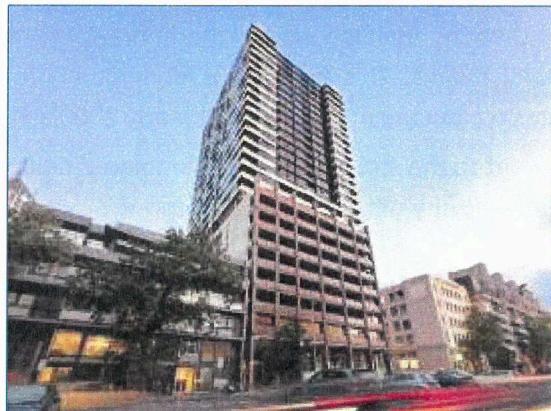


Division 5 Hazardous Materials Assessment

120 Spencer Street
Melbourne, Victoria

CBRE Asset Services

August 2018



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Executive Summary

Prensa Pty Ltd (Prensa) was engaged by CBRE Asset Services (CBRE) to conduct a Division 5 Hazardous Materials Assessment (Assessment) within nominated areas of 120 Spencer Street, Melbourne, Victoria (the Site).

The objective of this Assessment was to identify and assess the health risk posed by hazardous building materials which were considered accessible during normal occupation of the building.

The scope of the Assessment was limited to the following accessible internal and external areas of the Site:

- Basements 1, 2 and 3 including the basement plantrooms and car parks;
- Ground level including the cafés, car park, amenities and fire control offices;
- Level 9 lift motors rooms and plantrooms;
- Tenanted areas of Level 10 as well as levels 19 to 23 including the plantrooms in Level 23; and
- Accessible rooftop areas.

Levels 1-9 and 11-18 were inaccessible during the Assessment due to tenant occupation and operation. As such, these areas were excluded from in the Assessment. CBRE indicated to Prensa that the construction and layout of Level 10 is indicative of the inaccessible tenanted levels. As such, findings from Level 10 have been assumed to be consistent across the tenanted levels.

It is also further understood that the building was formerly fire-rated with an asbestos-containing vermiculite spray on structural beams. This material is understood to have been removed over extensive abatement programs conducted in the 1990's to early 2000's.

Prensa has limited its Assessment to the structure of the nominated building and the surface grounds in the accessible and immediate vicinity of the building footprint.

The following hazardous building materials were identified at the time of the Assessment:

| 120 Spencer Street | Asbestos-containing Materials | | Synthetic Mineral Fibre | Poly-chlorinated Biphenyls | Lead-containing Paint | Ozone Depleting Substances |
|--------------------------------|-------------------------------|---------|-------------------------|----------------------------|-----------------------|----------------------------|
| | Non-friable | Friable | | | | |
| Basement 1-3 | ✓ | - | ✓ | ✓ | - | ✓ |
| Ground level to level 22 (L10) | ✓ | ✓ | ✓ | - | - | - |
| Level 9 - Plantrooms | ✓ | ✓ | ✓ | ✓ | - | - |
| Level 23 - Plantrooms | ✓ | ✓ | ✓ | - | - | ✓ |
| Roof | - | ✓ | - | - | - | - |

The following significant key findings are noted:

Friable Asbestos

- Friable asbestos in poor condition was identified in the form of loose insulation beneath metal beams on top of brick walls of Level 23 – Tank storage room;
- Friable asbestos was identified in the form of slag on the walls of the Level 23 - Tank storage room and Plant room;

- Friable asbestos was identified in the form of sprayed insulation on columns and brackets within the extended eave cavities located around the perimeter of Level 21 and Level 22. It should be noted that extended eave cavities were not observed on other Levels of the Site;
- Friable asbestos is assumed to be present within the perimeter wall voids between Level 1 and Level 20;
- Friable asbestos in the form of millboard insulation was identified in fuses within the switchboards on the roof;
- Friable asbestos in the form of millboard insulation was assumed to be present inside old style heater bank reheat units throughout the Site;
- Friable asbestos was assumed to be present in the form of internal insulation of the boilers located within the Level 9 and Level 23 plantrooms;
- Friable asbestos was assumed to be present in the form of insulation material within the fire doors located in the Level 23 plantroom; and
- Friable asbestos in the form of millboard insulation has been assumed to be present within the switchboards and associated fuses in the Level 9 plantrooms and lift motor room.

Non-Friable Asbestos

- Non-friable asbestos in the form of grey and red mastic on ductwork and associated flanges was identified throughout the Site;
- Non-friable asbestos in the form of pipework gaskets was identified throughout the Site;
- Minor amounts of non-friable asbestos was assumed to be present as fibre cement sheet and bituminous linings within the amenities areas of Level 23; and
- Minor amounts of non-friable asbestos was assumed to be present form of friction pads and a bituminous backing board in the Level 23 lift motor room.

Recommendations

The following key recommendations are provided for the management of hazardous building materials:

- Friable asbestos-containing insulation debris in poor condition was identified beneath beams on top of the brick wall within the Level 23 – Tank storage room. In addition to the aforementioned debris, asbestos-containing insulation slag bound within the paintwork was identified on to be present on the walls of the tank storage room. As such, Prensa recommends that the area be isolated until such time the asbestos-containing materials be removed by a ‘Class A’ licenced asbestos removal contractor. The removal works should be undertaken under friable asbestos conditions;
- Access should be restricted to the friable asbestos-containing insulation identified within the extended eave cavities on Levels 21 and 22. The installation of a physical barrier would suitably enclose the gap above the perimeter windows and prevent access to the asbestos insulation. As the installation of the barrier may inadvertently disturb the asbestos, the barrier should be installed by a ‘Class A’ asbestos removal contractor under controlled conditions. Accessible vermiculite dust and debris suspected to contain asbestos should also be removed in conjunction with the barrier installation. Alternatively, the asbestos insulation can be removed by a ‘Class A’ licenced asbestos removal contractor;

- Due to the historical use of asbestos-containing vermiculite insulation throughout the Site, asbestos-containing vermiculite has been assumed to be present within the building's perimeter wall cavities. As such, Prensa recommends that concealed areas such as risers, ceiling and wall cavities are inspected if refurbishment or demolition works are likely to impact these areas. If the asbestos-containing vermiculite insulation is identified during the destructive inspection(s), then a 'Class A' licensed removal contractor must be engaged to remove the material prior to commencement of any demolition or refurbishment works; and
- Develop an Asbestos Management Plan (AMP) for the Site. The AMP will assist the Site controller with the management of these materials and ensure that suitable control measures are implemented to prevent Site personnel and others from being exposed to airborne asbestos fibre.

A number of other recommendations were made in the body of this report which address the ongoing management of hazardous building materials at this site. This executive summary must be read in conjunction with this entire report.

Statement of Limitations

This document has been prepared in response to specific instructions from CBRE to whom the report has been addressed. The work has been undertaken with the usual care and thoroughness of the consulting profession. The work is based on generally accepted standards and practices of the time the work was undertaken. No other warranty, expressed or implied, is made as to the professional advice included in this report.

The report has been prepared for the use by CBRE and the use of this report by other parties may lead to misinterpretation of the issues contained in this report. To avoid misuse of this report, Prensa advise that the report should only be relied upon by CBRE and those parties expressly referred to in the introduction of the report. The report should not be separated or reproduced in part and Prensa should be retained to assist other professionals who may be affected by the issues addressed in this report to ensure the report is not misused in any way.

Unless otherwise stated in this report, the scope is limited to fixed and installed materials and excludes buried waste materials, contaminated dusts and soils.

Unless expressly stated it is not intended that this report be used for the purposes of tendering works. Where this is the intention of CBRE, this intention needs to be communicated with Prensa and included in the scope of the Proposal.

Prensa is not a professional quantity surveyor (QS) organisation. Any areas, volumes, tonnages or any other quantities noted in this report are indicative estimates only. The services of a professional QS organisation should be engaged if quantities are to be relied upon.

Sampling Risks

It is noted that while the assessment has attempted to locate the asbestos-containing materials within the building(s), the investigation was limited to only a visual assessment and limited sampling program and/or the review and analysis of previous reports made available. Prensa notes that sampling is representative only and that due to the lack of homogeneity of building materials it is possible that sampling has not detected all asbestos within the nominated locations.

Given that a representative sampling program has been adopted, not all materials suspected of containing asbestos and that at the time of the investigation were sampled and assessed. It is noted that some asbestos materials may have been assumed to contain asbestos based on their similar appearance to previously sampled materials.

