

ASBESTOS MATERIALS REPORT AND REGISTER



PROPERTY DETAILS

UNIT 1, 210-216 BRIDGE STREET
MUSWELLBROOK 2333

Inspection Date: 23/10/2015
Inspector: RICHARD PRYOR

02 6543 7055

richardpryor@qbm.com.au

qbm.com.au



REVIEW DATE

As no asbestos has been identified on site, No future reviews are required.

REQUIRED WORKS

No asbestos containing items have been identified on this site and it should be considered as free of asbestos. No further inspections for asbestos will be required. It is mandatory to keep this document in a safe place and be produced upon request.

AREAS NOT ACCESSED

Areas in "in accessible" areas have not been included in this report. This includes any areas that cannot be seen from a visual inspection not requiring demolition work. Such areas include behind fixed wall and ceiling sheeting, under floor coverings, behind door jambs and architraves. Please see section titled "Concealed Asbestos Materials" for full details of possible areas of concealment.

All areas have been accessed for this inspection.

ORIGINAL ASSESSOR DETAILS

Name of Assessor: RICHARD PRYOR
Date of the Inspection: 23/10/2015

ASBESTOS REGISTER

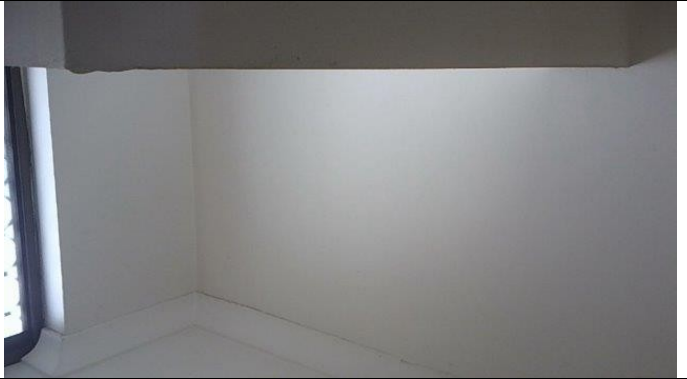


If any renovations or demolition works are to be undertaken, it is advised that only representative sampling may have been conducted and that each separate wall and floor that may be affected should be tested for asbestos, Quality Building Management Pty Ltd should be contacted to undertake such additional sampling and testing.




Building :	Independent Mechanical Services
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All rooms and areas have been inspected within this building unless a specific area has been listed in the section "Areas Not Accessed". Consider that the whole building has been inspected for asbestos materials.

Floor Level	Room	Material at Location	Type	Condition	Priority	S / R / AA	Sample No.	Result	Photo No
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Floor Level	Room	Material at Location	Type	Condition	Priority	S / R / AA	Sample No.	Result	Photo No
G	Shower room-Ladies - LHS wall	Walls - Sheeting	N/A	NA	NA	S	6126-1	NAD	
G	Shower room-Ladies - Rear wall	Walls - Sheeting	N/A	NA	NA	R	6126-1	NAD	
G	Shower room-Ladies - RHS wall	Walls - Sheeting	N/A	NA	NA	R	6126-1	NAD	

Floor Level	Room	Material at Location	Type	Condition	Priority	S / R / AA	Sample No.	Result	Photo No
G	Shower room- Mens - LHS wall	Walls - Sheeting	N/A	NA	NA	R	6126-1	NAD	
G	Shower room- Mens - Rear wall	Walls - Sheeting	N/A	NA	NA	R	6126-1	NAD	
G	Shower room- Mens - RHS wall	Walls - Sheeting	N/A	NA	NA	R	6126-1	NAD	

1 sample was taken while on site and approval for the laboratory analysis of the samples was authorized by Danielle Thompson

ASBESTOS REGISTER LEGEND

Type		Condition		Priority		Result		S / R	
F	Friable (Loosely Bonded Material)	G	Good	L	Low	CH CHR	Chrysotile	S	Sample taken from this location
NF	Non-Friable (Tightly Bonded Material)	N	Normal	M	Medium	A AMO	Amosite	R	Sample not taken but reference to another location as it is considered that the material is the same type and age and thus the result should be the same.
		P	Poor	H	High	C CRO	Crocidolite	AA	Assumed Asbestos – where no samples could be taken or analysis was not approved, suspected items that may contain asbestos will be assumed
				I	Immediate	AA	Assumed Asbestos		
						OF ORF	Organic fibers		
						UMF	Unknown Mineral Fibres		
						NAD	No Asbestos Detected		
						NFD	No Fibers Detected		
						SMF	Synthetic Mineral Fiber		

SAMPLING & LABORATORY RESULTS



In order to limit the expense of sampling to our clients, unless directed otherwise, Quality Building Management Pty Ltd take a representative sample/s from a surface in one or more areas of the building. This provides a representative indication of the presence of asbestos within the property; however it is possible that a sample may have been taken from an area composed of a more recent non asbestos material.

Quality Building Management Pty Ltd recommends that all samples taken of suspect materials be tested for the presence of asbestos. However, the client has been given the option to have such samples tested. Where no samples or a limited number of samples have been authorised by the client, all suspected materials not tested are to be called and treated as containing asbestos as per the current legislation.

Assumed Asbestos Containing Materials

Where samples have not been taken from suspected materials throughout the building or not approved for testing, it must be assumed that suspect materials do contain asbestos and the appropriate measures taken in accordance with the legislative requirements. This includes installing signage to all identified and suspected materials, and conducting annual re-assessments and risk assessments of said materials.

Please read and follow all recommendations listed in this report.

If renovations were to take place in the future, it is recommended that each item listed, including each sheet identified, be sampled and tested individually prior to any renovations.

Sampled Asbestos Containing Materials

Where samples have been taken from suspected materials throughout the building, only representative samples will have been taken. It will be assumed that the referenced material is the same age and type of material for the purposes of this report.

As such all items listed, including each material identified, must be considered as containing asbestos and the appropriate measures taken in accordance with the legislative requirements. This includes installing signage to all identified materials, and conducting annual re-assessments and risk assessments of the materials.

Please read and follow all recommendations listed in this report.

If renovations were to take place in the future, it is recommended that each item listed, including each sheet identified as not containing asbestos due to only representative sampling being undertaken, be sampled and tested individually prior to any renovations.

This register is based upon the results of sample analysis by a 3rd party NATA accredited laboratory. Quality Building Management Pty Ltd is not responsible for the accuracy of these results.



