



Phone:
0408 921 246

Email:
info@matent.com.au

Website:
www.matent.com.au

ABN:
82 690 409 379

**RANDAZZO C & G DEVELOPMENTS
ASBESTOS REGISTER & MANAGEMENT PLAN
PR078 – 47 Mitchell St, Darwin City NT 0800**



**MOULD ASBESTOS TESTING & EVALUATION
NORTHERN TERRITORY**



Status of asbestos containing materials at 47 Mitchell St, Darwin City NT 0800



WARNING: Asbestos containing material identified at the Site.

Refer to the report in its entirety for details of identified asbestos containing materials and the associated limitations (e.g. areas unable to be assessed).

PROJECT DETAILS	
Asbestos Register and Management Plan	
Site Address	47 Mitchell St, Darwin City NT 0800
Client	Randazzo C & G Developments
Project Number	PR078
Assessor	Jason Hiscox Director / Principal Consultant Licensed Asbestos Assessor NTWS-AA-476949
Assessment Date	13 th January 2026
Report Issued	14 th January 2026

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Introduction and Background

Mould and Asbestos Testing and Evaluation NT (Mate NT) was engaged by the Client to undertake an Asbestos Inspection and issue an Asbestos Register and Asbestos Management Plan (AMP) in accordance with Work Health and Safety (National Uniform Legislation) Regulations 2011.

The survey was undertaken using non-destructive methods. There is potential for asbestos containing materials (ACM) to be concealed within a buildings structure. Accordingly, caution should be exercised if subsequent renovation, demolition or dismantling of the structure is required.

This Register and Management Plan will assist the Client with fulfilling its obligations under the Northern Territory Work Health and Safety (National Uniform Legislation) Act 2011 and Work Health and Safety (National Uniform Legislation) Regulations 2011.

Objective

The objective of this assessment was to identify and assess the extent of asbestos containing materials (ACM) that may require ongoing management, or which may pose a health risk during normal occupation of the building.

This Asbestos Register and Management Plan must be kept on site and accessible, it has been developed for all workers, contractors and sub-contractors that may work at the Site and must be reviewed prior to undertaking works that involve or have the potential to disturb any asbestos containing materials. Maintenance, trade, and other operatives must be made aware of the Asbestos Register and the existence of any asbestos management process prior to undertaking works. All employees/occupiers/users should be made aware of the contents of the report.

This report should not be used as the sole source of information for the purposes of costing ACM and/or asbestos removal work, as there may be additional ACM present in inaccessible areas.

This Asbestos Management Plan specifies work practices and procedures to; Maintain the ACM in good condition; Ensure the implementation of control strategies; Monitor the condition of the ACM; Minimise the possibility of accidental damage or exposure of personnel and others; and Ongoing management strategies for ACM at the site.

Application

MATE NT conducted this assessment in nominated areas at the Site. The Scope and Recommendations detailed within the body of this report are based on the assessment of the site condition at the time of inspection. Site inspection was conducted in accordance with Work Health and Safety (National Uniform Legislation) Regulations 2011. Previous report NT0686c - RCG Centre, 47 Mitchel Street, Darwin – Asbestos Register – December 2014 was referenced for this inspection and report.

The Asbestos Management Survey commissioned by the Client is non-destructive and non-intrusive in nature. The survey undertaken was limited to those areas available for access at the time of inspection. The survey inspection report details areas that were accessed and also list all known areas where access was not gained. ACMs located in inaccessible areas or located in areas that pose an unacceptable risk to health and safety (e.g. live electrical areas, height restricted areas), were not inspected or sampled during the survey. Common locations where access may be limited or missing are listed below:

- Inside set ceilings, wall cavities or other voids/areas (e.g. fire doors) concealed within a building structure that cannot be accessed without major dismantling
- Roofs, ceiling spaces and other height restricted areas that cannot be accessed without specialised equipment
- Locations behind locked doors
- Within confined spaces
- Energised services, including gas and electrical
- Areas where access would create an unacceptable risk to building occupants.
- Areas of “no access” are presumed to contain ACM unless proven otherwise.





Specific areas that were not accessed during this inspection or were not included in the scope of works for this inspection are listed below:

- Roof areas
- Subsurface grounds
- Internal areas of machinery, plant and equipment

Methodology

The site Survey was undertaken in accordance with the following legislation, Codes of Practice and Guidance:

- Work Health and Safety (National Uniform Legislation) Act 2011.
- Work Health and Safety Regulations (National Uniform Legislation) 2011.
- Code of Practice How to safely remove asbestos 2020 (NT WorkSafe).
- Code of Practice How to manage and control asbestos in the workplace 2020 (NT WorkSafe).
- AS 5370:2024 - *Sampling and qualitative identification of asbestos in bulk materials* (ISO2262-1:2012, MOD).
- AS/NZS 1715: 2009 - Selection, use and maintenance of respiratory protective equipment.
- AS/NZS 1716: 2012 - Respiratory protective devices.

Summary of Identified Items Listed by Priority Risk Rating

The Risk Assessment methodology used to provide the Priority Risk Rating of confirmed ACMs is detailed in section Asbestos Priority Risk Assessment.

Location	Priority Risk Rating	Recommendations
Levels 1 to 7 - Communications cupboards - Wall linings	Low	Seal exposed surfaces with paint
Levels 1 to 7 - Communications cupboards - Inner door linings	Low	Seal exposed surfaces with paint
Levels 1 to 7 - Communications cupboards - Backing Boards	Low	No Action Required
Fire doors throughout	Low	No Action Required
Level 8 - Plant room - Fire door to roof	Low	No Action Required
Level 8 - Plant room - Distribution board - Small	Very Low	No Action Required
Level 8 - Plant room - Distribution board - Large	Very Low	No Action Required
Level 8 - Lift room - Distribution board	Very Low	No Action Required
Level 8 - Lift room - Lift brakes	Very Low	No Action Required

This MATE NT assessment identified No high-risk occurrences of ACM, and as such there are no high-priority action items for the Site.

All occurrences of ACM identified or presumed to be present on Site have been identified and were assessed to present a low risk to health in its current condition.





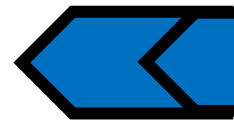
Continue to manage and maintain all occurrences of asbestos in its current condition, remove under controlled conditions prior to refurbishment or demolition works by an appropriately licensed asbestos removal contractor. Non-friable asbestos can be removed by a Class B (non-friable) licensed asbestos removal contractor. Friable asbestos must be removed by a Class A (friable) licensed asbestos removal contractor.

Under Regulation 430 of the latest Work Health and Safety (National Uniform Legislation) Regulations 2011, a review of the asbestos management plan (and asbestos register) must occur where there is a change in the condition or controls of asbestos-containing materials, based on a risk assessment or at least once every 5 years. Based on the results of this asbestos-containing building materials assessment, a review of the AMP is required by January 2031.

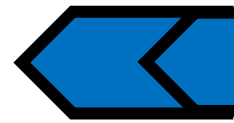


ASBESTOS REGISTER

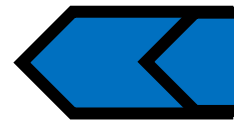
ID	Location	Material	Sample Details	Item Status / Result	Extent / Quantity	Friability	Material Risk	Disturbance Risk	Priority Risk Rating	Recommended Action
001	Ground Level - Communications cupboard - Wall lining	Fibre Cement Sheet	Previous sample NT0686-1	Removed						No Action Required
002	Ground Level - Communications cupboard - Inner door lining	Fibre Cement Sheet	Previous sample NT0686-2	Removed						No Action Required
003	Ground Level - Communications cupboard - Backing Board	Fibre Cement Sheet	Visual Observation	Removed						No Action Required
004	Ground Level - Mastic to service duct cupboard behind drinking fountain	Mastic	Previous sample NT0686-3	Negative						No Action Required
005	Ground Level - Utility room kitchen sink	Mastic	Previous sample NT0686-4	Removed						No Action Required
006	Ground Level - External walkway ceiling lining	Fibre Cement Sheet	Previous sample NT0686-5	Removed						No Action Required
007	Ground Level - Northwest - Fire doors (2 of)	Insulation	Previous sample NT0686-6	Positive Chrysotile & Amosite	2 of	Friable	High	Rare	Low	No Action Required
008	Ground Level - Male toilets - Urinal sound dampener	Mastic	Presumed Positive	Removed						No Action Required
009	Level 1 - Communications cupboard - Wall lining	Fibre Cement Sheet	Previous sample NT0686-1	Positive Chrysotile	2 m ²	Non-friable	Minor	Rare	Low	Seal exposed surfaces with paint
010	Level 1 - Communications cupboard - Inner door lining	Fibre Cement Sheet	Previous sample NT0686-2	Positive Chrysotile & Amosite	4 m ²	Non-friable	Minor	Rare	Low	Seal exposed surfaces with paint