Therefore, it is possible that asbestos materials, which may be concealed within inaccessible areas/voids, may not have been located during the investigation. Such areas include, but are not limited to:

- Materials concealed behind structural members and within inaccessible building voids;
- Areas inaccessible without the aid of scaffolding or lifting devices;
- Areas below ground;
- Inaccessible ceiling or wall cavities;
- Areas which require substantial demolition to access;
- Areas beneath floor covering where asbestos-containing materials were not expected to exist;
- Materials contained within plant and not accessible without dismantling the plant; and
- Areas where access is restricted due to locked doors, safety risks, or being occupied at the time of the investigation.

Reliance on Information Provided by Others

Prensa notes that where information has been provided by other parties in order for the works to be undertaken, Prensa cannot guarantee the accuracy or completeness of this information. CBRE therefore waives any claim against the company and agrees to indemnify Prensa for any loss, claim or liability arising from inaccuracies or omissions in information provided to Prensa by third parties. No indications were found during our investigations that information contained in this report, as provided to Prensa, is false.

Future Works

During future works at the site, care should be taken when entering or working in any previously inaccessible areas or areas mentioned above and it is imperative that works cease immediately pending further investigation and sampling (if necessary) if any unknown materials are encountered. Therefore, during any refurbishment or demolition works, further investigation, sampling and/or assessment may be required should any suspect or unknown material be observed in previously inaccessible areas or areas not fully inspected, i.e. carpeted floors.

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Appendix A: Risk Assessment Factors and Priority Ratings

Appendix B: NATA Endorsed Laboratory Sample Analysis Reports

Appendix C: Hazardous Materials Register

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Appendix E: Areas Not Accessed

1 Introduction

Prensa Pty Ltd (Prensa) was engaged by CBRE Asset Services (CBRE) to conduct a Division 5 Hazardous Materials Assessment (Assessment) within nominated areas of 120 Spencer Street, Melbourne, Victoria (the Site). A Prensa consultant conducted the Assessment on the 12th and 13th July 2018 at the request of Rahul Patel of CBRE.

The objective of this Assessment was to identify and assess the health risk posed by hazardous materials which were considered accessible during normal occupation of the building.

2 Scope of Works

The scope of the Assessment was limited to the following accessible internal and external areas of the Site:

- Basements 1, 2 and 3 including the basement plantrooms and car parks;
- Ground level including the cafés, car park, amenities and fire control offices;
- Level 9 lift motors rooms and plantrooms;
- Tenanted areas of Level 10 as well as levels 19 to 23 including the plantrooms in Level 23; and
- Accessible rooftop areas.

Levels 1-9 and 11-18 were inaccessible during the Assessment due to tenant occupation and operation. As such, these areas were excluded from the Assessment. CBRE indicated to Prensa that the construction and layout of Level 10 is indicative of the inaccessible tenanted levels. As such, findings from Level 10 have been assumed to be consistent across the tenanted levels.

Prensa has limited its Assessment to the structure of the nominated building and the surface grounds in the accessible and immediate vicinity of the building footprint.

Specifically, Prensa included the following hazardous building materials in the scope of this Assessment:

- Asbestos-containing materials (ACM);
- Synthetic mineral fibre (SMF) materials;
- Polychlorinated biphenyls (PCB) containing capacitors in electrical fittings;
- Lead-containing paint (LCP); and
- Ozone depleting substances (ODS).

The Assessment was conducted during normal business hours and the Site was occupied at the time of our inspection.

3 Site Description

The Site consists of a twenty seven (27) storey building. Details of the building contained within this Site are provided in Table 1 below.

| Table 1: Site Information | | | |
|---------------------------|---|-----------------------------|-------------------------------|
| Site: | 120 Spencer Street, Melbourne, Victoria | | |
| Age (Circa): | 1970's | External walls: | Brick and concrete |
| Approximate area: | 60,000 m ² | Internal walls: | Plaster |
| Levels: | 27 | Ceiling: | Concrete and Plaster |
| Roof type: | Concrete | Floor and coverings: | Concrete, carpet, vinyl tiles |

4 Methodology

The Assessment comprised a review of relevant Site information made available to Prensa, interviews with available Site personnel and a visual inspection of accessible areas and destructive sampling techniques where necessary.

The methodology for assessing the hazardous materials at the Site is presented in the following sections.

Asbestos-containing Materials – This component of the works was conducted to satisfy Division 5 of Part 4.4 of the Victorian Occupational Health and Safety Regulations 2017. S.R. No. 22/2017 (OHS Regulations 2017). When safe to do so, building materials that were suspected of containing asbestos were sampled at the discretion of the Prensa consultant.

Asbestos-containing Dust – In accordance with Divisions 1 and 5, Part 4.4 of the OHS Regulations 2017, if there was uncertainty as to whether dust is contaminated with asbestos, the dust was sampled. As such, Prensa undertook dust sampling where the following circumstances were identified:

- Sources of potential asbestos that could contaminate settled dust were present or suspected; and
- Significant levels of dust were present.

If an area is suspected to be contaminated with dust containing asbestos (based on reasonable grounds) and cannot be sampled, it will be assumed to contain asbestos.

Samples of suspected ACM were analysed in Prensa's laboratory, which is NATA accredited to conduct asbestos bulk sample analysis. The analysis was conducted using polarised light microscopy including dispersion staining techniques.

Synthetic Mineral Fibres – This component of the Assessment was carried out in accordance with the guidelines documented in the *Code of Practice for the Safe Use of Synthetic Mineral Fibres* [NOHSC: 2006 (1990)]. This report broadly identifies SMF materials found or suspected of being present during the assessment and is based on a visual assessment.

Polychlorinated Biphenyls – Where safely accessible, specifications of capacitors incorporated in light fittings and ceiling fans were recorded and cross-referenced with the *ANZECC Identification of PCB-containing Capacitors information booklet* – 1997. Due to the danger of accessing electrical components, or for other reasons, such as height restrictions, some electrical fittings may not have been accessed. In these instances, comment is provided in the Assessment report on the likelihood of

PCB-containing materials being present. This determination is based upon the age and appearance of the electrical fittings.

Lead-containing Paint – Representative painted surfaces were tested in locations for the presence of lead using the qualitative *LeadCheck* paint swab method. This method can detect lead in paint at concentrations of 0.5% and above, and may indicate lead in some paint films as low as 0.2%. It is noted that AS/NZS 4361.2 – 2017 *Guide to hazardous paint management – Part 2: Lead paint in residential, public and commercial buildings* defines lead paint as paint with a lead content greater than 0.1% by dry weight. In some circumstances, laboratory analysis may be recommended to quantitatively determine the content of lead in the paint.

The sampling program attempts to be representative of the various types of paints found at the Site. However, particular attention is paid to areas where LCPs were more likely to have been used (e.g. exterior gloss paints, window and door architraves and skirting boards). The objective of LCP identification in this Assessment is to highlight the presence of LCP within the Site building(s), not to specifically identify every location of LCP.

Ozone Depleting Substances – This component of the Assessment comprised a visual inspection of air conditioning units and any chillers (if applicable) at the Site and included a review of the air conditioners' refrigerant types.

Where asbestos was found to exist, a risk assessment was conducted on each item and a priority rating applied. This was conducted in accordance with the protocols described in **Appendix A: Risk Assessment Factors and Priority Ratings**.

5 Findings

5.1 Document Review and Interviews

As part of this Assessment, Prensa requested copies of previous documentation pertaining to asbestos building materials at the Site.

CBRE Asset Services made available to Prensa a previous survey report that had been carried out by Noel Arnold & Associates, dated November 2012. The survey report (Asbestos Risk Assessment UGL – 120 Spencer Street Melbourne, C107089, J114032), is understood to be the most recent survey report for this building.

The report states that the building was formerly fire-rated with asbestos containing vermiculite fire-proofing material to structural steel elements throughout the building. However, this material is understood to be completely removed during abatement programs conducted in the 1990's to early 2000's. The report also identified the following key findings:

- Throughout building: Plant – asbestos containing flange gaskets;
- Throughout building: HVAC ductwork – asbestos containing ductwork mastic;
- Level 23 Plantroom – asbestos bituminous under sink linings; and
- Level 21 – External – Suspected asbestos eave facade.

Reference has been made to the findings of this report and to the NATA accredited bulk sample analysis.

5.2 Analytical Results

5.2.1 Asbestos Bulk Sample Analysis

A total of sixty seven (67) samples suspected to contain asbestos were collected and submitted to Prensa's NATA accredited laboratory for analysis. The asbestos bulk sample analysis report is provided in **Appendix B: NATA Endorsed Laboratory Sample Analysis Report(s)** of this Assessment report. In summary, nineteen (19) samples were reported to contain asbestos.