PO Box 5324
West End QLD 4101
Tel. 07 3015 7555

CERTIFICATE OF ANALYSIS

Asbestos Identification

Certificate No: 15-3387

Client:	QBM (NSW)	Date Sampled:	23/10/2015
Client Contact:	Michelle Pryor	Date Received:	29/10/2015
Telephone:	02 6546 3167	Date Analysed:	29/10/2015
Email:	mpryor@qbm.com.au	Order No.:	6126
Address:	1 Mitchell Street Moonan Flat NSW 2337	Sampled By:	As Received
Site:	Unit 1, 210-216 Bridge Street, Muswellbrook, NSW		

Test Method:

Qualitative identification of asbestos types in bulk samples at COHLABS Laboratory by polarised light microscopy, including dispersion staining techniques using COHLABS in-house method ID-1, AS4964 (2004). The results contained within this report relate only to the sample(s) submitted for testing. COHLABS accepts no responsibility for the initial collection, packaging or transportation of samples submitted by external persons. This document may not be reproduced except in full.

Lab ID	Sample ID	Sample Details	Sample Type	Size / Weight cm/g	Asbestos Present	Fibres Identified
001	6126-01	Not Supplied	Fibre Cement	2 x 2	No	NAD, ORF

Fibre Identification Legend

CHR	Chrysotile (white asbestos)	ORF	Organic Fibre
AMO	Amosite (Brown/Grey asbestos)	SMF	Synthetic Mineral Fibre
CRO	Crocidolite (Blue asbestos)	NFD	No Fibres Detected
UMF	Unknown Mineral Fibre	NAD	No Asbestos Detected

Approved Identifier

Name: Philip Torley

Approved Signatory

Name: Philip Torley

Notes:

Hand-picked refers to small discrete amounts of asbestos distributed unevenly in a large body of non-asbestos material.



NATA Accreditation number: 19499

Accredited for compliance with ISO/IEC: 17025. The results of tests, calibrations, and or measurements included in this document are traceable to Australian/national standards.

ABN: 62 166 540 094

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INSPECTION AND REPORT

This Asbestos Register and Report was requested for the purpose of complying with relevant Workplace Health and Safety Legislation.

This Asbestos Register and Report was compiled by Quality Building Management Pty Ltd.

The finding and conclusions of the Risk Assessment is contained within the Register and specifically under the heading "Priority".

No Air Monitoring was conducted as this was a visual audit only.

Control Measures identified during this audit should be contained within the Asbestos Management Plan.

HIDDEN ASBESTOS

When demolishing buildings, it is critical to understand that there may be hidden asbestos within the building. Typically this may include, but not limited to the following. Any specifications for demolition should include clauses to protect the building owner from additional costs if such hidden asbestos is located during demolition works.

- Vinyl tiles or sheeting under carpets,
- Asbestos cement sheeting used as packing behind doors and window jambs and framing,
- Asbestos cement sheeting used as packing to floor joists and bearers,
- Old asbestos cement sheeting to ceilings above newly installed ceilings,
- Lagging to pipes wholly contained within wall or ceiling cavities,

If any renovations or demolition works are to be undertaken, it is advised that only representative sampling has been conducted and that each separate wall and floor that may be affected should be tested for asbestos. Quality Building Management Pty Ltd should be contacted to undertake such additional sampling and testing.

See further information under the heading Concealed Asbestos Materials.

ASBESTOS IN AIR CONDITIONING SYSTEMS

The heater banks of older ducted air condition systems have a high possibility of containing an asbestos millboard insulation, particularly if the heater banks and the surrounding duct work are in original condition and have not been replaced since 1990.

Quality Building Management Pty Ltd must rely on the relevant site mechanical contractor to identify all of the heater banks within the air conditioning system and to provide access to these heater banks by isolating the electrics to each, thus allowing Quality Building Management Pty Ltd safe access to the internal of that area for a thorough inspection.

The client is to supply the name and phone number of the site mechanical contractor, after which Quality Building Management Pty Ltd will contact the mechanical contractor to arrange for the contractor to be onsite and allow Quality Building Management Pty Ltd access to the air conditioning systems Heater Banks.

Disclaimer

The client must supply Quality Building Management Pty Ltd with the site mechanical contractors details - name and phone number.

The site mechanical contractor is responsible for the identification of all heater banks within the air conditioning system. Quality Building Management Pty Ltd will not take any responsibility for any unidentified heater banks by the site mechanical contractor.

If access is not granted, Quality Building Management Pty Ltd must rely upon the information provided by the mechanical contractor and Quality Building Management Pty Ltd will take no responsibility for the accuracy of the information provided by said contractor.

ASBESTOS MANAGEMENT PLAN

If asbestos is identified on site, an Asbestos Management Plan can be developed by Quality Building Management to control the asbestos on site until such time as it is removed.

An Asbestos Management Plan is a written document that must include:

- the identification of asbestos and ACM, for example a reference or link to the asbestos register for the workplace, and the locations of signs and labels;
- decisions, and reasons for each, regarding the management of asbestos within the workplace, for example: safe work procedures and control measures;
- procedures for detailing accidents, incidents or emergencies of asbestos within the workplace;
- an outline of how asbestos risks will be controlled, including consideration of appropriate control measures;
- a timetable for managing risks of exposure, for example priorities and dates for any reviews, circumstances and activities that could affect the timing of action;
- identification of each person with responsibilities under the asbestos management plan and the person's responsibilities;
- procedures, including a timetable for reviewing and, if necessary, revising the asbestos management plan and asbestos register;
- air monitoring procedures at the workplace, if required;

RECOMMENDATIONS and CONTROL MEASURES

- In accordance with relevant Work Health and Safety Acts and Regulations, the owner of the building must give a copy of this AMRR to any contractor or employee engaged to undertake any maintenance, building, refurbishment or demolition work on this site.

RENOVATION AND DEMOLITION

- If any suspect materials not listed on the register, are identified during the renovation or demolition, call Quality Building Management to undertake sample analysis and update of the register if required.

GENERAL

- The owner/ controller of the building must display a notice in a prominent place in the building, stating that there is an AMRR completed for the building, and where it can be inspected.

SIGNAGE

Warning signs

Any areas of a workplace which contain ACM, including plant, equipment and components, should be signposted with warning signs to ensure that the asbestos is not unknowingly disturbed without the correct precautions being taken.

These signs should be placed at all of the main entrances to the work areas where asbestos is present.

Labels

Where ACM has been identified or presumed — or their enclosures if the ACM are inaccessible — should be clearly labelled.

