

**Asbestos Audit Report for
Alice Plaza
Shopping Centre,
36 Todd Street Mall,
Alice Springs, NT**

14 June 2005

Savills (SA) Pty Ltd

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AUSTRALIA
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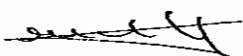
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14 June 2005

Mr Tony Bruno
Divisional Director
Property Management
Savills (SA) Pty Ltd
78 Currie Street
ADELAIDE SA 5000



Dear Sir

**Asbestos Audit Report for Alice Plaza Shopping Centre,
36 Todd Street Mall, Alice Springs, NT**

We are pleased to submit herewith the Report of our audit of asbestos containing materials for Alice Plaza Shopping Centre, 36 Todd Street Mall, Alice Springs, NT.

As asbestos was not detected during the audit of Alice Plaza Shopping Centre, 36 Todd Street Mall, Alice Springs, NT, annual inspections are not required for the property.

The external mezzanine balcony was not accessible at the time of inspection. Refer to Section 5.1.4 for specific recommendations for this location.

To assist in record keeping, an asbestos Register Log is included in this document and may be used by the person required to maintain this register to record persons to whom this register is presented for inspection (refer Appendix F).

We would be pleased to discuss any aspect of the report with you.

Please do not hesitate to contact us should you require any further information, or assistance.

Yours faithfully

Martin Armstrong

Principal Project Manager
PB Accredited Project Manager
PB Accredited Professional Associate
Parsons Brinckerhoff Australia Pty Limited

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Contents

	Page Number
1. Introduction and Scope	1
2. Limitations	2
3. References	4
4. Managing Consultants	5
5. Asbestos Inspection Report	6
5.1 Shopping Centre — External	6
5.2 Shopping Centre — Ground Floor	7
5.3 Mezzanine Level	15
5.4 1 st Floor	17
5.5 Multi-Level Carpark	18
5.6 Firkin & Hound Pub	20
5.7 Bi-Lo Underground Carpark	20
5.8 Bi-Lo Tenancy	21
6. Summary of Areas From Which Samples Were Taken and Found Not to Contain Asbestos by Sample Analysis	25
7. Conclusions	27
7.1 Fire Doors	27
7.2 Fibrous Cement Sheeting	27
7.3 Vinyl Floor Tiles – Bi-Lo Retail	27

Appendices

Appendix A	Sample Locations and Sample Analysis Report
Appendix B	Photographs
Appendix C	Plans and Drawings
Appendix D	Constraints of an Asbestos Inspection
Appendix E	Asbestos Audit Report for Tenancy Number 5
Appendix F	Register Log



1. Introduction and Scope

Parsons Brinckerhoff was engaged by Savills (SA) Pty Ltd to conduct an audit of the property at Alice Plaza Shopping Centre, 36 Todd Street Mall, Alice Springs, NT.

The purpose of the audit was to locate, sample, analyse, and compile a register of asbestos containing materials as required by the Northern Territory of Australia Work Health (Occupational Health and Safety) Regulations and Worksafe Australia requirements.

The property was visually inspected during May 2005 to ascertain the nature of materials used during construction, and as may have subsequently been incorporated into the building.

Material samples were taken for analysis (refer Appendix A), together with photographs (Appendix B). Tests to determine the presence of asbestos in the samples were carried out by a laboratory in accordance with Worksafe Australia Procedures. Where the inspector judged materials to be of the same or very similar composition, subsequent occurrences of that material were noted as "similar to" the analysed sample.

Nothing contained within this report may be considered to alter or modify guidelines as set down in Worksafe Australia "Asbestos Code of Practice and Guidance Notes" August 1988, the Code of Practice for the Management and Control of Asbestos in Workplaces [NOHS: 2018 (2005)] or the requirements laid down under the relevant Northern Territory Legislation.

No one section, or part of a section, of this report should be taken as giving an overall idea of this report. Each section must be read in conjunction with the whole of this report, including its appendices and attachments.

2. Limitations

In many instances, asbestos may be present in inaccessible areas such as:

- wall cavities;
- beneath floors;
- slabs;
- integral parts of boilers, pumps, machinery, plant and pipework;
- reheat units within air conditioning ducts;
- fire doors; and
- ceiling spaces.

Confirmation of lagged pipework in wall cavities and that which may be "chased" into walls is not possible with a visual inspection in a non-destructive survey. Should any demolition or upgrading work be undertaken, then it is possible that asbestos containing materials may be found in these areas.

With respect to the audit of Alice Plaza Shopping Centre, 36 Todd Street Mall, Alice Springs, NT no demolition or dismantling of any of the above was undertaken.

Unless otherwise mentioned, samples were not taken of phenolic based co-polymer product (commonly known as "Zelomite") which is known to contain asbestos, within electrical and / or control boards which may have been "live" at the time of inspection.

Unless otherwise mentioned, inspections were not undertaken beneath carpets for the presence of other floor covering.

An existing asbestos register was not available for reviewing on site at the time of this inspection.

Stored materials, shop fixtures and fittings restricted the access for inspection to some areas.

The following locations were not visually inspected:

- Safes and vaults.
- Locations greater than 3 metres above the finished floor level.
- 1st Floor main distribution board.
- 1st Floor electrical distribution room.
- Multi-level carpark fire doors.
- Multi-level carpark electrical distribution boxes.
- Lift motor rooms.
- Escalators.
- Roof areas.
- Stair 6 ground floor external cupboard.
- Bi-Lo alarmed exit doors.
- Bi-Lo plant, equipment and air conditioning ducts.
- Bi-Lo underground carpark, Stair 1.
- Bi-Lo underground carpark, Stair 2.
- NTEC substation.

- Façade internal areas.
- Roof spaces.

Although air conditioning heater units may be within the building, due to a lack of access, units have not been included in the scope of works for this project.

Any references in this report to materials other than asbestos containing materials are not to be taken as necessarily accurate, since identification of such materials is not included within the scope of this report.

Plans and drawings included within this report are intended as a guide to the building layout in conjunction with the asbestos register only, and must not be relied upon for use outside of the asbestos register.

Measurements and quantities mentioned in this report are approximate only.

No asbestos audit can guarantee to identify all asbestos containing materials present in a building. Parsons Brinckerhoff warrant to conduct their work with the degree of skill, care and diligence normally exercised by consultants in similar circumstances, but there is no guarantee, expressed or implied, that all asbestos has been identified in this report/register (refer Appendix D).

All audit activities are undertaken in accordance with the Parsons Brinckerhoff Occupational Health and Safety Policy.

This report must be read in conjunction with existing reports and documentation of asbestos materials for this building.

This report has been prepared for the use of the client, and is not to be relied upon by any third party without prior consultation with Parsons Brinckerhoff. This report is not to be used as a contractual document.

If copies are required, all relevant parts of this report must be reproduced in full.

3. References

It is recommended that the following documents be read in conjunction with this report.

Documents are available from:

Peter Sitzler Building
67 North Stuart Highway
PO Box 2134
ALICE SPRINGS NT 0871
Telephone: (08) 8951 8682
Facsimile: (08) 8951 8618

The Federal Worksafe Australia Code of Practice which is available on the National Occupational Health and Safety Commission (NOHSC) website <http://www.nohsc.gov.au>.

- (i) Worksafe Australia Code. Asbestos. Code of Practice [NOHSC: 2002 (1988)]. Guidance Notes [NOHSC: 3002 (1988)], [NOHSC: 3003 (1988)]. August 1988.
- (ii) Code of Practice for the Management and Control of Asbestos in Workplaces [NOHSC: 2018 (2005)], Canberra, April 2005.
- (iii) The Northern Territory of Australia Work Health Act.
- (iv) The Northern Territory of Australia Work Health (Occupational Health and Safety) Regulations (as in force at 26 November 2003).

Note:

NT WorkSafe is the regulator responsible for administering the provisions of the *Work Health Act* and Work Health (Occupational Health and Safety) Regulations.

Phone: 1800 019 115
Fax: 08 8999 5141
Email: ntworksafe.deet@nt.gov.au
Website: www.worksafe.nt.gov.au
Address: GPO Box 4821
DARWIN NT 0801



4. Managing Consultants

Principal Consultant

Mr Martin Armstrong – Certificate Project Management, Principal Project Manager

Quality Assurance

Mr Martin Armstrong – Certificate Project Management, Principal Project Manager

Inspector

Mr Paul DeRitter – Senior Consultant

5. Asbestos Inspection Report¹

The inspection of the building(s) and subsequent sample analysis of materials suspected of containing asbestos located at Alice Plaza Shopping Centre, 36 Todd Street Mall, Alice Springs, NT identified no asbestos containing materials.

The following areas were inspected:

5.1 Shopping Centre — External

5.1.1 Shopping Centre — External 1st Floor Façade (roof level)

Fibrous cement sheeting external façade located on southern, western and eastern sides. Painted. Good Condition. Approximately 1,000 m². Sample Number 4. Photo Nos 3 and 5. No asbestos was detected in the material sampled (refer Appendix A).

5.1.2 Shopping Centre — External 1st Floor Loading Dock

Fibrous cement sheeting balustrading. Medium Condition. Approximately 13 m². Sample Number 5. Photo No 6. No asbestos was detected in the material sampled (refer Appendix A).

Note: Minor damage visible with small quantity debris.

Note: This location may also be accessed from multi-level carpark level 3.

5.1.3 Shopping Centre — External Mezzanine Facade

Fibrous cement sheeting external façade located on eastern and southern sides. Painted. Good Condition. Approximately 1,000 m². Similar to Sample Number 4. Photo No 3. No asbestos was detected in the material sampled (refer Appendix A).

5.1.4 Shopping Centre — External Mezzanine Balcony

Possible fibrous cement sheeting ceiling lining located on eastern and southern sides (refer Section 7.2). Painted. Good Condition. Approximately 500 m². Photo No 4.

¹ No asbestos audit can guarantee to identify all asbestos present in a building. All personnel utilising this register must be advised of procedures required in the event that unexpected or concealed asbestos may be encountered.

5.2 Shopping Centre — Ground Floor

5.2.1 Shop 1 — Vacant Tenancy

The inspection of tenancy number 1 did not identify asbestos containing materials.

The following areas were inspected:

- Ground Floor.

No visible asbestos or materials suspected of containing asbestos were encountered during the inspection. Therefore, samples were not collected for laboratory analysis.

5.2.2 Shop 2a — Rockmans

The inspection of tenancy number 2a did not identify asbestos containing materials.

The following areas were inspected:

- Ground Floor — Public Area.
- Ground Floor — Staff Area.

No visible asbestos or materials suspected of containing asbestos were encountered during the inspection. Therefore, samples were not collected for laboratory analysis.

5.2.3 Shop 2b — Jetset Travel

The inspection of tenancy number 2b did not identify asbestos containing materials.

The following areas were inspected:

- Ground Floor — Public Area.
- Ground Floor — Staff Area.

No visible asbestos or materials suspected of containing asbestos were encountered during the inspection. Therefore, samples were not collected for laboratory analysis.

5.2.4 Shop 2c — Vacant Tenancy

The inspection of tenancy number 2c did not identify asbestos containing materials.

The following areas were inspected:

- Ground Floor.
- Mezzanine Floor (accessed via tenancy number 3).

No visible asbestos was encountered during the inspection. Except for the mezzanine kitchen, samples were not collected for laboratory analysis.

5.2.5 Shop 2c — Mezzanine Kitchen

Cream vinyl floor tiles adjacent sink. Good Condition. Approximately 6 m². Sample Number 19. No asbestos was detected in the material sampled (refer Appendix A).

Note: The mezzanine level was accessed via tenancy number 3.

5.2.6 Shops 3 and 4 — Amcal Chemist

The inspection of tenancy numbers 3 and 4 did not identify asbestos containing materials.