5.3 Assessment Findings

The findings of this Assessment are presented in tabulated format in **Appendix C: Hazardous Materials Register** of this Assessment report. Hazardous building materials that have been photographed are depicted in **Appendix D: Photographs** of this Assessment report.

5.3.1 Asbestos-containing Materials

The following significant key findings are noted:

Friable Asbestos

- Friable asbestos in poor condition was identified in the form of loose insulation beneath metal beams on top of brick walls of Level 23 – Tank storage room;
- Friable asbestos was identified in the form of slag on the walls of the Level 23 - Tank storage room and Plant room;
- Friable asbestos was identified in the form of sprayed insulation on columns and brackets within the extended eave cavities located around the perimeter of Level 21 and Level 22. It should be noted that extended eave cavities were not observed on other Levels of the Site;
- Friable asbestos is assumed to be present within the perimeter wall voids between Level 1 and Level 20;
- Friable asbestos in the form of millboard insulation was identified in fuses within the switchboards on the roof;
- Friable asbestos in the form of millboard insulation was assumed to be present inside old style heater bank reheat units throughout the Site;
- Friable asbestos was assumed to be present in the form of internal insulation of the boilers located within the Level 9 and Level 23 plantrooms;
- Friable asbestos was assumed to be present in the form of insulation material within the fire doors located in the Level 23 plantroom; and
- Friable asbestos in the form of millboard insulation has been assumed to be present within the switchboards and associated fuses in the Level 9 plantrooms and lift motor room.

Non-Friable Asbestos

- Non-friable asbestos in the form of grey and red mastic on ductwork and associated flanges was identified throughout the Site;
- Non-friable asbestos in the form of pipework gaskets was identified throughout the Site;
- Minor amounts of non-friable asbestos was assumed to be present as fibre cement sheet and bituminous linings within the amenities areas of Level 23; and
- Minor amounts of non-friable asbestos was assumed to be present form of friction pads and a bituminous backing board in the Level 23 lift motor room.

5.3.2 Synthetic Mineral Fibre Materials

- SMF in the form of insulation material to pipework and ductwork was suspected throughout the Site;
- SMF in the form of compressed ceiling tiles and pillow insulation was suspected within ceilings of Levels 1-22;
- SMF in the form of air filters to windows was suspected in Level 9 Plantrooms; and
- SMF in the form of internal insulation material was suspected to be present within the hot water units present in the kitchens throughout the Site.

5.3.3 Polychlorinated Biphenyls

Capacitors and ballasts within fluorescent light fittings could not be accessed at the time of the inspection as electrical isolation could not be confirmed. However, based on the age and style of the light fittings, it is considered unlikely that the capacitors contain PCB insulating oils with the exception of Level 9 Plantroom within which the light fittings were assumed to contain PCB oils.

5.3.4 Lead-containing Paint

No LCP was identified or suspected during the Assessment.

5.3.5 Ozone Depleting Substances

Five (5) ODS containing air conditioning units were identified at the Basement 1 car park at the Site and two (2) more units within the Level 23 Tank storage room were suspected to contain ODS refrigerant gas.

Refer to **Appendix C: Hazardous Materials Register** for the details of these findings.

5.4 Areas not Accessed

Areas that are generally not accessed as part of Prensa's assessments are listed in **Appendix E: Areas Not Accessed**. Site-specific areas that were inaccessible during Prensa's Assessment and were deemed likely to contain asbestos are also listed in this **Appendix C: Hazardous Materials Register**.

6 Management Options

As per state legislation, all materials suspected of containing asbestos must be identified and recorded in a register. Furthermore, a risk assessment must be conducted of each hazardous building material and appropriate control measures implemented. The control measures have been determined based on reducing the risk of exposure, so far as is reasonably practicable. The control measures, which were determined by a competent person and/or hygienist, need to reflect the hierarchy of control outlined in specific state legislation and is as follows:

1. **Elimination/removal** (most preferred);
2. **Substitution**;
3. **Isolation**, such as erection of permanent enclosures encasing the material;
4. **Engineering controls**, such as negative air pressure enclosures for removal works, HEPA filtration systems;
5. **Administrative controls** – including the incorporation of registers and management plans, the use of signage, personnel training, safe work procedures, regular re-inspections and registers; and
6. The use of **Personal Protective Equipment (PPE)** (least preferred).

To manage the hazardous building materials, a combination of the above techniques may be required.

7 Site Specific Recommendations

Based on the findings of this Assessment, it is recommended that the following control measures be adopted as part of the management of the hazardous building materials at the Site. Recommendations for specific items of hazardous building materials are also presented in **Appendix C: Hazardous Materials Register** of this Assessment report.

7.1 Asbestos-containing Materials

- Friable asbestos-containing insulation debris in poor condition was identified beneath beams on top of the brick wall within the Level 23 – Tank storage room. In addition to the aforementioned debris, asbestos-containing insulation slag bound within the paintwork was identified on to be present on the walls of the tank storage room. As such, Prensa recommends that the area be isolated until such time the asbestos-containing materials be removed by a ‘Class A’ licenced asbestos removal contractor. The removal works should be undertaken under friable asbestos conditions;
- Access should be restricted to the friable asbestos-containing insulation identified within the extended eave cavities on Levels 21 and 22. The installation of a physical barrier would suitably enclose the gap above the perimeter windows and prevent access to the asbestos insulation. As the installation of the barrier may inadvertently disturb the asbestos, the barrier should be installed by a ‘Class A’ asbestos removal contractor under controlled conditions. Accessible vermiculite dust and debris suspected to contain asbestos should also be removed in conjunction with the barrier installation. Alternatively, the asbestos insulation can be removed by a ‘Class A’ licenced asbestos removal contractor;
- Due to the historical use of asbestos-containing vermiculite insulation throughout the Site, asbestos-containing vermiculite has been assumed to be present within the building’s perimeter wall cavities. As such, Prensa recommends that concealed areas such as risers, ceiling and wall cavities are inspected if refurbishment or demolition works are likely to impact these areas. If the asbestos-containing vermiculite insulation is identified during the destructive inspection(s), then a ‘Class A’ licensed removal contractor must be engaged to remove the material prior to commencement of any demolition or refurbishment works;
- Develop an Asbestos Management Plan (AMP) for the Site. The AMP will assist the Site controller with the management of these materials and ensure that suitable control measures are implemented to prevent Site personnel and others from being exposed to airborne asbestos fibre;
- Most ACM were found not to be appropriately labelled. Unlabelled ACM on site should be marked as containing asbestos and maintained in good condition if to remain in-situ; and
- In accordance with the OHS Regulations, 2017 a Division 6 Asbestos Assessment (intrusive works) should be undertaken prior to any demolition or refurbishment works. Any asbestos building materials identified within this survey should be removed prior to the commencement of any works that may cause disturbance - as per Australian Standard (AS) 2601:2001 The Demolition of Structures.

7.2 Synthetic Mineral Fibre Materials

SMF materials that are likely to be disturbed during any proposed refurbishment works should be handled in accordance with the National *Code of Practice for the Safe Use of Synthetic Mineral Fibres* [NOHSC:2006(1990)].

7.3 Polychlorinated Biphenyls

- Electrical fittings suspected of containing PCB oil capacitors should be treated as containing PCB oils until such time as evidence suggest otherwise e.g. further assessed;
- If refurbishment works are likely to disturb PCB oil-containing capacitors, then the capacitors should be removed under controlled working conditions prior to the works accordance with the Polychlorinated Biphenyls Management Plan, Revised Edition April 2003.

7.4 Ozone Depleting Substances

Management of ozone depleting substances should be in accordance with *Ozone Protection and Synthetic Greenhouse Gas Management Regulations, 1995*.

Appendix A: Risk Assessment Factors and Priority Ratings

Risk Assessment Factors

To assess the health risk posed by the presence of hazardous building materials, all relevant factors must be considered. These factors include:

- Product type;
- Condition;
- Disturbance potential;
- Friability of the material;
- Proximity to direct air stream; and
- Surface treatment (if any).

The purpose of the material risk assessment is to establish the relative risk posed by specific hazardous building materials identified in this assessment. The following risk factors are defined to assist in determining the relative health risk posed by each item.

Condition

The condition of the hazardous building materials identified during the assessment is reported as being **good, fair or poor**.

