and incorporate into an HMMP. Remove by licensed asbestos contractor prior to demolition or refurbishment.	
Toilets - East Wall Lining - Insulating Board - Toilet partition (double sided) and east wall. Has hole in wall with exposed edges, door handle has penetrated lining.	Asbestos	j119922-NT0554-05	Positive	j119922-NT0554-323	8 m²	Fair	Friable	Medium	Medium	Not Labelled	20-12-2013	P2	Engage a licensed asbestos contractor to undertake remedial/removal works on this item as soon as practicable (within 3 months).	
Toilets - Throughout Ceiling - Insulating Board	Asbestos	Similar To: j119922-NT0554-05	Presumed Positive	j119922-NT0554-324	5 m²	Good	Friable	Low	Low	Not Labelled	20-06-2014	P3	Confirm status, label, maintain in current condition and incorporate into an HMMP. Remove by licensed asbestos contractor prior to demolition or refurbishment.	

Hazardous Materials Register

Wanguri Shops

Site Details		Building Details				Audit Details	
Full Address:	**Wanguri Terrace Wanguri Northern Territory 0810**	**Building Name:**	**Main Building - Darwin Midwifery Group**	**Number of Levels:**	**1**	**Survey Date:**	**20-06-2013**
Property ID:	**NT0554**	**Est. Building Size:**	**150 m²**	**Est. Building Age:**	**1975**	**Inspected By:**	**Darren Kenny**
Client Name:	**Ray White Woolongong**	**Roof Type:**	**Metal**	**Construction Type:**	**Brick, Concrete, Metal**	**Company:**	**AEC**

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
Main Building - Darwin Midwifery Group - Exterior - Ground Level														
Exterior - East Pit - Moulded Fibre Cement	Asbestos	j119922-NT0554-16	Positive	j119922-NT0554-338	1 m²	Poor	Non Friable	Medium	Medium	Not Labelled	20-12-2013	P2	Engage a licensed asbestos contractor to undertake remedial/removal works on this item as soon as practicable (within 3 months).	
Exterior - North Floor - Adhesive - Adhesive may extend under ceramic tiles. Is at front door of business.	Asbestos	Similar To: j119922-NT0554-07	Presumed Positive	j119922-NT0554-339	1 m²	Fair	Non Friable	Medium	Medium	Not Labelled	20-12-2013	P2	Engage a licensed asbestos contractor to undertake remedial/removal works on this item as soon as practicable (within 3 months).	
Main Building - Darwin Midwifery Group - Interior - Ground Level														
Consult Room - Under carpet Floor - Adhesive - All consult rooms	Asbestos	j119922-NT0554-07	Positive	j119922-NT0554-326	50 m²	Good	Non Friable	Low	Low	Not Labelled	20-06-2018	P4	Maintain in current condition, label and incorporate into an HMMP. Remove by licensed asbestos contractor prior to demolition or refurbishment.	

Areas Not Accessed

It is noted that Asbestos Materials 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 - 3 of 3 Buildings

Area / Item	Not Accessed			Comments
	Main Building - Anglicare	Main Building - Supermarket	Main Building - Darwin Midwifery Group	
Height restricted areas of site and ceiling where safe lifting platforms were not provided	All		All	
Inaccessible ceiling spaces	All	All	All	
Roof	All		All	
Under carpeted floor coverings in office areas	All		Some	
Within electrical switchboard cupboard or backing		All		
Within internal walls partitioning	Some			

Photo No: j119922-NT0554-330
Result: Asbestos - Positive
Building/Level: Main Building - Anglicare-Ground Level
Room/Location: Connecting passage-South
Feature/Material: Wall Lining-Compressed Cement Sheet

Photo No: j119922-NT0554-331
Result: Asbestos - Positive
Building/Level: Main Building - Anglicare-Ground Level
Room/Location: Connecting passage-Throughout
Feature/Material: Ceiling-Compressed Cement Sheet