The following areas were inspected:

- Ground Floor — Public Area.
- Ground Floor — Staff Area.
- Mezzanine Floor — Staff Area.

No visible asbestos or materials suspected of containing asbestos were encountered during the inspection. Therefore, samples were not collected for laboratory analysis.

5.2.7 Shop 4a — Desert Wave

The inspection of tenancy number 4a did not identify asbestos containing materials.

The following areas were inspected:

- Ground Floor — Public Area.
- Ground Floor — Staff Area.
- Mezzanine Floor — Staff Area.

No visible asbestos was encountered during the inspection. Except for the kitchen, samples were not collected for laboratory analysis.

5.2.8 Tenancy 4a — Kitchen

Cream vinyl floor tiles. Good Condition. Approximately 2 m². Sample Number 20. No asbestos was detected in the material sampled (refer Appendix A).

5.2.9 Shop 5 — Bank of South Australia

Refer to Appendix E for separate report covering this tenancy.

5.2.10 Shops 6 and 7 — Vacant Tenancy

The inspection of tenancy numbers 6 and 7 did not identify asbestos containing materials.

The following areas were inspected:

- Ground Floor.
- Mezzanine Floor.

No visible asbestos or materials suspected of containing asbestos were encountered during the inspection. Therefore, samples were not collected for laboratory analysis.

5.2.11 Shops 8 and 9 — Music World

The inspection of tenancy numbers 8 and 9 did not identify asbestos containing materials.

The following areas were inspected:

- Ground Floor — Public Area.
- Ground Floor — Staff Area.

No visible asbestos or materials suspected of containing asbestos were encountered during the inspection. Therefore, samples were not collected for laboratory analysis.

5.2.12 Shop 13 — Zac's Patisserie

The inspection of tenancy number 13 did not identify asbestos containing materials.

The following areas were inspected:

- Ground Floor — Public Area.
- Ground Floor — Staff Area.

No visible asbestos or materials suspected of containing asbestos were encountered during the inspection. Therefore, samples were not collected for laboratory analysis.

5.2.13 Shop 14a — Fawly's Fine Foods

The inspection of tenancy number 14a did not identify asbestos containing materials.

The following areas were inspected:

- Ground Floor — Public Area.
- Ground Floor — Staff Area.

No visible asbestos was encountered during the inspection. Except for the kitchen and office, samples were not collected for laboratory analysis.

5.2.14 Tenancy 14a — Kitchen

White vinyl floor tiles. Good Condition. Approximately 30 m². Sample Number 24. No asbestos was detected in the material sampled (refer Appendix A).

Note: Some cracked tiles visible.

5.2.15 Tenancy 14a — Office

White vinyl floor tiles. Good Condition. Approximately 8 m². Similar to Sample Number 24. No asbestos was detected in the material sampled (refer Appendix A).

5.2.16 Shop 14b — Piccolo's

The inspection of tenancy number 14b did not identify asbestos containing materials.

The following areas were inspected:

- Ground Floor — Public Area.
- Ground Floor — Staff Area.

No visible asbestos or materials suspected of containing asbestos were encountered during the inspection. Therefore, samples were not collected for laboratory analysis.

5.2.17 Shop 14c — Chinese Takeaway

The inspection of tenancy number 14c did not identify asbestos containing materials.

The following areas were inspected:

- Ground Floor — Public Area.
- Ground Floor — Staff Area.

No visible asbestos was encountered during the inspection. Except for the kitchen, samples were not collected for laboratory analysis.

5.2.18 Shop 14c — Kitchen

Tan vinyl floor tiles. Good Condition. Approximately 48 m². Sample Number 23. No asbestos was detected in the material sampled (refer Appendix A).

5.2.19 Shop 15 — Mad Harry's

The inspection of tenancy number 15 did not identify asbestos containing materials.

The following areas were inspected:

- Ground Floor — Public Area.
- Ground Floor — Staff Area.

No visible asbestos or materials suspected of containing asbestos were encountered during the inspection. Therefore, samples were not collected for laboratory analysis.

5.2.20 Shop 16 — Wendy's

The inspection of tenancy number 16 did not identify asbestos containing materials.

The following areas were inspected:

- Ground Floor — Staff Area.

No visible asbestos or materials suspected of containing asbestos were encountered during the inspection. Therefore, samples were not collected for laboratory analysis.

5.2.21 Shops 17 and 20 — Hourglass

The inspection of tenancy numbers 17 and 20 did not identify asbestos containing materials.

The following areas were inspected:

- Ground Floor — Public Area.
- Ground Floor — Staff Area.

No visible asbestos or materials suspected of containing asbestos were encountered during the inspection. Therefore, samples were not collected for laboratory analysis.

5.2.22 Shop 21 — Buds with Style

The inspection of tenancy number 21 did not identify asbestos containing materials.

The following areas were inspected:

- Ground Floor — Public Area.
- Ground Floor — Staff Area.

No visible asbestos was encountered during the inspection. Except for the preparation area, samples were not collected for laboratory analysis.

5.2.23 Shop 21 — Entrance

Grey vinyl floor tiles. Good Condition. Approximately 1.5 m². Similar to Sample Number 21. No asbestos was detected in the material sampled (refer Appendix A).

5.2.24 Shop 21 — Preparation Area

Grey vinyl floor tiles. Good Condition. Approximately 10 m². Sample Number 21. No asbestos was detected in the material sampled (refer Appendix A).

5.2.25 Shop 21a — Spendless Shoes

The inspection of tenancy number 21a did not identify asbestos containing materials.

The following areas were inspected:

- Ground Floor — Public Area.
- Ground Floor — Staff Area.

No visible asbestos or materials suspected of containing asbestos were encountered during the inspection. Therefore, samples were not collected for laboratory analysis.

5.2.26 Shop 23 — Ed Harry

The inspection of tenancy number 23 did not identify asbestos containing materials.

The following areas were inspected:

- Ground Floor — Public Area.
- Ground Floor — Staff Area.

No visible asbestos or materials suspected of containing asbestos were encountered during the inspection. Therefore, samples were not collected for laboratory analysis.

5.2.27 Shop 24 — Just Jeans

The inspection of tenancy number 24 did not identify asbestos containing materials.

The following areas were inspected:

- Ground Floor — Public Area.
- Ground Floor — Staff Area.

No visible asbestos or materials suspected of containing asbestos were encountered during the inspection. Therefore, samples were not collected for laboratory analysis.

5.2.28 Shop 25 — Williams Shoes

The inspection of tenancy number 25 did not identify asbestos containing materials.

The following areas were inspected:

- Ground Floor — Public Area.
- Ground Floor — Staff Area.

No visible asbestos was encountered during the inspection. Except for the storeroom, samples were not collected for laboratory analysis.

5.2.29 Shop 25 — Storeroom

Grey vinyl floor tiles beneath the carpet tiles. Good Condition. Approximately 15 m². Sample Number 22. No asbestos was detected in the material sampled (refer Appendix A).

5.2.30 Shop 26 — In the Picture

The inspection of tenancy number 26 did not identify asbestos containing materials.

The following areas were inspected:

- Ground Floor.

No visible asbestos or materials suspected of containing asbestos were encountered during the inspection. Therefore, samples were not collected for laboratory analysis.

5.2.31 Shop 27 — Centre Souvenirs

The inspection of tenancy number 27 did not identify asbestos containing materials.

The following areas were inspected:

- Ground Floor — Public Area.
- Ground Floor — Staff Area.

No visible asbestos or materials suspected of containing asbestos were encountered during the inspection. Therefore, samples were not collected for laboratory analysis.

5.2.32 Shop 28 — Bright Eyes

The inspection of tenancy number 28 did not identify asbestos containing materials.

No visible asbestos or materials suspected of containing asbestos were encountered during the inspection. Therefore, samples were not collected for laboratory analysis.

5.2.33 Shop 33a — Vacant Tenancy

The inspection of tenancy number 33a did not identify asbestos containing materials.

The following areas were inspected:

- Ground Floor.

No visible asbestos or materials suspected of containing asbestos were encountered during the inspection. Therefore, samples were not collected for laboratory analysis.

5.2.34 Shop 33 — Newsagency

The inspection of tenancy number 33 did not identify asbestos containing materials.

The following areas were inspected:

- Ground Floor — Public Area.
- Ground Floor — Staff Area.

No visible asbestos or materials suspected of containing asbestos were encountered during the inspection. Therefore, samples were not collected for laboratory analysis.

5.2.35 Shop 34a — Dymocks

The inspection of tenancy number 34a did not identify asbestos containing materials.

The following areas were inspected:

- Ground Floor — Public Area.
- Ground Floor — Staff Area.

No visible asbestos or materials suspected of containing asbestos were encountered during the inspection. Therefore, samples were not collected for laboratory analysis.

5.2.36 Shop 34b — Police Credit Union

The inspection of tenancy number 34b did not identify asbestos containing materials.

The following areas were inspected:

- Ground Floor — Public Area.
- Ground Floor — Staff Area.

No visible asbestos or materials suspected of containing asbestos were encountered during the inspection. Therefore, samples were not collected for laboratory analysis.

5.2.37 Shop 35 — Liquorland

The inspection of tenancy number 35 did not identify asbestos containing materials.

The following areas were inspected:

- Ground Floor — Public Area.
- Ground Floor — Staff Area.

No visible asbestos was encountered during the inspection. Except for the retail area, samples were not collected for laboratory analysis.

5.2.38 Shop 35 — Liquorland Retail

White vinyl floor tiles beneath carpet within retail area. Good Condition. Approximately 150 m². Sample Number 10. No asbestos was detected in the material sampled (refer Appendix A).

5.2.39 Shop 35 — Liquorland Storeroom

White vinyl floor tiles adjacent door. Good Condition. Approximately 1 m². Similar to Sample Number 10. No asbestos was detected in the material sampled (refer Appendix A).

5.3 Mezzanine Level

5.3.1 Shop 70 — 7 Central

The inspection of tenancy number 70 did not identify asbestos containing materials.

The following areas were inspected:

- Public Area.
- Staff Area.

No visible asbestos or materials suspected of containing asbestos were encountered during the inspection. Therefore, samples were not collected for laboratory analysis.

5.3.2 DEWR

The inspection of the DEWR tenancy did not identify asbestos containing materials.

The following areas were inspected:

- Public Area.
- Staff Area.

No visible asbestos or materials suspected of containing asbestos were encountered during the inspection. Therefore, samples were not collected for laboratory analysis.

5.3.3 Shop 74a — Childbirth Education Association

The inspection of tenancy number 74a did not identify asbestos containing materials.

The following areas were inspected:

- Public Area.
- Staff Area.

No visible asbestos or materials suspected of containing asbestos were encountered during the inspection. Therefore, samples were not collected for laboratory analysis.

5.3.4 Shop 74b — Finke Desert Race

The inspection of tenancy number 74b did not identify asbestos containing materials.

The following areas were inspected:

- Public Area.
- Staff Area.

No visible asbestos or materials suspected of containing asbestos were encountered during the inspection. Therefore, samples were not collected for laboratory analysis.

5.3.5 Shop 75 — Group Training NT

The inspection of tenancy number 75 did not identify asbestos containing materials.

The following areas were inspected:

- Public Area.
- Staff Area.

No visible asbestos or materials suspected of containing asbestos were encountered during the inspection. Therefore, samples were not collected for laboratory analysis.

5.3.6 Shop 76 — Vacant Tenancy

Not accessible at time of inspection.

5.3.7 Shop 77 — DEET-Employment Training Division

The inspection of tenancy number 77 did not identify asbestos containing materials.

The following areas were inspected:

- Public Area.
- Staff Area.

No visible asbestos or materials suspected of containing asbestos were encountered during the inspection. Therefore, samples were not collected for laboratory analysis.