- **Good** refers to a material that is in sound condition with no or very minor damage or deterioration.
- **Fair** refers to a material that is generally in a sound condition, with some areas of damage or deterioration.
- **Poor** refers to a material that is extensively damaged or deteriorated.

Friability

The friability of a material describes the ease by which the material can be crumbled, which in turn, can increase the release of fibres into the air. Therefore, friability is only applicable to asbestos and SMF.

- **Friable asbestos** can be crumbled, pulverised, or reduced to powder by hand pressure, which makes it more dangerous than non-friable asbestos.
- **Non-friable asbestos**, more commonly known as bonded asbestos, is typically comprised of asbestos fibres tightly bound in a non-asbestos matrix. If accidentally damaged or broken these ACM may release fibres initially but will not continue to do so.
- **Bonded SMF** describes a synthetic fibrous material which has a specific designed shape and exists within a stable manufactured product. **Un-bonded SMF** is a loosely packed synthetic fibrous material which has no adhesive or cementitious binding properties.

Disturbance Potential

Hazardous building materials can be classified as having low, medium or high disturbance potential.

- **Low disturbance potential** describes materials that have very little or no activity in the immediate area with the potential to disturb the material. Low accessibility is considered as monthly occupancy or less, or inaccessible due to its height or its enclosure.
- **Medium disturbance potential** describes materials that have moderate activity in the immediate area with the potential to disturb the material. Medium accessibility is considered weekly access or occupancy.
- **High disturbance potential** describes materials that have regular activity in the immediate area with the potential to disturb the material.

Health Risk Status

The risk factors described above are used to grade the potential health risk ranking posed by the presence of the materials. These risk rankings are described below:

- A **low health risk** describes a material that poses a negligible or low health risk to occupants of the area due to the materials not readily releasing fibres (or other toxic/hazardous constituents) unless seriously disturbed.
- A **medium health risk** describes a material that pose a moderate health risk due to the material status and activity in the area.
- A **high health risk** describes a material that pose a high health risk to personnel or the public in the area of the material.

ACM Priority Rating System for Control Recommendations

While an assessment of health risk has been made, our recommendations have been prioritised based on the practicability of a required remedial action. In determining a suitable priority ranking, consideration has been given to the following:

- Level of health risk posed by the asbestos containing material;
- Potential commercial implications of the finding; and
- Ease of remediation.

As a guide the recommendation priorities have been given a timeframe as follows:

| | |
|------------------|---|
| Priority 1 (P1): | ACM with High Risk Potential - Requiring immediate action |
|------------------|---|

Status: Asbestos-containing materials which are either damaged or are being exposed to continual disturbance. Due to these conditions there is an increased potential for exposure and/or transfer of the material to other parts of the property if unrestricted use of the area containing the material is allowed.

Recommendation: If the asbestos-containing material is in a poor/unstable condition and accessible with risk to health from exposure, immediate access restrictions to the immediate area should be applied, air monitoring should be considered and removal is recommended as soon as practicable using an appropriately licensed asbestos removalist.

| | |
|------------------|---|
| Priority 2 (P2): | ACM with Medium Risk Potential – May require action in the short term |
|------------------|---|

Status: Asbestos-containing materials with a potential for disturbance due to the following conditions:

- Material has been disturbed or damaged and its current condition, while not posing an immediate risk, is unstable.
- The material is accessible and can, when disturbed, present a short-term exposure risk.
- The material could pose an exposure risk if workers are in close proximity.

Recommendation: If the asbestos-containing material is easily accessible but in a stable condition, removal is preferred. However, if removal is not immediately practicable, short-term control measures (i.e. restrict access, sealing, enclosure etc.) may be employed until removal can be facilitated as soon as is practical. Negligible health risk if material remains undisturbed under the control of an asbestos materials management plan.

| | |
|------------------|---|
| Priority 3 (P3): | ACM with Low Risk Potential – May require action in the medium term |
|------------------|---|

Status: Asbestos-containing materials with a low potential for disturbance due to the following conditions:

- The condition of any friable asbestos-containing material is stable and has a low potential for disturbance i.e. is encased in metal cladding.
- The asbestos-containing material is in a non-friable condition, however further disturbance or damage is unlikely other than during maintenance or service and does not present an exposure risk unless cut, drilled, sanded or otherwise abraded.

Recommendation: Minor health risks if the material is left undisturbed under the control of an asbestos-containing materials management plan. Consider removal or encapsulation within 12 months of the damaged bonded asbestos-containing materials being identified.

| | |
|------------------|---|
| Priority 4 (P4): | ACM with Negligible (very low) Risk Potential - Requiring ongoing management or longer term remedial action |
|------------------|---|

Status: The asbestos-containing material is in a non-friable form and in good condition. It is unlikely that the material can be disturbed under normal circumstances. Even if it were subjected to minor disturbance the asbestos-containing material poses a minor health risk.

Recommendation: These asbestos-containing materials should be left in a good and stable condition, with ongoing maintenance and periodic inspection. It is advisable that any remaining identified or assumed asbestos-containing materials should be appropriately labelled, where possible, and regularly inspected to ensure they are not deteriorating resulting in a potential risk to health.

Appendix B: NATA Endorsed Laboratory Sample Analysis Reports

18 July 2018

22505-001 BSA 13072018.xlsxm

Page 1

Rahul Patel
CBRE Asset Services
Level 34, 8 Exhibition Street
Melbourne VIC 3000

Dear Rahul,

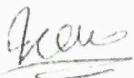
Asbestos Bulk Sample Analysis Report
120 Spencer Street, Melbourne VIC 300

Please find attached the asbestos bulk sample analysis results of the 59 samples collected by Sheran Nanayakkara of Prensa Pty Ltd for 120 Spencer Street, Melbourne VIC 300 on 13 July 2018 and received at the Prensa Pty Ltd laboratory (GF, 5 Burwood Rd, Hawthorn VIC 3122) on 16 July 2018. The samples were analysed on 18 July 2018 and the results are presented on the following page(s).

Prensa qualitatively analyses bulk samples for asbestos using polarising light microscopy and dispersion staining techniques in accordance with Prensa's 'PRLAB2002 Asbestos Identification Test Method', in accordance with Australian Standard (AS) 4964 – 2004, *Method for the qualitative identification of asbestos in bulk samples* and AS ISO/IEC 17025 – 2005, *General requirements for the competence of testing and calibration laboratories*.

If you require further information please contact the Prensa office on (03) 9508 0100.

Regards,



Hazirah Soffiee
Approved Asbestos Fibre Identifier and Signatory



Accredited for compliance with ISO/IEC 17025 - Testing. Accreditation No. 17366 - Corporate Site No. 19121. This document shall not be reproduced except in full. Sampling is not covered by the scope of the NATA accreditation.

Asbestos Bulk Sample Analysis Report
120 Spencer Street, Melbourne VIC 3000

| Sample No | Sample Location / Description / Size | Result |
|--------------------|--|--|
| | Internal - Basement 2 - Goods lift lobby - Floor - Grey Vinyl Tiles | No asbestos fibres detected |
| 22505 - 001 - 001 | Grey flexible vinyl material with attached yellow adhesive material 100 x 20 x 2 mm | |
| | Internal - Basement 2 - Car park - Air Conditioning Riser adjacent diesel storage - Floor - Dust | No asbestos found, at the reporting limit of 0.1 g/kg, by polarized light microscopy including dispersion staining |
| 22505 - 001 - 002 | Brown non-homogenous dust material with - One (1) loose fibre bundle containing *unidentified mineral fibre (asbestos) 2.1 x 0.1 x 0.1 mm ~ 36.1 grams | Organic fibres detected |
| | Internal - Basement 2 - Car park - Air Conditioning Riser adjacent diesel storage - Ductwork flanges- Grey Mastic | Synthetic Mineral Fibres detected Chrysotile (white asbestos) detected |
| 22505 - 001 - 003 | Grey rubbery mastic material 10 x 10 x 1 mm | |
| | Internal - Basement 1 - Car park - Structural Beams - Sprayed Insulation | No asbestos fibres detected |
| 22505 - 001 - 004 | Beige vermiculite material 45 x 40 x 1 mm | Organic fibres detected |
| | Internal - Basement 1 - Car park - Ceiling - Ductwork flanges - Grey Mastic | Chrysotile (white asbestos) detected |
| 22505 - 001 - 005 | Grey rubbery mastic material 30 x 25 x 2 mm | |
| | Internal - Basement 1 - Car park - Computer Switchboard Room - Infill Panel - Fibre Cement | No asbestos fibres detected |
| 22505 - 001 - 006 | Grey fibrous cement material 35 x 17 x 1 mm | Organic fibres detected |
| | Internal - Basement 1 - Car park -Ceiling - Pipework flanges - Gasket Material | No asbestos fibres detected |
| 22505 - 001 - 007 | Black gasket material 22 x 14 x 2 mm | Organic fibres detected |
| | Internal - Basement 1 - Car park - Goods lift lobby - Floor - Skirting - Black sheet vinyl | No asbestos fibres detected |
| 22505 - 001 - 008 | Black flexible vinyl material 41 x 38 x 4 mm | |
| | Internal - Basement 1 - Car park - Main power supply room - Switchboard backing board - Bituminous material | No asbestos fibres detected |
| 22505 - 001 - 009 | Black bituminous material 23 x 21 x 2 mm | Organic fibres detected |
| | Internal - Basement 1 - Plantroom - Pipework flanges - Composite gasket sample | Chrysotile (white asbestos) detected |
| 22505 - 001 - 010A | Red gasket material 85 x 15 x 8 mm | |
| | Internal - Basement 1 - Plantroom - Pipework flanges - Composite gasket sample | No asbestos fibres detected |
| 22505 - 001 - 010B | Green gasket material 85 x 15 x 5 mm | Organic fibres detected |
| | Internal - Basement 1 - Plantroom - Pipework flanges - Composite gasket sample | No asbestos fibres detected |
| 22505 - 001 - 010C | Black gasket material 85 x 15 x 5 mm | |