In conjunction with warning signs and the register of ACM, these labels should warn people of the presence of ACM.

A competent person should determine the number and position of the labels required.

The location of labels should be consistent with the location of the ACM as outlined by information in the register of ACM.

Labels used for this purpose must identify the material as containing asbestos.

If a risk assessment suggests an ACM might be disturbed or persons might be exposed and it is not practical to label the ACM (e.g. floor tiles or a friable ACM such as lagging), a prominent warning sign, specifying the ACM, should be posted in its immediate vicinity.

For example, if floor tiles have been identified as containing asbestos, an appropriate warning sign, displayed on an adjacent wall, might read, DANGER – ASBESTOS CONTAINING MATERIAL – Cancer and lung disease hazard. Do not disturb without proper training and equipment.'

Where the removal of asbestos materials is to be undertaken, these should only be preformed by specialised and trained personnel. Untrained persons undertaking asbestos removal works most likely will use non approved and dangerous methods and equipment. This will most likely cause the release of asbestos fibres, resulting in severe health ramifications to themselves, the occupiers of the property and neighbouring properties. The use of vacuum cleaners not complying with Australian Standard 3544 will release asbestos fibres into the environment.

SCOPE OF INSPECTION

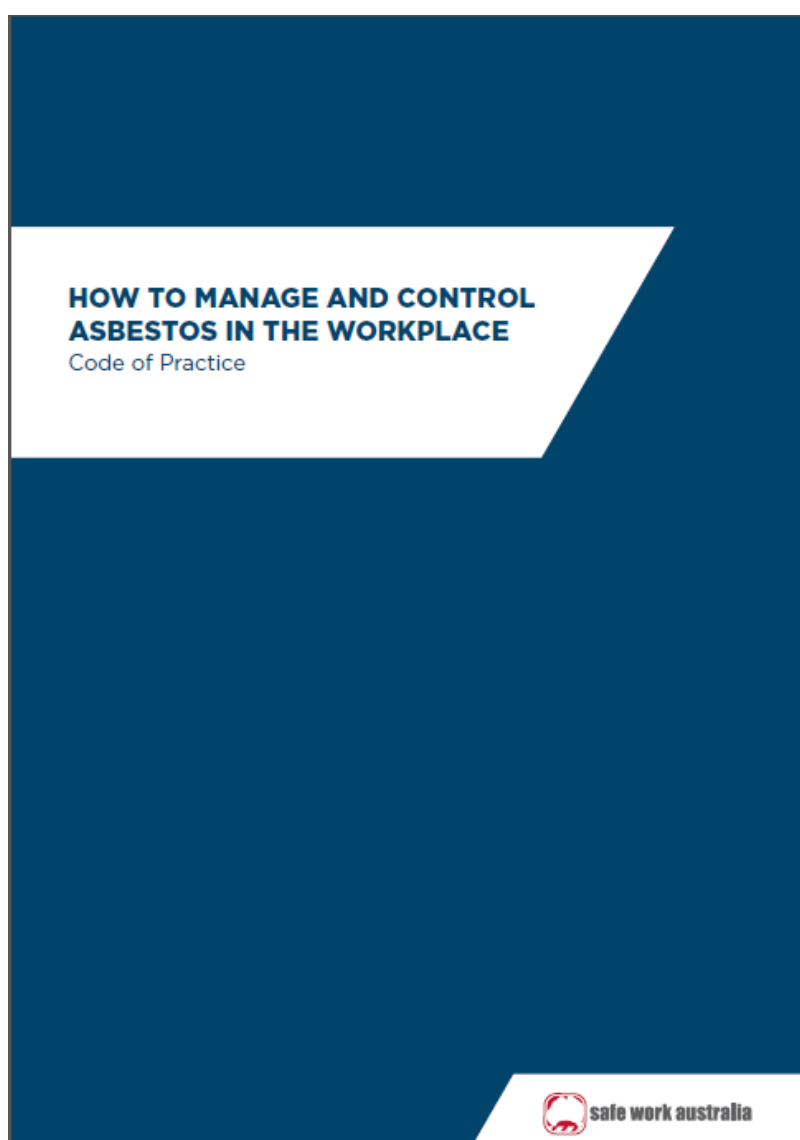
This Asbestos Materials Report and Register has been prepared in accordance with the Model Work Health and Safety Regulations 2011 and to meet the requirements of relevant Work Health and Safety Acts and Legislation in all Australian States, Territories and the Commonwealth.

This inspection was conducted generally as a visual inspection and not as a destructive inspection unless otherwise stated.

Therefore, as the insides of walls and cavities have not been accessed, there may be hidden asbestos materials within such cavities and walls not identified.

Also there may be asbestos sheeting that has been over sheeted and not identified. Care must be taken during any renovations and/ or demolition works to identify any hidden or concealed asbestos.

QUALITY BUILDING MANAGEMENT PTY LTD is not responsible for the identification of hidden or concealed asbestos materials unless a full destructive audit is conducted.



INSPECTION PROCESS

In order to determine the presence of ACM on this site, the inspection process included a physical detection to identify ACM by trained auditors, inspection of site plans and drawings of building services where available, and consultation with the building owner / manager where available.

The AMRR outlines the areas inspected and where samples of materials suspected of containing asbestos were collected for analysis. Access was sought to all accessible areas within the confines of the site that were relevant to this inspection. Laboratory analysis was undertaken as required in accordance with the guidelines and standards as recommended by the National Association of Testing Authorities (NATA) and Standards Australia.



The inspection has been undertaken in a non-destructive manner, and as such, there may be areas where ACM exists which have not been detected. Examples of such areas are wall cavities, beneath floors/slabs and floor coverings, within plant, hidden pipe work, cavity walls, encapsulated areas and so forth.

Areas that were not accessed during the inspection must be considered in the event of future major refurbishment or demolition work. It should be noted that a non-destructive inspection cannot be regarded as absolute, and all due care and caution must be exercised in the planning stages of any future building or demolition work.

It is not feasible to sample all materials suspected of containing asbestos. Where a sample has been positively identified by laboratory analysis as containing asbestos, other similar materials within the building may be referenced to that sample. In such cases, these similar materials are assumed to contain asbestos. Sampling and laboratory analysis of such materials that have been assumed to contain asbestos, should be undertaken prior to maintenance, refurbishment or demolition work if this assumption adds significant costs to such planned works.