5.3.8 Shop 78 — Centre Management

The inspection of tenancy number 78 did not identify asbestos containing materials.

The following areas were inspected:

- Public Area.
- Staff Area.

No visible asbestos or materials suspected of containing asbestos were encountered during the inspection. Therefore, samples were not collected for laboratory analysis.

5.4 1st Floor

5.4.1 1st Floor — DCIS

The inspection of the DCIS tenancy did not identify asbestos containing materials.

The following areas were inspected:

- Public Area.
- Staff Area.
- Offices.

No visible asbestos or materials suspected of containing asbestos were encountered during the inspection. Therefore, samples were not collected for laboratory analysis.

5.4.2 1st Floor — DIPE

The inspection of the DIPE tenancy did not identify asbestos containing materials.

The following areas were inspected:

- Public Area.
- Staff Area.
- Mezzanine Stairs — Comms, Store and Toilets.

No visible asbestos or materials suspected of containing asbestos were encountered during the inspection. Therefore, samples were not collected for laboratory analysis.

5.4.3 1st Floor — Sport and Recreation

The inspection of the Sport and Recreation tenancy did not identify asbestos containing materials.

The following areas were inspected:

- Public Area.
- Staff Area.

No visible asbestos or materials suspected of containing asbestos were encountered during the inspection. Therefore, samples were not collected for laboratory analysis.

5.4.4 1st Floor — Stair 3

'Fire Control' fire door inner and outer cores (refer Section 7.1). Good Condition. Approximately 2 m². Sample Numbers 2 and 3. Photo No 7. No asbestos was detected in the material sampled (refer Appendix A).

5.4.5 1st Floor — South East Balcony

Fibrous cement sheeting wall infill above windows. Painted. Good Condition. Approximately 10 m². Similar to Sample Number 4. Photo No 2. No asbestos was detected in the material sampled (refer Appendix A).

5.5 Multi-Level Carpark

5.5.1 Multi-Level Carpark

The inspection of the multi-level carpark did not identify asbestos containing materials.

The following areas were inspected:

- Ground Floor to Level 5.

Samples were collected for laboratory analysis from materials suspected of containing asbestos. Analysis reveals asbestos was not detected in the samples.

Note: The following information outlines sample locations and similar materials to those sampled along with descriptions of materials.

5.5.2 Multi-Level Carpark Throughout

Minor quantities of fibrous cement debris was observed in various locations throughout the carpark. Poor Condition. Unquantifiable. Similar to Sample Number 5. No asbestos was detected in the material sampled (refer Appendix A).

5.5.3 Multi-Level Carpark — Level 5

Fibrous cement sheeting covering both sides of balustrading located on northern and southern sides. Medium Condition. Approximately 80 m². Similar to Sample Number 5. Photo No 12. No asbestos was detected in the material sampled (refer Appendix A).

Note: Numerous sheets cracked.

5.5.4 Multi-Level Carpark — Level 5 Stair

Two (2) untagged fire doors (refer Section 7.1).

5.5.5 Multi-Level Carpark — Level 4

Fibrous cement sheeting covering both sides of balustrading located on western and southern sides. Medium Condition. Approximately 80 m². Similar to Sample Number 5. No asbestos was detected in the material sampled (refer Appendix A).

5.5.6 Multi-Level Carpark — Level 4 Stair

Southern fire door – untagged. Northern fire door – 'Fire Control' fire door (refer Section 7.1).

5.5.7 Multi-Level Carpark — Level 4 (adjacent main building)

Fibrous cement sheeting covering both sides of balustrading located on northern and southern sides. Medium Condition. Approximately 40 m². Similar to Sample Number 5. No asbestos was detected in the material sampled (refer Appendix A).

Note: Numerous sheets cracked.

5.5.8 Multi-Level Carpark — Level 3

Fibrous cement sheeting balustrading on the south east corner adjacent carpark number 143. Not Painted. Good Condition. Approximately 8 m². Similar to Sample Number 5. No asbestos was detected in the material sampled (refer Appendix A).

5.5.9 Multi-Level Carpark — Level 3 Stair

Northern fire door - 'Fire Control' fire door. Southern fire door – untagged (refer Section 7.1).

5.5.10 Multi-Level Carpark — Level 3 Air Conditioning Plant

Air conditioning plant joint mastic. Good Condition. Unquantifiable. Sample Number 1. Photo No 14. No asbestos was detected in the material sampled (refer Appendix A).

5.5.11 Multi-Level Carpark — Level 2 Stair

'Fire Control' fire door (refer Section 7.1).

5.5.12 Multi-Level Carpark — Ground Floor Guard Box

External and internal wall cladding fibrous cement sheeting. Good Condition. Approximately 20 m². Sample Number 25. Photo No 10. No asbestos was detected in the material sampled (refer Appendix A).

5.5.13 Multi-Level Carpark — Ground Floor

Fibrous cement sheeting wall cladding located on northern side adjacent ramp and pub. Painted. Good Condition. Approximately 30 m². Sample Number 6. Photo No 11. No asbestos was detected in the material sampled (refer Appendix A).

5.6 Firkin & Hound Pub

5.6.1 Firkin & Hound Pub

The inspection of Firkin & Hound Pub tenancy did not identify asbestos containing materials. Photo No 9.

The following areas were inspected.

- Public Area.
- Staff Areas.
- Kitchen.

No visible asbestos was encountered during the inspection. Except for the electrical fuse cupboard alcove, samples were not collected for laboratory analysis.

5.6.2 Firkin & Hound Pub — Electrical Fuse Cupboard Alcove

Fibrous cement sheeting wall cladding. Not Painted. Good Condition. Approximately 8 m². Similar to Sample Number 6. No asbestos was detected in the material sampled (refer Appendix A).

5.7 Bi-Lo Underground Carpark

5.7.1 Bi-Lo Underground Carpark — External Western Facade

Fibrous cement sheeting located on the external western facade. Painted. Good Condition. Approximately 10 m². Similar to Sample Number 4. Photo No 20. No asbestos was detected in the material sampled (refer Appendix A).

5.7.2 Bi-Lo Underground Carpark — Guard Box

Fibrous cement sheet external wall cladding. Painted. Good Condition. Approximately 10 m². Sample Number 8. Photo No 21. No asbestos was detected in the material sampled (refer Appendix A).

5.7.3 Bi-Lo Underground Carpark — Guard Box (internal)

Fibrous cement sheeting ceiling, lower walls and wall above windows. Poor Condition. Approximately 12 m². Similar to Sample Number 8. Photo No 22. No asbestos was detected in the material sampled (refer Appendix A).

Note: Walls badly damaged with debris on ground.

5.7.4 Bi-Lo Underground Carpark — Air Conditioning Ducts

Air conditioning ducts joint mastic. Good Condition. Unquantifiable. Sample Number 7. Photo No 23. No asbestos was detected in the material sampled (refer Appendix A).

5.7.5 Bi-Lo Underground Carpark — Bi-Lo Stair 1

'Wormald' fire door. Medium Condition. Approximately 2 m². Not accessed (refer Section 7.1).

5.7.6 Bi-Lo Underground Carpark — Escalator Foyer

White vinyl floor tiles. Good Condition. Approximately 29 m². Sample Number 9. Photo No 24. No asbestos was detected in the material sampled (refer Appendix A).

5.8 Bi-Lo Tenancy

5.8.1 Bi-Lo Tenancy

The inspection of the Bi-Lo tenancy did not identify asbestos containing materials.

The following areas were inspected.

- Ground Floor – Public Areas.
- Ground Floor – Staff Areas.
- Mezzanine Floor – Offices.

Samples were collected for laboratory analysis from materials suspected of containing asbestos. Analysis reveals asbestos was not detected in the samples.

Note: The following information outlines sample locations and similar materials to those sampled along with descriptions of materials.

5.8.2 Bi-Lo Receiving Bay — External Facade

Fibrous cement sheeting located on the external façade above the windows (refer Section 7.2). Painted. Good Condition. Approximately 30 m². Similar to Sample Number 4. Photo No 16. No asbestos was detected in the material sampled (refer Appendix A).

5.8.3 Bi-Lo Receiving Bay — External Wall

Fibrous cement sheeting infill on wall at mid section between lower iron wall and glass above. Not Painted. Medium Condition. Approximately 15 m². Sample Number 13. Photo No 16. No asbestos was detected in the material sampled (refer Appendix A).

Note: Damage visible.

5.8.4 Bi-Lo Store (adjacent northern side)

Fibrous cement sheeting located on the underside of the box gutter on the eastern and western ends (refer Section 7.2). Not Painted. Good Condition. Approximately 25 m². Photo No 17.

Note: Sheeting extends into retail area.

Note: Sheeting also located at north-east side.

5.8.5 Bi-Lo Underside Roof

Fibrous cement sheeting located on underside roof running east/west above rear store, butcher, deli and bakery (refer Section 7.2). Not Painted. Good Condition. Approximately 50 m².

5.8.6 Bi-Lo Fruit and Veg Preparation/Store Area

White vinyl floor tiles adjacent door. Good Condition. Approximately 5 m². Similar to Sample Number 12. No asbestos was detected in the material sampled (refer Appendix A).

5.8.7 Bi-Lo Corridor (adjacent rear butcher and deli)

Fibrous cement sheeting patching wall in two locations. Not Painted. Medium Condition. Approximately 2.25 m². Sample Number 11. Photo No 15. No asbestos was detected in the material sampled (refer Appendix A).

Note: Hole in small piece adjacent butcher.

5.8.8 Bi-Lo Corridor (adjacent rear deli)

White vinyl floor tiles. Good Condition. Approximately 5 m². Sample Number 12. Photo No 15. No asbestos was detected in the material sampled (refer Appendix A).

Note: Tiles appear to also be located beneath base of wall.

5.8.9 Bi-Lo Corridor (adjacent rear bakery)

Fibrous cement sheeting patching wall in corridor at rear of bakery. Not Painted. Good Condition. Approximately 8 m². Similar to Sample Number 11. No asbestos was detected in the material sampled (refer Appendix A).

5.8.10 Bi-Lo Rear Store (adjacent Bondor freezer)

White vinyl floor tiles. Good Condition. Approximately 4 m². Similar to Sample Number 12. No asbestos was detected in the material sampled (refer Appendix A).

5.8.11 Bi-Lo Store (adjacent north-west side)

White vinyl floor tiles. Good Condition. Approximately 4 m². Similar to Sample Number 12. No asbestos was detected in the material sampled (refer Appendix A).

5.8.12 Bi-Lo Corridor (between butcher and deli)

White vinyl floor tiles. Good Condition. Approximately 15 m². Similar to Sample Number 12. No asbestos was detected in the material sampled (refer Appendix A).

5.8.13 Bakery

White vinyl floor tiles. Good Condition. Approximately 5 m². Similar to Sample Number 12. No asbestos was detected in the material sampled (refer Appendix A).

5.8.14 Bi-Lo Magazine Store

White vinyl floor tiles. Medium Condition. Approximately 10 m². Similar to Sample Number 12. No asbestos was detected in the material sampled (refer Appendix A).

Note: Damage visible.

5.8.15 Bi-Lo Magazine Store

Fibrous cement sheeting infill strip on upper wall adjacent column. Painted. Good Condition. Approximately 1 m². Sample Number 16. Photo No 19. No asbestos was detected in the material sampled (refer Appendix A).

5.8.16 Bi-Lo Mezzanine Corridor

White vinyl floor tiles. Good Condition. Approximately 8 m². Sample Number 17. No asbestos was detected in the material sampled (refer Appendix A).

5.8.17 Bi-Lo Mezzanine Staff Room

White vinyl floor tiles. Good Condition. Approximately 24 m². Similar to Sample Number 17. No asbestos was detected in the material sampled (refer Appendix A).

