Incorporating AEC Environmental

Greencap

Unit 11 Winnellie Central
14 Winnellie Road
Winnellie NT 0820
Australia
P: (08) 8984 4244
F: (08) 8984 3105
www.greencap.com.au

CERTIFICATE OF INSPECTION FOR ASBESTOS

NO. NT0690C

Stanley Nominees Pty Ltd

Batchelor Health Clinic, 7 Pinaroo Street, Batchelor

January 2015
J130817

C114315

January 2015

Certificate of Inspection for Asbestos

Stanley Nominees Pty Ltd

Batchelor Health Clinic, 7 Pinaroo Street, Batchelor

Prepared for:
Stanley Nominees Pty Ltd
PO Box 2674
Palmerston NT 0831

Date: January 2015
Register No: NT0690C
Register Version: NT0690C/01
Our Ref: PF/PC/sks

Prepared by:
Greencap

Written/Submitted by:

Paul Felvus
HazMat Consultant

Statement of Limitations

This report has been prepared in accordance with the agreement between Stanley Nominees Pty Ltd and Greencap.

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 is solely for the use of Stanley Nominees Pty Ltd and any reliance on this report by third parties shall be at such party's sole risk and may not contain sufficient information for purposes of other parties or for other uses. This report shall only be presented in full and may not be used to support any other objective than those set out in the report, except where written approval with comments are provided by Greencap.

Certificate of Inspection for Asbestos

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Batchelor Health Clinic, 7 Pinaroo Street, Batchelor

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1.0 INSTRUCTIONS

Greencap was contracted by Stanley Nominees Pty Ltd ("the client") to conduct an inspection of Batchelor Health Clinic, 7 Pinaroo Street, Batchelor.

The property was inspected in December 2014. The inspection procedure used was in accordance with the Northern Territory Australian *Work Health & Safety (National Uniform Legislation) Regulations 2012*, *Chapter 8 Asbestos*, *Part 3 Management of Asbestos and Associated Risks*. All reasonable steps have been taken to identify asbestos containing materials (ACM) in the building. Inaccessible areas and areas requiring destruction or demolition have not been inspected. An intrusive or destructive audit is required if demolition or significant alterations are contemplated.

2.0 PURPOSE OF AN ASBESTOS REGISTER

An asbestos register inspection survey is a non-destructive audit to identify accessible and visually evident asbestos containing materials (ACM). The purpose of an asbestos register is to ensure that persons conducting a business or undertaking, (which includes workers, contractors, clients and other stakeholders) and persons with management or control of a workplace are aware of the location, type, condition and risk, in order to avoid inadvertent disturbance of the ACM.

Importantly, an asbestos register details the type condition and location of accessible asbestos materials to assist with the adoption of appropriate & regulatory asbestos management practices.

It is a requirement of asbestos management regulations that regular inspections of the asbestos are conducted by a competent person, firstly to identify the type, condition and location of asbestos and secondly to assess any changes in the state of the asbestos.

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 or structural disturbance is contemplated, please contact Greencap for information regarding recommendations relevant to an intrusive audit.

3.0 REGULATORY FRAMEWORK FOR ASBESTOS MANAGEMENT

On the 1st January 2012, The Northern Territory implemented the nationally harmonized *Work Health & Safety (National Uniform Legislation) Regulation*. The regulations proclaim that a Person with Management or Control of a Workplace must ensure that an asbestos register is prepared and is kept and accessible at the workplace. Additionally, a Person Conducting a Business or Undertaking (PCBU) must ensure that exposure of a person to airborne asbestos is eliminated so far as is reasonably practicable.

Furthermore, a Person with Management or Control of a Workplace must ensure that a written Asbestos Management Plan (AMP) is prepared and is available and accessible, with established policies and procedures for the management of asbestos at a workplace, together with procedures for detailing incidents or emergencies involving asbestos containing materials at the workplace. These policies should be strictly adhered to and enforced by the Person with Management and Control of a Workplace and other persons (as defined) so that safe work practices in relation to asbestos management are in place as prescribed and required under the regulations.

Please contact Greencap for assistance with the development of an Asbestos Management Plan.