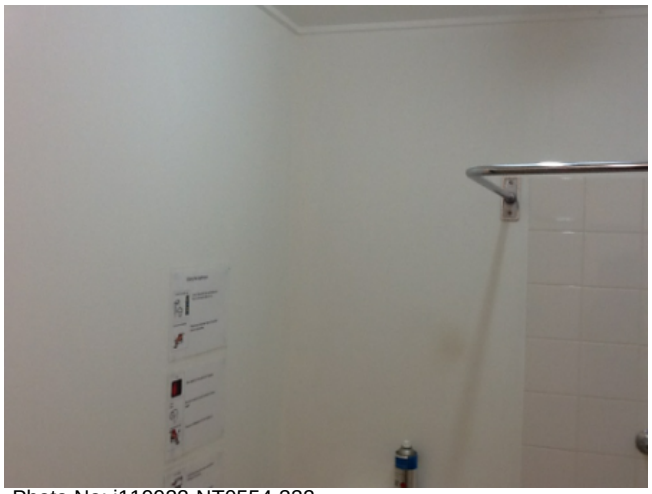


Photo No: j119922-NT0554-332
Result: Asbestos - Positive
Building/Level: Main Building - Anglicare-Ground Level
Room/Location: Female Toilets-North & West
Feature/Material: Wall Lining-Insulating Board

Photo No: j119922-NT0554-333
Result: Asbestos - Presumed Positive
Building/Level: Main Building - Anglicare-Ground Level
Room/Location: Female Toilets-Throughout
Feature/Material: Ceiling-Insulating Board

Photo No: j119922-NT0554-337
Result: Asbestos - Positive
Building/Level: Main Building - Anglicare-Ground Level
Room/Location: Meeting Room-Below sink
Feature/Material: Sink Lining-Bituminous Material

Photo No: j119922-NT0554-335
Result: Asbestos - Positive
Building/Level: Main Building - Anglicare-Ground Level
Room/Location: Meeting Room-Throughout
Feature/Material: Wall Lining-Insulating Board

Photo No: j119922-NT0554-336
Result: Asbestos - Presumed Positive
Building/Level: Main Building - Anglicare-Ground Level
Room/Location: Meeting room toilets-Throughout
Feature/Material: Ceiling-Insulating Board

Photo No: j119922-NT0554-334
Result: Asbestos - Positive
Building/Level: Main Building - Anglicare-Ground Level
Room/Location: Storage Cupboard-Throughout
Feature/Material: Floor Covering-Vinyl Tiles & Adhesive

Photo No: j119922-NT0554-328
Result: Asbestos - Presumed Positive
Building/Level: Main Building - Anglicare-Ground Level
Room/Location: Toilets-Throughout
Feature/Material: Ceiling-Insulating Board

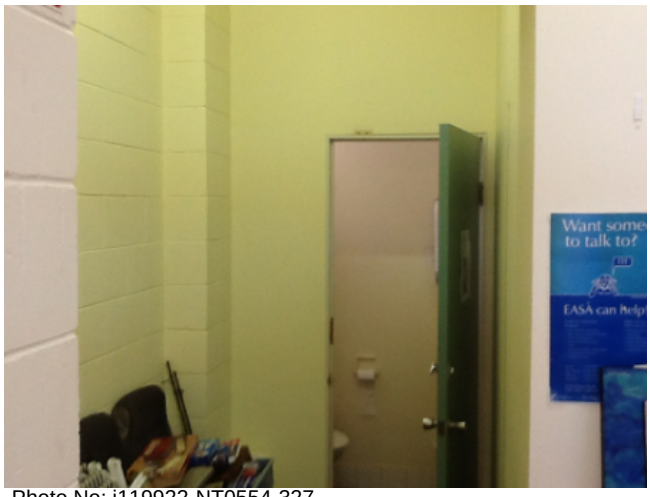


Photo No: j119922-NT0554-327
Result: Asbestos - Positive
Building/Level: Main Building - Anglicare-Ground Level
Room/Location: Toilets-Throughout
Feature/Material: Wall Lining-Insulating Board

Photo No: j119922-NT0554-321
Result: Asbestos - Positive
Building/Level: Main Building - Supermarket-Ground Level
Room/Location: Retail area-Throughout
Feature/Material: Ceiling Tiles-Compressed Cement Sheet

