Asbestos Building Materials Register

Teachers Mutual Bank Limited



5 Beames Avenue
ROOTY HILL NSW 2766

Survey Date: 24 December 2015

Report Date: 8 January 2016

Report Number: 9412.01.ASSR

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Document Control

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Asbestos Building Materials Register

Prepared For: Teachers Mutual Bank Limited

Client Contact: Anthony Andrew

Site: 5 Beames Avenue
ROOTY HILL NSW 2766

1 Scope

Getex Pty Ltd (Getex™) was engaged by Anthony Andrew of Teachers Mutual Bank Limited to undertake an Asbestos Materials survey for the determination of the type, condition and extent of asbestos building materials that might be present on Site. The aim of the survey was to:

- Inspect all accessible areas of the site and identify any suspected asbestos containing materials (ACMs);
- Sample materials suspected of containing asbestos;
- Compile an asbestos register for the site, and
- Provide advice regarding the ongoing management of asbestos materials identified in the survey.

The Getex Asbestos Building Materials Register constitutes an Asbestos Register under the Safe Work Australia Code of Practice (How to Safely Remove Asbestos); the Code of Practice (How to Manage and Control Asbestos in the Workplace); and, the Code of Practice for the Management and Control of Asbestos in Workplaces [NOHSC: 2018 (2005)] which are approved under Section 274 of the Work Health and Safety Act 2011.

The site was investigated on 24 December 2015:

Investigator	Qualifications
Lee Hands	Consultant, BSc (Hons), NSW Licensed Asbestos Assessor (Lic. No.: LAA001108)

1.1 General Guidelines for Use

The Asbestos building materials register is a list of building materials identified in the investigation that fall into one of these three categories:

1) The material was identified as Asbestos Containing;

2) The material was investigated and found not to contain Asbestos, or

3) The material was considered to be of a type that could be confused with asbestos containing building materials (e.g. fibre cement sheeting containing no asbestos).

Entries are presented within the register relating to each material that falls into one of the three categories listed by area along with an example photo of the material.

Please follow these general guidelines in the use of this register:

1) Ensure that a copy of this register is available on Site and may be viewed by contractors working in the area. Copies of the register are to be supplied to any tenants on request.

2) If work is being conducted in a particular area identify all asbestos items within the register and ensure the relevant controls are followed by workers or contractors if working in the vicinity of the material e.g. do not drill, cut grind or sand.

3) Remove all identified asbestos materials from Site prior to demolition or refurbishment activities that may disturb the materials.

4) Follow any other recommended controls relating to the relevant entry. Including make safe or remediation activities as specified for each item.

2. Recommendations

2.1 Recommendations by Priority

2.1.1 High Priority Recommendations (P1)



High priority items (Control Priorities P1) pose an unacceptable asbestos exposure health and safety risk under present conditions and require urgent remedial action.

P1 items are generally in poor to moderate condition and if asbestos are generally friable in nature. The risk to public health and safety posed by these items is considered to be extreme.

Some examples of P1 items are friable asbestos in dust and friable asbestos lagging debris.

Restrict access to areas containing P1 items immediately and erect signage at the entrances to the area. To ensure that the site is safe for continued use, these materials are to be remediated (as per controls recommended within the register) and a relevant Clearance Certificate obtained as per your obligations under the Work Health & Safety Regulations 2011 as soon as practicable.

If there is any significant delay in remediating these items, it is recommended that background monitoring be conducted in adjacent areas to assess the possible exposure pathways for airborne asbestos fibres and the suitability of these areas for normal activities to proceed.

2.1.2 Medium Priority Recommendations (P2)



Medium priority items (Control Priorities P2) also pose an unacceptable asbestos exposure health and safety risk under present conditions and require remedial action as soon as practicable.

P2 items are generally in poor to moderate condition though generally non-friable in nature. The risk to public health and safety posed by these items is considered to be significant. Some examples of P2 items are asbestos cement debris and asbestos cement sheeting in moderate condition.

Limit access to these areas as much as is practicable immediately and erect signage at the entrances to the area. To ensure that the site is safe for continued use, these materials are to be remediated (as per controls recommended within the register) and an Asbestos Clearance Certificate obtained as per your obligations under the Work Health & Safety Regulations 2011 as soon as practicable.

2.1.3 Remedial Action



Remediated

Being familiar with the site, Getex can provide you with cost effective licensed asbestos remediation and an Asbestos Clearance Certificate to certify that the site is safe for continued use.

Please contact Getex on (02) 9889 2488 for further information on how Getex an assist in ensuring your site is safe with respect to asbestos.

2.1.4 Low Priority Recommendations (P3 and P4)



P3

Low Priority items listed in the register (Control Priorities P3 and P4) may remain in place provided they are not disturbed e.g. do not drill, cut, grind or sand.