In the specific case of laboratory analysis of vinyl floor and wall tiles, and vinyl floor sheeting, the analytical technique employed (Polarised Light Microscopy) should not be regarded as absolute. This is due to the nature of the sample matrix. Therefore, where such samples are reported, as "no asbestos detected", an independent analytical technique, such as Scanning Electron Microscopy, should be employed for an absolute result. As the asbestos content in vinyl materials is minimal and securely bound within the vinyl matrix, Scanning Electron Microscopy has not been utilised for the identification of asbestos in these materials, as this is a very costly procedure.

This inspection has been conducted only on the building/s and fit out/s. unless specifically identified and written in the following pages, NO INSPECTION HAS BEEN CONDUCTED OF ANY PLANT AND MACHINERY within the building or site.

CONCEALED ASBESTOS MATERIALS

Renovation and Removal

It is recommended that works be carried out by licenced contractors with asbestos experience to identify the presence of any hidden asbestos not listed within the register.

If any suspect materials not listed on the register, are identified during the renovation or demilotion, call Quality Building Management Pty Ltd to undertake sample analysis and update of the register if required.

Heater Banks

Ducted air conditioning systems generally have Heater Banks contained within the ductwork near the air-handling plant. These are used to control the temperature of the cooled air. In most cases these are readily identifiable during an audit, and are tested for asbestos materials.

However, in many cases, depending on the original design of the air conditioning system, heaters are installed within the ductwork. This ductwork is installed within the ceiling or roof space and is not easily accessible.

This fact, together with the lack of plans and documentation on the air conditioning installation, means that there is generally no indication as to the number or location of heater banks within the air conditioning system.

Sprayed Fire Proofing Material

To protect steel members in case of fire, it was common place to spray structural steel members with an asbestos material. This protected the steel member from heat damage.

This structural steel is located within the buildings structure and is not generally accessible. As such, identifying the presence of sprayed asbestos material is extremely difficult.

Pipe Lagging

Depending upon the nature of the building and its former use, there may be, or have been, steam and hot water pipes. Steam and hot water pipes within buildings are generally lagged with a material to conserve heat. In older buildings, this lagging contained asbestos due to its excellent insulation properties.

Depending upon the nature of the building, such pipes would have been installed in wall and ceiling cavities. Such cavities are not readily accessible and many remain hidden for all time. A common placement of steam pipes was behind the ceilings cornice which is totally inaccessible without the physical removal of the cornice.

Electrical Fuse Insulation

A past practice was to insulate inside the very large commercial/industrial type electrical fuses with an asbestos material. This material if used is totally concealed with the electrical fuse holder to identify if this material has been used, each and every fuse would require removal. On most properties this would be totally unacceptable, as it would result in total loss of power to the building/complex. Therefore during the audit the inspector would check such items if access was available i.e.; total power disconnection. It should be considered that in older type large industrial/commercial electrical fuse boards there is a possibility that asbestos insulation material is present within those fuse holders and has not been identified.

It is recommended that when work is planned to be conducted on the electrical fuse panels, the electrical trades' person first removes all fuses to identify if any insulation material is present within the fuse holders.

If a material is identified, then Quality Building Management Pty Ltd should be contacted to analysis the material for asbestos content prior to any works being conducted.

Millboard Backing to Vinyl Floor Coverings

Older type sheet vinyl floor coverings contained an asbestos millboard backing material. This type of vinyl has been tested if it was possible to not physically damage the vinyl. There may be areas where sampling was not possible. There also may be areas where this type of vinyl is hidden below other types of floor coverings. It should be considered that in older type buildings, there is a possibility that asbestos millboard backing to vinyl sheeting is present within and has not been identified.

It is recommended that when renovation and/or demolition work is planned to be conducted, the contractors should be made aware that such a possibility of millboard backing to vinyl sheeting is present within the building.

If a material is identified, then Quality Building Management Pty Ltd should be contacted to analysis the material for asbestos content prior to any works being conducted.

Vinyl Floor Tiles

Older type vinyl floor tiles contained asbestos in their matrix. This type of vinyl tile has been tested if it was possible to not physically damage the vinyl tiles. There may be areas where sampling was not possible. There also may be areas where this type of vinyl tile is hidden below other types of floor coverings. It should be considered that in older type buildings, there is a possibility that vinyl tiles containing asbestos is present within and has not been identified.

It is recommended that when renovation and/or demolition work is planned to be conducted, the contractors should be made aware that such a possibility of vinyl tiles is present within the building.

If such a material is identified, then Quality Building Management Pty Ltd should be contacted to analysis the material for asbestos content prior to any works being conducted.

NOTE: Where asbestos vinyl tiles have been identified, the glue fixing these tiles to the floor most likely also contains asbestos. It is to be assumed that when asbestos vinyl tiles are identified, we also mean that the vinyl tile, plus the adhesive glue also contain asbestos.

Sheet Vinyl Flooring

Older type sheet vinyl flooring contained asbestos backing. This type of sheet vinyl has been tested if it was possible to not physically damage the sheet vinyl. There may be areas where sampling was not possible. There also may be areas where this type of sheet vinyl is hidden below other types of floor coverings. It should be considered that in older type buildings, there is a possibility that sheet vinyl containing asbestos is present within and has not been identified.

It is recommended that when renovation and/or demolition work is planned to be conducted, the contractors should be made aware that such a possibility of sheet vinyl is present within the building.

If such a material is identified, then Quality Building Management Pty Ltd should be contacted to analysis the material for asbestos content prior to any works being conducted.

OTHER ITEMS AND AREAS THAT MAY BE CONCEALED WITH A BUILDING OR SITE

Render or plaster to wall penetration within wet areas. This was typical within wall cavities in bathrooms and laundries to insulate the copper hot water pipe laid within a brick, block or concrete wall cavity.

Asbestos Cement under sheet. A sheet of fibro was often used on flooring under floor covering. Also walls may have been sheeted over and it is not possible to see or identify any hidden sheeting. It has become more common in recent times for asbestos cement sheeting to a ceiling to be sheeted over with gyprock, and unless there is access to this area it may not be incorporated within a register.

Over-sheeting of a roof or partial roof has been discovered during inspections and renovations where a Super 6 or Super 3 asbestos roof has been over-sheeted with a new metal or tile roof. If the roof is low profile or flat, there is no access or no ceiling cavity to identify this over-sheeting.

Service pits and underground pits for essential services can contain pipe and electrical lagging as well as asbestos cement piping. These pits can be landscaped, built, concreted over and access not found or available.