Asbestos Bulk Sample Analysis Report

120 Spencer Street, Melbourne VIC 3000

| Sample No | Sample Location / Description / Size | Result |
|-------------------|--|--|
| | Internal - Basement 2 - Diesel storage tanks - Ducting - Sprayed insulation | No asbestos fibres detected |
| 22505 - 001 - 011 | Beige insulation material 45 x 32 x 3 mm | Organic fibres detected Synthetic Mineral Fibres detected |
| | Internal - Basement 1 - Car park -Floor - Filler to concrete slab joints - Bituminous material | No asbestos fibres detected |
| 22505 - 001 - 012 | Black bituminous material 29 x 25 x 3 mm | Organic fibres detected |
| | Internal - Ground floor - Car park/bin store -Male toilet - Walls - Fibre Cement Sheet | No asbestos fibres detected |
| 22505 - 001 - 013 | Grey fibrous cement material 28 x 16 x 2 mm | Organic fibres detected |
| | Internal - Ground floor - Car park/bin store - Floor - Grey Vinyl tiles | No asbestos fibres detected |
| 22505 - 001 - 014 | Grey brittle vinyl material with attached yellow adhesive material 88 x 65 x 15 mm | |
| | Internal - Level 22 - Ceiling - Structural beams - Sprayed Insulation | No asbestos fibres detected |
| 22505 - 001 - 015 | Beige insulation material 98 x 42 x 8 mm | Organic fibres detected |
| | Internal - Level 22 - Floor - Grey vinyl tiles | No asbestos fibres detected |
| 22505 - 001 - 016 | Grey flexible vinyl material with attached yellow adhesive material 55 x 55 x 15 mm | |
| | Internal - Level 22 - Ceiling - Perimeter columns atop windows - Sprayed insulation | <i>Chrysotile (white asbestos) detected</i> |
| 22505 - 001 - 017 | Beige insulation material 50 x 22 x 2 mm | |
| | Internal - Level 22 - Ceiling - Structural beams - Sprayed Insulation | No asbestos fibres detected |
| 22505 - 001 - 018 | Beige insulation material 95 x 36 x 6 mm | Organic fibres detected |
| | Internal - Level 22 - Services Riser adjacent central stairs - Debris | No asbestos fibres detected |
| 22505 - 001 - 019 | Beige insulation material 29 x 19 x 2 mm | Organic fibres detected |
| | Internal - Level 21 - Services Riser adjacent central stairs - Penetration seal | No asbestos fibres detected |
| 22505 - 001 - 020 | Grey insulation material 80 x 35 x 10 mm | Organic fibres detected |
| | Internal - Level 20 - Female toilets - Ceiling - Ductwork flanges - Mastic | <i>Chrysotile (white asbestos) detected</i> |
| 22505 - 001 - 021 | Grey rubbery mastic material 32 x 15 x 5 mm | |
| | Internal - Level 20 - Ceiling - Rigid Ductwork - External red mastic | <i>Chrysotile (white asbestos) detected</i> |
| 22505 - 001 - 022 | Red rubbery mastic material 35 x 18 x 1 mm | |
| | Internal - Level 20 - Ceiling - Rigid ductwork flanges - Grey Mastic | <i>Chrysotile (white asbestos) detected</i> |
| 22505 - 001 - 023 | Grey rubbery mastic material 21 x 19 x 3 mm | |
| | Internal - Level 20 - Ceiling - Circular ductwork - Red/brown mastic | <i>Chrysotile (white asbestos) detected</i> |
| 22505 - 001 - 024 | Red rubbery mastic material 18 x 15 x 3 mm | |

Asbestos Bulk Sample Analysis Report

120 Spencer Street, Melbourne VIC 3000

| Sample No | Sample Location / Description / Size | Result |
|-------------------|---|--|
| | Internal - Level 20 - Ceiling - Insulation to pipework - Overcoat to foam insulation - Bituminous material | No asbestos fibres detected |
| 22505 - 001 - 025 | Black bituminous material with white foam 60 x 30 x 10 mm | Organic fibres detected Synthetic Mineral Fibres detected |
| | Internal - Level 20 - Ceiling - Structural beams - Edges - Sprayed insulation | No asbestos fibres detected |
| 22505 - 001 - 026 | Beige vermiculite material 80 x 27 x 2 mm | Organic fibres detected |
| | Internal - Level 19 - Removed ductwork on floor - Flanges - Grey Mastic | <i>Chrysotile (white asbestos) detected</i> |
| 22505 - 001 - 027 | Grey rubbery mastic material 24 x 35 x 8 mm | |
| | Internal - Level 19 - Ceiling - Open heater bank - External lining - Mastic | No asbestos fibres detected |
| 22505 - 001 - 028 | Grey rubbery mastic material 50 x 16 x 4 mm | |
| | Internal - Level 23 - External Plantroom - Walls - Construction joint mastic | No asbestos fibres detected |
| 22505 - 001 - 029 | White hardened mastic material 85 x 32 x 8 mm | |
| | Internal - Level 23 - External Plantroom - Pipework flanges - Gaskets | No asbestos fibres detected |
| 22505 - 001 - 030 | Black gasket material 24 x 15 x 2 mm | Organic fibres detected |
| | Internal - Level 23 - External Plantroom - Foam debris - Bituminous coating | No asbestos fibres detected |
| 22505 - 001 - 031 | Black bituminous material with white foam 77 x 45 x 15 mm | |
| | Internal - Level 23 - External Plantroom - Floor - Waterproofing below tiles - Malthoid | No asbestos fibres detected |
| 22505 - 001 - 032 | Black bituminous material 55 x 45 x 10 mm | |
| | Internal - Level 23 - Plantroom - Pipework flanges - Composite gasket sample | <i>Chrysotile (white asbestos) detected</i> |
| 22505 - 001 - 033 | Grey gasket material 33 x 16 x 1 mm | |
| | Internal - Level 23 - Plantroom - Insulation to pipework - Overcoat to foam insulation - Bituminous material | No asbestos fibres detected |
| 22505 - 001 - 034 | Black bituminous material with white foam 40 x 23 x 10 mm | |
| | Internal - Level 23 - Plantroom - Square ductwork flanges - Mastic | <i>Chrysotile (white asbestos) detected</i> |
| 22505 - 001 - 035 | Grey rubbery mastic material 41 x 20 x 4 mm | |
| | Internal - Level 23 - Plantroom - West wall - Slag | <i>Chrysotile (white asbestos) detected</i> |
| 22505 - 001 - 036 | Beige insulation material 42 x 15 x 3 mm | |
| | Internal - Level 23 - Plantroom - West wall - Slag | <i>Chrysotile (white asbestos) detected</i> |
| 22505 - 001 - 037 | Beige insulation material 26 x 16 x 2 mm | |
| | Internal - Level 23 - Tankroom - Pipework flanges - Composite gasket sample | No asbestos fibres detected |
| 22505 - 001 - 038 | Black gasket material 24 x 20 x 2 mm | Organic fibres detected |