5.8.18 Bi-Lo Mezzanine New Cash Count Room

White vinyl floor tiles. Good Condition. Approximately 4 m². Similar to Sample Number 17. No asbestos was detected in the material sampled (refer Appendix A).

5.8.19 Bi-Lo Mezzanine OG Store

White vinyl floor tiles. Good Condition. Approximately 10 m². Similar to Sample Number 17. No asbestos was detected in the material sampled (refer Appendix A).

5.8.20 Bi-Lo Mezzanine Manager's Office

White vinyl floor tiles. Good Condition. Approximately 24 m². Similar to Sample Number 17. No asbestos was detected in the material sampled (refer Appendix A).

5.8.21 Bi-Lo Mezzanine Cash Office

Tan vinyl floor tiles. Good Condition. Approximately 24 m². Sample Number 18. No asbestos was detected in the material sampled (refer Appendix A).

5.8.22 Bi-Lo Mezzanine Merchandise Room

White vinyl floor tiles. Good Condition. Approximately 16 m². Similar to Sample Number 17. No asbestos was detected in the material sampled (refer Appendix A).

5.8.23 Bi-Lo Retail

Green vinyl floor tiles. Good Condition. Approximately 150 m². Sample Number 15. Photo No 18. No asbestos was detected in the material sampled (refer Appendix A).

5.8.24 Bi-Lo Retail

Yellow vinyl floor tiles. Good Condition. Approximately 150 m². Sample Number 14. Photo No 18. No asbestos was detected in the material sampled (refer Appendix A).

5.8.25 Bi-Lo Retail

White vinyl floor tiles. Good Condition. Approximately 1,000 m². Similar to Sample Number 12. Photo No 18. No asbestos was detected in the material sampled (refer Appendix A).

Note: Colour variations of tiles are evident where repairs have been carried out (refer Section 7.3).

6. Summary of Areas From Which Samples Were Taken and Found Not to Contain Asbestos² by Sample Analysis

- Sample No 1 - Multi-Level Carpark, Level 3, air conditioning plant – mastic.
- Sample No 2 - Alice Plaza, 1st Floor, Stair 3, 'Fire Control' door – inner core.
- Sample No 3 - Alice Plaza, 1st Floor, Stair 3, 'Fire Control' door – outer core.
- Sample No 4 - Alice Plaza, 1st Floor, external southern façade – fibrous cement sheeting.
- Sample No 5 - Alice Plaza, 1st Floor, western loading dock balustrade – fibrous cement sheeting.
- Sample No 6 - Multi-Level Carpark, Ground Floor, northern wall – fibrous cement sheeting.
- Sample No 7 - Bi-Lo Carpark, air conditioning duct joint – mastic.
- Sample No 8 - Bi-Lo Carpark, guard box, external wall cladding – fibrous cement sheeting.
- Sample No 9 - Bi-Lo Escalator Foyer – white vinyl floor tile.
- Sample No 10 - Tenancy Number 35 – white vinyl floor tile.
- Sample No 11 - Bi-Lo Corridor (adjacent rear butcher) – fibrous cement sheeting.
- Sample No 12 - Bi-Lo Corridor (adjacent rear deli) – white vinyl floor tile.
- Sample No 13 - Bi-Lo Receiving Bay, mid wall infill – fibrous cement sheeting.
- Sample No 14 - Bi-Lo Retail – yellow vinyl floor tile.
- Sample No 15 - Bi-Lo Retail – green vinyl floor tile.
- Sample No 16 - Bi-Lo Magazine Store, upper wall infill – fibrous cement sheeting.
- Sample No 17 - Bi-Lo Mezzanine Corridor – white vinyl floor tile.
- Sample No 18 - Bi-Lo Mezzanine Cash Office – tan vinyl floor tile.
- Sample No 19 - Tenancy 2c, Mezzanine Kitchen – cream vinyl floor tile.
- Sample No 20 - Tenancy 4a, Kitchen – cream vinyl floor tile.

² No asbestos audit can guarantee that an area is asbestos free. All personnel must be advised of procedures required in the event that unexpected or concealed asbestos may be encountered.



- Sample No 21 - Tenancy 21, Preparation Area – grey vinyl floor tile.
- Sample No 22 - Tenancy 25, Storeroom – grey vinyl floor tile.
- Sample No 23 - Tenancy 14c, Kitchen – tan vinyl floor tile.
- Sample No 24 - Tenancy 14a, Kitchen – white vinyl floor tile.
- Sample No 25 - Multi-Level Carpark, guard box wall cladding – fibrous cement sheeting.

7. Conclusions

The inspection of the building(s) and subsequent sample analysis of materials suspected of containing asbestos located at Alice Plaza Shopping Centre, 36 Todd Street Mall, Alice Springs, NT identified no asbestos containing materials.

7.1 Fire Doors

Fire doors were noted within the buildings.

Samples were taken for analysis from a typical 'Fire Control Door' fire door core. Analysis reveals that no asbestos was detected (refer Appendix A).

All fire doors, both tagged and untagged are assumed to be similar to that sampled and found not to contain asbestos.

However, we recommend the building manager should contact the door manufacturers for confirmation of nil asbestos within all installed fire doors.

7.2 Fibrous Cement Sheeting

Fibrous cement sheeting was noted in numerous locations including but not limited to external balcony ceiling lining, Bi-Lo underside of box gutter and underside roof above butcher, deli and bakery (refer Section 5 for locations). Sample analysis of similar materials revealed no asbestos. However, additional inspections and sample collection of materials not sampled for analysis is recommended prior to refurbishment, renovation alteration, maintenance, removal or works likely to disturb those materials.

7.3 Vinyl Floor Tiles – Bi-Lo Retail

Colour variations of the white vinyl floor tiles within the Bi-Lo retail areas are evident. Replacement tiles have been installed to repair and/or replace existing floor tiles.

Sample 12 was taken for analysis as an indicative representation of the majority of the white vinyl floor tiles within the Bi-Lo retail area. No asbestos was detected in the sample.

Additional sample collection and analysis should be carried out on all colour variations prior to renovating, demolition, repairs and other works likely to disturb this material to determine possible asbestos content.

Appendix A

Sample Locations and Sample
Analysis Report

Sample Locations

1. Multi-Level Carpark, Level 3, air conditioning plant – mastic. NAD
2. Alice Plaza, 1st Floor, Stair 3, 'Fire Control' door – inner core. NAD
3. Alice Plaza, 1st Floor, Stair 3, 'Fire Control' door – outer core. NAD
4. Alice Plaza, 1st Floor, external southern façade – fibrous cement sheeting. NAD
5. Alice Plaza, 1st Floor, western loading dock balustrade – fibrous cement sheeting. NAD
6. Multi-Level Carpark, Ground Floor, northern wall – fibrous cement sheeting. NAD
7. Bi-Lo Carpark, air conditioning duct joint – mastic. NAD
8. Bi-Lo Carpark, guard box, external wall cladding – fibrous cement sheeting. NAD
9. Bi-Lo Escalator Foyer – white vinyl floor tile. NAD
10. Tenancy Number 35 – white vinyl floor tile. NAD
11. Bi-Lo Corridor (adjacent rear butcher) – fibrous cement sheeting. NAD
12. Bi-Lo Corridor (adjacent rear deli) – white vinyl floor tile. NAD
13. Bi-Lo Receiving Bay, mid wall infill – fibrous cement sheeting. NAD
14. Bi-Lo Retail – yellow vinyl floor tile. NAD
15. Bi-Lo Retail – green vinyl floor tile. NAD
16. Bi-Lo Magazine Store, upper wall infill – fibrous cement sheeting. NAD
17. Bi-Lo Mezzanine Corridor – white vinyl floor tile. NAD
18. Bi-Lo Mezzanine Cash Office – tan vinyl floor tile. NAD
19. Tenancy 2c, Mezzanine Kitchen – cream vinyl floor tile. NAD
20. Tenancy 4a, Kitchen – cream vinyl floor tile. NAD
21. Tenancy 21, Preparation Area – grey vinyl floor tile. NAD
22. Tenancy 25, Storeroom – grey vinyl floor tile. NAD
23. Tenancy 14c, Kitchen – tan vinyl floor tile. NAD
24. Tenancy 14a, Kitchen – white vinyl floor tile. NAD
25. Multi-Level Carpark, guard box wall cladding – fibrous cement sheeting. NAD

Legend

NAD = No Asbestos Detected	CH = Chrysotile (white) Asbestos Detected
AM = Amosite (Brown/Gréy) Asbestos Detected	CR = Crocidolite (Blue) Asbestos Detected
? = Non conclusive result	

Amdel Ltd

ABN 30 008 127 802

35-37 Stirling Street Thebarton SA 5031
PO Box 338, Torrensville Plaza SA 5031
Phone: (08) 8416 5267 Facsimile: (08) 8234 0321**ASBESTOS IDENTIFICATION REPORT**

CLIENT: Parsons Brinckerhoff

DATE: 31 May 2005

ADDRESS: 101 Pirie Street, Adelaide, SA, 5000

PROJECT NO: 2121071A

AMDEL JOB NO: 5AD1322

PROJECT NAME: Alice Springs

PAGE NO: 1 of 3

NATA ACCREDITATION NO: 1526

SCOPE OF ACCREDITATION: Class 7.82.31: Qualitative identification of asbestos types in bulk samples by polarized light microscopy.

RESULTS

Sample: 1 Sample Size: (a): 70x10x5

Description: The sample is a grey flexible lump

Result: No asbestos was detected by polarized light microscopy

Sample: 2 Sample Size: (b): 10x10x3

Description: The sample is an off-white fibrous micaceous layer

Result: No asbestos was detected by polarized light microscopy

Sample: 3 Sample Size: (b): 5x5x2

Description: The sample is an off-white fibrous micaceous sheeting

Result: No asbestos was detected by polarized light microscopy

Sample: 4 Sample Size: (b): 30x20x2

Description: The sample is a grey fibrous sheeting, painted pale yellow

Result: No asbestos was detected by polarized light microscopy

Sample: 5 Sample Size: (b): 70x30x5

Description: The sample is a grey fibrous sheeting, painted orange/brown

Result: No asbestos was detected by polarized light microscopy

Sample: 6 Sample Size: (b): 20x10x2

Description: The sample is a grey fibrous sheeting

Result: No asbestos was detected by polarized light microscopy

Sample: 7 Sample Size: (a): 100x10x5

Description: The sample is a grey flexible lump

Result: No asbestos was detected by polarized light microscopy

Sample: 8 Sample Size: (b): 20x10x2

Description: The sample is a grey fibrous sheeting, painted pale yellow

Result: No asbestos was detected by polarized light microscopy

Sample: 9 Sample Size: (a): 40x40x3

Description: The sample is an off-white flooring

Result: No asbestos was detected by polarized light microscopy, but identification may not be possible due to adhering resins. Confirmation by another independent analytical technique is advised

Sample: 10 Sample Size: (a): 30x30x3

Description: The sample is an off-white flooring

Result: No asbestos was detected by polarized light microscopy, but identification may not be possible due to adhering resins. Confirmation by another independent analytical technique is advised

APPROVED IDENTIFIER: Michael Till

APPROVED SIGNATORY:

The approximate dimensions (in mm) stated above refer to the size of (a) a single piece (b) largest of several particles (c) largest of many particles (d) volume in ml of unconsolidated particles (e) weight in grams of unconsolidated particles

The results contained in this report relate only to the sample(s) submitted for testing. Amdel Laboratories Ltd accepts no responsibilities for the representivity of the sample(s) submitted.



This laboratory is accredited by the National Association of Testing Authorities, Australia.
The test(s) reported herein have been performed in accordance with its scope of accreditation. This document shall not be reproduced except in full.

