

ASBESTOS REGISTER No. NT0495

UNITS 1 – 10, 266 TROWER ROAD
CASUARINA
NORTHERN TERRITORY



Prepared for:

Halikos Properties

GPO Box 1511
Darwin, NT 0801

Date: August 2012

Register No: NT0495

Register Version: 01

Our Ref: MC/sk

Prepared by:

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1.0 INSTRUCTIONS

AEC Environmental Pty Ltd (AEC) was contracted by Halikos Properties ("the client") to compile this Asbestos Register for 266 Trower Road, Casuarina NT

The property was inspected in August 2012. All reasonable steps have been taken to identify asbestos in the building. Inaccessible areas and areas requiring destruction or demolition have not been inspected and caution should be exercised if demolition or alterations are contemplated.

2.0 REGULATORY FRAMEWORK FOR ASBESTOS MANAGEMENT

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

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

3.0 LIMITATIONS

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

- Interior parts of air conditioning systems
- Wall cavities, slabs, underside of floors
- Interior workings of pumps and boilers
- Services, in ceiling or floor spaces or underground
- Wall "chased" lagged pipework
- Floor coverings subsequently overlaid
- Where asbestos products have been removed (eg vinyl floor coverings), then residue may exist under skirting boards and/or subsequently laid floor coverings.

Whilst this report provides approximate measurements and quantities of some materials found, we stress that they are approximate only. Accurate details would require a further visit to the site.

The work involved in preparing an Asbestos Register is based on visual inspection of the building and/or plant and equipment. As well, representative samples of suspect materials are collected and reasonable assumptions are made from those samples. These samples may not be a true representation of every element, part or component of the area of material concerned. Further, it is becoming increasingly apparent that some building materials containing asbestos have been removed and replaced by non-asbestos containing materials, particularly cement sheeting. In numerous cases only partial removal has occurred, leaving asbestos product remaining and this is often painted. While appropriate sampling has occurred the only sure determinant is to sample and analyse every section or piece in question. Full clarification would require a further visit to the site to obtain and analyse appropriate samples.

This asbestos register includes known asbestos building products detected in the course of the inspection. Additionally, where applicable, assumptions made on where asbestos is likely to be found are also stated. In some cases, builders have been known to mix asbestos into materials that would not normally contain asbestos (e.g. mortar, plaster, renders etc.) and, unless stated otherwise, these have not been sampled during the course of this survey. If an inaccessible area is suspected of having asbestos, it may need further verification. The decision regarding this will remain purely at the discretion of the client.

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

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

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

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

4.0 INSPECTION REPORT

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

Full details of all asbestos products located within the property are found within the next section of this report. Section 6.0 outlines suggested management procedures.

5.0 ASBESTOS REGISTER

5.1 AREAS WHERE ASBESTOS HAS BEEN IDENTIFIED


It was common practice until the late 1970s for small diameter hot water pipes to be concealed in walls and to be partially or totally insulated with brown or white asbestos. Confirmation or otherwise as to the presence of these "chased" pipes is simply not possible with a non-destructive visual inspection. Appropriate precaution must be observed if the walls are disturbed in the vicinity of concealed hot water pipes. Refer to Section 6.0 - Policies and Management Procedures, where reference is made to the possibility of hot water pipes (with asbestos) concealed ("chased") in walls.

GROUND LEVEL

UNIT 3: VACANT TENANCY

Internal

Location	Type of Material	Condition
1. Floor covering to North-East corner of tenancy, adjacent to rear door (5m ²)	Bluish vinyl sheeting containing white (Chrysotile) asbestos (Sample No. 3)	Unstable
Recommendation and Action		
Encapsulate or Remove Refer Section 6.0: Management Procedures.		