Asbestos Bulk Sample Analysis Report
120 Spencer Street, Melbourne VIC 300

| Sample No | Sample Location / Description / Size | Result |
|-------------------|---|---|
| 22505 - 001 - 039 | Internal - Level 23 - Tankroom - Ceiling - Undeneath metal beams - Sprayed insulation Beige insulation material 43 x 28 x 5 mm | Chrysotile (white asbestos) detected |
| 22505 - 001 - 040 | Internal - Level 23 - Tankroom - Ceiling - Slag Beige insulation material 22 x 15 x 1 mm | No asbestos fibres detected Synthetic Mineral Fibres detected |
| 22505 - 001 - 041 | Internal - Level 23 - Tankroom - South wall - Slag Beige insulation material 35 x 22 x 2 mm | Chrysotile (white asbestos) detected |
| 22505 - 001 - 042 | Internal - Level 23 - Tankroom - Atop square ductwork - Dust | No asbestos found, at the reporting limit of 0.1 g/kg, by polarized light microscopy including dispersion staining Organic fibres detected |
| 22505 - 001 - 043 | Internal - Level 23 - Tankroom - Atop window ledge - Dust Brown non-homogenous dust material ~ 6.5 grams | No asbestos found, at the reporting limit of 0.1 g/kg, by polarized light microscopy including dispersion staining Organic fibres detected |
| 22505 - 001 - 044 | Internal - Level 23 - Tankroom - North column - Slag Brown non-homogenous dust material ~ 15.1 grams | No asbestos found, at the reporting limit of 0.1 g/kg, by polarized light microscopy including dispersion staining Organic fibres detected |
| 22505 - 001 - 045 | Internal - Level 23 - Tankroom - Square ductwork flanges - Mastic Grey rubbery mastic material 27 x 18 x 2 mm | No asbestos fibres detected |
| 22505 - 001 - 046 | External - Roof - Floor - Waterproofing membrane - No asbestos fibres detected Malthoid Black bituminous material 55 x 20 x 6 mm | No asbestos fibres detected |
| 22505 - 001 - 047 | External - Upper Roof - Floor - Water proofing membrane - Malthoid Black bituminous material 68 x 28 x 12 mm | No asbestos fibres detected |
| 22505 - 001 - 048 | External - Roof - Switchboard - Fuses - Internal millboard lining Beige ceramic fuze material 65 x 27 x 20 mm | Chrysotile (white asbestos) detected |
| 22505 - 001 - 049 | Internal - Level 9 - Lift motor room - Ceiling - Structural beams - Sprayed insulation Beige insulation material 10 x 32 x 5 mm | No asbestos fibres detected Organic fibres detected |
| 22505 - 001 - 050 | Internal - Level 9 - Plantroom - Pipework flanges - Composite gasket sample Grey gasket material 32 x 13 x 2 mm | Chrysotile (white asbestos) detected |
| 22505 - 001 - 051 | Internal - Level 9 - Plantroom - Ceiling - Structural beams - Sprayed insulation Beige insulation material 85 x 45 x 21 mm | No asbestos fibres detected Organic fibres detected |

Asbestos Bulk Sample Analysis Report

120 Spencer Street, Melbourne VIC 3000

| Sample No | Sample Location / Description / Size | Result |
|-------------------|--|---|
| | Internal - Level 23 - Common area - Floor - Beige vinyl tiles | No asbestos fibres detected |
| 22505 - 001 - 052 | Beige brittle vinyl material with attached yellow adhesive material 55 x 51 x 11 mm | |
| | Internal - Level 23 - Corridor to toilet - Floor - Grey vinyl tiles | No asbestos fibres detected |
| 22505 - 001 - 053 | Grey brittle vinyl material with attached yellow adhesive material 45 x 15 x 7 mm | |
| | Internal - Level 23 - Common area - Kitchen sink - Bituminous lining | <i>Chrysotile (white asbestos) detected</i> |
| 22505 - 001 - 054 | Black bituminous material 15 x 15 x 2 mm | |
| | Internal - Level 23 - Toilet - Urinal Splashback - Behind ceramic tiles - Fibre cement sheet | No asbestos fibres detected |
| 22505 - 001 - 055 | Grey fibrous cement material 26 x 14 x 1 mm | Organic fibres detected |
| | Internal - Level 23 - North end - Corridor - Structural beam - Sprayed insulation | No asbestos fibres detected |
| 22505 - 001 - 056 | Beige insulation material 80 x 40 x 4 mm | |
| | Internal - Level 23 - North end - Corridor - Floor - Water proofing under floor tiles - Bituminous | No asbestos fibres detected |
| 22505 - 001 - 057 | Black bituminous material 72 x 30 x 7 mm | Synthetic Mineral Fibres detected |
| | Internal - Level 10 - Floor covering - Grey vinyl tile | No asbestos fibres detected |
| 22505 - 001 - 058 | Grey brittle vinyl material with attached yellow adhesive material 110 x 85 x 9 mm | |
| | Internal - Level 9 - South west plantroom - Air conditioning ductwork - Brown/red mastic | <i>Chrysotile (white asbestos) detected</i> |
| 22505 - 001 - 059 | Red rubbery mastic material 22 x 20 x 4 mm | |

Only the samples submitted for analysis have been considered in presenting these results.

*Unknown Mineral Fibres detected - Diagnostic criteria met for asbestiform minerals (with the exclusion of dispersion staining)

17 July 2018

22505-002 BSA 13072018.xlsx

Page 1

Rahul Patel
CBRE Asset Services
Level 34, 8 Exhibition Street
Melbourne VIC 3000

Dear Rahul,

Asbestos Bulk Sample Analysis Report
120 Spencer Street, Melbourne VIC 3000

Please find attached the asbestos bulk sample analysis results of the 6 samples collected by Sheran Nanayakkara of Prensa Pty Ltd for 120 Spencer Street, Melbourne VIC 3000 on 13 July 2018 and received at the Prensa Pty Ltd laboratory (GF, 5 Burwood Road, Hawthorn VIC 3122) on 16 July 2018. The samples were analysed on 16 July 2018 and the results are presented on the following page(s).

Prensa qualitatively analyses bulk samples for asbestos using polarising light microscopy and dispersion staining techniques in accordance with Prensa's PRLAB2002 Asbestos Identification Test Method, and in accordance with Australian Standard (AS) 4964 – 2004, *Method for the qualitative identification of asbestos in bulk samples* and AS ISO/IEC 17025 – 2005, *General requirements for the competence of testing and calibration laboratories*.

If you require further information please contact the Prensa office on (03) 9508 0100.

Regards,



Rosa Keshavarzi
Asbestos Fibre Identifier

Asbestos Bulk Sample Analysis Report

120 Spencer Street, Melbourne VIC 3000

| Sample No | Sample Location / Description / Size | Result |
|-------------------|---|---|
| 22505 - 002 - 001 | Internal - Basement 2 - Fire hydrant riser - Dust Grey non-homogenous dust on tape 140 x 50 x 0.5 mm | No asbestos fibres detected Organic fibres detected Synthetic Mineral Fibres detected |
| 22505 - 002 - 002 | Internal - Basement 2 - Ceiling space - Dust Grey non-homogenous dust on tape 120 x 50 x 0.5 mm | No asbestos fibres detected Organic fibres detected |
| 22505 - 002 - 003 | Internal - Basement 1 - Fire hydrant adjacent computer switchboard room - Dust Grey non-homogenous dust on tape 110 x 50 x 0.5 mm | No asbestos fibres detected Organic fibres detected |
| 22505 - 002 - 004 | Internal - Basement 1 - Adjacent central staircase - Communications cable riser - Dust Grey non-homogenous dust on tape 120 x 50 x 0.5 mm | No asbestos fibres detected Organic fibres detected |
| 22505 - 002 - 005 | Internal - Ground floor - Communications cupboard adjacent goods lift - Dust Grey non-homogenous dust on tape 120 x 50 x 0.5 mm | No asbestos fibres detected Organic fibres detected Synthetic Mineral Fibres detected |
| 22505 - 002 - 006 | Internal - Ground floor - Ceiling - Adjacent goods lift - Dust Grey non-homogenous dust on tape 110 x 50 x 0.5 mm | No asbestos fibres detected Organic fibres detected |

Only the samples submitted for analysis have been considered in presenting these results.