A copy of the register must be kept at the workplace and be available for inspection by:

- Workers who have carried out, carry out or intend to carry out work at the workplace
- Health and Safety Representatives
- A person conducting a business or undertaking who has carried out, carries out or intends to carry out, work at the workplace, (e.g. Contractors)
- A person conducting a business or undertaking who has required, requires, or intends to require work to be carried out at the workplace

4.0 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 plant and equipment
- Services, in ceiling or floor spaces or underground
- Wall "chased" lagged pipework
- Floor coverings subsequently overlaid
- Where asbestos products have been removed (e.g. 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 or structural disturbance is contemplated, please contact Greencap 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 containing materials that may be located in the workplace 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.

5.0 INSPECTION REPORT

An inspection of the buildings was undertaken using a systematic procedure developed by Greencap. 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 determined by laboratory analysis. The inspection procedure developed relies on identifying asbestos containing 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.

Seven samples were taken for laboratory analysis (Refer Appendix A for Laboratory Test Report).

Location	Material Tested	Result
External		
Front Carport: Ceiling lining (20m^2)	Fibre cement sheet material (sample no. 2014-1)	No asbestos
Eaves lining around building, Town end (65m^2)	Fibre cement sheet material (sample no. 2014-2)	No asbestos
Ambulance Bay: Ceiling lining (20m^2)	Fibre cement sheet material (sample no. 2014-3)	No asbestos
Ambulance Bay: Eaves lining (68m^2)	Fibre cement sheet material (sample no. 2014-4)	No asbestos
Internal		
Internal wall linings (450m^2)	Fibre cement sheet material (sample no. 2014-5)	No asbestos
Male toilets: Partitions and Door (6m^2). Same for Staff toilet partitions and door (9m^2)	Fibre cement sheet material (sample no. 2015-6)	No asbestos
Ceiling linings throughout	Fibre cement sheet material (sample no. 2015-7)	No asbestos

6.0 CONCLUSION

The inspection carried out did not identify any asbestos in the building.

As stated in section 5 of this report, if any demolition or significant alterations are proposed, an intrusive audit is required. The limitations outlined in Section 4 of this report, specifically in regard to the inaccessibility of some asbestos products, should also be taken into account.

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Batchelor Health Clinic, 7 Pinaroo Street, Batchelor

Appendix A: Laboratory Test Report

ASBESTOS IDENTIFICATION REPORT No. NT0690

CLIENT:	Batchelor Health Clinic	**RECEIVED IN LAB:**	22 December 2014
LOCALITY:	Batchelor Health Clinic	**REPORT DATE:**	13 January 2015
ADDRESS:	7 Pinaroo Street, Batchelor	**SAMPLED BY:**	Paul Felvus

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)

No.	Location	Dimensions	Description	Asbestos	Organic Fibre
EXTERNAL					
1	Front carport ceiling lining	70x50x2mm	Pale grey cement sheet	No	Yes
2	Eaves linings, perimeter of building, town end	5x5x2mm	Pale grey cement sheet, painted white	No	Yes
3	Ambulance Bay, ceiling lining	25x15x2mm	Pale grey cement sheet	No	Yes
4	Ambulance Bay, Eaves linings	10x5x2mm	Pale grey cement sheet	No	Yes
INTERNAL					
5	Wall linings	5x5x2mm	Pale grey cement sheet, painted grey	No	Yes
6	Male toilet partitions & door	5x2x2mm	Pale grey cement sheet, painted grey	No	Yes
7	Ceiling lining throughout	10x5x2mm	Pale grey cement sheet, painted white	No	Yes

Approved Identifier and Signatory

N. Haliloff

Naciye Haliloff

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. OF (Organic Fibre) includes natural fibres and synthetic organic fibre. A blank in the SMF or Organic Fibre column implies not detected.

AEC Environmental Pty Ltd 12 Greenhill Road, Wayville SA 5034 PO Box 582 Unley SA 5061
T (08) 8299 9955 **F** (08) 8299 9954 **E** aec@aecaust.com.au **W** www.aecaust.com.au ABN 31130561358