5.2 SUSPECT MATERIALS TESTED – NO ASBESTOS DETECTED

Location	Material Tested	Result
GROUND LEVEL		
UNIT 1: Thai Thai Restaurant Tenancy		
External		
Mastic to exhaust fan, North wall (<1m ²)	Mastic material (Sample No. 9)	No asbestos
Sealant between exhaust fan and wall, North wall (<1m ²)	Mastic material (Sample No. 10)	No asbestos
Internal		
Wall lining to male customer bathroom (20m ²)	Cement sheet (Sample No. 15)	No asbestos
Wall lining to female customer bathroom (20m ²)	Cement sheet (Same as Sample No. 15)	No asbestos
Wall lining to staff bathroom (15m ²)	Cement sheet (Sample No. 16)	No asbestos
Wall lining to South wall of kitchen (20m ²)	Cement sheet (Same as Sample No. 16)	No asbestos
UNIT 2: Community Health Home Birth Service Tenancy		
Internal		
Wall lining within bathroom, West wall only (10m ²)	Cement sheeting (Sample No. 6)	No asbestos
Sprayed heat-proofing to underside of sink in kitchen (<1m ²)	Heat-proofing material (Same as Sample No. 2)	No asbestos
Sprayed heat-proofing to underside of sink in South-East office (<1m ²)	Heat-proofing material (Same as Sample No. 2)	No asbestos
UNIT 3: Vacant Tenancy		
Internal		
Vinyl sheeting under cupboard, back of house area, adjacent roller door (1m ²)	Vinyl sheeting (Sample No. 1)	No asbestos
Sprayed heat-proofing to underside of sink in kitchen (<1m ²)	Heat-proofing material (Sample No. 2)	No asbestos
Vinyl sheeting throughout tenancy, excluding carpeted areas (90m ²)	Vinyl sheeting & adhesive material (Sample No. 4)	No asbestos
Upper level infill panels within main tenancy area, adjacent door to back of house area (15m ²)	Cement sheeting (Sample No. 5)	No asbestos
UNIT 4 – 6: Repco Tenancy		
Internal		
Floor covering throughout main tenancy area (110m ²)	Vinyl sheeting (Sample No. 7)	No asbestos
Floor covering throughout back of house area (45m ²)	Vinyl sheeting (Sample No. 8)	No asbestos

5.2 SUSPECT MATERIALS TESTED – NO ASBESTOS DETECTED Contd.

LEVEL 1		
UNIT 7 – 8: Dentist Tenancy		
Internal		
Heat pad to underside of sink in kitchen (<1m ²)	Heat pad (Sample No. 13)	No asbestos
Mastic material to A/C ductwork throughout ceiling cavity (Extent unknown)	Mastic material (Same as Sample No. 12)	No asbestos
UNIT 9: Jenny Craig Tenancy		
Internal		
Vinyl sheeting beneath sink in staff room (3m ²)	Vinyl sheeting (Sample No. 11)	No asbestos
Vinyl sheeting throughout food storage room (80m ²)	Vinyl sheeting (Same as Sample No. 11)	No asbestos
Mastic material to A/C ductwork throughout ceiling cavity (Extent unknown)	Mastic material (Sample No. 12)	No asbestos
UNIT 10: Vacant Tenancy		
Internal		
Mastic material to A/C ductwork throughout ceiling cavity (Extent unknown)	Mastic material (Same as Sample No. 12)	No asbestos
COMMUNAL AREAS: Hallway		
Internal		
Mastic material to A/C ductwork throughout ceiling cavity (Extent unknown)	Mastic material (Same as Sample No. 12)	No asbestos
COMMUNAL AREAS: Bathroom		
Internal		
Mastic material to A/C ductwork throughout ceiling cavity (Extent unknown)	Mastic material (Same as Sample No. 12)	No asbestos
Wall lining to shower (20m ²)	Cement sheeting (Sample No. 14)	No asbestos
Wall lining to female bathroom, West wall (above door) only (2m ²)	Cement sheeting (Same as Sample No. 14)	No asbestos
Wall lining to male bathroom, North wall (above door) only (<1m ²)	Cement sheeting (Same as Sample No. 14)	No asbestos
Wall lining throughout airlock area (<1m ²)	Cement sheeting (Same as Sample No. 14)	No asbestos

6.0 POLICIES & MANAGEMENT PROCEDURES

It is important to note that if asbestos products are disturbed, asbestos fibres may be released, thereby resulting in a health risk. Great care therefore must be exercised in the immediate and ongoing management of any products found to contain asbestos.

If products containing asbestos have been identified in this building, specific actions are required as follows:

“Friable/Damaged” asbestos products:

Action required: The product should be removed as soon as it is reasonably practicable to do so. Additionally, specific on-going procedures are required to be undertaken (see notes below).

“Stable” asbestos products:

Action required: The product is not required to be removed immediately, however specific on-going procedures are required to be undertaken (see below).