Appendix C: Hazardous Materials Register

Key to asbestos-containing materials priority risk rating:

| | |
|------------------|--|
| Priority 1 (P1): | High Priority - Requiring immediate action |
| Priority 2 (P2): | Medium Priority – May require action in the short term |
| Priority 3 (P3): | Low Priority – May require action in the medium term |
| Priority 4 (P4): | Very Low Priority - Requires ongoing management or longer term remedial action |

| Area / Level | Room & Location | Feature | Item Description | Hazard Type | Sample No. | Sample Status | Friability | Disturb. Potential | Condition | Risk Status | Quantity | Recommendations & Comments | Control Priority | Reinspect date | Photo No. |
|-----------------------|------------------------------------|--|------------------|-------------|----------------------|------------------|-------------|--------------------|-----------|-------------|--------------------|--|------------------|----------------|-----------|
| Basement 3 | | | | | | | | | | | | | | | |
| Internal - Basement 3 | Hydrant pump room | Backup generator exhaust pipe - Flange | Gasket material | Asbestos | NA sample J114032-02 | Positive | Non-friable | Low | Good | Low | 0.1 m ² | Label as containing asbestos and maintain in current condition if to remain in-situ, remove under controlled non-friable asbestos removal conditions prior to refurbishment or demolition works by a Class B (non-friable) licensed asbestos removal contractor. | | | |
| Internal - Basement 3 | Hydrant pump room - Water tank | - | - | - | - | - | - | - | - | - | - | No access at the time of the assessment | - | - | - |
| Internal - Basement 3 | Hydrant pump room - Rigid ductwork | - | - | - | - | - | - | - | - | - | - | No suspect asbestos material identified at the time of Assessment. No mastic was observed. | - | - | - |
| Internal - Basement 3 | Hydrant pump room - Fire doors | Fire door - single | Fire door core | Asbestos | - | Assumed Negative | - | - | - | - | - | No access to fire door core. Due to age and appearance of Fire door, it is assumed that Fire door cores does not contain asbestos. | - | - | - |
| Internal - Basement 3 | Switchboards | - | - | - | - | - | - | - | - | - | - | No access at the time of the assessment due to electrical risk | - | - | - |

| Area / level | Room & Location | Feature | Item Description | Hazard Type | Sample No. | Sample Status | Friability | Disturb. Potential | Condition | Risk Status | Quantity | Recommendations & Comments | Control Priority | Reinspect date | Photo No. |
|-----------------------|--|-------------------------------|--------------------------------|-------------|---------------|------------------|------------|--------------------|-----------|---|----------|----------------------------|------------------|----------------|-----------|
| Basement 2 | | | | | | | | | | | | | | | |
| Internal - Basement 2 | Fire doors to lift lobby | Fire door - single | Fire door core | Asbestos | - | Assumed Negative | - | - | - | No access to fire door core. Due to age and appearance of Fire door, it is assumed that fire door cores does not contain asbestos. | - | - | - | - | - |
| Internal - Basement 2 | Fire doors to stairwell | Fire door - single | Fire door core | Asbestos | - | Assumed Negative | - | - | - | No access to fire door core. Due to age and appearance of Fire door, it is assumed that fire door cores does not contain asbestos. | - | - | - | - | - |
| Internal - Basement 2 | Staircase to Basement 3 | - | - | - | - | - | - | - | - | No suspect hazardous materials identified at the time of the assessment | - | - | - | - | - |
| Internal - Basement 2 | Goods lift lobby | Floor coverings - grey (dark) | Vinyl floor tiles | Asbestos | 22505-001-001 | Negative | - | - | - | - | - | - | - | - | - |
| Internal - Basement 2 | Goods lift lobby | Black skirting board | Sheet vinyl | Asbestos | 22505-001-008 | Negative | - | - | - | No suspect hazardous materials identified at the time of the assessment | - | - | - | - | - |
| Internal - Basement 2 | Goods lift lobby - Communications cupboard | - | - | - | - | - | - | - | - | - | - | - | - | - | - |
| Internal - Basement 2 | Goods lift lobby - Electrical cupboard | - | - | - | - | - | - | - | - | No access at the time of the assessment due to locked door | - | - | - | - | - |
| Internal - Basement 2 | Fire hydrant riser | Riser | Dust | Asbestos | 22505-002-001 | Negative | - | - | - | - | - | - | - | - | - |
| Internal - Basement 2 | Office adjacent goods lift | Floor coverings - grey (dark) | Vinyl floor tiles | Asbestos | 22505-001-001 | Negative | - | - | - | - | - | - | - | - | - |
| Internal - Basement 2 | Goods lift lobby | Ceiling space | Dust | Asbestos | 22505-002-002 | Negative | - | - | - | - | - | - | - | - | - |
| Internal - Basement 2 | Store room adjacent fire hydrant | Floor coverings - grey (dark) | Vinyl floor tiles | Asbestos | 22505-001-001 | Negative | - | - | - | - | - | - | - | - | - |
| Internal - Basement 2 | Passenger lift lobby | Floor coverings - grey (dark) | Vinyl floor tiles | Asbestos | 22505-001-001 | Negative | - | - | - | - | - | Suspected Positive | - | - | - |
| Internal - Basement 2 | Car park | Pipe work | Insulation material - external | SMF | - | - | - | - | - | Maintain in current condition if to remain in-situ. Remove under controlled SMF conditions as per Code of Practice for the Safe Use of Synthetic Mineral Fibres [NOHSC: 2006 (1990)]. | - | - | - | - | - |

| Area / Level | Room & Location | Feature | Item Description | Hazard Type | Sample No. | Sample Status | Friability | Disturb. Potential | Condition | Risk Status | Quantity | Recommendations & Comments | Control Priority | Reinspect date | Photo No. |
|-----------------------|---|---|---------------------|-------------------|---------------|------------------|-------------|--------------------|-----------|-------------|------------|--|------------------|----------------|-----------|
| Internal - Basement 2 | Car park | Fluorescent light fitting - single tube | Capacitor | PCBs | - | Assumed Negative | - | - | - | - | - | PCB-containing capacitors are unlikely to be present due to age and appearance of light fittings. Confirm PCB status prior to refurbishment or demolition works. | - | - | - |
| Internal - Basement 2 | Car park | Storage area | - | - | - | - | - | - | - | - | - | No access at the time of the assessment due to locked door | - | - | - |
| Internal - Basement 2 | Car park - Air conditioning riser adjacent diesel tank storage room | Floor | Dust | Asbestos | 22505-001-002 | Negative | - | - | - | - | - | Label as containing asbestos and maintain in current condition if to remain in-situ, remove under controlled non-friable asbestos removal conditions prior to refurbishment or demolition works by a Class B (non-friable) licensed asbestos removal contractor. | | | |
| Internal - Basement 2 | Car park - Air conditioning riser adjacent diesel tank storage room | Square ductwork flanges | Mastic sealant | Asbestos | 22505-001-003 | Positive | Non-friable | Low | Good | Low | Throughout | Aug 23 | | | |
| Internal - Basement 2 | Rooms adjacent exit to Collins street | - | - | - | - | - | - | - | - | - | - | No access at the time of the assessment due to locked door | - | - | - |
| Internal - Basement 2 | Goods lift lobby | Floor coverings - grey (dark) | Vinyl floor tiles | Asbestos | Same as 001 | Negative | - | - | - | - | - | Aug 23 | | | |
| Internal - Basement 2 | Diesel storage tank | Square ductwork | Sprayed vermiculite | Asbestos | 22505-001-011 | Negative | - | - | - | - | - | P4 | | | |
| Internal - Basement 2 | Car park - Floor | Filler to concrete slab joints | Bituminous material | Asbestos | 22505-001-012 | Negative | - | - | - | - | - | No access at the time of the assessment | | | |
| Internal - Basement 2 | Lift shafts | - | - | - | - | - | - | - | - | - | - | No access at the time of the assessment | | | |
| Internal - Basement 2 | Throughout | Painted surfaces - Various colours | - | Lead Paint - Swab | - | Negative | - | - | - | - | - | No access at the time of the assessment | | | |

