

**ASBESTOS REGISTER
NTB00340
DOI COMPLEX
TENNANT CREEK NT**



Prepared for:

**Department of Infrastructure
PO Box 61, Palmerston NT 0831**

Prepared by:

**AEC Environmental Pty Ltd
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CONTENTS

1.0	INSTRUCTIONS.....	3
2.0	PURPOSE OF AN ASBESTOS REGISTER.....	3
3.0	REGULATORY FRAMEWORK FOR ASBESTOS MANAGEMENT.....	4
4.0	LIMITATIONS.....	5
5.0	INSPECTION REPORT.....	6
6.0	ASBESTOS REGISTER.....	7
7.0	POLICIES & MANAGEMENT PROCEDURES.....	28
8.0	CONCLUSION & RECOMMENDATIONS.....	30
9.0	FUTURE MANAGEMENT.....	31

APPENDICES

Appendix A	Laboratory Test Results
Appendix B	NATA Laboratory Test Report

1.0 INSTRUCTIONS

AEC Environmental Pty Ltd (AEC) was contracted by Department of Infrastructure (“the client”) to compile this Asbestos Register for the Tennant Creek DPI Complex.

The property was inspected in May 2013. The inspection procedure used was in accordance with the Northern Territory Australian Work Health & Safety 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. To aid locating asbestos items listed in the register refer to the BAMS asset register.

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 AEC 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 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 AEC 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, carries out or intends 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 fibre 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.

5.0 INSPECTION REPORT

An inspection of the buildings 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 7.0 outlines suggested management procedures.


6.0 ASBESTOS REGISTER


6.1 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.

FRONT ADMIN – 01-00A

Internal

Location	Type of Material	Condition	
1. Ceiling lining – B9 (5m ²)	Fibre cement sheet material containing white (Chrysotile) asbestos (sample no.1)	Stable	
Recommendation and Action			
Warning signs: 1 small sign Refer Section 7.0: Management Procedures.			

Location	Type of Material	Condition	
2. Wall lining in A3 Interview room – Northern elevation (5m ²)	Fibre cement sheet material containing white (Chrysotile) asbestos (sample no.2)	Stable	
Recommendation and Action			
Warning signs: 1 small sign Refer Section 7.0: Management Procedures.			

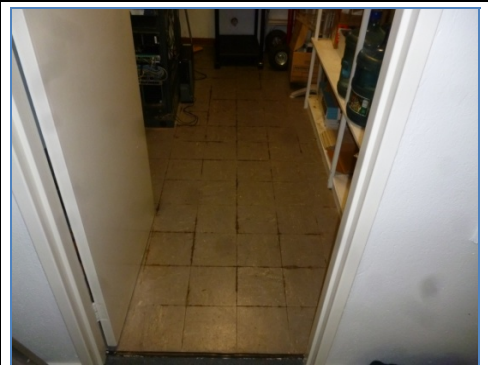
Location	Type of Material	Condition	
3. Floor covering under existing carpet throughout Northern elevation areas starting in B2. Also below first layer of vinyl tiles in A5 (100m ²)	Vinyl floor tiles containing white (Chrysotile) asbestos (sample no.4)	Stable	
Recommendation and Action			
Warning signs: 10 small signs Refer Section 7.0: Management Procedures.			

6.1 AREAS WHERE ASBESTOS HAS BEEN IDENTIFIED (Cont)

FRONT ADMIN – 01-00A (cont'd)		
Internal		
Location	Type of Material	Condition
4. Insulation to HWS under bench in A7 Kitchen (extent unknown)	Not accessed or sampled. Based on past experience in similar areas, asbestos in some form may exist. It is recommended that if work is contemplated in this area, due care & diligence should be exercised	Stable
Recommendation and Action		
Warning signs: 1 small sign Refer Section 7.0: Management Procedures.		



Location	Type of Material	Condition
5. Floor covering in A8 (7m ²)	Vinyl floor tiles containing white (Chrysotile) asbestos (sample no.5)	Stable
Recommendation and Action		
Warning signs: 1 small sign Refer Section 7.0: Management Procedures.		



Location	Type of Material	Condition
6. Ceiling lining in B3 passage (11m ²)	Fibre cement sheet material containing white (Chrysotile) asbestos (sample no.6)	Stable
Recommendation and Action		
Warning signs: 2 small sign Refer Section 7.0: Management Procedures.		