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PROJECT NO: 2121071A

AMDEL JOB NO: 5AD1322

PROJECT NAME: Alice Springs

PAGE NO: 2 of 3

NATA ACCREDITATION NO: 1526

SCOPE OF ACCREDITATION: Class 7.82.31: Qualitative identification of asbestos types in bulk samples by polarized light microscopy.

RESULTS:

Sample: 11 Sample Size: (b): 15x10x1
Description: The sample is a grey fibrous sheeting, painted white
Result: No asbestos was detected by polarized light microscopy

Sample: 12 Sample Size: (b): 30x30x3
Description: The sample is an off-white flooring
Result: No asbestos was detected by polarized light microscopy, but identification may not be possible due to adhering resins. Confirmation by another independent analytical technique is advised

Sample: 13 Sample Size: (b): 40x20x2
Description: The sample is a grey fibrous sheeting
Result: No asbestos was detected by polarized light microscopy

Sample: 14 Sample Size: (b): 10x10x3
Description: The sample is a yellow flooring
Result: No asbestos was detected by polarized light microscopy, but identification may not be possible due to adhering resins. Confirmation by another independent analytical technique is advised


Sample: 15 Sample Size: (b): 10x5x3
Description: The sample is a green flooring
Result: No asbestos was detected by polarized light microscopy, but identification may not be possible due to adhering resins. Confirmation by another independent analytical technique is advised

Sample: 16 Sample Size: (a): 15x15x2
Description: The sample is a grey fibrous sheeting, painted white
Result: No asbestos was detected by polarized light microscopy.

Sample: 17 Sample Size: (a): 30x30x3
Description: The sample is an off-white flooring
Result: No asbestos was detected by polarized light microscopy, but identification may not be possible due to adhering resins. Confirmation by another independent analytical technique is advised

Sample: 18 Sample Size: (a): 40x30x3
Description: The sample is a pale tan flooring
Result: No asbestos was detected by polarized light microscopy, but identification may not be possible due to adhering resins. Confirmation by another independent analytical technique is advised

APPROVED IDENTIFIER: Michael Till

APPROVED SIGNATORY: 

The approximate dimensions (in mm) stated above refer to the size of (a) a single piece (b) largest of several particles (c) largest of many particles (d) volume in ml of unconsolidated particles (e) weight in grams of unconsolidated particles
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ASBESTOS IDENTIFICATION REPORT

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PROJECT NO: 2121071A

AMDEL JOB NO: 5AD1322

PROJECT NAME: Alice Springs

PAGE NO: 3 of 3

NATA ACCREDITATION NO: 1526

RESULTS:

Sample: 19 Sample Size: (a): 30x20x2

Description: The sample is an off-white flooring

Result: No asbestos was detected by polarized light microscopy, but identification may not be possible due to adhering resins. Confirmation by another independent analytical technique is advised

Sample: 20 Sample Size: (a): 50x30x3

Description: The sample is a beige flooring

Result: No asbestos was detected by polarized light microscopy, but identification may not be possible due to adhering resins. Confirmation by another independent analytical technique is advised

Sample: 21 Sample Size: (a): 10x10x2

Description: The sample is a pale grey flooring

Result: No asbestos was detected by polarized light microscopy, but identification may not be possible due to adhering resins. Confirmation by another independent analytical technique is advised

Sample: 22 Sample Size: (a): 10x10x3

Description: The sample is a blue/grey flooring

Result: No asbestos was detected by polarized light microscopy, but identification may not be possible due to adhering resins. Confirmation by another independent analytical technique is advised

Sample: 23 Sample Size: (a): 20x20x3

Description: The sample is a pale tan flooring

Result: No asbestos was detected by polarized light microscopy, but identification may not be possible due to adhering resins. Confirmation by another independent analytical technique is advised

Sample: 24 Sample Size: (b): 10x5x2

Description: The sample is an off-white flooring

Result: No asbestos was detected by polarized light microscopy, but identification may not be possible due to adhering resins. Confirmation by another independent analytical technique is advised

Sample: 25 Sample Size: (b): 15x10x2

Description: The sample is a grey fibrous sheeting, painted dark blue, yellow and white

Result: No asbestos was detected by polarized light microscopy

APPROVED IDENTIFIER: Michael Till

APPROVED SIGNATORY:

The approximate dimensions (in mm) stated above refer to the size of (a) a single piece (b) largest of several particles (c) largest of many particles (d) volume in ml of unconsolidated particles (e) weight in grams of unconsolidated particles
The results contained in this report relate only to the sample(s) submitted for testing. Amdel Laboratories Ltd accepts no responsibilities for the representivity of the sample(s) submitted.



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ASBESTOS-FORMING MINERAL IDENTIFICATION REPORT

CLIENT: Parsons Brinckerhoff

DATE: 31 May 2005

ADDRESS: 101 Pirie Street, Adelaide, SA, 5000

PROJECT NO: 2121071A

AMDEL JOB NO: 5AD1322X

PROJECT NAME: Alice Springs

PAGE NO: 1 of 2

PROCEDURE

The samples were analysed by X-ray diffraction, which detects crystalline substances and minerals (including asbestos-forming minerals). Non-crystalline substances (eg glass, most organic compounds) are not detectable by this technique.

RESULTS:

Sample: 1

Description: The sample is a 5mm thick grey flexible lump

Result: Calcite, talc and rutile were detected by X-ray diffraction. Asbestos-forming minerals were not detected.

Sample: 7

Description: The sample is a 5mm thick grey flexible lump

Result: Calcite, dolomite and kaolinite were detected by X-ray diffraction. Asbestos-forming minerals were not detected.

Sample: 9

Description: The sample is a 3 mm thick off-white flooring

Result: Calcite and rutile were detected by X-ray diffraction. Asbestos-forming minerals were not detected.

Sample: 10

Description: The sample is a 3 mm thick off-white flooring

Result: Calcite and rutile were detected by X-ray diffraction. Asbestos-forming minerals were not detected.

Sample: 12

Description: The sample is a 3 mm thick off-white flooring

Result: Calcite and rutile were detected by X-ray diffraction. Asbestos-forming minerals were not detected.

Sample: 14

Description: The sample is a 3mm thick yellow flooring

Result: Calcite and rutile were detected by X-ray diffraction. Asbestos-forming minerals were not detected.

Sample: 15

Description: The sample is a 3mm thick green flooring

Result: Calcite and rutile were detected by X-ray diffraction. Asbestos-forming minerals were not detected.

Sample: 17

Description: The sample is a 3mm thick off-white flooring

Result: Calcite and rutile were detected by X-ray diffraction. Asbestos-forming minerals were not detected.

Sample: 18

Description: The sample is a 3mm thick pale tan flooring

Result: Calcite and rutile were detected by X-ray diffraction. Asbestos-forming minerals were not detected.

Sample: 19

Description: The sample is a 2mm thick off-white flooring

Result: Calcite and rutile were detected by X-ray diffraction. Asbestos-forming minerals were not detected.

Sample: 20

Description: The sample is a 2mm thick beige flooring

Result: Calcite and rutile were detected by X-ray diffraction. Asbestos-forming minerals were not detected.

TESTING OFFICER: Michael Till

Note: Chrysotile is a fibrous silicate mineral commonly known as white asbestos. The other minerals listed are fillers or pigments. They may include calcite (calcium carbonate), rutile (titanium dioxide – white pigment), aragonite (calcium carbonate found in shellgrit), kaolinite (white clay), dolomite (calcium magnesium carbonate) and goethite (brown iron oxide). Magnesium hydroxide (if present) is an as-mined impurity of chrysotile.

The results contained in this report relate only to the sample(s) submitted for testing. Amdel Laboratories Ltd accepts no responsibilities for the representivity of the sample(s) submitted.

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CLIENT: Parsons Brinckerhoff

DATE: 31 May 2005

ADDRESS: 101 Pirie Street, Adelaide, SA, 5000

PROJECT NO: 2121071A

AMDEL JOB NO: 5AD1322X

PROJECT NAME: Alice Springs

PAGE NO: 2 of 2

RESULTS:

Sample: 21

Description: The sample is a 2mm thick pale grey flooring

Result: Calcite and rutile were detected by X-ray diffraction. Asbestos-forming minerals were not detected.

Sample: 22

Description: The sample is a 3mm thick blue grey flooring

Result: Calcite and rutile were detected by X-ray diffraction. Asbestos-forming minerals were not detected.

Sample: 23

Description: The sample is a 3mm thick pale tan flooring

Result: Calcite and rutile were detected by X-ray diffraction. Asbestos-forming minerals were not detected.

Sample: 24

Description: The sample is a 3mm thick off-white flooring

Result: Calcite and rutile were detected by X-ray diffraction. Asbestos-forming minerals were not detected.

Sample: 24

Description: The sample is a 2mm thick off-white flooring

Result: Calcite and rutile were detected by X-ray diffraction. Asbestos-forming minerals were not detected.

TESTING OFFICER: Michael Till

Note: Chrysotile is a fibrous silicate mineral commonly known as white asbestos. The other minerals listed are fillers or pigments. They may include calcite (calcium carbonate), rutile (titanium dioxide – white pigment), aragonite (calcium carbonate found in shellgrit), kaolinite (white clay), dolomite (calcium magnesium carbonate) and goethite (brown iron oxide). Magnesium hydroxide (if present) is an as-mined impurity of chrysotile.

The results contained in this report relate only to the sample(s) submitted for testing. Amdel Laboratories Ltd accepts no responsibilities for the representivity of the sample(s) submitted.

Appendix B

Photographs

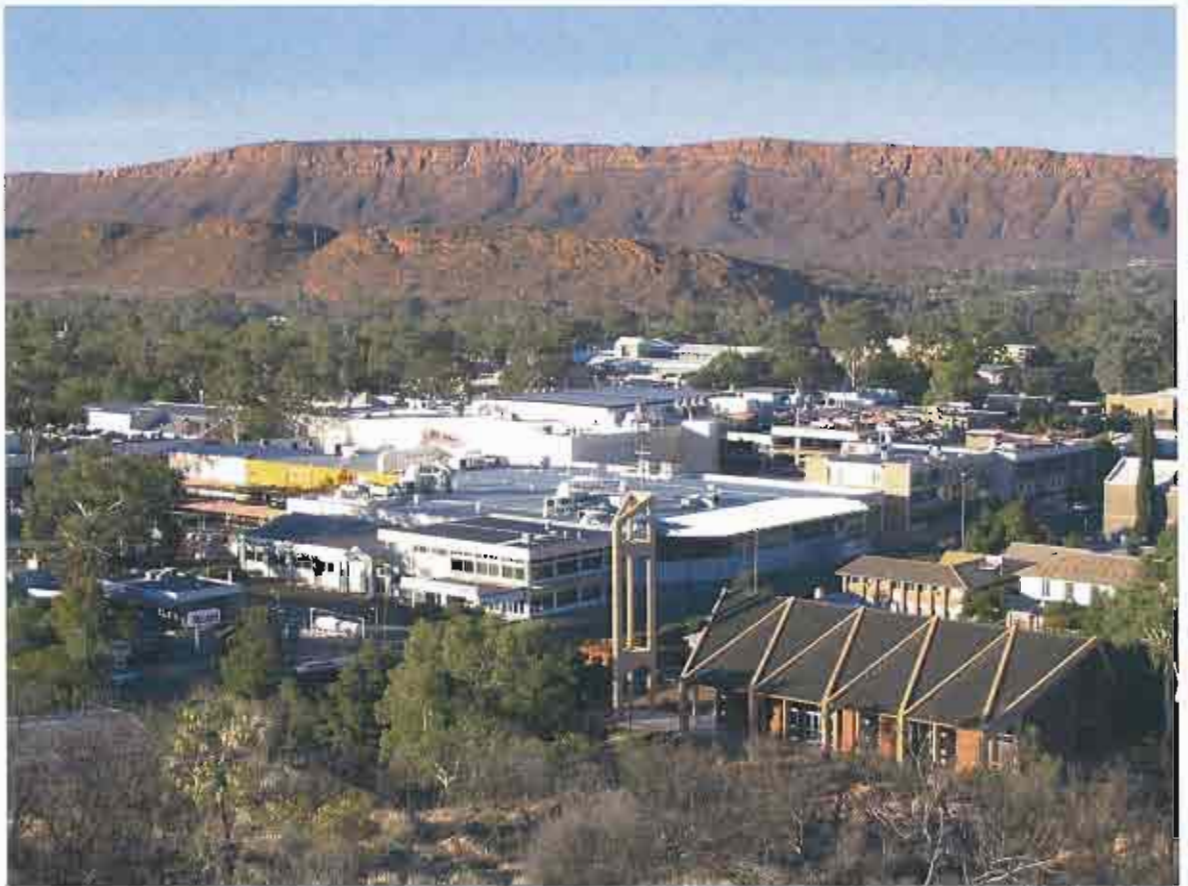


Photo No 1

Alice Plaza Shopping Centre



Photo No 2

Todd Street Mall – main entrance



Photo No 3
Todd Street Mall - facade



Photo No 4
Todd Street Mall – canopy ceiling lining



Photo No 5
External 1st Floor – southern façade



Photo No 6
External 1st Floor – western façade and loading dock balustrade



Photo No 7
1st Floor Stair 'Fire Control' fire door tag



Photo No 8
Tenancy 5 – Bank of SA



Photo No 9
Multi-Level Carpark and 'Firkin and Hound' pub



Photo No 10
Multi-Level Carpark guard box



Photo No 11
Multi-Level Carpark northern wall (adjacent pub)



