AEC Environmental
A GREENCAP CONSULTING COMPANY

CERTIFICATE OF INSPECTION FOR ASBESTOS No. NT0461C

Jape Homemaker Village
Stage 1 – Lot 9585
Bagot Road, Milner
NORTHERN TERRITORY

Prepared for:

Anne Adams
Jape Kong Su Nominees Pty Ltd

Date: February 2012
Register No: NT0461C

Prepared by:
AEC Environmental Pty Ltd

Written/Submitted by:

Mitchell Carloss
Asbestos Consultant, NT

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1. INTRODUCTION

On instructions from Anne Adams (the "client"), AEC Environmental Pty Ltd conducted an inspection of Stage 1 of the Jape Homemaker Village.

The site at the Jape Homemaker Village was inspected in February 2012. All reasonable steps have been taken to identify asbestos in the building. Inaccessible areas and areas requiring destruction or demolition may not have been inspected and caution should be exercised if demolition or alterations are contemplated.

2.0 REGULATORY FRAMEWORK FOR ASBESTOS MANAGEMENT

There are a number of codes and regulatory documents which apply to the identification and management of asbestos products in buildings. The most important of these are:-

- Work Health and Safety (National Uniform Legislation) Act 2011
- Work Health and Safety (National Uniform Legislation) Regulations 2012
- HOW TO SAFELY REMOVE ASBESTOS Code of Practice
- HOW TO MANAGE AND CONTROL ASBESTOS IN THE WORKPLACE Code of Practice
- Guidance Note on the Membrane Filter Method for Estimating Airborne Asbestos Fibres 2nd Edition NOHSC: 3003 (2005)

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

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

3.0 INSPECTION REPORT

An inspection of the buildings was undertaken using a systematic procedure developed by AEC Environmental Pty Ltd. The identification of asbestos and/or products containing asbestos cannot be carried out with any known measuring instrument and final confirmation of asbestos can only be done under microscopic examination. The inspection procedure developed relies on identifying asbestos bearing materials by visual means. Representative samples of materials that are considered to contain asbestos are often taken for analysis to confirm the presence of asbestos.

6 samples were taken for laboratory analysis.

Location	Material Tested/Sample No.	Result
Internal		
Wall lining to back of house area within Oz Brew tenancy (18m^2)	Compressed cement sheet Sample No. 07	No asbestos
Floor covering to mezzanine storage area in warehouse, Freedom tenancy (300m^2)	Compressed cement sheet Sample No. 12	No asbestos
External		
Eaves lining to East elevation (65m^2)	Cement sheet Sample No. 08	No asbestos
Infill panels above window line to East elevation (15m^2)	Cement sheet Sample No. 09	No asbestos
Infill panel adjacent fire hose reel, South end of East elevation (<1m^2)	Compressed cement sheet Sample No. 10	No asbestos
Wall cladding to South elevation (100m^2)	Compressed cement sheet Sample No. 11	No asbestos

4.0 LIMITATIONS

Asbestos is known to have been used in some 3,000 building products, the most common being in 'fibro' cement products, vinyl flooring, electrical switchboards and insulation materials to hot water and steam pipes. However, asbestos can also be found in many other products located in **inaccessible components** of buildings, plant and equipment including the following areas:

- Interior parts of air conditioning systems
- Wall cavities, slabs, underside of floors
- Interior workings of pumps and boilers
- Underground services, in ceiling or floor spaces
- 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 report 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.

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

As previously stated, there is no known instrument available for in-situ asbestos detection. Asbestos is a naturally occurring mineral of inert characteristics. **For the above reasons, including the inaccessibility of many asbestos products, no guarantee can be given, express or implied, that the inspection will reveal all the asbestos that may be located in the property described in this report.**

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

Finally, this report has been prepared for the sole use of the client and is not to be relied upon by a third party without prior authorisation from AEC Environmental Pty Ltd