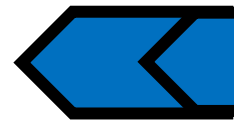
ID	Location	Material	Sample Details	Item Status / Result	Extent / Quantity	Friability	Material Risk	Disturbance Risk	Priority Risk Rating	Recommended Action
011	Level 1 - Communications cupboard - Backing Board	Bituminous board	Visual Observation	Presumed Positive	1 m ²	Non-friable	Minor	Rare	Low	No Action Required
012	Level 1 - Mastic to service duct cupboard behind drinking fountain	Mastic	Previous sample NT0686-3	Negative						No Action Required
013	Level 1 - Foyer, each side of lifts - Fire doors (2 of)	Insulation	Previous sample NT0686-6	Positive Chrysotile & Amosite	2 of	Friable	High	Rare	Low	No Action Required
014	Level 1 - Male toilets - Urinal sound dampener	Mastic	Presumed Positive	Removed						No Action Required
015	Level 2 - Communications cupboard - Wall lining	Fibre Cement Sheet	Previous sample NT0686-1	Positive Chrysotile	2 m ²	Non-friable	Minor	Rare	Low	Seal exposed surfaces with paint
016	Level 2 - Communications cupboard - Inner door lining	Fibre Cement Sheet	Previous sample NT0686-2	Positive Chrysotile & Amosite	4 m ²	Non-friable	Minor	Rare	Low	Seal exposed surfaces with paint
017	Level 2 - Communications cupboard - Backing Board	Bituminous board	Visual Observation	Removed						No Action Required
018	Level 2 - Mastic to service duct cupboard behind drinking fountain	Mastic	Previous sample NT0686-3	Negative						No Action Required
019	Level 2 - Foyer, each side of lifts - Fire doors (2 of)	Insulation	Previous sample NT0686-6	Positive Chrysotile & Amosite	2 of	Friable	High	Rare	Low	No Action Required
020	Level 2 - Male toilets - Urinal sound dampener	Mastic	Presumed Positive	Removed						No Action Required
021	Level 3 - Communications cupboard - Wall lining	Fibre Cement Sheet	Previous sample NT0686-1	Positive Chrysotile	2 m ²	Non-friable	Minor	Rare	Low	Seal exposed surfaces with paint



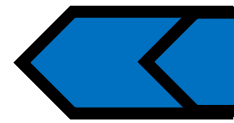
ID	Location	Material	Sample Details	Item Status / Result	Extent / Quantity	Friability	Material Risk	Disturbance Risk	Priority Risk Rating	Recommended Action
022	Level 3 - Communications cupboard - Inner door lining	Fibre Cement Sheet	Previous sample NT0686-2	Positive Chrysotile & Amosite	4 m ²	Non-friable	Minor	Rare	Low	Seal exposed surfaces with paint
023	Level 3 - Communications cupboard - Backing Board	Bituminous board	Visual Observation	Presumed Positive	1 m ²	Non-friable	Minor	Rare	Low	No Action Required
024	Level 3 - Mastic to service dust cupboard behind drinking fountain	Mastic	Previous sample NT0686-3	Negative						No Action Required
025	Level 3 - Foyer, each side of lifts - Fire doors (2 of)	Insulation	Previous sample NT0686-6	Positive Chrysotile & Amosite	2 of	Friable	High	Rare	Low	No Action Required
026	Level 3 - Male toilets - Urinal sound dampener	Mastic	Presumed Positive	Removed						No Action Required
027	Level 4 - Communications cupboard - Wall lining	Fibre Cement Sheet	Previous sample NT0686-1	Positive Chrysotile	2 m ²	Non-friable	Minor	Rare	Low	Seal exposed surfaces with paint
028	Level 4 - Communications cupboard - Inner door lining	Fibre Cement Sheet	Previous sample NT0686-2	Positive Chrysotile & Amosite	4 m ²	Non-friable	Minor	Rare	Low	Seal exposed surfaces with paint
029	Level 4 - Communications cupboard - Backing Board	Bituminous board	Visual Observation	Presumed Positive	1 m ²	Non-friable	Minor	Rare	Low	No Action Required
030	Level 4 - Mastic to service duct cupboard behind drinking fountain	Mastic	Previous sample NT0686-3	Negative						No Action Required
031	Level 4 - Foyer, each side of lifts - Fire doors (2 of)	Insulation	Previous sample NT0686-6	Positive Chrysotile & Amosite	2 of	Friable	High	Rare	Low	No Action Required
032	Level 4 - Male toilets - Urinal sound dampener	Mastic	Presumed Positive	Removed						No Action Required



ID	Location	Material	Sample Details	Item Status / Result	Extent / Quantity	Friability	Material Risk	Disturbance Risk	Priority Risk Rating	Recommended Action
033	Level 5 - Communications cupboard - Wall lining	Fibre Cement Sheet	Previous sample NT0686-1	Positive Chrysotile	2 m ²	Non-friable	Minor	Rare	Low	Seal exposed surfaces with paint
034	Level 5 - Communications cupboard - Inner door lining	Fibre Cement Sheet	Previous sample NT0686-2	Positive Chrysotile & Amosite	4 m ²	Non-friable	Minor	Rare	Low	Seal exposed surfaces with paint
035	Level 5 - Communications cupboard - Backing Board	Bituminous board	Visual Observation	Presumed Positive	1 m ²	Non-friable	Minor	Rare	Low	No Action Required
036	Level 5 - Mastic to service duct cupboard behind drinking fountain	Mastic	Previous sample NT0686-3	Negative						No Action Required
037	Level 5 - Foyer, each side of lifts - Fire doors (2 of)	Insulation	Previous sample NT0686-6	Positive Chrysotile & Amosite	2 of	Friable	High	Rare	Low	No Action Required
038	Level 5 - Male toilets - Urinal sound dampener	Mastic	Presumed Positive	Removed						No Action Required
039	Level 6 - Communications cupboard - Wall lining	Fibre Cement Sheet	Previous sample NT0686-1	Positive Chrysotile	2 m ²	Non-friable	Minor	Rare	Low	Seal exposed surfaces with paint
040	Level 6 - Communications cupboard - Inner door lining	Fibre Cement Sheet	Previous sample NT0686-2	Positive Chrysotile & Amosite	4 m ²	Non-friable	Minor	Rare	Low	Seal exposed surfaces with paint
041	Level 6 - Communications cupboard - Backing Board	Bituminous board	Visual Observation	Presumed Positive	1 m ²	Non-friable	Minor	Rare	Low	No Action Required
042	Level 6 - Mastic to service duct cupboard behind drinking fountain	Mastic	Previous sample NT0686-3	Negative						No Action Required
043	Level 6 - Foyer, each side of lifts - Fire doors (2 of)	Insulation	Previous sample NT0686-6	Positive Chrysotile & Amosite	2 of	Friable	High	Rare	Low	No Action Required

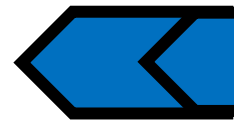


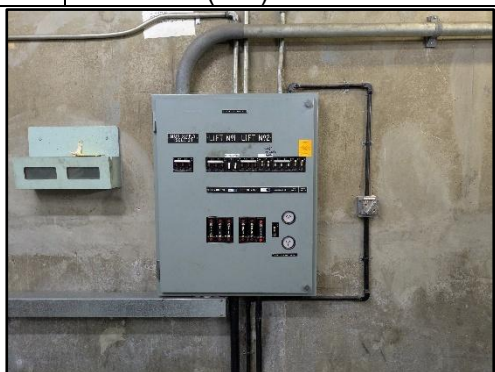
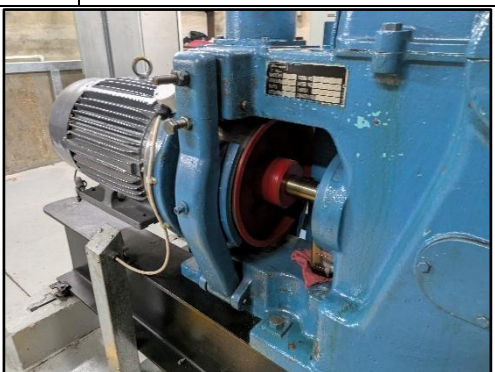
ID	Location	Material	Sample Details	Item Status / Result	Extent / Quantity	Friability	Material Risk	Disturbance Risk	Priority Risk Rating	Recommended Action
044	Level 6 - Male toilets - Urinal sound dampener	Mastic	Presumed Positive	Removed						No Action Required
045	Level 7 - Communications cupboard - Wall lining	Fibre Cement Sheet	Previous sample NT0686-1	Positive Chrysotile	2 m ²	Non-friable	Minor	Rare	Low	Seal exposed surfaces with paint
046	Level 7 - Communications cupboard - Inner door lining	Fibre Cement Sheet	Previous sample NT0686-2	Positive Chrysotile & Amosite	4 m ²	Non-friable	Minor	Rare	Low	Seal exposed surfaces with paint
047	Level 7 - Communications cupboard - Backing Board	Bituminous board	Visual Observation	Presumed Positive	1 m ²	Non-friable	Minor	Rare	Low	No Action Required
048	Level 7 - Mastic to service duct cupboard behind drinking fountain	Mastic	Previous sample NT0686-3	Negative						No Action Required
049	Level 7 - Foyer, each side of lifts - Fire doors (2 of)	Insulation	Previous sample NT0686-6	Positive Chrysotile & Amosite	2 of	Friable	High	Rare	Low	No Action Required
050	Level 7 - Male toilets - Urinal sound dampener	Mastic	Presumed Positive	Removed						No Action Required
051	Level 8 - Rope seal to service level AC intake fan	Rope seal	Previously presumed	Removed						No Action Required
052	Level 8 - Plant room - Distribution board - Small	Unknown electrical components	Visual Observation	Presumed Positive	1 of	Non-friable	Good	Rare	Very Low	No Action Required
053	Level 8 - Plant room - Distribution board - Large	Unknown electrical components	Visual Observation	Presumed Positive	1 of	Non-friable	Good	Rare	Very Low	No Action Required
054	Level 8 - Plant room - Fire door to roof	Insulation	Previous sample NT0686-6	Positive Chrysotile & Amosite	1 of	Friable	High	Rare	Low	No Action Required