Photo No 12
Multi-Level Carpark northern side balustrade covering



Photo No 13

Multi-Level Carpark, Level 3, western loading dock balustrade covering



Photo No 14

Multi-Level Carpark, Level 3, air conditioning plant



Photo No 15

Bi-Lo Corridor (adjacent rear butcher) – fibrous cement sheeting and vinyl floor tiles adjacent wall



Photo No 16

Bi-Lo Receiving Bay façade above windows and mid wall infill below windows



Photo No 17

Bi-Lo Store (north west side) underside box gutter



Photo No 18

Bi-Lo Retail, typical white, green and yellow vinyl floor tiles



Photo No 19

Bi-Lo Magazine Store, upper wall infill strip adjacent column



Photo No 20

Bi-Lo Carpark external western facade



Photo No 21
Bi-Lo Carpark guard box



Photo No 22
Bi-Lo Carpark internal guard box – fibrous cement debris



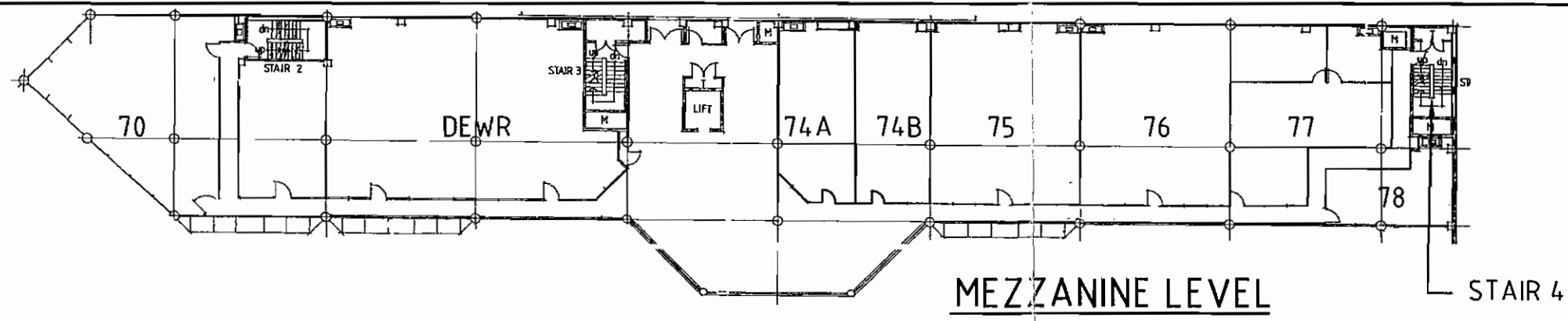
Photo No 23
Bi-Lo Carpark, air conditioning ducts



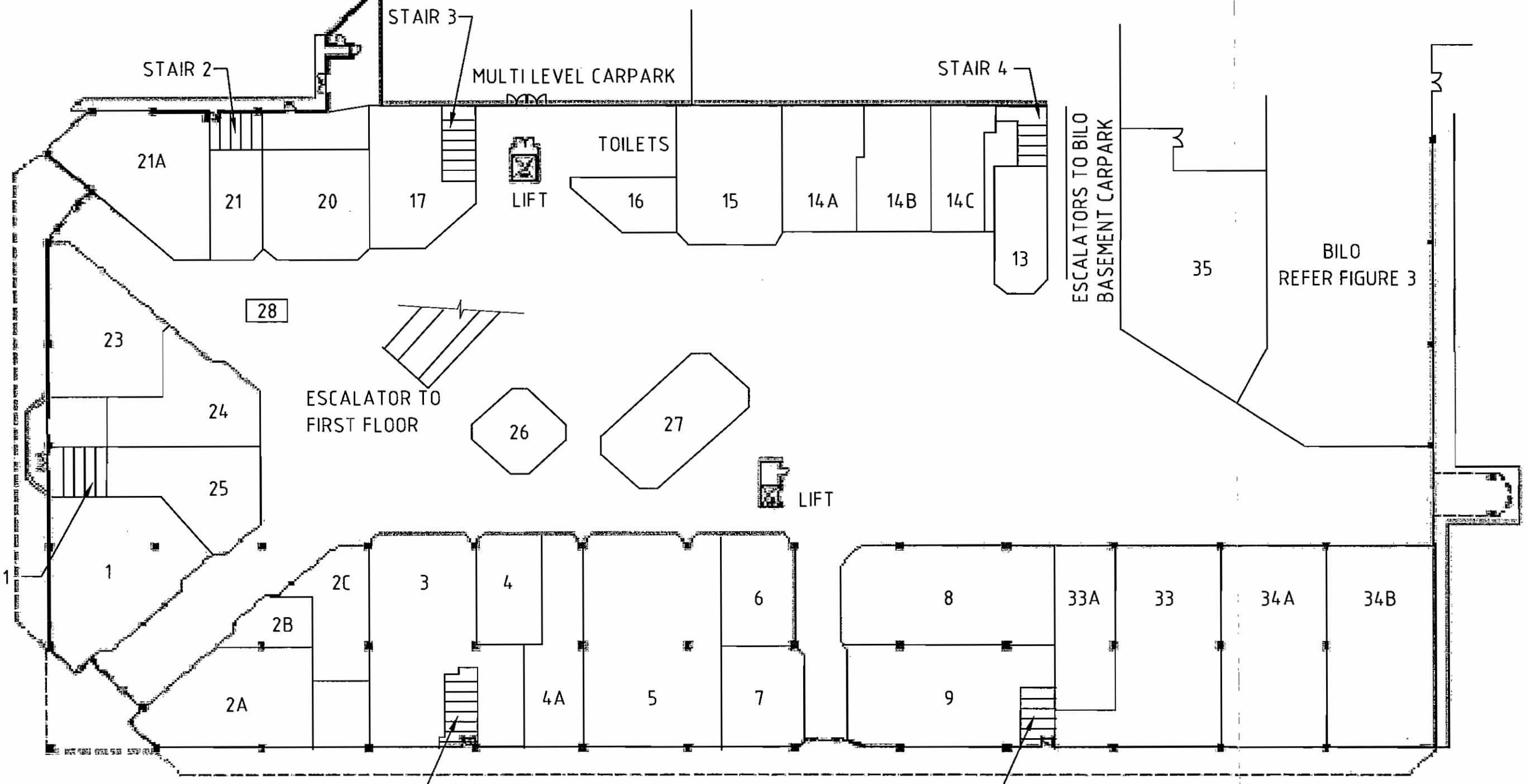
Photo No 24
Bi-Lo Carpark escalator foyer white vinyl floor tiles

Appendix C

Plans and Drawings



MEZZANINE LEVEL



GROUND FLOOR

- NOTES:**
1. THIS DRAWING IS INTENDED AS A REPRESENTATIVE LAYOUT ONLY, FOR USE IN CONJUNCTION WITH THE ASBESTOS AUDIT REPORT.
 2. ORIGINAL DRAWING SUPPLIED BY DEPARTMENT OF CORPORATE AND INFORMATION SERVICES

REV	DATE	DESCRIPTION	DRN.	APPR.
A	-	-	-	-

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Scale	A3 ORIGINAL	Drawn	Date
		JM	05/05
		Designed	Date
		PD	05/05
		Drawing Check	Date
		PD	05/05
		Design Check	Date
			05/05
		Project Approval	Date

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 ABN 84 797 323 433

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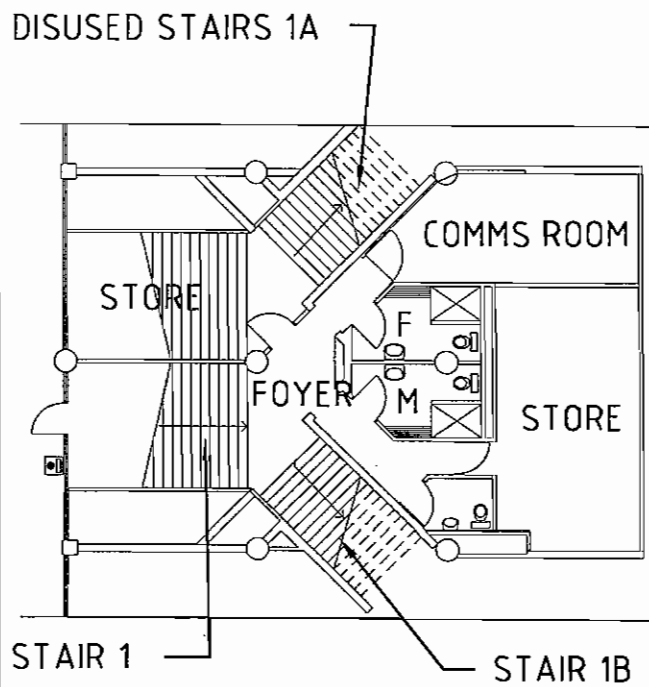
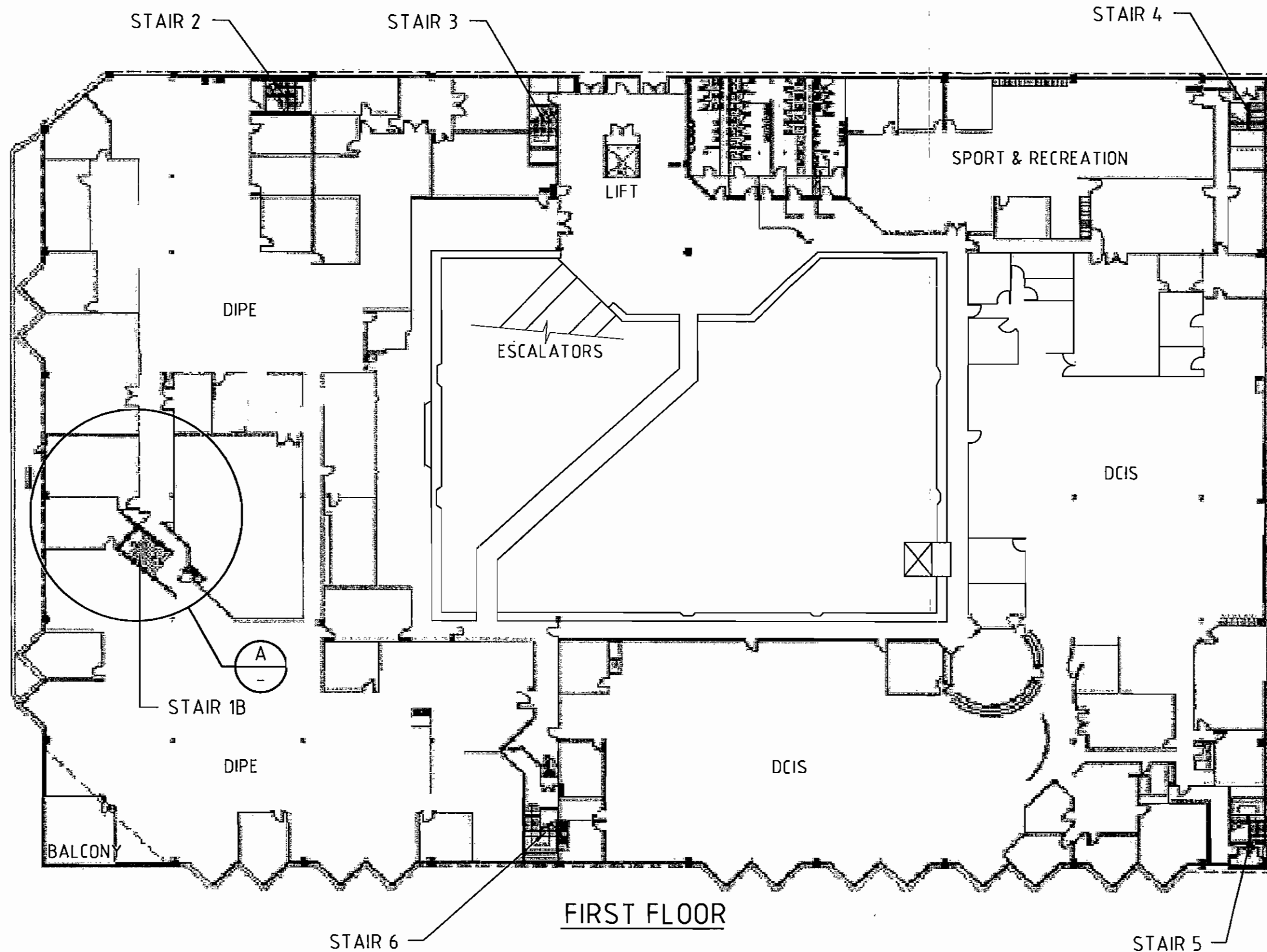
Telephone +61 8 8405 4300
 Facsimile +61 8 8405 4302
 Email: adelaide@pb.com.au