In some cases, these materials may require sealing of damaged sections or unsealed edges. Please refer to the control measures for the relevant item for more information on how these materials are to be managed.



P4

Some examples of P3 items are asbestos cement sheeting or asbestos vinyl tiles in good condition or with only minor damage. P4 items are by their placement restricted from any significant disturbance, for example, materials that are height restricted such as some asbestos eaves.

P3 and P4 items must be removed prior to any refurbishment or demolition activities within the relevant area.

2.2 General Management Recommendations

An Asbestos Management Plan (AMP) for the site is to be prepared as per the Code of Practice for the Management and Control of Asbestos in Workplaces [NOHSC: 2018 (2005)].

The labelling of all asbestos containing materials (ACM) is recommended to warn of the dangers of disturbing these materials.

Getex recommends an annual reinspection of the ACM remaining on-site as well as to monitor their condition as per the Code of Practice Code of Practice (How to Manage and Control Asbestos in the Workplace) approved under the Work Health and Safety Act 2011.

It is essential that prior to any demolition or refurbishment activities, the relevant ACM be removed by a suitably qualified licensed Class A or Class B asbestos removalist. If additional suspected ACM are encountered, cease all demolition or refurbishment activities pending further investigation by a suitably qualified occupational hygienist such as Getex.

Where asbestos-containing materials are likely to be affected during renovations or maintenance work, then their removal by an accredited/licensed asbestos removalist should be considered prior to any work commencing, ensuring that the contractor has in place and can document their 'Asbestos Removal Control Plan' to safe guard against the release of asbestos fibres into the workplace.

All asbestos removal works must be done in accordance with the Safe Work Australia Code of Practice (How to Safely Remove Asbestos); and the Code of Practice (How to Manage and Control Asbestos in the Workplace).

Any material discovered that is suspected to be asbestos should be assumed to contain asbestos with relevant area(s) isolated until expert advice is obtained.

According to the Safe Work Australia Code of Practice (How to Safely Remove Asbestos); (p19) "Air monitoring is mandatory for all friable asbestos removal," and "Air monitoring should be considered where the asbestos removal work is being undertaken in or next to a public location".

Asbestos air monitoring should only be undertaken by an organisation NATA accredited for asbestos air monitoring and should be independent of the removal contractor.

Following removal of asbestos materials, the area must be assessed by a suitably qualified consultant and a clearance certificate issued subject to satisfactory assessment results.

Inspections of the identified asbestos materials should be undertaken every 5 years to ensure that the condition of the asbestos materials has not deteriorated and does not pose a risk to building occupants.

3 Statement of Limitations

Getex Pty Ltd and its staff members are professionally qualified and trained to achieve a suitable level of competency for the tasks undertaken.

Although all work is performed to a professional and diligent standard, the potential variance between the practical limitations of the scope of work undertaken, the cost of our services, all possible issues of concern, and any loss or damages which may be associated with our work are such that we cannot warrant that all issues of concern/asbestos materials have been identified. We therefore limit any potential liability associated with our work to the cost of our services.

All work conducted and/or reports/information produced by Getex Pty Ltd are prepared for a specific objective and within a specified scope of work as agreed between the Client and Getex Pty Ltd. As such this document is only for the use of the Client for the intended objective and may not be suitable for any other purpose. No parties other than the Client may use this document without first conferring with Getex Pty Ltd. Before passing this document onto a third party, the Client must inform the third party of any relevant information relating to this document. It is the responsibility of any party using this report to check to their satisfaction if this report is suitable for their intended use.

All information and/or report(s) prepared by Getex Pty Ltd should not be reproduced and/or presented/reviewed except in full.

Unless specifically mentioned, the inspection did not cover:

- Materials dumped, hidden, or otherwise placed in locations which one could not reasonably anticipate.
- Inaccessible/hidden locations, including wall cavities, under concrete slabs and lift wells.
- Materials other than standard building materials e.g. materials in special purpose facilities.
- Ground surface and underground areas.
- Mechanical, electrical or other items/materials not directly associated with the building structure.
- Materials other than asbestos as identification of a range of other possible hazardous substances can require specialised analysis/inspection techniques.

Where materials which may potentially contain asbestos are identified, these are reported to the best of the consultant's ability. Analysis/testing of materials is generally not included and there is no guarantee that all such materials have been identified.

The investigation conducted was limited in scope. As such, Getex Pty Ltd cannot guarantee that any or all asbestos materials/issues of concern, if present, have been identified as the practical restrictions of the program involved the inspection/review of a limited number of locations/materials which may or may not have identified/intercepted all asbestos materials if present. Furthermore, the distribution of dust, asbestos materials and/or other contaminants may vary with location and there can be no guarantee that a particular sample/location is typical of an extended area.