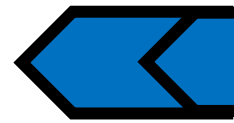


ID	Location	Material	Sample Details	Item Status / Result	Extent / Quantity	Friability	Material Risk	Disturbance Risk	Priority Risk Rating	Recommended Action
55	Level 8 - Lift room - Distribution board	Unknown electrical components	Visual Observation	Presumed Positive		Non-friable	Good	Rare	Very Low	No Action Required
56	Level 8 - Lift room - Lift brakes	Brake lining	Visual Observation	Presumed Positive		Non-friable	Good	Rare	Very Low	No Action Required

	007	Ground Level - Northwest - Fire doors (2 of)		015	Level 2 - Communications cupboard - Wall lining		016	Level 2 - Communications cupboard - Inner door lining		019	Level 2 - Foyer, each side of lifts - Fire doors (2 of)
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	027	Level 4 - Communications cupboard - Wall lining		028	Level 4 - Communications cupboard - Inner door lining		029	Level 4 - Communications cupboard - Backing Board		031	Level 4 - Foyer, each side of lifts - Fire doors (2 of)
	049	Level 7 - Foyer, each side of lifts - Fire doors (2 of)		052	Level 8 - Plant room - Distribution board - Small		053	Level 8 - Plant room - Distribution board - Large		054	Level 8 - Plant room - Fire door to roof
	055	Level 8 - Lift room - Distribution board		056	Level 8 - Lift room - Lift brakes						





Laboratory Certificate of Analysis



ASBESTOS IDENTIFICATION REPORT No. NT0686 –RCG Centre

CLIENT: Randazzo C&G Developments
ATTENTION: Site manager
PROPERTY ADDRESS: Level 1 47 Smith St, Darwin 0800
SAMPLED BY: Paul Felvus & Pete Carthew

ORDER NO: NT0686
REPORT DATE: 11/12/14

PROCEDURE

In house method: Asbestos Identification by Polarised Light Microscopy including Dispersion Staining

RESULTS

No.	Client ID	Description	Asbestos	Other fibres
Internal				
1	Communications cupboard wall lining	Light grey cement sheet	Yes Chrysotile	Cellulose
2	Communications cupboard inner door lining	Light grey cement sheet	Yes Chrysotile Amosite	Cellulose
3	Service duct cupboard behind drinking fountain	Black bituminous material attached to white polystyrene	No	Synthetic
4	Utility room kitchen sink	Black bituminous material	Yes Chrysotile	
5	External walkway ceiling lining	Light grey cement sheet painted yellow	No	Cellulose
6	Fire door opposite toilets	White loosely formed material	Yes Chrysotile Amosite	Nil

This Test Report is not covered by the scope of AEC's NATA Accreditation

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

UNIT 11 14 WINNELLIE ROAD, WINNELLIE
TELEPHONE (08) 8984 4244 FAX (08) 8984 3105
P O BOX 39546 Winnellie NT 0820
EMAIL aec@aecest.com.au
Website: www.aecest.com.au

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Chrysotile is commonly known as white asbestos

Amosite is commonly known as brown asbestos

Cellulose is a plant based fibre that is considered non-hazardous



:Alister Pearce
TESTING OFFICER

11 Dec 2014

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Asbestos Priority Risk Assessment

Risk Assessment of Asbestos Containing Materials (ACMs) consists of two primary categories, the Material Risk and the Disturbance Risk.

The Material Risk Assessment looks at an ACM's ability to release asbestos fibres if disturbed. The Disturbance Risk Assessment looks at the likelihood and frequency of disturbance occurring. The Overall Risk Rating matrix is then used to provide the Priority Risk Rating.

The Material Risk Assessment identifies the 'high hazard' materials, i.e., those materials that will most readily release airborne fibres if disturbed. Material Risk considers the type of ACM (whether 'Friable' or 'Non-Friable'), product type, extent, damage or deterioration, surface treatment and the current condition of the material.

The Disturbance Risk Assessment look at the likelihood and frequency of disturbance occurring and potential for human exposure. Disturbance Risk considers factors such as the location of the material, the occupancy, usage and activities conducted in the area and the likelihood and frequency which maintenance activities may take place.

The Overall Risk Rating matrix is then used to provide the Priority Risk Rating and the Recommended Actions for the item. It does not automatically follow that those materials assigned the highest score in the Material Risk Assessment, or the Disturbance Risk Assessment will be the priority for remedial action. The purpose of Risk Assessment is to enable informed decisions to be made concerning the control of ACM. The Priority Risk Rating is not designed to calculate absolute differences in potency or fibre release/hazard potential between ACM but provides a guide for the proper management of asbestos in buildings by prioritising action to assist in the programming and budgeting for the control of asbestos risk identified in the assessment.

Material Risk	Material description
High Risk Material	Generally friable materials or materials with high damage or delamination. Usually includes, sprays and thermal insulation or visible asbestos debris.
Medium Risk Material	Significant breakage of materials or several small areas where material has been damaged revealing loose asbestos fibres.
Minor Risk Material	A few scratches or surface marks; broken edges on boards, tiles etc.
Low Risk Material	Good condition, no visible damage.

Disturbance Risk	Potential to be disturbed
High	High levels of disturbance, Routinely disturbed.
Moderate	Moderate disturbance (e.g. industrial or vehicular activity which may cause contact with ACMs) Easily disturbed.
Low	Low disturbance activities (e.g. office type activity) Occasionally likely to be disturbed.
Rare	Rare disturbance activity (e.g. little used storeroom) Usually inaccessible or unlikely to be disturbed.





Overall Priority Risk Rating		Material Risk			
		High	Medium	Minor	Low
Disturbance Risk	High	High	High	Medium	Low
	Moderate	High	Medium	Medium	Low
	Low	Medium	Medium	Low	Low
	Rare	Low	Low	Low	Very Low

Overall Priority Risk Rating	Recommended Actions
High	Materials that pose a high health risk to people in their current state. They are generally friable materials in poor condition, with potential to transfer into other locations. Due to poor condition and disturbance potential, release of asbestos fibres upon contact may occur. Immediate actions should be taken for these materials to be removed by a licensed asbestos removal contractor (LARC). As an interim measure, restrict access.
Medium	Materials that pose a medium health risk to people in their current state. They can be friable materials with minor damage, or non-friable materials in poor condition. Due to poor condition and disturbance potential, release of asbestos fibres upon contact may occur. Removal or encapsulation and regular reviews are recommended for these materials.
Low	Materials that pose a low health risk to people in their current state. They are either friable materials in good condition or non-friable with slight damage or unpainted surfaces, with a low disturbance potential. Due to nature of the material, they do not readily release asbestos fibres upon contact. These materials should be identified and warning labels affixed. The material does not present a health risk unless disturbed.





Very Low	Materials that pose a very low health risk to people in their current state. They are generally non-friable materials in good condition and have a very low disturbance potential. Due to the nature of the material, they do not readily release asbestos fibres upon contact. These materials should be identified and warning labels affixed. The material does not present a health risk unless disturbed.
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Asbestos Survey General Information

An Asbestos Survey is used to locate and describe, as far as reasonably practicable, all asbestos-containing materials (ACM) on site and may involve destructive survey methods, as necessary, to gain access to all areas, including those that may be difficult to reach. There are two different types of Asbestos Survey: Management Surveys (non-Destructive or non-Intrusive) and Refurbishment or Demolition Surveys (Destructive or Intrusive Survey).

Management Survey (non-Destructive or non-Intrusive)

These are required during the normal occupation and use of a building to ensure continued management of ACM. Therefore, the purpose of the survey is to locate the presence and extent of any suspect hazardous material in a building and assess their condition. Representative samples are taken of suspected ACM and analysed for the presence of asbestos to confirm or refute the suspicion. If the material sampled is found to contain asbestos, other similar homogenous material in the same building may be strongly presumed to contain asbestos. This presumption is to minimise the risk of asbestos fibre release through excessive sampling. Less homogenous materials will require a greater number of samples of a sufficient number for the surveyor to assess whether asbestos is present or not. A Management Survey should as far as reasonably practicable, identify all ACM within the agreed survey area. An area is presumed to contain ACM when access is not performed, for whatever reason. Any material that can be expected to contain asbestos is presumed to contain asbestos. All materials that are presumed to contain asbestos are risk assessed.