6.1 AREAS WHERE ASBESTOS HAS BEEN IDENTIFIED (Cont)

FRONT ADMIN – 01-00A (cont'd)		
Internal		
Location	Type of Material	Condition
7. Floor covering under existing carpet throughout office area starting at D5 (120m ²)	Vinyl floor tiles containing white (Chrysotile) asbestos (sample no.7)	Stable
Recommendation and Action		
Warning signs: 7 small sign Refer Section 7.0: Management Procedures.		




Location	Type of Material	Condition
8. High infill panel to Eastern elevation wall in C8 Plant room (2m ²)	Fibre cement sheet material containing white (Chrysotile) & grey/brown (Amosite) asbestos (sample no.8)	Stable
Recommendation and Action		
Warning signs: 1 small sign Refer Section 7.0: Management Procedures.		





FRONT ADMIN – 01-00A		
External		
Location	Type of Material	Condition
9. High infill panels to Southern elevation wall (inc. soffit to bldg entry) (10m ²)	Fibre cement sheet material containing white (Chrysotile) asbestos (sample no.11)	Stable
Recommendation and Action		
Warning signs: 3 small sign Refer Section 7.0: Management Procedures.		



6.1 AREAS WHERE ASBESTOS HAS BEEN IDENTIFIED (Cont)

FRONT ADMIN – 01-00A (cont'd)			
External			
Location	Type of Material	Condition	
10. Soffit cladding - SE corner (10m ²)	Fibre cement sheet material containing white (Chrysotile) asbestos (sample no.13)	Stable	
Recommendation and Action			
Warning signs: 1 small sign Refer Section 7.0: Management Procedures.			

Location	Type of Material	Condition	
11. Eave cladding – NW elevation walkway (10m ²)	Fibre cement sheet material containing white (Chrysotile) asbestos (sample no.16)	Stable	
Recommendation and Action			
Warning signs: 2 small sign Refer Section 7.0: Management Procedures			

REAR ADMIN BLOCK – 01-00B			
External			
Location	Type of Material	Condition	
12. Paint coating on block work walls (extent unknown)	Textured paint containing white (Chrysotile) asbestos (sample no.19)	Stable	
Recommendation and Action			
Warning sign: 1 General Awareness sign Refer Section 6.0: Management Procedures.			

6.1 AREAS WHERE ASBESTOS HAS BEEN IDENTIFIED (Cont)

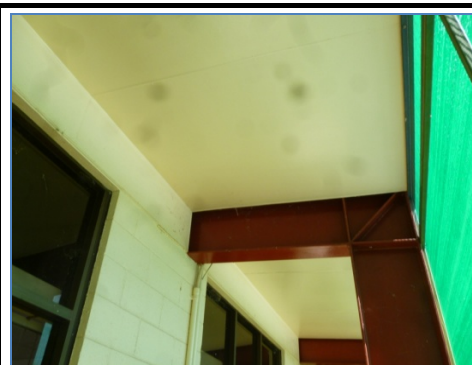
REAR ADMIN BLOCK – 01-00B (cont'd)		
External		
Location	Type of Material	Condition
13. Soffit cladding – Eastern & Western elevation (60m ²)	Not accessed or sampled. Based on past experience in similar areas, asbestos in some form may exist. It is recommended that if work is contemplated in this area, due care & diligence should be exercised	Stable
Recommendation and Action		
Warning signs: 2 small sign Refer Section 7.0: Management Procedures		



Location	Type of Material	Condition
14. Infill panels to columns, all elevations (10m ²)	Fibre cement sheet material containing white (Chrysotile) asbestos (sample no.20)	Stable
Recommendation and Action		
Warning signs: 1 small sign on each column Refer Section 7.0: Management Procedures		



Location	Type of Material	Condition
15. High infill panels & soffit cladding – Northern & Southern elevations (80m ²)	Fibre cement sheet material containing white (Chrysotile) asbestos (sample no.21)	Stable
Recommendation and Action		
Warning signs: 4 small sign Refer Section 7.0: Management Procedures		



6.1 AREAS WHERE ASBESTOS HAS BEEN IDENTIFIED (Cont)

01-00C - External		
Location	Type of Material	Condition
16. Backing board in Circuit breaker switch box – Western elevation of A1 (<1m ²)	Zelemite material containing white (Chrysotile) asbestos (sample no.22)	Stable
Recommendation and Action		
Warning signs: 4 small sign Refer Section 7.0: Management Procedures.		