Settled dusts are known to exist in variety of locations in the general environment and possibly contain a range of substances which may be hazardous at varying levels, particularly if the dust is in the vicinity of hazardous materials such as asbestos containing materials or paint containing lead. Furthermore dusts present may originate from a variety of known and unknown complex sources (such as environmental/atmospheric) that are not related to the presence of bulk hazardous building materials e.g. combustions emissions from automobiles or industry. Due to the above mentioned potential complex sources of dust which may not be identifiable, settled dust is not sampled or commented on except where otherwise stated.

4 Methodology

All accessible areas were thoroughly inspected for the determination of the type, condition and extent of asbestos building materials that might be present.

Where visual examination of a material proved to be inconclusive, samples were collected for laboratory analysis. Samples were collected by non-destructive and non-intrusive techniques where available.

Determination of materials containing or potentially containing asbestos were based on a visual examination and/or sampling and analysis.

All asbestos samples were analysed by Getex's NATA accredited Laboratory. Asbestos samples were analysed for the qualitative identification of asbestos type fibres in bulk using Polarised Light Microscopy and Dispersion Staining Techniques.

After the completion of the asbestos materials survey, a register was prepared outlining occurrences of asbestos materials in each asset, the condition of the asbestos the treatment option required and the priority of treatment. The Asbestos Building Materials Register details the location, description, type, condition, and risk priority of presumed or identified asbestos materials.

4.1 Areas Not Accessed

All reasonable effort was made to investigate the entire properties. Where this is not possible due to restrictions caused by construction or safety, an entry is made within the register noting that the area has not been inspected and the reason for this. Such areas include, but are not limited to:

- Height restricted areas;
- Gas, electrical, chemical or pressurised service lines;
- Within service shafts, ducts and wall cavities;
- Areas obstructed by installed equipment; and
- Locked areas to which no key is available at the time of inspection.

Further investigation of these areas is required if refurbishment or demolition activities within these areas are to proceed.

4.2 Risk and Priority Calculation

To assess the health risk posed by the presence of asbestos materials, relevant factors have been considered:

Rating	Descriptor	Description
1	Insignificant	No illness will result as asbestos is stable; therefore there is little likelihood of inhaling fibres above normal ambient levels.
2-3	Minor	Local fibre release only and in amounts and fibre size that are unlikely to cause latent asbestos related illness.
4-6	Moderate	Asbestos may be unstable and could release fibres in the amount and size that may cause latent asbestos related illness.
7-8	Major	Asbestos is unstable and will release fibres in the amount and size that will cause latent asbestos related illness.
9	Catastrophic	Asbestos is highly friable and unstable, fibres will be released in size range and amount that are highly likely to cause latent asbestos related illness.

Table 1 - Consequence or Impact Rating Calculation

Rating	Descriptor	Description
9	Almost Certain	Is expected to occur in most circumstances – i.e. people regularly in the vicinity.
7-8	Likely	Will probably occur in most circumstances.
4-6	Possible	Could occur at any time.
2-3	Unlikely	Might occur at some time.
1	Rare	May occur only in exceptional circumstances.

Table 2 - Likelihood of Exposure Calculation

The above factors are considered for each individual occurrence of asbestos containing materials and are combined in the following Risk Calculator matrix in order to calculate the health risk of the asbestos containing material.

Consequence / Likelihood	9	7-8	4-6	2-3	1
9	High	High	High	Medium	Medium
7-8	High	High	Medium	Medium	Low
4-6	High	Medium	Medium	Medium	Low
2-3	High	Medium	Medium	Low	Low
1	Medium	Medium	Low	Low	Low

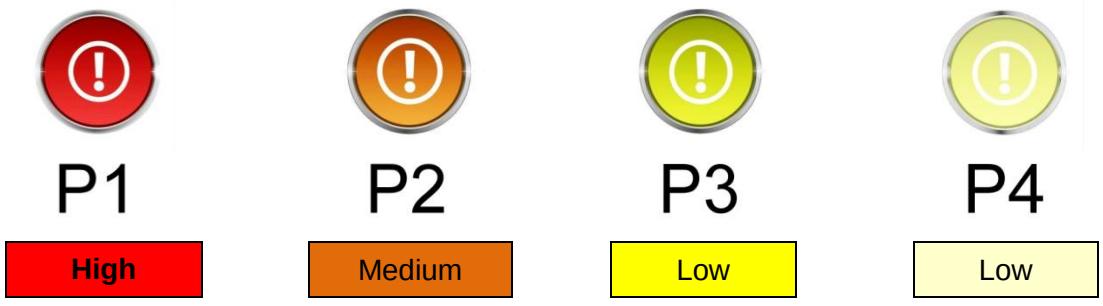
Table 3 - Risk Calculator

In accordance with the above methodology, risk is reported in this register using the following terms:

High
Medium
Low
Low

To assist with the management of your Site, each item in the register assessed to contain asbestos is assigned a Control Priority Rating of 1 to 4 as depicted by the icons below. All items in the register assessed to have a High risk are designated as Control Priority 1 (red icon below). Control Priority 2 (orange icon) items are considered to be Medium Risk. Control Priorities 3 and 4 (yellow and light-yellow icons) are considered to be Low Risk.