Refurbishment/Demolition Surveys (i.e. Destructive or Intrusive Survey)

Refurbishment / Demolition Surveys are required where refurbishment work or other work involving disturbing the fabric of a building is carried out. The survey strategy for refurbishment works is similar to that for Management Surveys but require a more intensive approach than the non-invasive, Management Survey. This means that there will inevitably be some damage caused in the areas affected by the survey. A full sampling program is undertaken to identify possible ACM and estimates of quantity, volume and surface area are made. The Refurbishment / Demolition Survey is designed to be used as the basis of tendering the removal of ACM from a building before demolition or major refurbishment so the survey does not assess the condition of the asbestos, other than to note areas of damage or where additional asbestos debris may be expected to be present.

Survey Results

When sample analysis determines that 'No Asbestos is Detected' (NAD), then the samples are listed in the report to provide information for future assessments. Representative sampling is defined as one sample per repetitive material type, situation or item. In these instances, only one test sample is collected for analytical confirmation and the results expressed as consistent and typical of the building.

Due to the very low concentration of asbestos fibres and the non-homogenous matrix of some materials such as vinyl floor tiles, false negative results may be obtained during sample analysis. Therefore, the accuracy of some results cannot be guaranteed. Some asbestos containing bulk material can be very difficult, or impossible to detect the presence of asbestos using the polarised light microscopy analytical method. This is due to the low grade or small length or diameter of asbestos fibres present in the material, or attributed to the fact that, very fine fibres have been distributed individually throughout the materials.

No inspection can guarantee to locate all ACM and therefore the assessment cannot be regarded as absolute, without extensive invasion of structures. Subsequent demolition and/or renovation to a building may expose situations, which were concealed or otherwise impractical to access during the inspection.

The Client must not rely on an inspection or report as indicating that a 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 be 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.

Projects should budget both sufficient time and funds to deal with hidden or trapped materials, which are often concealed within the structure of a building or in previously unaccessed voids, etc.

Asbestos Register of Materials

The Asbestos Register contains the ACM identified, presumed or suspected during the survey. It details the type, location, risk assessment, priority rating and recommended action for identified ACM. The register should be consulted before decisions are made concerning management of ACM.





To comply with the Code of Practice How to Manage and Control Asbestos in the Workplace 2020 (NT WorkSafe), management options and actions must be recorded in an Asbestos Register.

The register also contains suspect materials sampled during the survey, which when subsequently analysed in the laboratory were identified as non-ACM i.e. materials that do not contain asbestos.

Recommended Actions

Recommended actions are included as guides. It is the Client's responsibility to determine the most appropriate controls and actions based upon such factors as risk, detailed knowledge of workplaces and procedures, plans for upgrade or refurbishment etc.

The recommendations, conclusions or stability of ACM contained in this report shall not abrogate a person of their responsibility to work in accordance with Statutory Requirements, Codes of Practice, Guidelines, Material Safety Data Sheets, Work Instructions or reasonable work practices.

It is recommended that identified asbestos materials are managed in accordance with the below Asbestos Management Plan, which is in accordance with current Safe Work Australia Guidelines and relevant Statutory Requirements.





Asbestos Definitions and General Information

Asbestos is the term used for the fibrous form of a number of naturally occurring silicate minerals that readily separate into long, flexible fibres. Chrysotile, the fibrous form of the mineral serpentine, is the best-known type and accounts for about 95 percent of all asbestos in commercial use. The other types belong to the amphibole group of minerals and include the fibrous forms of anthophyllite, amosite (grunerite), crocidolite (riebeckite), tremolite, and actinolite.

Since ancient times, asbestos has been valued for its useful properties of flexibility, high tensile strength, incombustibility, low thermal conductivity and resistance to chemical attack. Modern asbestos production began in 1868 with the working of a mine in Italy, and in 1878, large-scale production from deposits in Quebec began. Production slackened in the late 20th century owing to the health hazards associated with asbestos. The three forms of asbestos that have been used commercially and are usually encountered during an asbestos survey are Chrysotile ('white asbestos'), Amosite ('brown asbestos') and Crocidolite ('blue asbestos').

On 17 October 2001, the National Health and Safety Commission (now Safe Work Australia) declared a prohibition on all uses of chrysotile (white) asbestos from 31 December 2003, subject to a very limited range of exemptions. This prohibition, originally set out in the Amendments to Schedule 2 of the National Model Regulations for the Control of Workplace Hazardous Substances (Prohibition of Asbestos) 2001 and subsequently reflected in Australian Government, State and Territory occupational health and safety and hazardous substances legislation, also confirmed earlier prohibitions of the use of amosite (brown) and crocidolite (blue) asbestos. From 31 December 2003, it is illegal to use, re-use or sell any products containing any form of asbestos in Australia. Importing or exporting of asbestos is also banned. The ban does not apply to asbestos products that are already in place, however, when they are replaced, non-asbestos alternatives must be used. Stockpiles of asbestos-containing products must be safely disposed of.

Types of Bulk Material Encountered

There are many different types of asbestos containing material (ACM). Manufactured or processed products, including solid and dust matrices, or naturally occurring materials such as ores and soils can contain asbestos. The many types often encountered can be conveniently grouped into two sub-categories: Homogenous and Non-Homogenous.

Homogeneous Manufactured Asbestos Products:

Exhibit a uniform distribution of fibres throughout the matrix of the entire sample such that the asbestos mineral fibre component has been thoroughly mixed within the matrix during the manufacturing process. Examples include sprayed asbestos, asbestos cement products (ACs), pipe lagging, millboards, asbestos insulation boards (AIBs), thermoplastic tiles, ropes, friction products, mastics, sealants, bitumen, roofing felt, gaskets etc.).

Non-Homogenous Manufactured Asbestos Products:

Samples contain, small, discrete amounts of asbestos fibres distributed unevenly in a large non-asbestos matrix (e.g. detritus such as floor sweepings, dust collected with a vacuum, soil & ore samples and non-asbestos fibres or dust contaminated with asbestos). Such products comprise materials such as pipe or tank lagging, which can display variable composition due to ad hoc and piecemeal installation and repair. They were wet-mixed with asbestos and fillers available at the time and so the asbestos content may be extremely variable in both proportion and type, even within a single installation.

Types of ACM

ACM falls into two broad categories: Friable Asbestos and Non-Friable Asbestos.

Friable ACM

Asbestos containing material which when dry is or may become crumbled, pulverised or reduced to powder by hand pressure. It can represent a significant exposure hazard as a consequence of minor disturbance e.g. hot water pipe lagging, severely damaged asbestos cement sheet, limpet spray to structural beams and electrical duct heater millboard.





Non-friable ACM

Any material that contains asbestos firmly bound in a matrix. It may consist of cement or various resins/binders and cannot be reduced to a dust by hand pressure. As such, it does not present an exposure hazard unless cut, abraded, sanded or otherwise disturbed. Therefore, the exposure risk from non-friable ACM is negligible during normal building occupation.

Note: if non-friable ACM is damaged or otherwise deteriorated, the risk assessment must be reviewed to reflect a higher potential for exposure to asbestos fibres. When severely damaged, non-friable ACM must be assessed as being friable. A Competent Person must perform the risk assessment.

Asbestos Hazard

The scientific evidence on exactly what asbestos fibre concentrations cause disease is unclear. However, what is clear is the more asbestos dust inhaled the greater the risk to health. The largest group of workers at risk from asbestos-related diseases are those in the building and maintenance trades i.e. at risk from asbestos fibres released when ACM are disturbed during routine maintenance. Asbestos fibres could also be released because of other types of disturbance and be breathed in by employees and others present in the building.

Can A Single Exposure Give An Asbestos-Related Disease?

A perennial problem associated with asbestos risk management is the myth that:

“Breathing in one asbestos fibre can kill.”

This statement is wrong. All the different types of asbestos are natural occurring minerals found in many rocks throughout the world, which are constantly weathered releasing fibres into the air such that there is a natural background count, or presence, of asbestos fibres in air. Therefore, billions of people throughout the world frequently breathe in small quantities of asbestos fibres without deleterious health effects.

All exposures to asbestos should be avoided, however, that does not mean that you should necessarily worry about a one-off exposure. Occasionally, accidental exposures to asbestos may occur and can be a cause of much concern and distress to the individuals concerned. The risk of developing an asbestos-related disease is dependent upon how much asbestos a person is exposed to, for how long and on how many different occasions. A one-off short-term exposure is unlikely to be of concern, but each time a person is exposed, the risk increases a little bit more.