Location	Type of Material	Condition
17. Dust in A1 Switch box surfaces (extent unknown)	Potential Asbestos Contaminated Dust Area accessed and not sampled. Based on findings in similar areas it is possible that the dust contains asbestos (see note)	Friable
Recommendation and Action		
<p>Remove</p> <p>Refer Section 7.0: Management Procedures</p> <p>Note: Asbestos Contaminated Dust (ACD) represents a significant risk of airborne asbestos exposure. The likelihood of ACD becoming airborne is considerable with minimal disturbance.</p> <p>An investigation to determine if the dust does contain asbestos and the extent of any asbestos contamination is recommended.</p> <p>If detected, an asbestos management plan is required to document the specific procedures to control the significant risk that ACD and other asbestos containing products pose.</p>		




6.1 AREAS WHERE ASBESTOS HAS BEEN IDENTIFIED (Cont)


HOSTEL - 01-00D		
Internal		
Location	Type of Material	Condition
18. Ceiling lining in Reception area & Eastern Wing rooms (80m ²)	Fibre cement sheet material containing white (Chrysotile) & grey/brown (Amosite) asbestos (sample no.23)	Stable
Recommendation and Action		
Warning signs: 5 small sign Refer Section 7.0: Management Procedures.		



HOSTEL - 01-00D (cont'd)		
Internal		
Location	Type of Material	Condition
19. Floor covering in Reception & room 7 (25m ²)	Vinyl floor tiles containing white (Chrysotile) asbestos (sample no.24)	Stable
Recommendation and Action		
Warning signs: 2 small sign Refer Section 7.0: Management Procedures.		



Location	Type of Material	Condition
20. Ceiling lining in Kitchen (20m ²)	Fibre cement sheet material containing white (Chrysotile) & grey/brown (Amosite) asbestos (sample no. per 23)	Stable
Recommendation and Action		
Warning signs: 8 small sign Refer Section 7.0: Management Procedures.		



6.1 AREAS WHERE ASBESTOS HAS BEEN IDENTIFIED (Cont)

HOSTEL - 01-00D (cont'd)		
Internal		
Location	Type of Material	Condition
21. Wall lining in A6 Kitchen – SW elevation (5m ²)	Fibre cement sheet material containing white (Chrysotile) asbestos (sample no.25)	Stable
Recommendation and Action		
Warning sign: 1 small sign Refer Section 7.0: Management Procedures.		



Location	Type of Material	Condition
22. Wall lining behind stoves in A6 Kitchen – NW elevations (2m ²)	Vinyl tiles containing white (Chrysotile) asbestos (sample no.26)	Stable
Recommendation and Action		
Warning sign: 1 small sign Refer Section 7.0: Management Procedures.		



Location	Type of Material	Condition
23. Ceiling lining throughout West Wing (80m ²)	Fibre cement sheet material containing white (Chrysotile) asbestos (sample no.27)	Stable
Recommendation and Action		
Warning signs: 6 small signs Refer Section 7.0: Management Procedures.		





Location	Type of Material	Condition
24. High infill panels in A7 toilets – Northern, Eastern & Southern elevation walls (4m ²)	Fibre cement sheet material containing white (Chrysotile) asbestos (sample no.28)	Stable
Recommendation and Action		
Warning signs: 3 small signs Refer Section 7.0: Management Procedures.		



HOSTEL - 01-00D (cont'd)

Internal			
Location	Type of Material	Condition	No Photo
25. Floor covering to rooms 3 & 4 in West Wing (25m ²)	Vinyl tiles containing white (Chrysotile) asbestos (sample no.29)	Stable	
Recommendation and Action			
Warning sign: 1 small sign in each room Refer Section 7.0: Management Procedures.			

Location	Type of Material	Condition	
26. Wall lining in B5 Laundry – Northern & Southern elevation (10m ²)	Fibre cement sheet material containing white (Chrysotile) asbestos (sample no.30)	Stable	
Recommendation and Action			
Warning signs: 2 small signs Refer Section 7.0: Management Procedures.			

HOSTEL - FEMALE TOILETS - 01-00D-04			
Internal			
Location	Type of Material	Condition	
27. Wall & partition lining throughout Female toilet/shower block (30m ²)	Fibre cement sheet material containing white (Chrysotile) asbestos (sample no.31)	Stable	
Recommendation and Action			
Warning signs: 2 small signs Refer Section 7.0: Management Procedures.			

6.1 AREAS WHERE ASBESTOS HAS BEEN IDENTIFIED (Cont)


HOSTEL - 01-00D		
External		
Location	Type of Material	Condition
28. Wall cladding panels throughout (150m ²)	Fibre cement sheet material containing white (Chrysotile) & grey/brown (Amosite) asbestos (sample no.32)	Unstable in areas. Some with minor damage
Recommendation and Action		
Encapsulate/Remove Warning signs: 15 small signs Refer Section 6.0: Management Procedures.		