Wall cavities may contain asbestos cement piping, lagging to old hot water pipes, lagging to old electrical wires, sprayed insulation to beams and pipes etc. As with all concealed materials, it is not possible to discover these until the wall is being removed.

GENERAL ACCESS LIMITATIONS

While the resurvey has attempted to locate all of the ACM present, and as the resurvey was a visual inspection and sampling process, only those ACM that were physically accessible could be located and identified.

Therefore it is possible that materials, which may be concealed within inaccessible areas/voids, may not have been located during the survey.

Such inaccessible areas that fall outside the scope of this survey are listed below.

- Locations behind locked doors;
- In set ceilings or wall cavities;
- Service shafts, ducts etc., concealed within the building structure;
- Voids or internal areas of plant, equipment, air-conditioning ducts etc.;
- 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;
- Height restricted areas;
- Building facade fixing brackets;
- Under carpeted floor coverings in office areas;
- Within internal wall partitioning;
- Behind ceramic wall tiles;
- Inside mechanical/plant equipment;
- Gaskets, mastics and sealants to pipe work, ductwork, mechanical equipment and construction/expansion joints;
- Waterproof roof membranes (where no safe access is available);
- Motor rooms of dumb waiters;
- Lift landing doors;
- Within live electrical switchboard cupboard or backing.

Reference should be made to section 1 of this report which highlights specific areas of no access encountered during the course of this survey.

We advise that should dismantling, demolition or maintenance operations entail possible disturbance of materials in these locations, further investigation and sampling of specific areas should be conducted as part of an asbestos management and abatement programme prior to any works proceeding.

Destructive surveying and sampling techniques were not employed to gain access to those areas listed above. Consequently, without substantial demolition of the building, it is not possible to guarantee that every source of asbestos has been detected.

Prior to any refurbishment/demolition of this building we recommend an intrusive survey be carried out to verify the presence of any previously unidentified asbestos containing materials.

CONDITIONS

This report is based upon and conditional upon the information provided by the person, employees or agents of the person requesting this report. Thus, any false or misleading information provided will exempt the company from any liability for decisions taken based on this report's recommendations, where such recommendations are based upon information provided to the company.

Quality Building Management Pty Ltd shall not be liable for missing information due to the concealment, now or in the past, and/or apparent concealment of asbestos, defects or possible defects by the person, employees or agents of the person requesting this report, or the owner, employee or agent for the owner of the building now, in the past, or in the future.

If at a later date, materials are identified, Quality Building Management Pty Ltd should be requested to investigate if any asbestos materials are present.

This report is not intended to be, nor is it to be construed as, a guarantee or warranty, nor as any form of insurance expressed or implied. The inspector will not be responsible for any repairs or replacements with regard to this property or the contents thereof.

During the audit, a thorough investigation is undertaken to identify and locate all visible materials that may contain asbestos. However, due to the hidden locations, lack of access to wall cavities etc, no guarantee can be given that the audit process has identified all such material. Nor should it be construed that the audit has identified all such materials within the building.

This report was prepared for the client who ordered the report, solely for the purpose set out herein and it is not intended that any other person use or rely on it. Whilst this report is accurate to the best of our knowledge and belief, Quality Building Management Pty Ltd cannot guarantee completeness or accuracy of any descriptions or conclusions based on information supplied to it during site surveys, visits and interviews. Responsibility is disclaimed for any loss or damage, including but not limited to, any loss or damage suffered by the building owner arising from the use of this report or suffered by any other person for any reason whatsoever.

This report is not intended to be used for the purposes of tendering, programming of works, dismantling 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.

Reference should be made to section 1 of this survey report which outlines standard access limitations and site specific access limitations encountered during the course of the survey undertaken.

ADMINISTRATION

The Asbestos Materials Report and Register (**AMRR**) should be administered by a designated Nominated Officer to ensure that maintenance/service personnel reference the AMRR prior to any work being undertaken on the site.

Where the work involves working in close proximity to, or the disturbance/removal of Asbestos Containing Material (**ACM**), the Nominated Officer should issue an Access Permit.

Where the removal/disposal of ACM is necessary, the Nominated Officer should also update the AMRR with asbestos removal/disposal details.

Work involving the disturbance/removal of ACM must be carried out in strict accordance with current Legislative requirements and Advisory Standards

Material given an 'Immediate' rating should be programmed for removal or 'making safe' as soon as is practicable.

Advice regarding work of this nature can be obtained by contacting QUALITY BUILDING MANAGEMENT PTY LTD. All other material in a stable condition should be monitored and/or scheduled for future planned removals.

Note: Under no circumstances should asbestos material in a friable condition be disturbed in any way.

If in-situ ACM deteriorates to a friable condition, QUALITY BUILDING MANAGEMENT PTY LTD should be contacted for professional advice or be engaged to provide a complete management or removal service.

It should be noted that the removal and disposal of such materials must be undertaken by a Certified "Remover and Disposer of Asbestos from a Building Structure or Plant" (previously known as, Class 5 Demolisher).

Under the Environmental Protection Act 1994, all chemical forms of asbestos are classified as "Regulated Waste".

As such, the transportation of all asbestos materials is an "Environmentally Relevant Activity" requiring the appropriate licensing.

OPERATION AND MAINTENANCE PROGRAMS

An Operations and Maintenance program should be developed for this building.

The purpose of the Operations and Maintenance program is to ensure that appropriate precautionary measures are taken by maintenance workers, and outside contractors, when undertaking activities which could potentially disturb asbestos-containing materials.

The elements of the program include:

- Notification of the building occupants of any work, which may disturb asbestos.
- Informing in-house maintenance workers and outside contractors of the location of asbestos-containing materials.
- Ensuring that all parties involved in the control program, including outside contractors, are informed of any planned potential disturbances of asbestos-containing materials.
- Application of safe work procedures for planned work and emergency situations.
- Maintaining proper records pertaining to asbestos control
- Ensuring that any workers, who may disturb asbestos-containing materials, have received proper training.
- Install signage to the front entrance to the property informing that an AMRR has been complied for the property.
- Install signage to any friable Asbestos Materials.

This AMRR should be made available to the operation and maintenance staff in the building, or any outside contractors, who may disturb asbestos-containing materials, during the course of their activities.

Quality Building Management Pty Ltd can provide advice and information regarding all asbestos issues and can be engaged to provide a complete asbestos management/removal service as well as all regular maintenance activities.

Please phone 6543 7055 to obtain any services you may require.