Asbestos is a hazardous material however, it can only pose a risk to health if the asbestos fibres become airborne and then inhaled. ACM only release fibres into the air when they are disturbed. If ACM are maintained in good condition and are not disturbed, airborne respirable fibres will not be released and therefore they will not pose a risk to health. Respirable airborne fibres may be released into the air if ACM are disturbed causing exposure risk to people in the area. Friable asbestos materials (i.e. those that are easily crumbled or pulverised by hand), pose the highest risk of fibre release.

When asbestos fibres are inhaled, they can cause serious diseases, which are responsible for many deaths. About 600 people develop mesothelioma every year in Australia and it is predicted that the epidemic will worsen for 15 years, with 900 deaths a year at the peak. There have already been about 10,000 mesotheliomas in Australia since records began in the early 1980s, and about 25,000 Australians will die from mesothelioma over the next 40 years.

The risk of developing an asbestos related disease is determined by the length of time and level of exposure i.e. Dose and Duration. These diseases can take from 15 – 60 years to develop, so a person may not be immediately aware of a change in their health until long after they have inhaled the fibres. Normal physiological processes usually clear larger fibres but smaller fibres (less than 3 microns width) may cause serious health effects, such as asbestosis, mesothelioma, lung cancer and pleural disease that can take up to fifty years to develop. The risk is greater with increased levels of exposure and on a cumulative basis on different occasions.





There are four main diseases commonly associated with inhalation of asbestos fibres. These are Asbestosis, a scarring of the lung tissue (not always fatal, but it can be very debilitating); two kinds of Cancer, mesothelioma (which is always fatal); lung cancer (usually fatal), and diffuse Pleural Thickening (a non-malignant disease affecting the lung lining). Current evidence suggests that asbestos can also cause laryngeal cancer and may be implicated in causing pharyngeal, stomach and colorectal cancers.

Asbestosis

Asbestosis is a chronic chest disease caused by inhalation of high concentrations of asbestos fibres. Asbestos fibres initially damage cell membranes in the lungs causing the lung tissue to harden and the formation of scars (fibrosis). Initially, asbestos-related fibrosis occurs in the outer lung tissues but as the disease progresses, fibrosis becomes widespread throughout the lung. Scarred, hardened lung tissue restricts oxygen intake, making breathing difficult and lessens the lungs' ability to process oxygen and remove carbon dioxide waste. Asbestosis is a progressively restrictive disease that reduces the total lung capacity. Asbestosis is massive fibrosis and scarring of lung and is irreversible.

Mesothelioma

Mesothelioma is specific cancer of inner lining of chest wall or abdominal cavity. Epidemiological evidence indicates that crocidolite (blue asbestos) and amosite (brown or grey asbestos) have the most potent effects in producing this cancer. Mesothelioma is a very aggressive cancer and extremely painful disease, especially near death.

Lung Cancer

Asbestos is one of a large number of agents linked to the development of lung cancer (of the bronchial tubes, lung and alveoli). Its genesis is identical to that of smoking and the risk of lung cancer substantially increases if the exposed person is also a smoker i.e. synergistic effect. Workers who were exposed to asbestos and who smoked or were exposed to second-hand smoke run a much greater risk of getting lung cancer. Asbestosis, Mesothelioma and Lung Cancer have a long latency period (15 – 30 years) but once the symptoms become evident death can occur quickly

Pleural Plaques

Pleural Plaques are discrete fibrous or partially calcified areas of the parietal pleura, which is non-malignant and not fatal i.e. Benign Pleural Disease. Patches of thickening of the pleural membrane are known as pleural plaques, which show up on an X-ray and are an indicator of past asbestos exposure. While worrying, Pleural Plaques are not in themselves a cause of lung disease.

Exposure Standards & Control Levels

Exposure Standards represent airborne concentrations that, according to current knowledge, should neither impair the health of nor cause undue discomfort to nearly all workers. However, they do not represent 'no-effect' levels, which guarantee protection to every worker. Safe Work Australia has set Exposure Standards, which state the maximum airborne asbestos fibre levels that workers can be exposed to. Safe Work Australia's recommended Exposure Standard for all forms of asbestos is 0.1 fibres per millilitre of air (f/mL). The Code of Practice How to Safely Remove Asbestos 2020 (NT WorkSafe) provides guidance for industry to meet their legal obligations and should be applied whenever any amount of asbestos or asbestos-containing material is to be removed from a workplace.

The recommended airborne concentration Control Level during asbestos disturbance or removal works for all forms of asbestos is 0.01 fibres per millilitre of air (f/mL). It is the Asbestos Removalist's responsibility to ensure that the maximum fibre levels throughout asbestos removal and associated works do not equal or exceed the minimum practical detection limit of 0.01 fibres per millilitre of air (f/mL).





ASBESTOS MANAGEMENT PLAN

It is legally incumbent upon employers, building owners, tenants and anyone else who has any legal responsibilities for workplaces to prevent exposure to asbestos. They have a general duty of care to manage the risks from asbestos containing materials in the buildings they are responsible for. They must prevent, or, where this is not reasonably practicable, minimise exposure to employees and other workers by managing the asbestos containing materials (ACM) on their premises.

This Asbestos Register and Management Plan can be used by the person conducting a business or undertaking (PCBU) to assist with compliance of the following excerpts of regulations from NT Work Health and Safety (National Uniform Legislation) Regulations 2011.

Regulation 419 - Work involving asbestos or ACM

A PCBU must not carry out, or direct or allow a worker to carry out, work involving asbestos.

420 - Exposure to airborne asbestos at workplace

A PCBU must ensure that exposure of a person at a workplace to airborne asbestos is eliminated so far as is reasonably practical.

425 - Asbestos register

A PCBU must ensure that a register (an asbestos register) is prepared and kept at the workplace.

427 - Access to asbestos register

A PCBU where an asbestos register is kept must ensure that the asbestos register is readily accessible.

429 - Asbestos management plan

A PCBU must ensure that a written plan (an asbestos management plan) for the workplace is prepared.

The compilation of this Asbestos Register and Management Plan has been conducted by MATE NT in accordance with:

422 – Asbestos to be identified or assumed at workplace

A PCBU must ensure, so far as is reasonably practical, that all asbestos at the workplace is identified by a competent person.

423 – Analysis of sample

A PCBU may identify asbestos by arranging for a sample of material to be analysed for the presence of asbestos.

To maintain legislative compliance the PCBU must ensure the following:

424 - Presence and location of asbestos to be indicated

A PCBU must ensure that the presence and location of asbestos or ACM identified at the workplace is clearly indicated if it is reasonably practicable to do so, indicate the presence and location by a label.

426 - Review of asbestos register

A person with management or control of a workplace where an asbestos register is kept must ensure that the register is reviewed and as necessary revised.

430 - Review of asbestos management plan

A PCBU that has an asbestos management plan must ensure that the plan is reviewed and as necessary revised.

As per Regulation 429 - Asbestos management plan Section (4), An asbestos management plan must include information about the following:

- The identification of asbestos or ACM.
- Decisions, and reasons for decisions, about the management of asbestos at the workplace.
- Procedures for detailing incidents or emergencies involving asbestos or ACM at the workplace.
- Workers carrying out work involving asbestos.

To ensure legislative compliance the client should prepare a document to outline their company and site-specific procedures to accompany this document.

The company and site-specific procedures should include:

- The location of this document.





- Procedure to ensure visitors have access to this document.
- Presence and location of asbestos to be indicated by label, warning sign or permit to work system.
- A system to manage remaining ACM.

Develop a long-term management plan

Failure to manage asbestos in premises could put your employees and other peoples' health at risk including those who work on the fabric of the building (electricians, plumbers etc.) and those who work in the building (e.g. plant and office workers, cleaners etc.) who may come into contact or work near damaged or deteriorated ACM.

The Asbestos Register is the Responsible Person or Duty Holder's inventory of ACM by type, form, location, risk and required action. The Asbestos Management Plan is a Responsible Person or Duty Holder's way of ensuring that employees or others do not disturb ACM, it is a document covering the control and management of identified asbestos hazards.

The PCBU must develop measures to remove the ACM or otherwise to minimise the risks and prevent exposure to asbestos. The extent to which these actions need to be carried out will depend on the current management of ACM and the size and complexity of the premises. A paperwork or electronic system to record the ongoing condition of ACM may be used as long as it is accurate, reviewed and kept up to date i.e. ensure that the system put in place to stop uncontrolled work on ACM continues to be effective. Employees and anyone else working on site need to know their responsibilities, know what action they should take if they find damaged or deteriorated ACM, and know how to work safely on them.

The Asbestos Management Plan must be reviewed periodically to make sure that it is still preventing uncontrolled work on ACM.

Regulation 430 Review of asbestos management plan

- (1) A person with management or control of a workplace that has an asbestos management plan must ensure that the plan is reviewed and as necessary revised in the following circumstances:
- (a) there is a review of the asbestos register or a control measure;
 - (b) asbestos is removed from, or disturbed, sealed or enclosed at, the workplace;
 - (c) the plan is no longer adequate for managing asbestos or ACM at the workplace;
 - (d) a health and safety representative requests a review under subregulation (2);
 - (e) at least once every 5 years.