Photo No: j119922-NT0554-320
Result: Asbestos - Positive
Building/Level: Main Building - Supermarket-Ground Level
Room/Location: Storage Room-Adjacent to store entry door
Feature/Material: Floor Covering Adhesive-Vinyl Tiles & Adhesive

Photo No: j119922-NT0554-322
Result: Asbestos - Positive
Building/Level: Main Building - Supermarket-Ground Level
Room/Location: Storage Room-East
Feature/Material: Wall Lining-Insulating Board

Photo No: j119922-NT0554-319
Result: Asbestos - Positive
Building/Level: Main Building - Supermarket-Ground Level
Room/Location: Store floor-Throughout
Feature/Material: Floor Covering-Vinyl Tiles & Adhesive

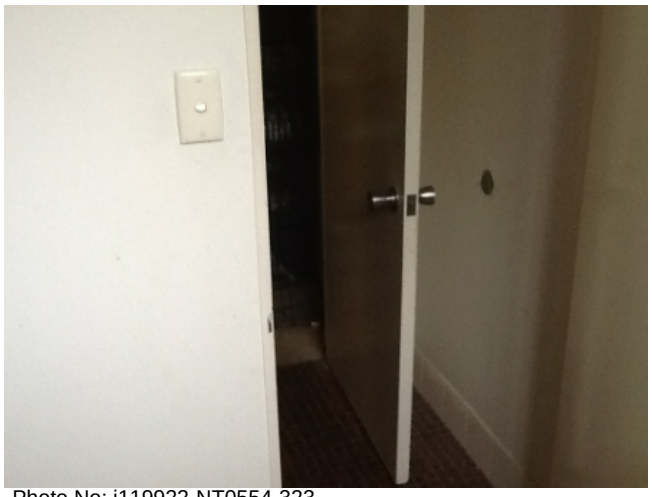


Photo No: j119922-NT0554-323
Result: Asbestos - Positive
Building/Level: Main Building - Supermarket-Ground Level
Room/Location: Toilets-East
Feature/Material: Wall Lining-Insulating Board

Photo No: j119922-NT0554-324
Result: Asbestos - Presumed Positive
Building/Level: Main Building - Supermarket-Ground Level
Room/Location: Toilets-Throughout
Feature/Material: Ceiling-Insulating Board

Photo No: j119922-NT0554-338
Result: Asbestos - Positive
Building/Level: Main Building - Darwin Midwifery Group-Ground Level
Room/Location: Exterior-East
Feature/Material: Pit-Moulded Fibre Cement

Photo No: j119922-NT0554-339
Result: Asbestos - Presumed Positive
Building/Level: Main Building - Darwin Midwifery Group-Ground Level
Room/Location: Exterior-North
Feature/Material: Floor-Adhesive

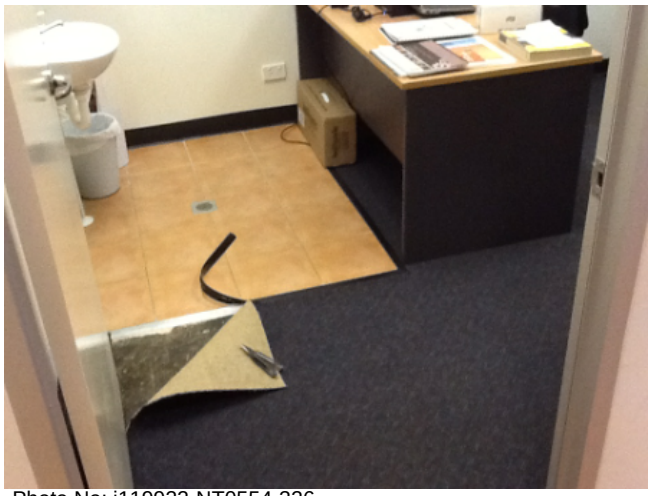


Photo No: j119922-NT0554-326
Result: Asbestos - Positive
Building/Level: Main Building - Darwin Midwifery Group-Ground Level
Room/Location: Consult Room-Under carpet
Feature/Material: Floor-Adhesive