INSPECTION EXPLANATIONS

This Asbestos Re-Assessment Report and Register has been prepared in accordance with **the Model Work Health and Safety Regulations 2011**. And to meet the requirements of relevant Workplace Health and Safety Acts and Legislation in all Australian States, Territories and the Commonwealth.

Friable ACM - Thermal and Acoustic Insulation eg. Millboard, Textile, Sprayed Limpet.

- **Good** the material is in a sound, stable condition and should be maintained in its present condition and not disturbed.
- **Poor** the material has deteriorated or been damaged/disturbed and should be removed or made safe.

Non Friable ACM - Materials Bonded in a Matrix eg. Asbestos-Cement, Asbestos Vinyl, Gaskets.

- **Good** the material is in a sound, stable condition and should be maintained in its present condition and not disturbed.
- **Poor** the material has deteriorated or been damaged/disturbed to the point where the bonding matrix is breaking down and becoming friable. Material should be removed or made safe.

Priority Ratings

- **Low health risk**

ACM unlikely to release airborne respirable asbestos fibre and if not disturbed constitutes negligible risk to health.
- **Medium health risk**

Low levels of airborne respirable asbestos fibre possible. Elevated health risk possible with prolonged exposure however if not disturbed generally results in minimal exposure, which constitutes negligible risk to health.
- **High health risk**

Elevated levels of airborne respirable asbestos fibre possible. Elevated health risk possible with prolonged exposure however minimal exposure generally constitutes negligible risk to health.
- **Immediate health risk**

Elevated levels of airborne respirable asbestos fibre probable. Elevated health risk probable with prolonged exposure, however minimal exposure is unlikely to constitute a serious risk to health. Requires immediate action to remove or make safe.

GLOSSARY OF TERMINOLOGY

Accredited Laboratory means a testing laboratory accredited by the National Association of Testing Authorities, Australia (NATA) or a similar accreditation authority, or otherwise granted recognition by NATA, either solely or in conjunction with one or more other persons.

Air Monitoring means airborne asbestos fibre sampling to assist in assessing exposures and the effectiveness of control measures. Air monitoring includes exposure monitoring, control monitoring and clearance monitoring.

Note: Air monitoring should be undertaken in accordance with the Guidance Note on the Membrane Filter Method for Estimating Airborne Asbestos Fibres [NOHSC: 3003 (2005)]

Airborne Asbestos Fibres means any fibres of asbestos small enough to be made airborne. For the purposes of monitoring airborne asbestos fibres, only respirable asbestos fibres (those fibres less than 3 µm wide, more than 5 µm long and with a length to width ratio of more than 3 to 1) are counted.

Note: Airborne asbestos fibres are generated by the mechanical disintegration of Asbestos-Containing Materials (ACM) and subsequent dispersion of the fibres into the air from activities such as mining and the use, removal and disposal of asbestos and ACM. Airborne dust has the potential to contain respirable asbestos fibres.

ALARP means As Low as Reasonably Practicable. The exposure of workers and others to asbestos must be eliminated or otherwise kept as low as reasonably practicable, and in all circumstances must be kept below the NES.

Asbestos means the fibrous form of mineral silicates belonging to the serpentine and amphibole groups of rock-forming minerals, including actinolite, Amosite (brown asbestos), Anthophyllite, chrysotile (white asbestos), crocidolite (blue asbestos), tremolite, or any mixture containing one or more of the mineral silicates belonging to the serpentine and amphibole groups.

Asbestos Cement (AC) means products consisting of sand aggregate and cement reinforced with asbestos fibres (e.g. asbestos cement pipes and flat or corrugated asbestos cement sheets).

Asbestos-Containing Material (ACM) means any material, object, product or debris that contains asbestos. Note: Information for determining if a material contains asbestos is provided in Part 9.

Asbestos Removalist means a competent person who performs asbestos removal work. Note: An asbestos removal license is required in all State and Territory jurisdictions for the removal of friable ACM. Some States and Territories also require a license for removal of specified quantities of ACM, regardless of whether they are friable, and relevant OHS authorities should be consulted prior to any removal work.

Asbestos Vacuum Cleaner means a vacuum cleaner that is fitted with a High Efficiency Particulate Air (HEPA) Filter and complies with Australian Standard 3544-1988 Industrial Vacuum Cleaners for Particulates Hazardous to Health. A domestic vacuum cleaner is not suitable for use with asbestos.

Asbestos Waste means all removed ACM and disposable items used during the asbestos work, such as plastic sheeting used to cover surfaces in the asbestos work area, disposable coveralls, disposable respirators, rags used for cleaning.

Asbestos Work Area means the immediate area in which work on ACM is taking place. The boundaries of the asbestos work area must be determined by a risk assessment. Note: The asbestos work area should include the boundaries of an enclosure or barriers set up to warn or restrict access to the area where the asbestos work is being undertaken.

Breathing Zone means a hemisphere extending in front of a person's face, with a radius of 300 mm from the midpoint of an imaginary line between the ears.

Clearance Inspection means an inspection, carried out by a competent person, to verify that an asbestos work area is safe to be returned to normal use after work involving the disturbance of ACM has taken

place. A clearance inspection must include a visual inspection, and may also include clearance monitoring and/or settled dust sampling. Note: A clearance inspection should only be carried out when the asbestos work area is dry

Clearance Monitoring means air monitoring using static or positional samples to measure the level of airborne asbestos fibres in an area following work on ACM. An area is 'cleared' when the level of airborne asbestos fibres is measured as being below 0.01 fibres/mL. Note: Static or positional samples are taken at fixed locations which are usually between one and two meters above floor level

Competent Person means a person possessing adequate qualifications, such as suitable training and sufficient knowledge, experience and skill, for the safe performance of the specific work. Note: A license may be required for some of the tasks described in this document as requiring a competent person.

Containment barrier means a barrier erected around an asbestos removal area which must "stop anyone in the asbestos removal site from being exposed to an atmospheric concentration of airborne asbestos fibres of more than 0.02 fibres/ml, released from the asbestos removal area into the site's atmosphere). (Workplace Health and Safety Regulation 2011 71. (1))

Control Level means the airborne concentration of a particular substance which, if exceeded, indicates a need to implement a control, action or other requirement. Control levels are generally set at no more than half the NES for the substance. Control levels are occupational hygiene 'best practice', and are not health-based standards.

Note: The first Control Level for Asbestos is set at 0.01 fibres/mL of air.