General Management of ACM

ACM that are in good condition, sealed and/or repaired, and are unlikely to be disturbed, may be left in place. This is often a safer option than removal, which will result in the ACM being disturbed. When the condition of the ACM starts to deteriorate, remedial action can be taken.

ACM that are only slightly damaged can be repaired, encapsulated or enclosed. ACM in poor condition must be repaired or removed. Poor condition means that the ACM exposed surface is in a state where there are substantial areas of visibly loose fibres that may be released by very slight disturbance or any material that has suffered significant damage or deterioration. Decisions about what to do to manage the risk from each area of ACM in the premises must be recorded and kept fully up to date. It is important to communicate with employees throughout the asbestos management process, from inspection of the premises through to the decision-making about management of ACM. In addition, employees should be encouraged to report any new damage to ACM that they become aware of. Means of communicating with contractors who come on site to carry out work must be set up to prevent them disturbing ACM.

Regulation 424 Presence and location of asbestos to be indicated

A PCBU must ensure that the presence and location of asbestos or ACM identified at the workplace is clearly indicated; and if it is reasonably practicable to do so, indicate the presence and location of the asbestos or ACM by a label in accordance with Australian Standard AS-1319 Safety Signs for the Occupational Environment.

As per Code of Practice How to Manage and Control Asbestos in the Workplace 2020 (NT WorkSafe).

"it may be more appropriate to use signs... Where it is not reasonably practicable to use labels or warning signs to indicate the presence and location of asbestos or ACM, ensuring workers such as plumbers,





electricians and carpenters are informed about the presence and location of asbestos before they commence work may be achieved by implementing a permit-to-work system.”

Warning signs are installed to advise occupants, visitors, construction and maintenance personnel entering areas containing asbestos that an asbestos material has been identified and that the AMP must be consulted prior to work in the area. They are usually located at approaches or entrances to work areas where asbestos is present.

The decision to label or to use warning signs or to use a permit to work system, will in part depend on confidence in the administration of the asbestos management system and whether communication with workers and contractors coming to work on site is effective.

Asbestos Control Actions

Protection/enclosure

Protecting ACM means the construction or placing of a physical barrier of some sort to prevent accidental disturbance of the ACM.

Enclosure of ACM involves the erection of a barrier, which should be as airtight as possible to prevent the migration of asbestos fibres from the original material.

Enclosing the ACM is a good option if it is in reasonable condition, but it may still be vulnerable to damage.

Seal/Encapsulate

There are two types of encapsulants: bridging encapsulants, which form a durable layer adhering to the surface of the ACM; and penetrating encapsulants, which are designed to penetrate into the ACM before hardening and locking the material together to give the ACM additional strength. Bridging encapsulants include high build elastomers, cementitious coatings and polyvinyl acetate (PVA).

Cementitious coatings are generally spray-applied and are compatible with most asbestos applications. They provide a hard-set finish, but may crack over time. PVA is used for sealing of asbestos insulating board and may be spray or brush applied. It is not suitable for use on friable ACM such as insulation or sprayed coatings. PVA will only provide a very thin coating and may not be suitable as a long-term encapsulant.

Penetrative encapsulants are spray-applied and will penetrate friable asbestos materials, strengthening them as well as providing an outer seal.

Encapsulation of an ACM is only suitable if the ACM is in sound condition and can take the additional weight of the encapsulant without delamination. The preparation and application of encapsulants requires skill and must be carried out by licensed asbestos removal contractors.

Repair

To be readily repairable, the damage must be slight; therefore, repair should be restricted to patching/sealing small areas and making good slight damage to enclosures, which are protecting ACM. If the ACM is to be repaired, there are a number of methods that can be employed depending upon the type of material. Small areas of damaged pipe or boiler lagging can be filled with non-asbestos plaster and if necessary wrapped with calico (cotton cloth). Small areas of damaged sprayed asbestos can be treated with encapsulant and, if necessary, an open mesh scrim of glass fibre or calico reinforcement used.

Damaged asbestos panelling or tiles can be sprayed with PVA sealant or a similar type of sealant such as an elastomeric paint. A higher performance elastomeric coating may be needed. ACM that are unsealed, while not damaged, may be treated with a sealant to prevent deterioration of the exposed surface.

Asbestos cement should be sealed using an alkali-resistant and water-permeable sealant. If impermeable paint is used on one side of a product without back painting, it can cause premature failure of the ACM. It is important to consider the fire protection afforded by any ACM that are treated to ensure that the treatment does not adversely affect the fire-retardant properties. Unless the work is on ACM not covered by the Licensing Regulations, or the work is minor, repair work should be undertaken by a licensed asbestos removal contractor.

Remove

If asbestos is likely to be disturbed during routine maintenance work or daily use of the building it will release fibres. Where ACM have been identified and are not in good condition or are in a vulnerable position and liable to damage, Where it is not practical to repair, enclose or encapsulate the ACM, they will have to be removed. ACM will also need to be removed if the area is due to undergo refurbishment or demolition, which will disturb the ACM. Someone trained must carry out this work and competent to carry out the task, which normally is a licensed asbestos removal contractor, unless the ACM is highly bonded material not covered by the scope of the Licensing Regulations.





Summary of Control Actions

- ACM identified as 'high risk' should be removed or otherwise controlled.
- Any ACM not scheduled for immediate removal should be labelled with appropriate warnings and maintained in good condition.
- Unless they have valid Asbestos Removal licence, maintenance workers, trades or occupants must not remove or knowingly damage identified ACM.
- Before any planned demolition, refurbishment or maintenance, its effect upon any in-situ asbestos must be established by reference to the Asbestos Register and the Asbestos Management Plan, including amendments.

Accidental Damage

- If ACM is damaged or degraded through accident, ageing or misuse, the following protocols apply:
- Determine if the damage is likely to affect nearby occupants through the release of asbestos dust (this may require advice from a licensed Asbestos Assessor).
- Gently wet down the damaged section and cover with a heavy plastic sheet or equivalent to encapsulate the ACM. Close nearby windows if the ACM is to the exterior.
- If the damage is significant (i.e. the material is shattered or abraded), the ACM should be replaced as soon as is practicable. Minor damage (i.e. small cracks or holes) may be repaired in the short-term using a sealant.
- All work on friable asbestos requires a license, but some minor work on non-friable asbestos can be done without a license if the correct precautions are followed.
- Register the event in the Asbestos Register & Asbestos Management Plan

Management Responsibilities

- Determine who will be the primary Responsible Person / Duty Holder of each premise.
- Ensure all relevant parties who may have duties or responsibilities regarding any aspect of asbestos management have been informed in writing, and that steps have been taken to ensure they understand all their responsibilities.
- Inform all employees, tenants, and any other appropriate people, as to their management strategy regarding asbestos, and ensure that all asbestos information they may have is made available to all parties who may require it.
- Ensure all appropriate people involved in property, management, maintenance, redevelopment, etc., have access to the information held on the Asbestos Register should they need it.
- Establish contractor controls, as appropriate, (such as procurement controls, permits to work systems etc.) to ensure they have access to the Asbestos Register to reduce the risk of disturbance of asbestos containing materials.
- Programme asbestos remediation works in accordance with the priorities identified in the Asbestos Register.
- Establish asbestos awareness and communication strategies (including inductions, communications at meetings etc.) for personnel who may come into contact with asbestos containing materials.
- Ensure for any planned or reactive maintenance works or works done by contract staff and/or third party contractors, any persons who may be affected by ACM because of that work are provided, before commencement of the works, with sufficient information, awareness and/or training as is appropriate.
- Carry out suitable Risk Assessments of any planned or reactive maintenance works or works done by third party contractors where that work may be affected by ACM.
- Ensure that if ACM has been inadvertently disturbed then work in that area will cease. The incident is reported immediately to the Responsible Person / Duty Holder who will instigate appropriate control measures.
- Ensure all work on ACM is carried out under the control of a written a site-specific Asbestos Removal Control.





- Ensure that information contained in the Asbestos Register is revised as necessary when work on asbestos is carried out or other information regarding asbestos is obtained.

Safe Removal of Asbestos

Lists of licensed asbestos removalist companies are available on NT WorkSafe website.

The following removal procedures are provided as a guide only, this information applies to all asbestos removal works, further control measures required for friable (Class A) asbestos removal are detailed in the next section. For further information refer to the Code of Practice How to safely remove asbestos 2020 (NT WorkSafe).

Before any asbestos removal work a site-specific risk assessment and Asbestos Removal Control Plan (ARCP) should be produced by the contracted removal company and approved by an Asbestos Assessor or qualified Occupational Hygienist independently engaged before the commencement of work on site. Air monitoring is not normally required for the removal of non-friable asbestos containing materials however, it is considered good practice and may be used to ensure the control measures are effective.