ASBESTOS IDENTIFICATION REPORT No. J119922

CLIENT:	Ray White Wollongong	**SITE ID:**	NT0554
ATTENTION:	Vim Sharma	**RECEIVED IN LAB:**	20 June 2013
LOCALITY:	Wanguri Terrace, Wanguri Northern Territory 0810	**REPORT DATE:**	25 June 2013
SAMPLED BY:	Darren Kenny		

Test Methods: 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) and In house method LOP-005 Serpentine Detection and Chrysotile Non-detection by X-ray diffraction

Sample No.	Location	Item	Sample size	Asbestos by PLM	Chrysotile by XRD	Organic Fibres
j119922-NT0554-01	Main Building - Supermarket Ground Level Store floor	Throughout Floor Covering Black Vinyl Tiles	20x20x2mm		No	
		Throughout Floor Covering Vinyl White Tiles	20x20x2mm		No	
		Throughout Floor Covering Pale Yellow Adhesive	5x5x0.5mm	No		
		Throughout Floor Covering Black Adhesive	5x50x0.2mm	Chrysotile		
j119922-NT0554-02	Main Building - Supermarket Ground Level Storage Room	Adjacent to store entry door Floor Covering Vinyl Tiles	30x30x3mm	Chrysotile		
		Adjacent to store entry door Floor Covering Adhesive	30x30x0.2mm	Chrysotile		
j119922-NT0554-03	Main Building - Supermarket Ground Level Retail area	Throughout Ceiling Tiles Compressed Cement Sheet	10x10x5mm	Chrysotile		Yes

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. PLM = Polarized Light Microscopy, XRD = X-ray diffraction.
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 was not detected. OF (Organic Fibre) includes natural fibres and synthetic organic fibre. A blank in the OF column implies not detected. A blank in the PLM or XRD columns implies not tested by this method.

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NATA WORLD RECOGNISED ACCREDITATION

ASBESTOS IDENTIFICATION REPORT No. J119922

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ATTENTION:	Vim Sharma	**RECEIVED IN LAB:**	20 June 2013
LOCALITY:	Wanguri Terrace, Wanguri Northern Territory 0810	**REPORT DATE:**	25 June 2013
SAMPLED BY:	Darren Kenny		

Sample No.	Location	Item	Sample size	Asbestos by PLM	Chrysotile by XRD	Organic Fibres
j119922-NT0554-04	Main Building - Supermarket Ground Level Storage Room	East Wall Lining Insulating Board	10x10x5mm	Chrysotile, Amosite		Yes
j119922-NT0554-05	Main Building - Supermarket Ground Level Toilets	East Wall Lining Insulating Board	10x10x5mm	Chrysotile, Amosite		Yes
j119922-NT0554-06	Main Building - Supermarket Ground Level Back Office	Throughout Floor Covering Vinyl Tiles	40x10x2mm		No	
j119922-NT0554-07	Main Building - Darwin Midwifery Group Ground Level Consult Room	Under carpet Floor Adhesive	10x10x0.5mm	Chrysotile		
j119922-NT0554-08	Main Building - Anglicare Ground Level Toilets	Throughout Wall Lining Insulating Board	10x10x1mm	Chrysotile, Amosite		Yes

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. PLM = Polarized Light Microscopy, XRD = X-ray diffraction.
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 was not detected. OF (Organic Fibre) includes natural fibres and synthetic organic fibre. A blank in the OF column implies not detected. A blank in the PLM or XRD columns implies not tested by this method.

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SAMPLED BY:	Darren Kenny		

Sample No.	Location	Item	Sample size	Asbestos by PLM	Chrysotile by XRD	Organic Fibres
j119922-NT0554-09	Main Building - Anglicare Ground Level Toilets	Throughout Wall Lining Compressed Cement Sheet	10x10x1mm	No		Yes
j119922-NT0554-10	Main Building - Anglicare Ground Level Connecting passage	South Wall Lining Compressed Cement Sheet	10x10x1mm	Chrysotile, Amosite		Yes
j119922-NT0554-11	Main Building - Anglicare Ground Level Connecting passage	Throughout Ceiling Compressed Cement Sheet	10x10x1mm	Chrysotile, Amosite		Yes
j119922-NT0554-12	Main Building - Anglicare Ground Level Female Toilets	North & West Wall Lining Insulating Board	10x10x1mm	Chrysotile, Amosite		Yes

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. PLM = Polarized Light Microscopy, XRD = X-ray diffraction.
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 was not detected. OF (Organic Fibre) includes natural fibres and synthetic organic fibre. A blank in the OF column implies not detected. A blank in the PLM or XRD columns implies not tested by this method.