Please note that both priority 1 and 2 items pose an **unacceptable asbestos exposure health and safety risk** under present conditions. To **ensure that the site is safe for continued use**, these materials need to be remediated (as per controls recommended within the register) and an **Asbestos Clearance Certificate** obtained as per **your obligations under the Work Health & Safety Regulations 2011.**



As a general rule, Control Priorities 3 and 4 may remain in place provided they are not disturbed e.g. do not drill, cut, grind or sand. All asbestos materials on Site are to be managed in accordance with the Safe Work Australia Code of Practice (How to Safely Remove Asbestos); and the Code of Practice (How to Manage and Control Asbestos in the Workplace).

5 Controls

1) This Asbestos Materials Register is to remain on site in a readily accessible location for perusal by interested parties at any time. It is of particular importance that this Asbestos Materials Register be updated following the removal and disposal of any asbestos materials or any changes in condition. If works are to involve items of suspect material not covered within the scope of this report it is recommended that confirmation of the material as containing/not containing asbestos takes place prior to refurbishment or demolition works.

2) All building occupants, visitors to the site, and in particular, service maintenance personnel are to be advised of asbestos materials management procedures in accordance with the Safe Work Australia Code of Practice (How to Manage and Control Asbestos in the Workplace).

3) Prior to any works being undertaken on the site it is important that the Asbestos Materials Register is reviewed. It is essential that all persons / tradespeople who are required to work on the building be notified about the presence of the asbestos materials in the identified areas and procedures required to be followed.

4) Regular inspections of the identified asbestos materials is to be undertaken (a minimum of every 5 years) to ensure that the condition of the asbestos materials has not deteriorated and does not pose a risk to building occupants.

5) Guidance noted in: the Safe Work Australia Code of Practice (How to Safely Remove Asbestos); and the Code of Practice (How to Manage and Control Asbestos in the Workplace) should be followed for all asbestos containing materials.

6) Any material discovered that is suspected to be asbestos should be assumed to contain asbestos with relevant area(s) isolated until expert advice is obtained.

7) All asbestos removal/treatment works or other works which may disturb asbestos containing materials should follow an appropriate detailed work specific control strategy setting out the procedures and precautions that are to be taken to ensure health and safety with respect to asbestos hazards. The control strategy should include Safe Work Method Statements, an Asbestos Work Plan and Management Plans. Prior to undertaking such works it is recommended that the advice of a suitably qualified consultant, such as Getex Pty Ltd, be sought.

8) If any asbestos materials are to remain in place an appropriate ongoing asbestos management plan is to be prepared and implemented to ensure that the risks associated with these materials are controlled and maintained at an acceptable level.

9) All asbestos removal/treatment activities are to be undertaken by experienced and licensed asbestos removal contractor.

10) According to the Safe Work Australia Code of Practice (How to Safely Remove Asbestos); (p19) “Air monitoring is mandatory for all friable asbestos removal,” and “Air monitoring should be considered where the asbestos removal work is being undertaken in or next to a public location.”

11) Asbestos air monitoring is to be undertaken by an organisation NATA accredited for asbestos air monitoring and who is independent of the removal contractor.

12) Following removal of asbestos materials, the area is to be assessed by a suitably qualified consultant, such as Getex Pty Ltd, and a clearance certificate issued subject to satisfactory assessment results.

6 Asbestos Building Materials Register

6.1 How to Use the Asbestos Register

Figure 1 below is an example entry in a typical register.