We recommend that the following management plan be prepared:

- 6.1 Adopt procedures that restrict access to the asbestos containing products.
- 6.2 Ensure that all parties having management responsibilities in relation to the building or site are made aware of the Asbestos Register audit report and risks of asbestos containing materials.
- 6.3 Management must ensure all staff, contractors and sub-contractors are aware of the presence of asbestos on the site, particularly prior to work being carried out on asbestos containing materials.
- 6.4 When removal of asbestos containing materials is required or changes to the building are required affecting asbestos containing materials; management, staff, contractors and sub-contractors must be aware that breakage, cutting or machining of asbestos containing materials is likely to cause asbestos fibres to be released, resulting in an increased health and safety risk.
- 6.5 Within prescribed parameters, when either friable or non-friable materials are to be removed, NT Work Safe regulations stipulate only licensed asbestos removal companies can remove the materials. For further information contact AEC Environmental or NT Work Safe.
- 6.6 In accordance with existing legislation, asbestos registers should be updated at least annually.
- 6.7 In accordance with existing legislation, warning signs must be installed on asbestos containing materials. Contact AEC regarding sign installation.
- 6.8 Any person who intends to carry out work must first be shown this asbestos register and sign the control form in Section 8.
- 6.9 Vinyl tile and vinyl sheet flooring manufactured prior to 1982, in many cases, contained asbestos. It is a safe practice therefore, in the event of renovation work or other activities disturbing such flooring, to assume that the material does in fact contain asbestos. Laboratory testing at the time of works would verify the existence or otherwise of asbestos. If the existence of asbestos has been positively identified within this report then no further testing would be required.

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- 6.10 It was common practice until the late 1970s for small diameter hot water pipes to be concealed in walls and to be partially or totally insulated with brown or white asbestos. Confirmation or otherwise as to the presence of these "chased" pipes is simply not possible with a non-destructive visual inspection. Appropriate precaution must be observed if the walls are disturbed in the vicinity of concealed hot water pipes.
- 6.11 In the event that the subject property has been found to contain products containing friable asbestos, eg pipe lagging, woven asbestos rope material, then please take note of specific recommendations within this section of the report. In broad terms, great care should be taken at all times not to disturb the friable asbestos, signage must at all times be present and, finally, removal should take place along the guidelines of our recommendations.
- 6.12 If roof cladding contains asbestos (eg "Deep 6" corrugated fibre cement), the following special restrictions are recommended:
- Limit access to the roof to suitably trained and qualified persons, adopting appropriate safety measures.
 - Prepare and review safe work plan before any work is undertaken on the roof.
 - Incorporate annual audit of the roof to monitor its condition (incorporate airborne monitoring tests into audit results).
- 6.13 All work which could involve disturbing the materials containing asbestos must be carried out in accordance to the requirements of the Code of Practice: HOW TO MANAGE AND CONTROL ASBESTOS IN THE WORKPLACE and the Code of Practice: HOW TO SAFELY REMOVE ASBESTOS as approved under section 274 of the *Work Health and Safety Act* (the ACT). A copy of the publications should be kept with the Asbestos register.
- 6.14 In the event of further asbestos products being located at the property, details should be immediately added to any existing asbestos register.
- 6.15 A copy of the Asbestos Register must be kept on the premises at all times and available for inspection.

7.0 CONCLUSION & RECOMMENDATIONS

The inspection carried out has **identified asbestos** in some of the building materials.

It is important to note that if asbestos products are disturbed, asbestos fibres may be released, thereby resulting in a health risk. Great care therefore must be exercised in the immediate and ongoing management of any products found to contain asbestos.

It is very important that the Policies & Management Procedures as listed in Section 6.0 are adopted.

The real risk of asbestos exposure is only likely to occur if these materials are disturbed in some way in contradiction to the recommendations listed in this report. It is recommended that implementation of the prevention measures listed in this report be adopted.

In addition, it is important that trades people and any persons carrying out maintenance activities in the building are made aware of the asbestos register before commencing any work.

If the reader is in doubt in respect to any of the detail and or implications of the contents of this report, then they are invited to call the following:

AEC Environmental Pty Ltd: 08 8984 4244

NT Worksafe: 08 8999 5010

APPENDIX A
Laboratory Test Results

LOCATION	SAMPLE I/D NO.	LABORATORY RESULTS
GROUND LEVEL		
Internal		
Unit 3: Back of house area, room adjacent to kitchen, vinyl sheeting under cupboard (1m ²)	No.1	No asbestos
Unit 3: Kitchen, sprayed material to underside of sink (<1m ²)	No.2	No asbestos
Unit 3: North-East of tenancy, vinyl sheeting (5m ²)	No.3	Chrysotile asbestos
Unit 3: Throughout main tenancy area, vinyl sheeting (90m ²)	No.4	No asbestos
Unit 3: Main tenancy area, adjacent door to back of house area, upper level infill panels (15m ²)	No.5	No asbestos
Unit 2: West wall lining in bathroom (10m ²)	No.6	No asbestos
Unit 4 – 6: Floor covering throughout shop front (110m ²)	No.7	No asbestos
Unit 4 – 6: Floor covering throughout back of house (45m ²)	No.8	No asbestos
Wall lining to male customer bathroom (20m ²)	No. 15	No asbestos
Wall lining to staff bathroom (20m ²)	No. 16	No asbestos
External		
North wall, mastic to exhaust fan (<1m ²)	No. 9	No asbestos
North wall, sealant around exhaust fan (<1m ²)	No. 10	No asbestos
LEVEL 1		
Internal		
Unit 9: Vinyl sheeting beneath sink in staff room (3m ²)	No. 11	No asbestos
Unit 9: Mastic to A/C ductwork in ceiling cavity	No. 12	No asbestos
Unit 7 – 8: Heat pad to underside of sink in kitchen (<1m ²)	No. 13	No asbestos

Communal Bathroom: Wall lining to shower area (20m ²)	No. 14	No asbestos
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APPENDIX B

Laboratory Test Report

ASBESTOS IDENTIFICATION REPORT No. NT0495

CLIENT: Halikos Properties
ATTENTION: Jaymie Baugarten
PROPERTY ADDRESS: 266 Trower Road, Casuarina
SAMPLED BY: Mitchell Carloss (AEC Environmental)

ORDER NO:
RECEIVED DATE: 3 August 2012
TEST DATE: 3 August 2012
REPORT DATE: 8 August 2012

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

RESULTS

No.	Location	Dimensions	Description	Asbestos	SMF	OF
VACANT SHOP FRONT						
<i>Internal</i>						
1	Back of house area, room adjacent kitchen, vinyl sheeting under cupboard	20x15x2mm	White vinyl floor sheeting, with embedded fibres	No	Yes	
2	Kitchen sprayed material to underside of sink	3x3x1mm	Black bituminous lump	No		
3	Floor covering NE of shop front	45x20x1mm	Pale blue vinyl floor sheeting, with white fibrous backing	Chrysotile		
4	Floor covering throughout main shop front, excluding beneath carpet	45x35x2mm	Yellow vinyl floor sheeting	No	Yes	
			Yellow/grey adhesive on the back	No		Yes
5	Upper level infill panels main shop front, adjacent doorway to rear of house	10x5x2mm	Pale grey cement sheet	No		Yes
HOME BIRTHING – TENANCY						
<i>Internal</i>						
6	West wall lining in toilet	5x2x1mm	Pale grey cement sheet, painted white	No		Yes
REPCO – TENANCY						
<i>Internal</i>						
7	Floor covering throughout shop front	60x10x2mm	Teal vinyl floor covering	No		
8	Floor covering throughout back of house	50x5x2mm	Teal vinyl floor covering	No		

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



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

RESULTS

No.	Location	Dimensions	Description	Asbestos	SMF	OF
External – Ground floor						
9	North wall mastic to exhaust fan	35x5x5mm	Translucent clear lump	No		
10	North wall sealant to exhaust fan	15x5x1mm	Grey lump	No		
JENNY CRAIG – TENANCY						
Internal						
11	Vinyl sheet beneath sink in staff room, adjacent SE door	15x10x3mm	Dark blue linoleum floor covering	No		
			Brown hessian backing	No		Yes
12	Mastic to A/C ductwork throughout ceiling	20x5x2mm	Green/grey mastic lump	No		
DENTIST – TENANCY						
Internal						
13	Heat pad beneath sink in kitchen	20x10x2mm	Black layer	No		
LEVEL 1 – COMMUNAL AREAS						
Internal						
14	Wall lining to shower area	10x10x2mm	Pale brown cement sheet	No		Yes

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CLIENT: Halikos Properties

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RECEIVED DATE: 3 & 20 August 2012

PROPERTY ADDRESS: 266 Trower Road, Casuarina

TEST DATE: 3 & 20 August 2012

SAMPLED BY: Mitchell Carloss (AEC Environmental)

REPORT DATE: 8 & 20 August 2012

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

RESULTS

No.	Location	Dimensions	Description	Asbestos	SMF	OF
THAI THAI RESTAURANT						
<i>Internal</i>						
15	Wall lining to male customer bathroom	5x3x1mm	Pale grey cement sheet, painted pale yellow	No		Yes
16	Wall lining to staff bathroom	10x5x1mm	Pale grey cement sheet, painted pale yellow	No		Yes

Approved Identifier & Signatory



Naciye Haliloff

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