The following must be performed for all asbestos removal:

- The Responsible Person / Duty Holder gives authority to begin asbestos removal works.
- The building occupants informed of intended asbestos removal works and occupants in immediate and adjacent areas affected by the works relocated.
- Work carried out during normal working hours if effective isolation and control of the area can be established and maintained for the duration of the works.
- Appropriate removal method selected, depending upon the nature, condition, quantity and location of the asbestos material. Work methods and equipment chosen to prevent the build-up of asbestos waste on floors and surfaces in the working area.
- Remove all non-fixed items or furniture from the work area before the commencement of works. A protective layer of plastic (woven polyvinyl) placed over any carpeted areas and fixed furniture within the work area.
- Removal and decontamination areas set up with appropriate materials (plastic, tape, etc.) to enable effective control of dust generated during removal of ACM.
- Rope or barricade the area adjacent to the removal area and place appropriate warning signage at the perimeter of the area e.g. 'CAUTION ASBESTOS REMOVAL WORK IN PROGRESS'.
- Use protective clothing (i.e. 'Type 5' disposable coveralls) and at a minimum use half face particulate filter respirator conforming to AS/NZS 1715:2009.
- A fine water spray used to dampen down ACM before removal unless not safe (e.g. an electrical hazard). Care taken to avoid excess use of water resulting in slurry, which may escape and later dry out releasing asbestos fibres into the atmosphere.
- Power tools can result in release of friable asbestos and can only be used in contact with ACM during Friable (Class A) removal conditions inside a suitable enclosure. A non-powered hand drill or a low-speed battery-powered drill or drilling equipment fitted with local exhaust ventilation (LEV) dust control hood should be used on materials that require drilling for maintenance purposes. No asbestos material to be subjected to drilling, cutting, grinding or abrading, etc. except to remove fixings (e.g. screws).
- Wherever practicable, waste transferred direct into waste bags as workers remove the asbestos materials. The Removalist to ensure that any asbestos dust and debris is cleaned up and removed regularly to prevent it accumulating (and drying out where wet removal techniques have been used), and at least at the end of each shift. All dust removed using fixed, transportable and/or portable local exhaust equipment (Type H Vacuum cleaners) fitted with a High Efficiency Particulate Aerosol (HEPA) Filter. Asbestos waste sealed or wrapped in plastic, labelled as containing asbestos, and removed and disposed of as 'Asbestos Waste' to a facility to the satisfaction of the Local Authority.
- All surfaces within the removal area thoroughly cleaned using a 'Type H' Vacuum to remove any asbestos residue and associated debris. All visible traces of asbestos dust and debris must be removed.





- All tools and reusable PPE thoroughly cleaned on completion of the works. Where thorough decontamination cannot be achieved, the item sealed in plastic and only is used in another asbestos removal area.
- When work with asbestos ends obtain a visual 'Clearance' from an Asbestos Assessor (i.e. Competent Person). Visual clearance inspections are to be carried out by a competent person before a restricted area and adjacent areas are re-occupied.
- After Clearance Inspection, all surfaces sprayed with Polyvinyl Acetate (PVA) to seal any microscopic asbestos fibres or wet-wiped (oil/solvent or water-soaked rag) to remove asbestos fibres.
- All documentation associated with the removal or maintenance of asbestos containing materials, should be filed and cross-referenced with this Asbestos Management Plan and Register.
- Asbestos products must not be re-used.

The following additional procedures are required for friable asbestos:

- The removal method may consist of glove bags, mini enclosure, full enclosure or alternative removal method as approved by the relevant State of Territory Authority. Where an enclosure is deemed not necessary, the area must be prepared to facilitate effective clean up after the works.
- Where an Enclosure is required, the following should apply:
 - Set up the removal area with appropriate materials (plastic, tape, etc.) and decontamination area to enable effective control of dust generated during removal of the friable asbestos.
 - Prevent airborne fibres from escaping the work area using approved negative pressure unit installed with the inlet nozzle in the chamber i.e. put enclosure under negative pressure.
 - A decontamination unit directly connected to the enclosure. If this is not possible, an isolated changing area attached to the work area and the workers decontaminated using an asbestos vacuum cleaner to remove all traces of asbestos dust, coveralls and shoes removed (respiratory protection is to remain in-place). Clean protective clothing worn whilst proceeding through a restricted access route to the decontamination unit where full decontamination procedure can be undertaken.
 - Clearance Inspection including air monitoring conducted before and following the removal of the enclosure.
- Air monitoring is a mandatory requirement during the removal of Friable ACM, the frequency and location determined by an Asbestos Assessor. Air monitoring conducted in the immediate vicinity of the access route together with other suitable locations outside the work area. Air monitoring carried out in accordance with the Guidance Note on the Membrane Filter Method for Estimating Airborne Asbestos Fibres 2nd Edition [NOHSC:3003 (2005)].

Management Responsibilities

Where it has been determined that ACM is to be removed, management or the Client must ensure that a suitable risk assessment is performed before the removal work commences and that the Removalist considers this risk assessment. The risk assessment must include the possibility of uncovering previously concealed ACM, and that the concealed ACM is subsequently identified by an Asbestos Assessor (i.e. a Competent Person).

An Asbestos Assessor used to prepare a detailed scope of works for the Removalist, including potential hazards, details on areas, which contain asbestos and arrangements for clearance inspections and airborne fibre monitoring. Code of Practice How to safely remove asbestos 2020 (NT WorkSafe) describes the minimum requirements during asbestos removal operations.

Asbestos Removalist Responsibilities

Before the commencement of removal work, the licensed removal contractor must:

- Provide a site-specific Asbestos Removal Control Plan (ARCP).
- Notify NT WorkSafe of asbestos removal for all Friable asbestos works and non-friable works of more than 10m².
- Obtain approval to dispose asbestos waste at local waste management facility.
- Ensure the removal is adequately supervised and carried out in a safe manner.
- Ensure that the equipment used in the project is appropriate for the task.





- Ensure all persons carrying out the removal are competent and trained for the type of work being carried out.
- Ensure that they carry out their work in compliance with relevant legislation and the company's safe work methods and demonstrate an acceptable level of safety performance.
- Demonstrate that they have a health surveillance program in accordance with the requirements of Code of Practice How to manage and control asbestos in the workplace 2020 (NT WorkSafe)
- Look after their own safety and health, and the safety and health of other employees and other contractors.
- The relevant State or Territory OHS authority consulted, to determine whether the asbestos removal or maintenance control plan has to be submitted to this authority.

Licensing Requirements

A licence is required for the removal of materials that contain asbestos. People who work with asbestos must be trained in the safe way of handling and transporting the material.

There are two types of licence:

- Class A / Unrestricted: allows people to remove all forms of asbestos (friable and non-friable)
- Class B / Restricted: allows people to remove amounts exceeding 10 square metres of non-friable asbestos.

A copy of the asbestos removal control plans for each asbestos removal job must be kept for a minimum of five (5) years

Work In Areas Containing Asbestos: Trades Personnel

Work not to proceed under any circumstance without first contacting the Responsible Person / Duty Holder. Refer to appropriate Asbestos Register and/or Asbestos Management Plan to determine if ACM is likely to be encountered in the proposed work area.

Proposed work in areas where ACM will, or is likely to be disturbed, must only be given to appropriately licensed persons and all access and works undertaken in accordance with the requirements of Code of Practice How to safely remove asbestos 2020 (NT WorkSafe).

Emergency Work in Areas Containing Asbestos

Contact the Responsible Person / Duty Holder if emergency access is required.

If the Responsible Person / Duty Holder determines that asbestos is likely to be disturbed, all works must be undertaken in accordance with the requirements of Code of Practice How to safely remove asbestos 2020 (NT WorkSafe) i.e. a licensed Asbestos Removalist must be contracted to undertake any asbestos removal works.

An Asbestos Assessor will be required to provide a Clearance Certificate on satisfactory completion of the works.

Air Monitoring

Air monitoring is not normally required for the removal of non-friable asbestos containing materials. However, it is considered good practice and may be used to ensure the control measures are effective.

Air monitoring is a mandatory requirement during the removal of Friable ACM, the frequency and location determined by an Asbestos Assessor.

Air monitoring must be performed when indicated by a Risk Assessment to ensure control measures used are effective. Air monitoring must be performed in accordance with Guidance Note on the Membrane Filter Method for Estimating Airborne Asbestos Fibres 2 Edition [NOHSC:3003 (2005)].

Air monitoring for respirable airborne asbestos fibre is carried out for various purposes and falls into two categories:

- Exposure Monitoring
- Control Monitoring

Exposure Monitoring: or 'personal monitoring' involves attaching the pump to a leather belt around the waist of the worker and clipping the filter holder to the worker's lapel or shoulder clothing within 200 mm of the nose/mouth i.e. the breathing zone. Always position the filter holder on the side where the highest dust concentration might be expected.

Control Monitoring: or 'static monitoring' uses samples collected from positional (or static) locations. The recommended sample location is between 1-2 metres above the floor level. Static samples may be taken as





an indicator of the effectiveness of process control techniques. They are not representative of actual Occupational Exposure and cannot be compared with Occupational Exposure Standards. Control Monitoring may be conducted before the start, during or at the completion of an asbestos control or removal procedure, or when there is an asbestos situation, which may pose a potential risk to anyone within a building. They are collected as an indicator of the effectiveness of process control techniques and are also used to assist in the risk assessment process but should not be used as the only criteria.