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NATA WORLD RECOGNISED ACCREDITATION

ASBESTOS IDENTIFICATION REPORT No. J119922

CLIENT:	Ray White Wollongong	**SITE ID:**	NT0554
ATTENTION:	Vim Sharma	**RECEIVED IN LAB:**	20 June 2013
LOCALITY:	Wanguri Terrace, Wanguri Northern Territory 0810	**REPORT DATE:**	25 June 2013
SAMPLED BY:	Darren Kenny		

Sample No.	Location	Item	Sample size	Asbestos by PLM	Chrysotile by XRD	Organic Fibres
j119922-NT0554-12	Main Building - Anglicare Ground Level Female Toilets	North & West Wall Lining Insulating Board	10x10x1mm	Chrysotile, Amosite		Yes
j119922-NT0554-13	Main Building - Anglicare Ground Level Storage Cupboard	Throughout Floor Covering Vinyl Tiles	20x20x3mm	Chrysotile		
		Throughout Floor Covering Adhesive	20x20x0.5mm	Chrysotile		
j119922-NT0554-14	Main Building - Anglicare Ground Level Meeting Room	Throughout Wall Lining Insulating Board	10x10x5mm	Chrysotile, Amosite		Yes
j119922-NT0554-15	Main Building - Anglicare Ground Level Meeting Room	Below sink Sink Lining Bituminous Material	10x10x1mm	Chrysotile		

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. PLM = Polarized Light Microscopy, XRD = X-ray diffraction.
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 was not detected. OF (Organic Fibre) includes natural fibres and synthetic organic fibre. A blank in the OF column implies not detected. A blank in the PLM or XRD columns implies not tested by this method.

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SAMPLED BY:	Darren Kenny		

Sample No.	Location	Item	Sample size	Asbestos by PLM	Chrysotile by XRD	Organic Fibres
j119922-NT0554-16	Main Building - Darwin Midwifery Group Ground Level Exterior	East Pit Moulded Fibre Cement	10x5x2mm	Chrysotile, Amosite		

Approved Identifier (PLM) and Testing Officer (XRD) and Signatory (PLM/XRD)

Michael Till

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. PLM = Polarized Light Microscopy, XRD = X-ray diffraction.
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 was not detected. OF (Organic Fibre) includes natural fibres and synthetic organic fibre. A blank in the OF column implies not detected. A blank in the PLM or XRD columns implies not tested by this method.

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Asbestos

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

Where it was determined that asbestos was present, a risk and priority assessment was conducted in accordance with AEC Environmental'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.

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
(e.g. sprayed asbestos beam insulation (limpet), pipe lagging) can be easily crumbled and is more hazardous than non-friable asbestos products.
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.

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 in the next few months &** **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.

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.

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 (Safe Work Australia, 2011)'.

Hazardous Material Management Requirements

The Occupational Health and Safety Regulations of most Australian states have requirements for the identification and control of risks within workplaces. These broad requirements extends to the hazardous materials that may be present within buildings at the workplace. The requirements for management of hazardous materials is summarised below.

Statement Of Limitations

This report has been prepared in accordance with the agreement between Ray White Woolongong and AEC.

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 Ray White Woolongong 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 AEC.

This report relates only to the identification of asbestos containing 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 containing 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 Hazardous Materials 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 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.

This report is not intended to be used for the purposes of tendering, programming of works, refurbishment works or demolition works unless used in conjunction with a specification detailing the extent of the works. To ensure its contextual integrity, the report must be read in its entirety and should not be copied, distributed or referred to in part only.