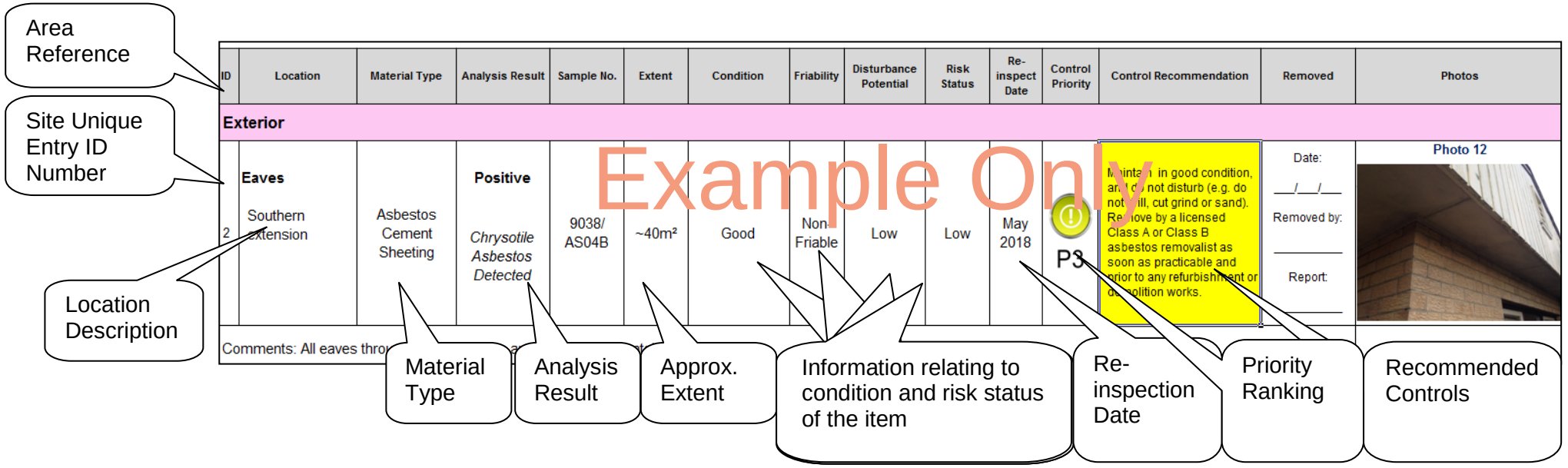


Figure 1 – Example Register Entry

Asbestos Building Materials Register

Prepared by Getex

5 Beames Avenue

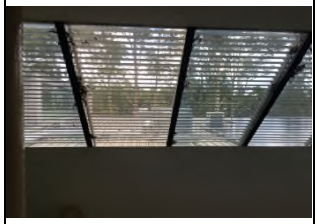
Suburb: ROOTY HILL NSW 2766 **Consultant:** Lee Hands BSc (Hons)

Investigated: 24 December 2015

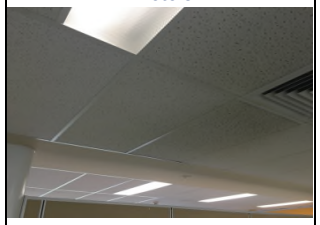
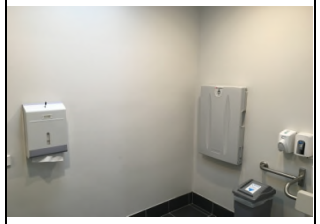


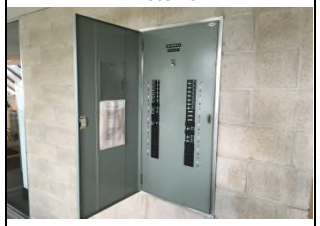
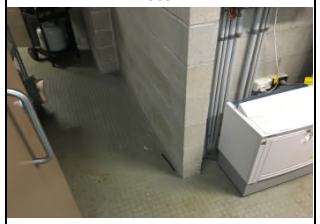
Asset Photo

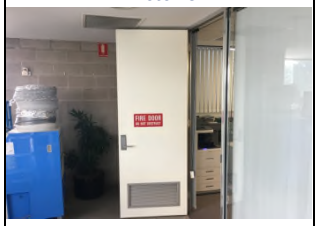
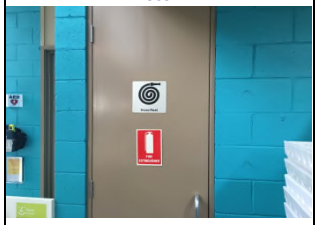
ID	Location	Material Type	Sample No.	Analysis Result	Extent	Condition	Friability	Disturbance Potential	Risk Status	Re-inspect Date	Control Priority	Control Recommendation	Removed	Photos
Exterior														
1	**Air conditioning units** Throughout	Various	-	**Negative** No Asbestos Detected (Visually Assessed)	-	-	-	-	-	-	-	-	-	**Photo 1** 
														Air Conditioning Units
2	**Aluminium window frames** Putty between frame and glass	Putty	9412.01/ AS02	**Negative** No Asbestos Detected	-	-	-	-	-	-	-	-	-	**Photo 2** 
														Putty