Location	Type of Material	Condition
29. Cover strips to panel joins throughout (extent unknown)	Moulded cement sheet material containing white (Chrysotile) & grey/brown (Amosite) asbestos (sample no.33)	Stable
Recommendation and Action		
Warning sign: 1 General Awareness sign Refer Section 7.0: Management Procedures		

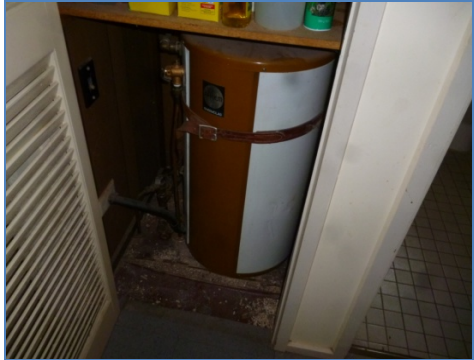



6.1 AREAS WHERE ASBESTOS HAS BEEN IDENTIFIED (Cont)


HOSTEL - 01-00D (cont'd)			
External			
Location	Type of Material	Condition	
30. Infill panel in A6 Kitchen wall – Northern elevation (<1m ²)	Fibre cement sheet material containing white (Chrysotile) & grey/brown (Amosite) asbestos (sample no.34)	Stable	
Recommendation and Action			
Warning sign: 1 small sign Refer Section 6.0: Management Procedures.			

HOSTEL - FEMALE TOILETS - 01-00D-04			
External			
Location	Type of Material	Condition	
31. Eave cladding throughout (10m ²) Height restriction	Not accessed or sampled. Based on findings in similar areas, it is highly likely to contain asbestos. It is recommended that if work is contemplated in this area, due care & diligence should be exercised.	Stable	<p>No Photo</p>
Recommendation and Action			
Warning sign: 1 General Awareness sign Refer Section 7.0: Management Procedures			

6.1 AREAS WHERE ASBESTOS HAS BEEN IDENTIFIED (Cont)

FLAT 1 – VOQ - 01-00E-01			
Internal			
Location	Type of Material	Condition	
32. Insulation in Rheem HWS in cupboard adjacent to toilets (<1m ²)	Not accessed or sample. Based on past experience in similar areas, asbestos in some form may exist. It is recommended that if work is contemplated in this area, due care & diligence should be exercised.	Friable when Exposed	
Recommendation and Action			
Warning sign: 1 small sign Refer Section 6.0: Management Procedures.			

Location	Type of Material	Condition	
33. Sound proofing under sink (<1m ²)	Bituminous material containing white (Chrysotile) asbestos (sample no.39)	Stable	
Recommendation and Action			
Warning sign: 1 small sign Refer Section 6.0: Management Procedures.			

FLAT 2 - VOQ - 01-00E-02			
- External			
Location	Type of Material	Condition	
34. Infill panels around AC units at rear unit	Fibre cement sheet material containing white (Chrysotile) asbestos (sample no.41)	Unstable	
Recommendation and Action			
Encapsulate/Remove Warning signs: 2 small signs Refer Section 6.0: Management Procedures.			

6.1 AREAS WHERE ASBESTOS HAS BEEN IDENTIFIED (Cont)

ARCHIVES – 02-00B		
Internal		
Location	Type of Material	Condition
35. Wall lining in A1 Computer room – Southern elevation (15m ²)	Fibre cement sheet material containing white (Chrysotile) asbestos (sample no.42)	Stable
Recommendation and Action		
Warning signs: 3 small signs Refer Section 6.0: Management Procedures.		



Location	Type of Material	Condition
36. Ceiling lining in A1 – Southern elevation (12m ²)	Fibre cement sheet material containing white (Chrysotile) asbestos (sample no.43)	Stable
Recommendation and Action		
Warning sign: 1 small sign Refer Section 6.0: Management Procedures.		



Location	Type of Material	Condition
37. Floor covering under existing carpet & existing vinyl tiles (30m ²)	Vinyl tiles containing white (Chrysotile) asbestos (sample no.45)	Stable
Recommendation and Action		
Warning signs: 2 small signs Refer Section 6.0: Management Procedures.		