Control Monitoring means air monitoring, using static or positional to measure the level of airborne asbestos fibres in an area during work on ACM. Control monitoring is designed to assist in assessing the effectiveness of control measures. Its results are not representative of actual occupational exposures, and should not be used for that purpose. Note: Static or positional samples are taken at fixed locations which are usually between one and two meters above floor level,

Dust and Debris means visible particles, fragments or chunks of material, large and heavy enough to have settled in the work area, that are likely to have originated from ACM.

Exposure Monitoring means air monitoring to determine a person's likely exposure to a hazardous substance. Exposure monitoring is designed to reliably estimate the person's exposure, so that it may be compared with the NES. Note: Exposure monitoring includes airborne asbestos fibre sampling, analysis, estimation of time-weighted average exposure and interpretation. Samples are taken within the breathing zone and are usually obtained by fastening the filter holder to the worker's jacket lapel.

Friable (Asbestos) means asbestos-containing material which, when dry, is or may become crumbled, pulverised or reduced to powder by hand pressure. Note: This may include ACM that have been subjected to conditions that leave them in a state where they meet the above definition, such as weathering, physical damage, water damage etc.

Hazard means any matter, thing, process or practice that may cause death, injury, illness or disease.

Health Surveillance means the monitoring of a person to identify any changes in their health as a result of exposure to a hazardous substance. It does not include exposure monitoring.

High Efficiency Particulate Air (HEPA) Filter means a disposable, extended media, dry type filter, in a rigid frame, with a minimum filtration efficiency of 99.97% for nominal 0.3 µm diameter thermally generated dioctylphthalata (DOP) particles or an equivalent efficiency for a specified alternative aerosol and with an initial maximum resistance to airflow of 250 pa when tested at its rated airflow capacity (see Australian Standard 4260-1997 High Efficiency Particulate (HEPA) Filters – Classification, Construction and Performance).

In situ means fixed or installed in its original position, not having been moved.

Inaccessible Areas means areas which are difficult to access, such as wall cavities and the interiors of plant and equipment.

Membrane Filter Method (MFM) means the technique outlined in the NOHSC Guidance Note on the Membrane Filter Method for Estimating Airborne Asbestos Fibres [NOHSC: 3003 (2005)]

National Exposure Standard (NES) means an airborne concentration of a particular substance, within the worker's breathing zone, which according to current knowledge, should not cause adverse health effects or undue discomfort to nearly all workers. NES are established, from time to time, by the National Occupational Health and Safety Commission (NOHSC) and are published on the NOHSC website (see Appendix J). Note: The NES for all forms of asbestos is 0.1 fibres/mL of air, measured using the Membrane Filter Method (MFM).

Person with Control means, in relation to premises, a person who has control of premises used as a workplace. The person with control may be:

- (a) The owner of the premises;
- (b) A person who has, under any contract or lease, an obligation to maintain or repair the premises;
- (c) A person who is occupying the premises;
- (d) A person who is able to make decisions about work undertaken at the premises; or
- (e) An employer at the premises.

Personal Protective Equipment (PPE)

Means equipment and clothing that is used or worn by an individual person to protect them against, or minimise their exposure to, workplace risks. It includes items such as facemasks and respirators, coveralls, goggles, helmets, gloves and Footwear (see **Appendix C**).

Respirable Asbestos Fibre means a fibre of asbestos small enough to penetrate into the gas exchange regions of the lungs. Respirable asbestos fibres are technically defined as fibres that are less than 3 µm wide, more than 5 µm in length and have a length to width ratio of more than 3 to 1.

Risk means the likelihood of a hazard causing harm to a person. Note: In this code of practice, Risk relates to illness or disease arising from exposure to Airborne Asbestos Fibres.

Settled Dust Sampling means the sampling and analysis of settled surface dust to provide an indication of cleanliness following disturbance of ACM. Settled dust sampling does not provide an indication of risk to health. Sampling techniques include the use of adhesive tape, wipe or micro-vacuum (using an air sampling pump and filter). Analysis can be by polarised light microscopy (PLM) or transmission electron microscopy (TEM).

Code of Practice for the Management and Control of Asbestos in Workplaces [NOHSC: 2018(2005)]

Note: Contamination may occur as a result of deterioration of, or work processes involving ACM.

Shadow Vacuuming means the operation of an asbestos vacuum cleaner that is either directly attached to a tool or hand-held by a second worker as close as possible to the source of released asbestos fibres throughout the use of the tool.

Structure means any construction, whether temporary or permanent. Note: A structure includes a bridge, erection, edifice, wall, chimney, fence, earth works, and reclamation, ship, floating structure or tunnel.

Work means any activity, physical or mental, carried out in the course of a business, industry, commerce, an occupation or a profession.

Worker means a person who does work, whether or not for reward or recognition. Note: 'Workers' include persons working under contracts of employment, apprenticeships, traineeships and other contracts of service, but they also include other persons subject to direction by persons with control, such as volunteers and work experience students.

Workplace means any place where a person works.

Workplace Health and Safety Plan

Is a plan prepared for a workplace or work that states the following:-

- (a) The hazards to health or safety that the person required to have the plan prepared knows or ought reasonably to know, currently exists or might arise –
 - (i) If the plan is for a workplace – at the workplace; or
 - (ii) If the plan is for work – relating to the work;
- (b) The person's assessment of the risks that may result because of the hazards;
- (c) The control measures the person proposes to use to prevent, or minimise the level of, the risks;
- (d) How the person proposes to monitor and review the implementation and effectiveness of the measures;
- (e) How and to whom additional measures are to be reported.
(Workplace Health and Safety Regulation 2011, sec.55)