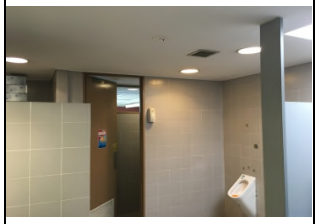
ID	Location	Material Type	Sample No.	Analysis Result	Extent	Condition	Friability	Disturbance Potential	Risk Status	Re-inspect Date	Control Priority	Control Recommendation	Removed	Photos
Exterior (Cont..)														
3	**Entrance Porch** Ceiling and walls	Fibre Cement Sheeting	Same as Sample 9412.01/ AS06	**Negative** No Asbestos Detected (Assessed to be Similar to Sample 9412.01/AS06)	-	-	-	-	-	-	-	-	-	**Photo 3** 
														Fibre Cement Sheeting
4	**Main Switch Room** Switch boards - Electrical backing boards	Not Determined	-	*Area Not Accessed*	-	-	-	-	-	Dec 2016	-	Investigate as soon as practicable and prior to any refurbishment/ demolition works by a suitably qualified occupational hygienist. Update the register accordingly.	Date: ___/___/___ Removed by: _____ Report: _____	**Photo 4** 
Comments: No access available at the time of inspection due to live electrical hazard.														***Main Switch Board***
5	**Rooftop** Throughout	Not Determined	-	*Area Not Accessed*	-	-	-	-	-	Dec 2016	-	Investigate as soon as practicable and prior to any refurbishment/ demolition works by a suitably qualified occupational hygienist. Update the register accordingly.	Date: ___/___/___ Removed by: _____ Report: _____	**Photo 5** 
Comments: No access available at the time of inspection due to height restrictions.														***Rooftop***

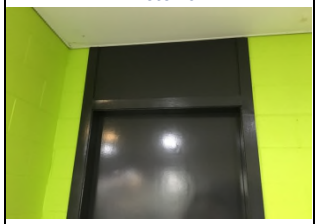
ID	Location	Material Type	Sample No.	Analysis Result	Extent	Condition	Friability	Disturbance Potential	Risk Status	Re-inspect Date	Control Priority	Control Recommendation	Removed	Photos
Exterior (Cont..)														
6	**Wall panels** Throughout	Fibre Cement Sheeting	9412.01/ AS06	**Negative** No Asbestos Detected	-	-	-	-	-	-	-	-	-	**Photo 6** 
														Fibre Cement Sheeting Wall panels
Interior														
7	**First Floor** Plant rooms - Air conditioning duct work - Debris within the duct work adjacent north of EDH 2	Render	Previously sampled by Getex. Sample 9235/AS02	**Negative** No Asbestos Detected	-	-	-	-	-	-	-	-	-	
Comments: Refer to Getex Report 9235.01.AANL.														
8	**First Floor** Plant rooms - Air conditioning duct work - Insulation panels within duct work around EDH 2	Millboard	Previously sampled by Getex. Sample 9235/AS01	**Negative** No Asbestos Detected	-	-	-	-	-	-	-	-	-	
Comments: Refer to Getex Report 9235.01.AANL.														

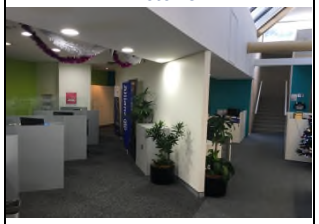
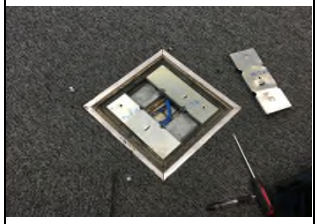
ID	Location	Material Type	Sample No.	Analysis Result	Extent	Condition	Friability	Disturbance Potential	Risk Status	Re-inspect Date	Control Priority	Control Recommendation	Removed	Photos
Interior (Cont..)														
9	**Ceiling and bulkheads** Throughout	Plaster Board	-	**Negative** No Asbestos Detected (Visually Assessed)	-	-	-	-	-	-	-	-	-	**Photo 7** 
														Plaster Board
10	**Ceiling tiles** Throughout	Synthetic Mineral Fibre	9412.01/ AS05	**Negative** No Asbestos Detected	-	-	-	-	-	-	-	-	-	**Photo 8** 
														Ceiling Tiles
11	**Disabled Toilet** Walls - Throughout	Fibre Cement Sheeting	9412.01/ AS01	**Negative** No Asbestos Detected	-	-	-	-	-	-	-	-	-	**Photo 9** 
														Fibre Cement Sheeting

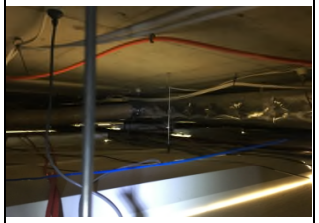
ID	Location	Material Type	Sample No.	Analysis Result	Extent	Condition	Friability	Disturbance Potential	Risk Status	Re-inspect Date	Control Priority	Control Recommendation	Removed	Photos
Interior (Cont..)														
12	**Distribution boards** Throughout	Metal	-	**Negative** No Asbestos Detected (Visually Assessed)	-	-	-	-	-	-	-	-	-	**Photo 10**  ***Distribution Board***
13	**East and West Stairs** Bulkheads	Plaster Board	-	*No Asbestos Detected (Visually Assessed)*	-	-	-	-	-	-	5	-	-	**Photo 11**  ***Stairs Bulkhead***
14	**Eastern Stairs** Under stairs storeroom - Grey floor covering	Seamless Vinyl	Same as Sample 9412.01/ AS03	**Negative** No Asbestos Detected (Assessed to be Similar to Sample 9412.01/AS03)	-	-	-	-	-	-	-	-	-	**Photo 12**  ***Seamless Vinyl***