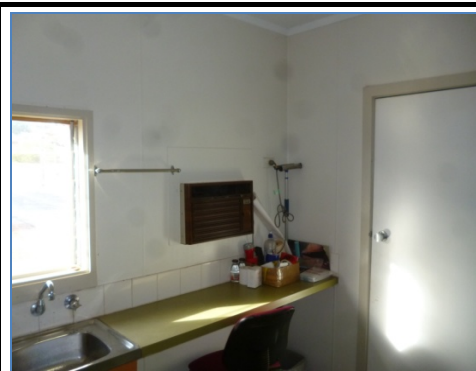


6.1 AREAS WHERE ASBESTOS HAS BEEN IDENTIFIED (Cont)

ARCHIVES – 02-00B (cont'd)		
Internal		
Location	Type of Material	Condition
38. Floor covering in A2 Kitchen (10m ²)	Vinyl tiles containing white (Chrysotile) asbestos (sample no.46)	Stable
Recommendation and Action		
Warning signs: 2 small signs Refer Section 6.0: Management Procedures.		



Location	Type of Material	Condition
39. Wall lining in A2 Kitchen (15m ²)	Fibre cement sheet material containing white (Chrysotile) asbestos (sample no.47)	Stable
Recommendation and Action		
Warning signs: 2 small signs Refer Section 6.0: Management Procedures.		



Location	Type of Material	Condition
40. Ceiling lining in A2 Kitchen (10m ²)	Fibre cement sheet material containing white (Chrysotile) asbestos (sample no.48)	Stable
Recommendation and Action		
Warning sign: 1 small sign Refer Section 6.0: Management Procedures.		




Location	Type of Material	Condition
41. Wall lining to A3 Eastern elevation (inc. toilet area) (20m ²)	Fibre cement sheet material containing white (Chrysotile) asbestos (sample no.49)	Stable
Recommendation and Action		
Warning signs: 4 small signs Refer Section 6.0: Management Procedures.		

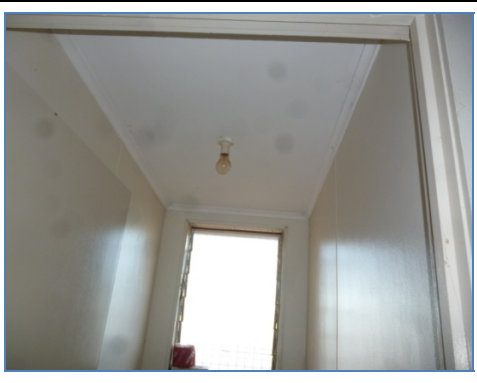


6.1 AREAS WHERE ASBESTOS HAS BEEN IDENTIFIED (Cont)

ARCHIVES – 02-00B (cont'd)


Internal

Location	Type of Material	Condition	
42. Wall lining in A4 toilets (8m ²)	Fibre cement sheet material containing white (Chrysotile) asbestos (sample no.50)	Stable	
Recommendation and Action			
Warning sign: 1 small sign Refer Section 6.0: Management Procedures.			

Location	Type of Material	Condition	
43. Ceiling lining in A4 toilets (4m ²)	Fibre cement sheet material containing white (Chrysotile) & grey/brown (Amosite) asbestos (sample no.51)	Stable	
Recommendation and Action			
Warning sign: 1 small sign Refer Section 6.0: Management Procedures.			

ARCHIVES – 02-00B (cont'd)

External

Location	Type of Material	Condition	
44. Shipping Container sitting on B2 carport slab. Contains Asbestos waste from the Booraloola Police Station (extent unknown)	Area accessed but not sampled. Based on findings in similar area, it is highly likely to contain asbestos	Stable	
Recommendation and Action			
Appropriately signed Refer Section 7.0: Management Procedures			

6.1 AREAS WHERE ASBESTOS HAS BEEN IDENTIFIED (Cont)

ROAD STORE – 02-00C		
Internal		
Location	Type of Material	Condition
45. Outer wall lining in A2 office (4m ²)	Fibre cement sheet material containing white (Chrysotile) asbestos (sample no.55)	Stable
Recommendation and Action		
Warning sign: 1 small sign Refer Section 6.0: Management Procedures.		



External		
Location	Type of Material	Condition
46. Debris on ground at northern elevation Entry doors (extent unknown)	Debris containing white (Chrysotile) asbestos (sample no.56)	Unstable
Recommendation and Action		
Remove Refer Section 6.0: Management Procedures.		



MATERIALS LAB – 04-00A		
Internal		
Location	Type of Material	Condition
47. Wall lining throughout A1 office (80m ²)	Fibre cement sheet material containing white (Chrysotile) asbestos (sample no.57)	Stable
Recommendation and Action		
Warning signs: 2 small signs Refer Section 7.0: Management Procedures		



6.1 AREAS WHERE ASBESTOS HAS BEEN IDENTIFIED (Cont)

MATERIALS LAB – 04-00A (cont'd)		
Internal		
Location	Type of Material	Condition
48. Ceiling lining throughout A1 office (30m ²)	Fibre cement sheet material containing white (Chrysotile) asbestos (sample no.58)	Stable
Recommendation and Action		
Warning sign: 1 small sign Refer Section 6.0: Management Procedures.		