Client **SAVILLS (SA) PTY LTD**

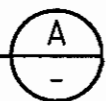
Project **ALICE PLAZA SHOPPING CENTRE
 GROUND FLOOR & MEZZANINE LEVEL
 TODD STREET MALL
 ALICE SPRINGS, NT**

Job No	2121071A
Drawing No	FIGURE 1
Sheet No.	
Rev	

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 2005



DETAIL
SCALE NTS



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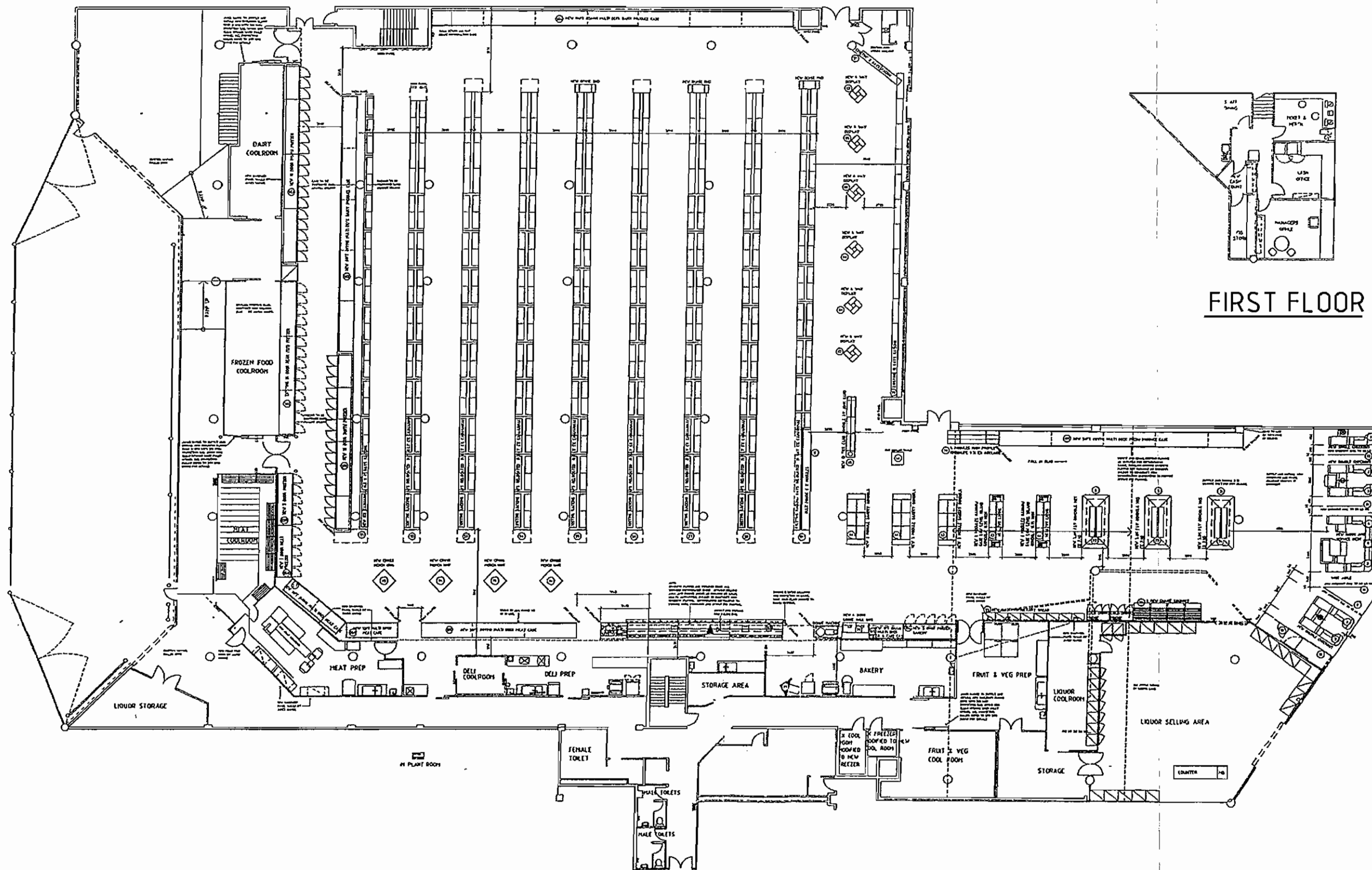
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Client	SAVILLS (SA) PTY LTD	Job No	2121071A
Project	ALICE PLAZA SHOPPING CENTRE FIRST FLOOR TODD STREET MALL ALICE SPRINGS, NT	Drawing No	FIGURE 2
Sheet No.		Rev	



FIRST FLOOR

GROUND FLOOR

NOTES:

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Date	

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Client	SAVILLS (SA) PTY LTD	Job No	2121071A
Project	ALICE PLAZA SHOPPING CENTRE BILO TENANCY GROUND FLOOR TODD STREET MALL ALICE SPRINGS, NT	Drawing No	FIGURE 3
Sheet No.		Rev	

Appendix D

Constraints of an Asbestos
Inspection

Constraints of an Asbestos Inspection

No Inspection can be Guaranteed to Locate all Asbestos

In practice it is generally impossible to locate all asbestos in the course of an inspection.

This is because of factors such as:

1. Restrictions on access to lifts, lift shafts and rooms, air conditioning duct work and airways and internal construction components.
2. The need to avoid damage such as when attempting to inspect behind wall panels or under carpets.
3. Minimising inconvenience whilst premises or plant are in use whilst an inspection is being conducted.
4. The availability of building / plant construction plans.

There is no Instrument which can Detect Asbestos

The presence of asbestos must be determined visually, as there is no instrument currently available for the purpose. Usually an inspector will take samples of suspect materials and have them analysed in a laboratory. Thus, any restrictions on the amount of sampling will reduce confidence in the Asbestos Inspection findings.

The consequence of this is that asbestos which cannot be seen will not be found.

Asbestos is Commonplace

From the early 1900s until the early 1970s, asbestos was widely used in industry. The use of asbestos-cement sheets in roof pipes and wall cladding was particularly widespread, as was the use of "limpet" asbestos fibre insulation in steel framed high rise buildings. Asbestos was also used for applications such as insulation of pipes and high temperature electricity cables, in plastics, in PVC floor tiles, for reinforcement in cements, putties and mastic and in gaskets and friction materials.

Whilst major uses of asbestos were sometimes recorded on engineering drawings, there are few records of the ad hoc use of asbestos containing products and materials. To give examples from the building industry, plumbers frequently used asbestos fibre in caulking compounds and builders often used AC sheeting as packing under squeaky floor boards.

In short, asbestos could be almost anywhere in a building or plant constructed before the 1980s.

Reliance on an Asbestos Inspection

The client must not rely upon an inspection or report as indicating that a site or building is "asbestos free". All that the report can be relied upon to show is that no asbestos was found (or that only such asbestos was found as was reported to have been found) in the course of the inspection. The findings of the report must be considered together with the specific scope and limitations of the type of inspection undertaken.

Appendix E

Asbestos Audit Report for Tenancy
Number 5

**Asbestos Audit Report for
Alice Plaza Shopping
Centre, Tenancy Number 5,
36 Todd Street Mall,
Alice Springs, NT**

3 June 2005

Savills (SA) Pty Ltd

2004
2003, 2002, 2001
ENGINEERING
EXCELLENCE
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**ENGINEERS
AUSTRALIA**
South Australia
Division

05-0918-00-2121071A



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trading as Parsons Brinckerhoff ABN 84 797 323 433

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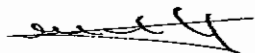
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Author: P DeRitter

Reviewer: M Armstrong.....

Approved by: M Armstrong.....

Signed: 

Date: 3 June 2005.....

Distribution: Savills (SA) Pty Ltd x 2; PB x 1.....



**Parsons
Brinckerhoff**

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Our Reference 2121071A/PJD/kmg

ABN 84 797 323 433
NCSI Certified Quality System ISO 9001

3 June 2005

Mr Tony Bruno
Divisional Director
Property Management
Savills (SA) Pty Ltd
78 Currie Street
ADELAIDE SA 5000



Dear Sir

**Asbestos Audit Report for Alice Plaza Shopping
Centre, Tenancy Number 5, 36 Todd Street Mall,
Alice Springs, NT**

We are pleased to submit herewith the Report of our audit of asbestos containing materials for Alice Plaza Shopping Centre, Tenancy Number 5, 36 Todd Street Mall, Alice Springs, NT.

As asbestos was not detected during the audit of Alice Plaza Shopping Centre, Tenancy Number 5, 36 Todd Street Mall, Alice Springs, NT, annual inspections are not required for the tenancy.

To assist in record keeping, an asbestos Register Log is included in this document (refer Appendix D) and may be used by the person required to maintain this register to record persons to whom this register is presented for inspection.

We would be pleased to discuss any aspect of the report with you.

Please do not hesitate to contact us should you require any further information, or assistance.

