



CENTRAL BUILDING SURVEYORS

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Asbestos Inspection Report and Asbestos Register for Lot 6736 (5) Leichhardt Terrace, Alice Springs



Prepared by Central Building Surveyors
March 2015.

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Overview of report

This report is based on a request from the building owner in compliance with the Australian Government [NOHSC:2018 (2005)] for Lot 6736 (5) Leichhardt Terrace, Alice Springs for asbestos register.

The survey was carried out by Central Building Surveyors on the 10th March 2015. This report should be reviewed in March 2020

Overview of site and building

The inspection was carried out in areas where access was available. Where inspection would involve demolition of walling, coatings, plant etc. only limited inspection was made. Unless otherwise indicated floor coverings were not taken up to enable inspection of floor surfaces. Equipment in use was not disturbed or open for the purpose of inspection.

It should be noted that no inspection can be regarded as absolute and that the demolition of structures may reveal incidences of asbestos insitu which were not discovered during initial inspection.

Lot 6736 (5) Leichhardt Terrace consist of flat land located between Leichhardt Terrance and Todd Mall. The allotment has a 2 storey office building covering 2/3 of the wester section (Todd Mall) allotment. Constructed from the northern to southern boundaries with an open court centrally located along the southern boundary.

A free standing carport along the southern boundary to the rear of the allotment (Leichhardt Tec)

Referred documents;

- Australian Government , National Occupational Health and Safety Commission “Code of Practice for the Management and Control of Asbestos in Workplaces [NOHSC: 2018(2005)]”
- Northern Territory of Australia “Work Health and Safety (National Uniform Legislation) Act 2011” As in forced at 1 January 2012.
- Northern Territory of Australia “Work Health and Safety (National Uniform Legislation) Regulations” As in forced at 28 June 2013.
- Building file

Construction time frame

A review of the building file for Lot 6736 (5) Leicthhardt Terrace along with Google earth and site observations of the property are outlined in the following table;

Table 1 – Construction time frame

Lot	Description	Comments	Permit No.	BP issue date	OP issue date
89	Offices	Cancelled	010/89/01	06/01/1964	
	Sign	Cancelled	010/89/02	19/12/1966	
	Offices	Cancelled	010/89/03	19/08/1980	
	Offices	Cancelled	010/89/04	13/09/1984	
	Office partition	Cancelled	010/89/05	11/02/1986	
627	House	Cancelled	010/327/1	05/03/1976	
1251		No permits issued.			
6736	Offices	Permit to occupy – issue A	010/6736/01	13/09/1984	17/09/1985
	Offices	Expired	010/6736/02	11/04/1988	
	Refurbishment	Expired	010/6736/03	19/08/1988	
	Office fit out	Permit to occupy – issue N	010/6736/04	28/07/1988	19/03/2012
	Office fit out	Expired	010/6736/05	06/06/1989	
	Alterations to entry doors	Permit to occupy – issue A	010/6736/06	02/05/1991	07/10/1991
		Cancelled	010/6736/07		
	Lift installation	Permit to occupy – issue A	010/6736/08	08/08/1997	09/10/1997
	Shade structure	Permit to occupy – issue A	010/6736/09	22/09/2000	27/02/2001
	Office partitioning	Permit to occupy – issue N	010/6736/10	06/12/2000	20/03/2012
	Office	Permit to occupy – issue A	010/6736/11	29/05/2004	17/12/2002
	Office partitioning (re-issue permit 10)	Permit to occupy – issue A	010/6736/12	28/07/2003	28/07/2003
	Widen external doors for disabled access, minor internal changes – ground floor, N side tenancy TR003	Permit to occupy – issue A	010/6736/13	25/10/2013	19/12/2013

Findings – location of asbestos

- External – No evidence of asbestos present.
- Internal – No evidence of asbestos present.

The registered and expired building permits including the unapproved works can be treated as individual items for recommendations and new building permits, or alternatively be treated as one building permit by including all additions, alterations and unapproved works in the same permit.

Areal Plans