Location	Type of Material	Condition
49. Wall linings throughout accessed area A2, A5, A6, A7 (120m ²) No access to A4, A3, or A8. Locked.	Fibre cement sheet material containing white (Chrysotile) asbestos (per sample no.57)	Stable
Recommendation and Action		
Warning signs: 6 small signs Refer Section 7.0: Management Procedures		



Location	Type of Material	Condition
50. Ceiling linings throughout accessed area- A2, A5, A6, A7(120m ²) No access to A4, A3, or A8. Locked.	Fibre cement sheet material containing white (Chrysotile) asbestos (per sample no.58)	Stable
Recommendation and Action		
Warning signs: 5 small signs Refer Section 7.0: Management Procedures		



6.1 AREAS WHERE ASBESTOS HAS BEEN IDENTIFIED (Cont)

MATERIALS LAB – 04-00A		
External		
Location	Type of Material	Condition
51. Insulation in Rheem HWS dated 1980 on Eastern elevation verandah (extent unknown)	Not accessed or sample. Based on past experience in similar areas, asbestos in some form may exist. It is recommended that if work is contemplated in this area, due care & diligence should be exercised.	Friable when Exposed
Recommendation and Action		
Warning sign: 1 small sign Refer Section 6.0: Management Procedures.		



Location	Type of Material	Condition
52. Ceiling cladding to Veranda throughout (120m ²)	Fibre cement sheet material containing white (Chrysotile) asbestos (per sample no.60)	Stable
Recommendation and Action		
Warning signs: 6 small signs Refer Section 7.0: Management Procedures		



Location	Type of Material	Condition
53. Higher infill panels above windows & doors throughout (<1m ² each)	Fibre cement sheet material containing white (Chrysotile) asbestos (per sample no.61)	Stable
Recommendation and Action		
Warning sign: 1 small sign to each Refer Section 6.0: Management Procedures.		



6.1 AREAS WHERE ASBESTOS HAS BEEN IDENTIFIED (Cont)

MATERIALS LAB – 04-00A (cont'd)		
External		
Location	Type of Material	Condition
54. Telstra pit box, adjacent to Eastern elevation verandah (1m ²)	Moulded cement material containing white (Chrysotile) asbestos (sample no.62)	Unstable Exposed edges
Recommendation and Action		
Encapsulate Warning sign: 1 General Awareness sign Refer Section 7.0: Management Procedures		



6.2 SUSPECT MATERIALS TESTED – NO ASBESTOS DETECTED

Location	Material Tested	Result
FRONT ADMIN – 01-00A		
Internal		
Floor covering under existing carpet in A5 (12m ²) Top layer of Vinyl Tile.	Vinyl tiles (sample no.3)	No asbestos
External		
Wall cladding on Western elevation wall (20m ²)	Cement sheet (sample no.9)	No asbestos
Eave cladding to Western elevation wall (10m ²)	Cement sheet (sample no.10)	No asbestos
Sealant around centre windows along Southern elevation wall (extent unknown)	Mastic material (sample no.12)	No asbestos
Joint filler in wall at the SE corner (extent unknown)	Insulation (sample no.14)	No asbestos
High infill panel at entrance to A1 Foyer (4m ²)	Insulation board (sample no.15)	No asbestos
Infill panel outside of A1 office (1m ²)	Cement sheet (sample no.17)	No asbestos
REAR ADMIN BLOCK – 01-00B		
Internal		
Sound proofing under sink in A9 (<1m ²)	Bituminous material (sample no.18)	No asbestos
HOSTEL – 01-00D		
External		
Infill panel to wall in A4 – Northern elevation wall (1m ²)	Cement sheet (sample no.35)	No asbestos
Signage panel at the entrance (6m ²)	Cement sheet (sample no.36)	No asbestos
Seal on "Rowco" light switch at Room 2 (<1m ²)	Gasket material (sample no.37)	No asbestos
FLAT 1 – VOQ - 01-00E-01 – Internal		
Floor covering throughout (30m ²)	Vinyl tiles (sample no.38)	No asbestos
FLAT 2 – VOQ - 01-00E-02 – Internal		
Floor covering throughout (30m ²)	Vinyl tiles (sample no.40)	No asbestos
ARCHIVES – 02-00B		
Internal		
Floor covering under carpet in A1 (30m ²)	Vinyl tiles (sample no.44)	No asbestos
Wall lining in A3 Store – Western elevation (20m ²)	Cement sheet (sample no.52)	No asbestos
Floor covering in A5 Main Archive (45m ²)	Vinyl tiles (sample no.53)	No asbestos