A competent person should assess airborne fibre monitoring requirements.

It is the Asbestos Removalist's responsibility to ensure that the maximum fibre levels throughout asbestos removal and associated works does not equal or exceed the minimum practical detection limit of 0.01 fibres per millilitre of air (F/mL). If the airborne fibre levels are observed at or exceeding those specified below, the Asbestos Assessor will instruct the contractor to take the appropriate control /action as per Code of Practice How to safely remove asbestos 2020 (NT WorkSafe). 0.01 fibres/mL represent a concentration ten times below Safe Work Australia's recommended Exposure Standard for all forms of asbestos of 0.1 fibres/mL [Exposure Standards for Atmospheric Contaminants in the Occupational Environment" May 1995 (amended 2003)].

Following removal, remediation work or clean-up, an Asbestos Assessor independent of the removal contractor must undertake a Clearance Inspection before re-occupation of an Asbestos Work Area. This is to ensure that the required removal and clean-up standards have been met and waste management systems are effective and in compliance with relevant regulations. All barriers and warning signs must remain in place until the work area has been cleaned to a satisfactory standard and been given the 'all clear' and restrictions associated with the asbestos removal can be lifted and the area safely reoccupied.

ACM Removal / Maintenance Records

Ensure the Asbestos Register and/or Asbestos Management Plan are amended when work on ACM has been carried out.

Archive all documentation pertaining to Asbestos Removal, Maintenance and Service (including air monitoring records) with the Asbestos Register and/or Asbestos Management Plan.

Amend the Asbestos Register and/or Asbestos Management Plan after receiving Clearance Certification from an Asbestos Assessor.

Disposal of Asbestos Waste

Asbestos waste, whether this is small amounts of waste or large-scale waste removed by contractors, is subject to waste management controls set out in the appropriate waste regulations.

Asbestos Waste must be placed in suitable, labelled bags, wrapping or packaging. Bags, wrapping or packaging shall be designed, constructed and maintained to ensure that no asbestos fibres are released during normal handling. Asbestos waste to be double-wrapped or double-bagged in heavy-duty polythene bags and clearly labelled with the label prescribed for asbestos. Bags, wrapping or packaging used for asbestos material shall not be re-used, and labelled packaging shall not be used for any other purpose.

Asbestos waste transported to a licensed disposal site in an enclosed vehicle, skip or freight container i.e. a receptacle used to transport the asbestos waste that ensures that the bags, wrapping and packaging cannot become damaged or otherwise opened in a way that may release asbestos material or asbestos fibres.

Waste disposed of at a site licensed to receive it and in accordance with relevant State or Territory Regulations and the Department of Environment requirements.





Asbestos Inspection and Reporting Limitations

Within the limitations of the agreed upon scope of services, this work has been undertaken and performed in a professional manner, in accordance with generally accepted practices, using a degree of skill and care ordinarily exercised by members of its profession and consulting practice. No other warranty, expressed or implied, is made.

This report relates only to the identification of asbestos containing materials (ACM) used in the construction of the building and does not include the identification of dangerous goods or hazardous substances in the form of chemicals used, stored or manufactured within the building or plant.

While the survey has attempted to locate the ACM within the site it should be noted that the review was a visual inspection and a limited sampling program was conducted and/or the analysis results of the previous report were used. Representative samples of suspect ACM were collected for analysis. Other materials of similar appearance are assumed to have a similar content.

Not all suspected ACM were sampled. Only those ACM that were physically accessible could be located and identified. Therefore it is possible that ACMs, which may be concealed within inaccessible areas/voids, may not have been located during the audit. Such inaccessible areas fall into a number of categories.

In addition to areas that were not accessible, the possible presence of ACM building materials may not have been assessed because it was not considered practicable as:

- It would require unnecessary dismantling of equipment; and/or
- It was considered disruptive to the normal operations of the building; and/or
- It may have caused unnecessary damage to equipment, furnishings or surfaces; and/or
- The ACM was not considered to represent a significant exposure risk; and
- The time taken to determine the presence of the ACM building material was considered prohibitive.

Only minor destructive auditing and sampling techniques were employed to gain access to those areas documented in the Asbestos Register.

Consequently, without substantial demolition of the building, it is not possible to guarantee that every source of ACM has been identified.

During the course of normal site works care should be exercised when entering any previously inaccessible areas or areas mentioned above and it is imperative that work cease pending further sampling if materials suspected of containing asbestos or unknown materials are encountered. Therefore, during any refurbishment or demolition works, further investigations and assessment may be required should any suspect material be observed in previously inaccessible areas or areas not fully inspected.

- Carpeted floors
- Locations behind locked doors;
- Inset ceilings or wall cavities;
- Those areas accessible only by dismantling equipment or performing minor localised demolition works;
- Service shafts, ducts etc., concealed within the building structure;
- Energised services, gas, electrical, pressurised vessel and chemical lines;
- Voids or internal areas of machinery, 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;
 - Areas deemed unsafe or hazardous at time of audit;
 - Sub-surface soil layers; and
 - Areas around and below building slabs.





Appendix – Statement of Limitations

Mould and Asbestos Testing and Evaluation NT (“the Consultant”) has been engaged to provide occupational health and safety, occupational hygiene and/or environmental consultancy services. This Statement of Limitation outlines certain limitations, restrictions, and assumptions that apply to the services rendered by the Consultant in the course of the project. The Consultant’s work is based on available data, assumptions, and specific scope agreed upon by the Client.

Scope of Services

The Consultant’s services are limited to the specific tasks outlined in prior agreement with the Client. Any services outside of this defined scope must be formally agreed upon in writing and may incur additional fees.

Reliance on Client-Provided Information

The Consultant’s analysis and recommendations are based on the information provided by the Client, including but not limited to site conditions, historical data, and relevant regulatory or permitting information. The Consultant assumes that such data is accurate, complete, and reliable. Any errors or omissions in the Client-provided data may impact the accuracy of the Consultant’s work.

Data Limitations

The Consultant’s work relies on the data available at the time of the assessment or study. Where data limitations exist (e.g., incomplete site history, lack of baseline studies, or inaccessible areas), the Consultant will provide recommendations based on the available data and shall not be held liable for unforeseen circumstances arising from incomplete or unavailable information.

Scope of Regulatory Review

The Consultant will review and analyze the project in light of applicable environmental laws, regulations, and policies in effect as of the date of the assessment. The Consultant does not provide legal advice and cannot guarantee that future regulatory changes, enforcement actions, or court rulings will not impact the recommendations or conclusions.

Environmental Risks and Unknown Factors

Environmental assessments, including but not limited to site contamination and risk assessments, are based on current knowledge, available technologies, and recognized methodologies. However, environmental conditions are dynamic and subject to change. The Consultant cannot guarantee that all potential environmental risks or unknown contaminants have been identified, nor can the Consultant be held responsible for future environmental risks or liabilities.

Exclusions and Limitations of Liability

The Consultant shall not be liable for any damages, losses, or liabilities resulting from unforeseen conditions, changes in law, or actions outside of the Consultant’s control. The Consultant’s liability is limited to the scope of the work explicitly described in the contract and shall not exceed the total fees paid for the project. The Consultant does not accept liability for third-party claims or indirect, consequential, or punitive damages.

Limitation of Warranty

The Consultant makes no warranty, express or implied, regarding the accuracy or completeness of any recommendations or predictions related to environmental conditions, regulatory compliance, or other project factors. All work is performed based on current knowledge and accepted methodologies, but the Consultant does not guarantee outcomes, especially where changes in site conditions or regulatory requirements occur after the completion of the work.

Third-Party Information

The Consultant may rely on third-party experts or subcontractors for specific services (e.g., laboratory analysis, technical reports). The Consultant makes no warranty regarding the accuracy or reliability of third-party data, nor does the Consultant assume responsibility for third-party work, unless explicitly stated otherwise.





No Guarantee of Permitting Approval

While the Consultant will provide recommendations to support regulatory compliance, the Consultant does not guarantee the issuance of approvals by governmental or regulatory authorities. Final approval is contingent on the regulatory agencies' assessments, which are outside the Consultant's control.

Review of Site Conditions

Site visits conducted by the Consultant are for the purposes of visual inspection and field sampling. These site visits do not constitute a guarantee that all hazards or issues will be identified. Subsurface or hidden conditions may not be fully detectable through standard non-invasive survey methods, and additional assessments may be required if new conditions are identified.

Consultant's Scope of Responsibility

The Consultant will act as an advisor and will provide professional guidance based on industry standards and best practices. However, decisions regarding project design, implementation, and financial commitments are solely the responsibility of the Client.

Force Majeure

The Consultant will not be liable for any delays or failure to perform the services if such delays or failure are caused by events beyond the Consultant's reasonable control, including but not limited to natural disasters, strikes, wars, pandemics, or changes in law or regulation.