ID	Location	Material Type	Sample No.	Analysis Result	Extent	Condition	Friability	Disturbance Potential	Risk Status	Re-inspect Date	Control Priority	Control Recommendation	Removed	Photos
Interior (Cont..)														
15	**Fire Doors** Core Material - Throughout	Not Determined	-	**0** *Area Not Accessed*	-	-	-	-	-	Dec 2016	-	Investigate as soon as practicable and prior to any refurbishment/ demolition works by a suitably qualified occupational hygienist. Update the register accordingly.	Date: ___/___/___ Removed by: _____ Report: _____	**Photo 13** 
Comments: No access available at the time of inspection without damaging integrity of the door.														***Fire Door***
16	**Fire Hose cupboards** Throughout	Various	-	**Negative** No Asbestos Detected (Visually Assessed)	-	-	-	-	-	-	-	-	-	**Photo 14** 
														Fire Hose Cupboard
17	**First Floor** Kitchen - Mottled cream floor covering	Seamless Vinyl	Same as Sample 9412.01/ AS03	**Negative** No Asbestos Detected (Assessed to be Similar to Sample 9412.01/AS03)	-	-	-	-	-	-	-	-	-	**Photo 15** 
														Seamless Vinyl

ID	Location	Material Type	Sample No.	Analysis Result	Extent	Condition	Friability	Disturbance Potential	Risk Status	Re-inspect Date	Control Priority	Control Recommendation	Removed	Photos
Interior (Cont..)														
18	**First Floor** Plant rooms - Throughout	Various	-	**Negative** No Asbestos Detected (Visually Assessed)	-	-	-	-	-	-	-	-	-	**Photo 16**  ***Plant Rooms***
19	**First Floor** Toilets - Throughout	Various	-	**Negative** No Asbestos Detected (Visually Assessed)	-	-	-	-	-	-	-	-	-	**Photo 17**  ***First Floor Toilets***
20	**Generator Room and Store Room** Throughout	Various	-	**Negative** No Asbestos Detected (Visually Assessed)	-	-	-	-	-	-	-	-	-	**Photo 18**  ***Generator Room***

ID	Location	Material Type	Sample No.	Analysis Result	Extent	Condition	Friability	Disturbance Potential	Risk Status	Re-inspect Date	Control Priority	Control Recommendation	Removed	Photos
Interior (Cont..)														
21	**Ground Floor** Access door to Toilets - Infill panel above	Compressed Timber	-	**Negative** No Asbestos Detected (Visually Assessed)	-	-	-	-	-	-	-	-	-	**Photo 19** 
Comments: .														***Compressed Timber Infill Panel***
22	**Ground Floor** Server room - Floor tiles - Tile infill material	Compressed Cement	9412.01/ AS04	**Negative** No Asbestos Detected	-	-	-	-	-	-	-	-	-	**Photo 20** 
														Compressed Cement
23	**Ground Floor** Staff room - Red floor covering with adhesive	Seamless Vinyl	9412.01/ AS03	**Negative** No Asbestos Detected	-	-	-	-	-	-	-	-	-	**Photo 21** 
														Seamless Vinyl

ID	Location	Material Type	Sample No.	Analysis Result	Extent	Condition	Friability	Disturbance Potential	Risk Status	Re-inspect Date	Control Priority	Control Recommendation	Removed	Photos
Interior (Cont..)														
24	**Male and female toilets** Throughout	Various	-	**Negative** No Asbestos Detected (Visually Assessed)	-	-	-	-	-	-	-	-	-	**Photo 22**  ***Male Toilets***
25	**Office areas** Dividing walls - Throughout	Plaster Board	-	**Negative** No Asbestos Detected (Visually Assessed)	-	-	-	-	-	-	-	-	-	**Photo 23**  ***Plaster Board Dividing Walls***
Subfloor														
26	**Ground floor** Office areas - Floor cable conduits - Throughout	Metal	-	**Negative** No Asbestos Detected (Visually Assessed)	-	-	-	-	-	-	-	-	-	**Photo 24**  ***Cable Conduits***

ID	Location	Material Type	Sample No.	Analysis Result	Extent	Condition	Friability	Disturbance Potential	Risk Status	Re-inspect Date	Control Priority	Control Recommendation	Removed	Photos
Subfloor (Cont..)														
27	**Ground floor** Server room - Subfloor cavity - Throughout	Various	-	**Negative** No Asbestos Detected (Visually Assessed)	-	-	-	-	-	-	-	-	-	**Photo 25**  ***Subfloor Cavity***
Ceiling Cavity														
28	**Above ceiling tiles** Throughout	Various	-	**Negative** No Asbestos Detected (Visually Assessed)	-	-	-	-	-	-	-	-	-	**Photo 26**  ***Typical Ceiling Cavity Space***
29	**Ground Floor** Northern end of building - Throughout	Various	-	**Negative** No Asbestos Detected (Visually Assessed)	-	-	-	-	-	-	-	-	-	**Photo 27**  ***Ceiling Cavity Space***