6.2 SUSPECT MATERIALS TESTED – NO ASBESTOS DETECTED (cont'd)

ROAD STORE – 02-00C		
Internal		
Floor covering in A4 (25m ²)	Vinyl tiles (sample no.54)	No asbestos
Floor covering in A2 office (15m ²)	Vinyl tiles (per sample no.54)	No asbestos
MATERIALS LAB – 04-00A		
Internal		
Floor covering in A2 (<1m ²)	Vinyl tiles (sample no.59)	No asbestos

6.3 BUILDINGS – No Asbestos Noted

FLAT 3 – VOQ - 01-00E-03 – No asbestos noted
SHED 2 – 02-00E – No asbestos noted
SHED 1 – 02-00F – No asbestos noted
SHED 3 – 02-00G – No asbestos noted
02-00J – No asbestos noted
NRETAS WORKSHOP – 02-00K – No asbestos noted
02-00L – No asbestos noted
INSPECTION PIT - 02 00H No asbestos noted
ROAD STORE – 03-00A No asbestos noted
MATERIALS LAB – 04-00B – No asbestos noted
MATERIALS LAB – 04-00C – No asbestos noted
MATERIALS LAB – 04-00D – No asbestos noted
HOSTEL – 01-00E-03 – No asbestos noted

7.0 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).

“Friable when exposed (FWE)” asbestos products:

Friable products exist encased within an item but are not accessible if the encasing material remains intact and undamaged.

Action required: ...The product should be encapsulated (i.e. exposed top of fire doors with friable cores) and or 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).

“Unstable” asbestos products:

Bonded products that have exposed surfaces (i.e. unpainted or damaged cement sheet)

Action required: ...The product should be encapsulated and or be repaired 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).

- 7.1 Adopt procedures that restrict access to the asbestos containing products.
- 7.2 Persons having management or control of a workplace should 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.
- 7.3 When changes to the workplace are required affecting asbestos containing materials, management, staff, contractors and sub-contractors should 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.
- 7.4 Within prescribed parameters, when either friable or non-friable materials are to be removed, NT regulations stipulate that only licensed asbestos removal companies can remove the materials. For further information contact AEC Environmental or SafeWork NT.
- 7.5 In accordance with the Northern Territory legislation, asbestos registers must be reviewed / updated whenever the management plan is reviewed, whenever further asbestos is identified or when asbestos materials are removed, disturbed, sealed or enclosed, or before demolition or refurbishment.

- 7.6 In accordance with the Code of Practice –“How to Manage and Control Asbestos in the Workplace”, warning signs must be installed on asbestos containing materials. Contact AEC regarding sign installation.
- 7.7 Any person who intends to carry out work should first be shown this asbestos register and sign the control form in Section 9.
- 7.8 Vinyl tile and vinyl sheet flooring manufactured prior to 1982, in many cases, contained asbestos. It is 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.
- 7.9 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.
- 7.10 In the event that the subject workplace 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 as soon as reasonably practicable, or as recommended in this report.
- 7.11 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).
- 7.12 All work which could involve disturbing the materials containing asbestos should be carried out in accordance to the requirements of the Code of Practice “How to Manage and Control Asbestos in the Workplace 2011”, Code of Practice “How to Safely Remove Asbestos December 2011”. A copy of this publication should be kept with the Asbestos register.
- 7.13 In the event of further asbestos products being located at the property, the asbestos register must be reviewed / updated.
- 7.14 A copy of the Asbestos Register must be kept at the workplace at all times and be available for inspection.

8.0 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.

All work with asbestos containing materials should be conducted in accordance with the guidelines set out in the:

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)

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

9.0 FUTURE MANAGEMENT

9.1 CONTROL FORM

The persons listed below have seen the Asbestos Register and shall conform to the guidelines recommended.