Yours faithfully

Martin Armstrong
Principal Project Manager
PB Accredited Project Manager
PB Accredited Professional Associate
Parsons Brinckerhoff Australia Pty Limited

**Over a Century of
Engineering Excellence**

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Contents

	Page Number
1. Introduction and Scope	1
2. Limitations	2
3. References	4
4. Managing Consultants	5
5. Asbestos Inspection Report	6

Appendices

Appendix A	Photographs
Appendix B	Plans and Drawings
Appendix C	Constraints of an Asbestos Inspection
Appendix D	Register Log

1. Introduction and Scope

Parsons Brinckerhoff was engaged by Savills (SA) Pty Ltd to conduct an audit of the property at Alice Plaza Shopping Centre, Tenancy Number 5, 36 Todd Street Mall, Alice Springs, NT.

The purpose of the audit was to locate, sample, analyse, and compile a register of asbestos containing materials as required by the Northern Territory of Australia Work Health (Occupational Health and Safety) Regulations and Worksafe Australia requirements.

Tenancy number 5 was visually inspected on 19 May 2005 to ascertain the nature of materials used during construction, and as may have subsequently been incorporated into the building.

Material samples were not taken for analysis.

Nothing contained within this report may be considered to alter or modify guidelines as set down in Worksafe Australia "Asbestos Code of Practice and Guidance Notes" August 1988, the Code of Practice for the Management and Control of Asbestos in Workplaces [NOHS: 2018 (2005)] or the requirements laid down under the relevant Northern Territory Legislation.

No one section, or part of a section, of this report should be taken as giving an overall idea of this report. Each section must be read in conjunction with the whole of this report, including its appendices and attachments.

2. Limitations

In many instances, asbestos may be present in inaccessible areas such as:

- wall cavities;
- beneath floors;
- slabs;
- integral parts of boilers, pumps, machinery, plant and pipework;
- reheat units within air conditioning ducts;
- fire doors; and
- ceiling spaces.

Confirmation of lagged pipework in wall cavities and that which may be "chased" into walls is not possible with a visual inspection in a non-destructive survey. Should any demolition or upgrading work be undertaken, then it is possible that asbestos containing materials may be found in these areas.

With respect to the audit of Alice Plaza Shopping Centre, Tenancy Number 5, 36 Todd Street Mall, Alice Springs, NT no demolition or dismantling of any of the above was undertaken.

Unless otherwise mentioned, samples were not taken of phenolic based co-polymer product (commonly known as "Zelemite") which is known to contain asbestos, within electrical and / or control boards which may have been "live" at the time of inspection.

Unless otherwise mentioned, inspections were not undertaken beneath carpets for the presence of other floor covering.

An existing asbestos register was not available on site at the time of this inspection.

The following locations were not visually inspected:

- Safes and vaults.
- Locations greater than 3 metres above the finished floor level.
- Commercial Manager's office (locked).

Although air conditioning heater units may be within the building, due to a lack of access, units have not been included in the scope of works for this project.

Any references in this report to materials other than asbestos containing materials are not to be taken as necessarily accurate, since identification of such materials is not included within the scope of this report.

Plans and drawings included within this report are intended as a guide to the building layout in conjunction with the asbestos register only, and must not be relied upon for use outside of the asbestos register.

Measurements and quantities mentioned in this report are approximate only.

No asbestos audit can guarantee to identify all asbestos containing materials present in a building. Parsons Brinckerhoff warrant to conduct their work with the degree of skill, care and diligence normally exercised by consultants in similar circumstances, but there is no



guarantee, expressed or implied, that all asbestos has been identified in this report/register (refer Appendix C).

All audit activities are undertaken in accordance with the Parsons Brinckerhoff Occupational Health and Safety Policy.

This report must be read in conjunction with existing reports and documentation of asbestos materials for this building.

This report has been prepared for the use of the client, and is not to be relied upon by any third party without prior consultation with Parsons Brinckerhoff. This report is not to be used as a contractual document.

If copies are required, all relevant parts of this report must be reproduced in full.

3. References

It is recommended that the following documents be read in conjunction with this report.

Documents are available from:

Peter Sitzler Building
67 North Stuart Highway
PO Box 2134
ALICE SPRINGS NT 0871
Telephone: (08) 8951 8682
Facsimile: (08) 8951 8618

The Federal Worksafe Australia Code of Practice which is available on the National Occupational Health and Safety Commission (NOHSC) website <http://www.nohsc.gov.au>.

- (i) Worksafe Australia. Code. Asbestos. Code of Practice [NOHSC: 2002 (1988)], Guidance Notes [NOHSC: 3002 (1988)], [NOHSC: 3003 (1988)]. August 1988.
- (ii) Code of Practice for the Management and Control of Asbestos in Workplaces [NOHSC: 2018 (2005)], Canberra, April 2005.
- (iii) The Northern Territory of Australia Work Health Act.
- (iv) The Northern Territory of Australia Work Health (Occupational Health and Safety) Regulations (as in force at 26 November 2003).

Note:

NT WorkSafe is the regulator responsible for administering the provisions of the *Work Health Act* and Work Health (Occupational Health and Safety) Regulations.

Phone: 1800 019 115
Fax: 08 8999 5141
Email: ntworksafe.deet@nt.gov.au
Website: www.worksafe.nt.gov.au
Address: GPO Box 4821
DARWIN NT 0801

4. Managing Consultants

Principal Consultant

Mr Martin Armstrong – Certificate Project Management, Principal Project Manager

Quality Assurance

Mr Martin Armstrong – Certificate Project Management, Principal Project Manager

Inspector

Mr Paul DeRitter – Senior Consultant

5. Asbestos Inspection Report¹

The inspection of Tenancy number 5 did not identify asbestos containing materials.

The following areas were inspected:

- Ground Floor — Public Area.
- Ground Floor — Staff Area.
- Mezzanine Floor — Offices.

No visible asbestos or materials suspected of containing asbestos were encountered during the inspection. Therefore, samples were not collected for laboratory analysis.

¹ No asbestos audit can guarantee to identify all asbestos present in a building. All personnel utilising this register must be advised of procedures required in the event that unexpected or concealed asbestos may be encountered.

Appendix A

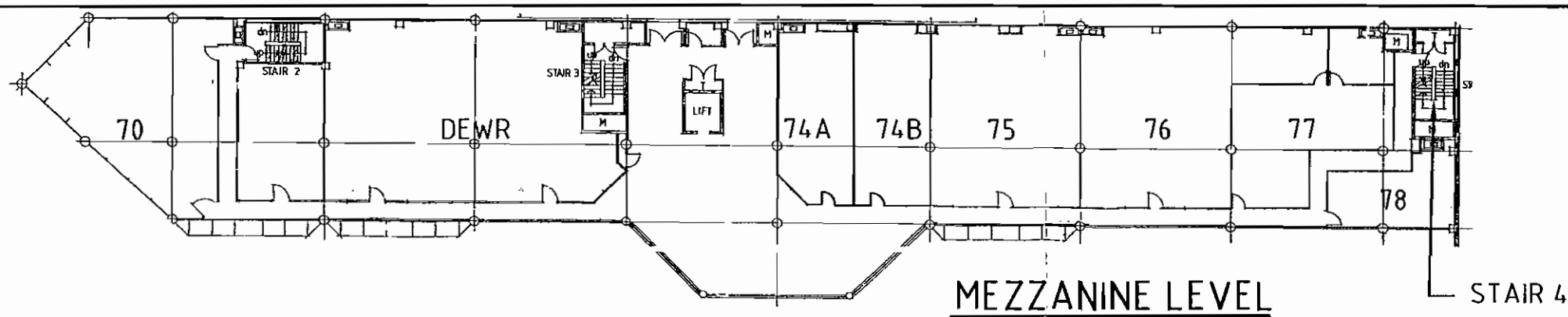
Photographs



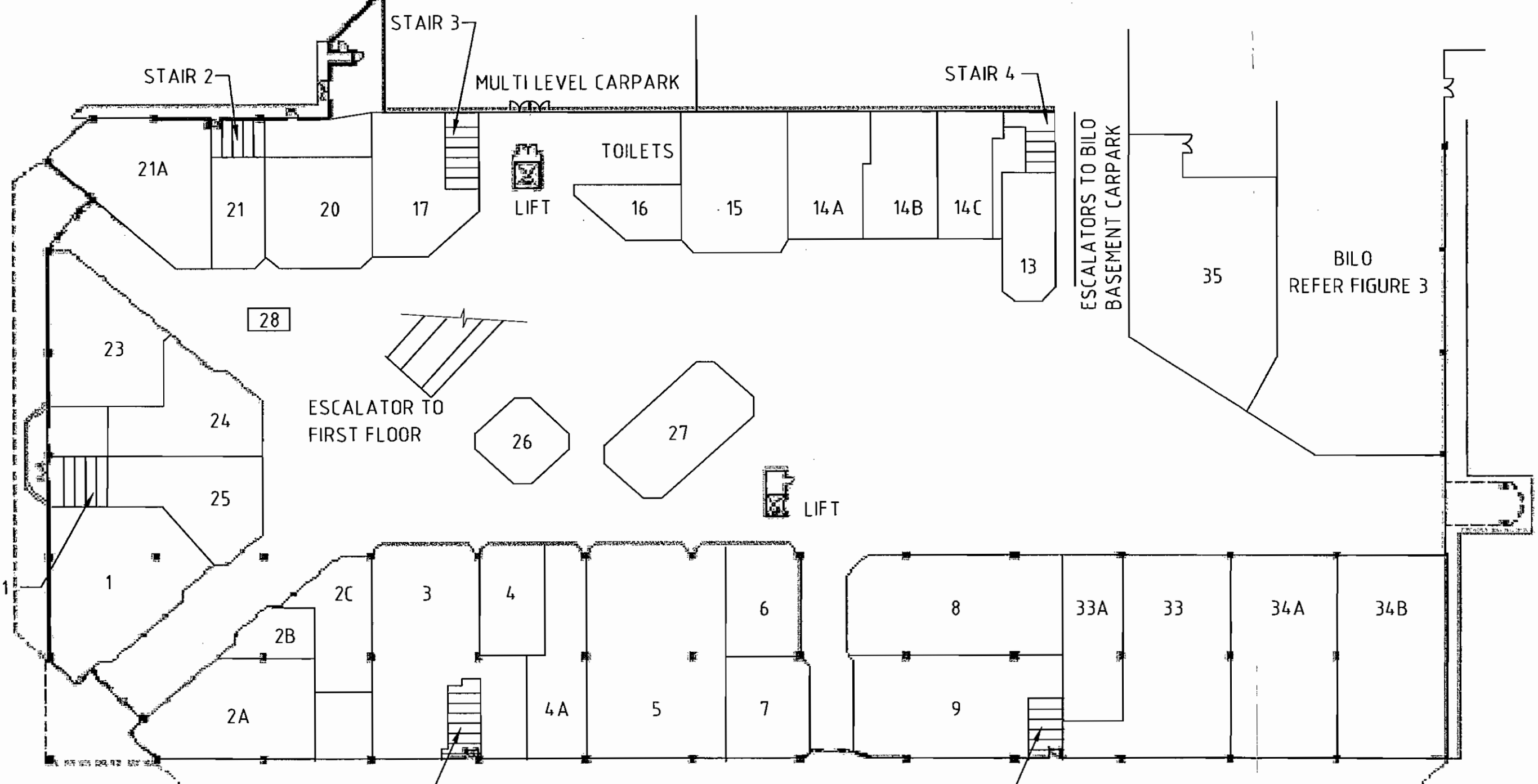
Photo 1
Bank SA

Appendix B

Plans and Drawings



MEZZANINE LEVEL



GROUND FLOOR

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		Date	

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 GROUND FLOOR & MEZZANINE LEVEL
 TODD STREET MALL
 ALICE SPRINGS, NT**

Job No	2121071A
Drawing No	FIGURE 1
Sheet No.	
Rev	

Appendix C

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Appendix D

Register Log

Appendix F

Register Log