TERMS AND CONDITIONS

- You (the Customer named in the Customer Schedule) have requested Quality Building Management Pty Ltd to prepare the Report with respect to the Property which Quality Building Management Pty Ltd has agreed to do for the Fee.
- **The Fee/Invoice must be paid prior to delivery of the report:-**
These terms are fixed unless prior arrangements have been made;
The Fee includes any additional expenses detailed in the Services Schedule.
- You have assured QUALITY BUILDING MANAGEMENT PTY LTD that:-
 - you have a lawful right to allow QUALITY BUILDING MANAGEMENT PTY LTD to enter and inspect the Property
 - the Property will be made available for inspection at the time/date specified in the Services Schedule.
- Quality Building Management Pty Ltd will prepare and deliver the Report to you after payment of the Fee within a reasonable period after carrying out its inspection of the Property.
- You acknowledge and agree with Quality Building Management Pty Ltd that:-
- Quality Building Management Pty Ltd will provide the Report in writing which will comprise the whole of the Report;
- you should not rely on any verbal assurance or statement made by Quality Building Management Pty Ltd (it's officers, servants or agents) with respect to the Property or the Report and you accept that the written document comprising the Report comprises the whole of the Report made to you in terms of this agreement;
- unless expressly provided in the Report the Report offers a visual inspection of accessible areas of the property to determine the presence of asbestos materials;
- unless expressly provided in the Report inspections are visual, and rely upon the opinion, judgment and experience of Quality Building Management Pty Ltd and are not intended to be technically or mechanically exhaustive. The determination of conditions that may have occurred prior to the inspection that may be hidden or not readily visible during the inspection are excluded;
- You acknowledge and agree that the Report is given to you for your own use and is not given for any other purposes or to any other person or corporation except as may be expressly provided for in the Report. This includes the issuing of this report to tenants, agents, contractors and tradesperson performing work on the site. You are not entitled to use, publish or copy the Report for any purpose other than your own personal use or for a purpose as detailed in this report without the written consent of Quality Building Management Pty Ltd.
- You acknowledge that the Report is given to you as the Customer and to no other person or corporation and your interest in the Report may not be assigned or otherwise dealt with to any third party without Quality Building Management Pty Ltd 'written consent.
- The Property shall at all times remain at your risk and Quality Building Management Pty Ltd will not be liable to any person in respect of loss, destruction or damage to the Property or to any other property or person whilst the Property is being inspected by Quality Building Management Pty Ltd and loss or damage referred to in this clause shall mean and include without limitation, loss or damage caused by the negligence or willful act or default of Quality Building Management Pty Ltd or any other person whether or not such loss or damage is foreseeable or contemplated by Quality Building Management Pty Ltd.
- Where any act of Parliament implies in this agreement any term, condition or warranty and that act avoids or prohibits provisions in a contract excluding or modifying the application of, or exercise of or liability under such term, condition or warranty then that term, condition or warranty shall be deemed to be included in this agreement. However, the liability of Quality Building Management Pty Ltd for any breach of that term, condition or warranty shall be limited, at the option of Quality Building Management Pty Ltd to:-
 - the provision of a further report at no cost to the Customer; or
 - the payment of an amount equal to the Fee by Quality Building Management Pty Ltd to you.
- If the Customer is a company the person or persons who have signed this agreement on its behalf acknowledge that they are officers duly authorized to enter into this agreement on behalf of the Customer and further acknowledge that they requested Quality Building Management Pty Ltd to enter into this agreement with the Customer and in consideration of that agreement hereby (and if more than one jointly and severally) guarantee to Quality Building Management Pty Ltd the due and punctual performance by the Customer of all of the terms and conditions of this agreement and further agree to indemnify and keep indemnified Quality Building Management Pty Ltd against any loss or damage howsoever arising which Quality Building Management Pty Ltd may suffer in consequence of any failure by the Customer to perform its obligations under this agreement or for any other reason whatsoever and this guarantee shall not be effected or discharged by the granting to the Customer of any time or other indulgence or consideration or transaction whereby the liability of the signatories would, but for the provisions hereof, have been effected or discharged.
- It is considered that these terms and conditions have been agreed upon if you the Client, issues a purchase order in lieu of signing this agreement.
- Each provision set out in this agreement is to be construed as a separate limitation applying and surviving even if for any reason one or other of those provisions is held to be unenforceable, inapplicable, unfair, harsh or unconscionable in any circumstances.
- Any dispute arising under this agreement shall be subject to the law and jurisdiction of the State of Queensland and wherever possible the Courts or authorities in the City of Brisbane.
- The final report will be based upon and conditional upon the information provided by the person, employees or agents of the person requesting the report. Thus, any false or misleading information provided will exempt the company from any liability for decisions taken based on this report's recommendations, where such recommendations are based upon information provided to the company.
- Quality Building Management Pty Ltd shall not be liable for missing information due to the concealment, now or in the past, and/or apparent concealment of asbestos, defects or possible defects by the person, employees or agents of the person requesting this report, or the owner, employee or agent for the owner of the building now, in the past, or in the future.
- If at a later date, asbestos materials are identified, Quality Building Management Pty Ltd should be requested to investigate if any asbestos materials are present. If additional materials are identified, Quality Building Management Pty Ltd will provide an updated report at no cost to you. It is agreed that this shall be the extent of any liability.
- The report will not be intended to be, nor will it be construed as, a guarantee or warranty, nor as any form of insurance expressed or implied. The inspector nor Quality Building Management Pty Ltd will not be responsible for any repairs or replacements with regard to this property or the contents thereof.
- During the audit, a thorough investigation will be undertaken to identify and locate all visible materials that may contain asbestos. However, due to the hidden locations, lack of access to wall cavities etc, no guarantee can be given that the audit process will identify all such material. Nor should it be construed that the audit has identified all such materials within the building.
- No inspection will be conducted on the ground or soil anywhere within the complex. The inspection only covers the building/s on site and not the ground or soil upon which the complex is built.
- The inspection will be undertaken in a non-destructive manner, and as such, there may be areas where ACM exists which have not been detected. Examples of such areas are wall cavities, beneath floors/slabs and floor coverings, within plant, hidden pipe work, cavity walls, encapsulated areas and so forth.
- Areas that were not accessed during the inspection must be considered in the event of future major refurbishment or demolition work. It should be noted that a non-destructive inspection cannot be regarded as absolute, and all due care and caution must be exercised in the planning stages of any future building or demolition work.
- Where samples have been taken to prepare the report, that sample will have been to be representative of that particular position of the item in question. ie: the specific spot on a sheet; specific spot on a sprayed beam/ surface. It will be assumed that the entire sheet/s, sprayed material, etc. is consistent with the sampled location. As asbestos could have been added to a product or spray, the results of the particular sample may not be consistent throughout the entire surface/wall/ceiling/ area, etc.

Unless directed by you, Quality Building Management Pty Ltd will not take multiple samples from the same surface.

As such other areas of the same surface may actually contain asbestos.

PROPERTY DETAILS

UNIT 1, 210-216 BRIDGE STREET
MUSWELLBROOK 2333

Report Prepared: 31 October 2015



CONGRATULATIONS!

You are one step closer to be
fully compliant with the current
legislations

This report has been compiled by

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Certified by:
Richard Pryor
Managing Director

*Our goal is to keep you safe, that's
why you hired us.*

*Please keep this document onsite at
all times.*



Our accreditation is your guarantee to the quality and accuracy of our service and reports, and you can be assured we continuously comply and exceed all current Government Regulations