Date	Name	Company	Nature of Work

APPENDIX A

Laboratory Test Results

LOCATION	SAMPLE I/D NO.	LABORATORY RESULTS
<i>Front Admin 01-00A – Internal</i>		
B9 Ceiling lining (5m ²)	No.1	White (Chrysotile) asbestos
Wall lining to Ac interview Room – Northern elevation (5m ²)	No.2	White (Chrysotile) asbestos
Floor covering under carpet in A5 (12m ²)	No.3	No asbestos
Floor covering under carpet throughout Northern elevation areas starting in B2 (100m ²)	No.4	White (Chrysotile) asbestos
Floor covering in A8 (7m ²)	No.5	White (Chrysotile) asbestos
Ceiling lining to B3 passageway (11m ²)	No.6	White (Chrysotile) asbestos
Floor covering under carpet throughout Southern elevation office area starting in D5 (120m ²)	No.7	White (Chrysotile) asbestos
High infill panel to Eastern elevation wall in C8 Plant room (2m ²)	No.8	White (Chrysotile) & grey/brown (Amosite) asbestos
<i>Front Admin 01-00A – External</i>		
Wall cladding to Western elevation wall (20m ²)	No.9	No asbestos
Eave cladding to Western elevation wall (10m ²)	No.10	No asbestos
High infill panels to Southern elevation wall (including soffit to bldg entry) (10m ²)	No.11	White (Chrysotile) asbestos
Sealant to windows along Southern elevation wall – centre windows (extent unknown)	No.12	No asbestos
Soffit cladding to SE corner (10m ²)	No.13	White (Chrysotile) asbestos
Wall joint filler at SE corner (extent unknown)	No.14	No asbestos
High infill panel at entrance to A1 foyer (4m ²)	No.15	No asbestos
Eave cladding to NW elevation walkway (10m ²)	No.16	White (Chrysotile) asbestos
Infill panel outside A5 office (1m ²)	No.17	No asbestos

APPENDIX A

Laboratory Test Results (Cont'd)

LOCATION	SAMPLE I/D NO.	LABORATORY RESULTS
<i>Rear Admin 01-00B – Internal</i>		
Under sink soundproof in A9 (<1m ²)	No.18	No asbestos
<i>Rear Admin 01-00B – External</i>		
Paint coating to block work walls (extent unknown)	No.19	White (Chrysotile) asbestos
Infill panel to ALL corner elevations (8m ²)	No.20	White (Chrysotile) asbestos
High infill panels & soffit cladding to North & South elevations (80m ²)	No.21	White (Chrysotile) asbestos
<i>001-00C – External</i>		
Circuit breaker switchbox board, Western elevation of A1 (<1m ²)	No.22	White (Chrysotile) asbestos
<i>Hostel 001-00D – Internal</i>		
Ceiling lining to East Wing rooms & Reception area (80m ²)	No.23	White (Chrysotile) & grey/brown (Amosite) asbestos
Floor covering to Reception & Room 7 (25m ²)	No.24	White (Chrysotile) asbestos
Wall lining in A6 Kitchen SW elevation (5m ²)	No.25	White (Chrysotile) asbestos
Wall lining in A6 Kitchen NW elevation behind stoves (2m ²)	No.26	White (Chrysotile) asbestos
Ceiling lining to West Wing throughout (80m ²)	No.27	White (Chrysotile) asbestos
High infill panels to NE & Southern elevation walls – A7 Toilets (4m ²)	No.28	White (Chrysotile) asbestos
Floor covering to Rooms 3 & 4 in West Wing (25m ²)	No.29	White (Chrysotile) asbestos
Wall lining to B5 laundry – North & South elevation (10m ²)	No.30	White (Chrysotile) asbestos
Wall & partition linings throughout D4 female toilet/shower block (30m ²)	No.31	White (Chrysotile) asbestos

APPENDIX A

Laboratory Test Results (Cont'd)

LOCATION	SAMPLE I/D NO.	LABORATORY RESULTS
<i>Hostel 01-00D – External</i>		
Wall cladding panels throughout (150m ²)	No.32	White (Chrysotile) & grey/brown (Amosite) asbestos
Cover strips to panel joins throughout (extent unknown)	No.33	White (Chrysotile) & grey/brown (Amosite) asbestos
Infill panel to Northern elevation wall of A6 kitchen (<1m ²)	No.34	White (Chrysotile) & grey/brown (Amosite) asbestos
Infill panel to Northern elevation wall of A4 (1m ²)	No.35	No asbestos
Signage panels at entrance (6m ²)	No.36	No asbestos
Seal to "Rowco" light switch at Room 2 (<1m ²)	No.37	No asbestos
<i>01-00E-01 – Internal</i>		
Floor covering throughout (30m ²)	No.38	No asbestos
Under sink sound proofing (<1m ²)	No.39	White (Chrysotile) asbestos
<i>01-00E-02 – Internal</i>		
Floor covering throughout (30m ²)	No.40	No asbestos
<i>01-00E-02 – External</i>		
Infill panels at rear of unit around A/C units (2m ²)	No.41	White (Chrysotile) asbestos

APPENDIX B
Laboratory Test Report