5.0 CONCLUSION

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

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

APPENDIX A

NATA Laboratory Test Report

ASBESTOS IDENTIFICATION REPORT No. NT0461 ID

CLIENT:	Jape Kong Su Nominees Pty Ltd	**ORDER NO:**	Q0359NT Rev1
ATTENTION:	Anne Adams	**RECEIVED DATE:**	3 February 2012
PROPERTY ADDRESS:	JAPE Homemakers Village	**TEST DATE:**	6 February 2012
	356 – 366 Bagot Road, Millner NT	**REPORT DATE:**	6 February 2012
SAMPLED BY:	Mitchell Carloss (AEC Environmental)		

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

RESULTS

No.	Location	Dimensions	Description	Asbestos	SMF	OF
STAGE 2 – Lot 8634 Fitzgerald Street						
INTERNAL						
1	Adhesive to floor throughout back of house	20x10x1mm	Brown adhesive lump	No		
EXTERNAL						
2	Wall cladding to west elevation	5x5x1mm	Pale brown cement sheet, painted white	No		Yes
3	Soffit lining to all elevations	50x40x5mm	Pale brown cement sheet, painted white	No		Yes
23	Fascia panels, north & west elevations	30x10x5mm	Pale grey cement sheet, painted blue	No		Yes
STAGE 4 – Lot 4554 Bagot Road						
EXTERNAL						
4	Bulkhead above shopfronts, north elevation of S Block	5x3x1mm	Pale brown cement sheet, painted grey	No		Yes
INTERNAL						
5	Light grey VFT throughout	15x5x3mm	Light grey vinyl floor covering	No^		
6	Dark grey VFT throughout	20x15x3mm	Dark grey vinyl floor covering	No^		

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

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RESULTS

No.	Location	Dimensions	Description	Asbestos	SMF	OF
STAGE 1 – Lot 9585 Bagot Road						
INTERNAL						
7	Wall lining to back of house, OZ Brew Tenancy	5x3x1mm	Pink cement sheet, painted white	No		Yes
12	Floor covering to mezzanine/storage area, rear of Freedom Warehouse	3x3x1mm	Pale brown cement sheet	No		Yes
EXTERNAL						
8	Eaves lining, east elevation	15x10x3mm	Pale brown cement sheet, painted white	No		Yes
9	Infill panels above window, east elevation	3x3x1mm	Pale brown cement sheet, painted white	No		Yes
10	Infill panels, south end of east elevation, below fire hose	5x5x1mm	Pale brown cement sheet, painted white	No		Yes
11	Wall cladding, east elevation	5x3x1mm	Pale brown cement sheet, painted orange & green	No		Yes
STAGE 3 – Lot 8634 Fitzgerald Street						
INTERNAL						
13	Mastic sealant to A/C unit in Plant Room, rear of Fernwood Gym tenancy	5x5x3mm	Grey mastic lump	No		
16	Wall lining to disabled bathroom, in Fernwood Gym tenancy	10x5x2mm	Pale grey cement sheet, painted white	No		Yes

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RESULTS

No.	Location	Dimensions	Description	Asbestos	SMF	OF
17	Floor covering in BBQ's Galore office area, adjacent to fire door	30x25x3mm	Pale grey vinyl floor covering	No^		
18	Wall lining to west wall, Outdoor Furniture Shop tenancy	5x3x1mm	Pale brown cement sheet, painted white	No		Yes
19	Infill panel above walk-in freezer, Sim's Cafe	5x3x1mm	Pale brown cement sheet, painted white	No		Yes
21	Floor covering to entrance adjacent BCG tenancy	55x50x3mm	Black vinyl floor covering	No^		
22	Ceiling lining to back of house in BCF tenancy, excluding hallway to loading bay	3x2x1mm	Pale grey cement sheet, painted white	No		Yes
EXTERNAL						
14	Ceiling lining to verandah of residence	5x5x2mm	Pale brown cement sheet, painted white	No		Yes
15	Fascia lining to north, east & south elevations of verandah	10x5x2mm	White plaster-like lump	No		
20	Base of flagpoles in car park between Stages 1 & 3	80x60x5mm	Pale brown cement sheet, painted white	No		Yes
24	Bulkhead to north wall of carport, adjacent caretakers residence	10x5x3mm	Pale grey cement sheet	No		Yes
25	Eave lining above main entrance	10x5x1mm	Pale grey cement sheet	No		Yes

Approved Identifier & Signatory
Naciye Haliloff

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