APPENDIX I

Sample Register & Laboratory Analysis Reports

SAMPLE REGISTER

Prepared by Getex

Sample No.	Material Type	Analysis Result	Area Reference	Location	Sample Location
9412.01/ AS01	Fibre Cement Sheeting	No Asbestos Detected	Interior	Disabled Toilet - Walls - Throughout	The sample of fibre cement sheeting was collected from beneath around the pipe penetrating the wall below the sink.
9412.01/ AS02	Putty	No Asbestos Detected	Exterior	Aluminium window frames - Putty between frame and glass	The sample of putty was collected centrally from the lower edge of the western window on the north wall on the Ground Floor.
9412.01/ AS03	Seamless Vinyl	No Asbestos Detected	Interior	Ground Floor - Staff room - Red floor covering with adhesive	The sample of seamless vinyl was collected from the south-west corner of the vinyl floor.
9412.01/ AS04	Compressed Cement	No Asbestos Detected	Interior	Ground Floor - Server room - Floor tiles - Tile infill material	The sample of compressed cement was collected from a floor tile located adjacent to the north-west corner of the server.
9412.01/ AS05	Synthetic Mineral Fibre	No Asbestos Detected	Interior	Ceiling tiles - Throughout	The sample of synthetic mineral fibre was collected from a ceiling tile adjacent to the Ground Floor staff room.
9412.01/ AS06	Fibre Cement Sheeting	No Asbestos Detected	Exterior	Wall panels - Throughout	The sample of fibre cement sheeting was collected from the inner surface adjacent to the door of the Main Switch room.

ASBESTOS SAMPLE ANALYSIS REPORT

Report Number: **9412.01.ANAT**
Report Date: **6 January 2016**

1. CLIENT DETAILS

Client Company: Teachers Mutual Bank Limited
Client Contact: Anthony Andrew
Client Address: 5 Beames Street
ROOTY HILL NSW 2766

Date Samples Received: 24 December 2015

2. SCOPE

GETEX PTY LTD was requested by Anthony Andrew of Teachers Mutual Bank Limited to analyse six (6) samples for asbestos content. The analysis results only relate to the samples tested.

3. METHOD

The samples were analysed under a Stereomicroscope and selected fibres were analysed by Polarised Light Microscopy in conjunction with dispersion staining method (GETEX.BSA.01, NATA accreditation number 15404). This method is based on the AS 4964-2004 Method for the qualitative identification of asbestos in bulk samples.

NATA Accredited Laboratory.
Number: 15404

The results of the tests, calibrations and/or measurements included in this document are traceable to Australian/national standards.

Accredited for compliance with ISO/IEC 17025

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4. RESULTS

Sample Number	Description	Analysis Result
9412.01/AS01	Approximate dimensions 24mm x 9mm x 3.6mm. The sample consisted of a fragment of fibre cement material containing organic fibres.	No Asbestos Detected
9412.01/AS02	Approximate dimensions 7mm x 4mm x 2.2mm. The sample consisted of a fragment of sealant like material.	No Asbestos Detected
9412.01/AS03	Approximate dimensions 12mm x 8mm x 1.9mm. The sample consisted of a fragment of red vinyl material with adhesive on one side.	No Asbestos Detected
9412.01/AS04	Approximate dimensions 11mm x 7mm x 1.7mm. The sample consisted of a fragment of grey porous cement like material.	No Asbestos Detected
9412.01/AS05	Approximate dimensions 15mm x 10mm x 2.4mm. The sample consisted of a fragment of fibre cement like material containing organic fibres and synthetic mineral fibres.	No Asbestos Detected
9412.01/AS06	Approximate dimensions 10mm x 10mm x 2.1mm. The sample consisted of a fragment of fibre cement material containing organic fibres.	No Asbestos Detected

NATA
WORLD RECOGNISED ACCREDITATION

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5. LIMITATIONS

Although all work is performed to a professional and diligent standard, the potential variance between the practical limitations of the scope of work undertaken, the cost of our services, all possible issues of concern, and any loss or damages which may be associated with our work are such that we cannot warrant that all asbestos materials have been identified. We therefore limit any potential liability associated with our work to the cost of our services. Furthermore there can be no guarantee that a particular sample is typical of an extended area.

Kind Regards,



Geronimo Abrot BScMEng
Approved Identifier

QA/QC check by:



Lee Hands BSc Hons
Approved Signatory

NATA Accredited Laboratory.
Number:15404

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