| Area / Level | Room & Location | Feature | Item Description | Hazard Type | Sample No. | Sample Status | Friability | Disturb. Potential | Condition | Risk Status | Quantity | Recommendations & Comments | Control Priority | Reinspect date | Photo No. |
|-----------------------|--|-----------------------------------|------------------------------------|----------------------------|-----------------------|---------------|-------------|--------------------|-----------|-------------|--------------------|--|------------------|----------------|-----------|
| Basement 1 | | | | | | | | | | | | | | | |
| Internal - Basement 1 | Goods lift lobby | Floor coverings - grey (dark) | Vinyl floor tiles | Asbestos | Same as 22505-001-001 | Negative | - | - | - | - | - | | | | |
| Internal - Basement 1 | Car park | Structural beams | Sprayed vermiculite | Asbestos | 22505-001-004 | Negative | - | - | - | - | - | | | | |
| Internal - Basement 1 | Car park | Square ductwork flanges | Mastic sealant | Asbestos | 22505-001-005 | Positive | Non-friable | Low | Good | Low | Throughout | Maintain in current condition if to remain in-situ. Remove under controlled non-friable asbestos removal conditions prior to refurbishment or demolition works by a Class B (non-friable) licensed asbestos removal contractor. | P4 | Aug-23 | |
| Internal - Basement 1 | Car park | Gas meter room - Pipework flanges | Gasket material | Asbestos | Assumed Positive | Non-friable | Low | Good | Low | Low | 0.1 m ² | No access to gas meter room due to locked door. Pipework flanges are assumed to contain gaskets containing asbestos. Maintain in current condition if to remain in-situ. Remove under controlled non-friable asbestos removal conditions prior to refurbishment or demolition works by a Class B (non-friable) licensed asbestos removal contractor. | P4 | Aug-23 | |
| Internal - Basement 1 | Fire door to Goods lift | Fire door - single | Fire door core | Asbestos | Assumed Negative | - | - | - | - | - | - | No access to fire door core. Due to age and appearance of fire door, it is assumed that fire door cores does not contain asbestos. | | | |
| Internal - Basement 1 | Car park - Computer switchboard room | Square ductwork flanges | Mastic sealant | Asbestos | Same as 22505-001-005 | Positive | Non-friable | Low | Good | Low | Throughout | Label as containing asbestos and maintain in current condition if to remain in-situ, remove under controlled non-friable asbestos removal conditions prior to refurbishment or demolition works by a Class B (non-friable) licensed asbestos removal contractor. | P4 | Aug-23 | |
| Internal - Basement 1 | Car park - Computer switchboard room | Infill panels | Fibre cement sheet | Asbestos | 22505-001-006 | Negative | - | - | - | - | - | No access at the time of the assessment due to electrical risk | | | |
| Internal - Basement 1 | High Voltage sub station | - | - | - | - | - | - | - | - | - | - | | | | |
| Internal - Basement 1 | Car park - Fire hydrant adjacent computer switchboard room | Floor | Dust | Asbestos | 22505-002-003 | Negative | - | - | - | - | - | | | | |
| Internal - Basement 1 | Car park - Ceiling | Pipework flanges | Gasket material | Asbestos | 22505-001-007 | Negative | - | - | - | - | - | | | | |
| Internal - Basement 1 | Car park | Air conditioning unit | R22 Hydrochlorofluorocarbon (HCFC) | Ozone Depleting Substances | - | Positive | - | - | - | - | - | Chlorofluorocarbon (CFC), ozone depleting substances identified in the assessment that require removal during refurbishment or demolition works should be appropriately decontaminated and disposed of by a licensed contractor in accordance with the Ozone Protection and Synthetic Greenhouse Gas Management Amendment Regulation 2012. | 5 Unit | | |

| Area / Level | Room & Location | Feature | Item Description | Hazard Type | Sample No. | Sample Status | Friability | Disturb. Potential | Condition | Risk Status | Quantity | Recommendations & Comments | Control Priority | Reinspect date | Photo No. |
|-----------------------|--|---|--------------------------------|-------------|-----------------------|--------------------|------------|--------------------|-----------|-------------|----------|--|------------------|----------------|-----------|
| Internal - Basement 1 | Car park - Adjacent security office | Hot water heater | Insulation material - internal | SMF | - | Suspected Positive | - | - | - | - | - | Maintain in current condition if to remain in-situ. Remove under controlled SMF conditions as per Code of Practice for the Safe Use of Synthetic Mineral Fibres [NOHSC: 2006 (1990)]. | - | - | - |
| Internal - Basement 1 | Car park - Adjacent security office | Switchboard | - | - | - | - | - | - | - | - | - | No access at the time of the assessment due to locked door | - | - | - |
| Internal - Basement 1 | Car park - Security offices | - | - | - | - | - | - | - | - | - | - | No access at the time of the assessment due to locked door | - | - | - |
| Internal - Basement 1 | Goods lift lobby | Floor coverings - grey (dark) | Vinyl floor tiles | Asbestos | Same as 22505-001-001 | Negative | - | - | - | - | - | No suspect hazardous materials identified at the time of the assessment | - | - | - |
| Internal - Basement 1 | Goods lift lobby - Communications cupboard | - | - | - | - | - | - | - | - | - | - | No suspect hazardous materials identified at the time of the assessment | - | - | - |
| Internal - Basement 1 | Goods lift lobby - Electrical cupboard | - | - | - | - | - | - | - | - | - | - | No suspect hazardous materials identified at the time of the assessment | - | - | - |
| Internal - Basement 1 | Communications riser adjacent staircase | Floor | Dust | Asbestos | 22505-002-004 | Negative | - | - | - | - | - | No access at the time of the assessment due to locked door | - | - | - |
| Internal - Basement 1 | Goods lift lobby | Black skirting board | Sheet vinyl | Asbestos | 22505-001-008 | Negative | - | - | - | - | - | PCB-containing capacitors are unlikely to be present due to age and appearance of light fittings. Confirm PCB status prior to refurbishment or demolition works. | - | - | - |
| Internal - Basement 1 | Optus communications room | - | - | - | - | - | - | - | - | - | - | PCB-containing capacitors are unlikely to be present due to age and appearance of light fittings. Confirm PCB status prior to refurbishment or demolition works. | - | - | - |
| Internal - Basement 1 | Throughout | Fluorescent light fitting - single tube | Capacitor | PCBs | - | Assumed Negative | - | - | - | - | - | No suspect hazardous materials identified at the time of the assessment | - | - | - |
| Internal - Basement 1 | Throughout | Fluorescent light fitting - double tube | Capacitor | PCBs | - | Assumed Negative | - | - | - | - | - | No suspect hazardous materials identified at the time of the assessment | - | - | - |
| Internal - Basement 1 | Standby generator room | - | - | - | - | - | - | - | - | - | - | No suspect hazardous materials identified at the time of the assessment | - | - | - |
| Internal - Basement 1 | Main power supply room | Switchboard | Bituminous backing board | Asbestos | 22505-001-009 | Negative | - | - | - | - | - | PCB-containing capacitors are suspected due to age & appearance of electrical fittings. Remove and dispose of in accordance with the Polychlorinated Biphenyls Management Plan, Revised Edition April 2003 | Throughout | - | - |
| Internal - Basement 1 | Main power supply room | Fluorescent light fitting - single tube | Capacitor | PCBs | - | Assumed Positive | - | - | - | - | - | No suspect hazardous materials identified at the time of the assessment | - | - | - |

| Area / Level | Room & Location | Feature | Item Description | Hazard Type | Sample No. | Sample Status | Friability | Disturb. Potential | Condition | Risk Status | Quantity | Recommendations & Comments | | Control Priority | Reinspect date | Photo No. | |
|-----------------------|----------------------------|---|--------------------------------|-------------------|-----------------------|--------------------|-------------|--------------------|-----------|-------------|------------|--|--|------------------|----------------|-----------|--|
| | | | | | | | | | | | | | | | | | |
| Internal - Basement 1 | Plantroom | Fluorescent light fitting - single tube | Capacitor | PCBs | - | Assumed Positive | - | - | - | - | - | PCB-containing capacitors are suspected due to age & appearance of electrical fittings. Remove and dispose of in accordance with the Polychlorinated Biphenyls Management Plan, Revised Edition April 2003. | | 4 | Aug-23 | P4 | |
| Internal - Basement 1 | Plantroom | Square ductwork | Insulation material - external | SMF | - | Suspected Positive | - | - | - | - | - | Maintain in current condition if to remain in-situ. Remove under controlled SMF conditions as per Code of Practice for the Safe Use of Synthetic Mineral Fibres [NOHSC: 2006 (1990)]. | | | | | |
| Internal - Basement 1 | Plantroom | Pipe work | Red gasket material | Asbestos | 22505-001-010A | Positive | Non-friable | Low | Good | Low | Throughout | Label as containing asbestos and maintain in current condition if to remain in-situ, remove under controlled non-friable asbestos removal conditions prior to refurbishment or demolition works by a Class B (non-friable) licensed asbestos removal contractor. | | 4 | Aug-23 | P4 | |
| Internal - Basement 1 | Plantroom | Pipe work | Green gasket material | Asbestos | 22505-001-010B | Negative | - | - | - | - | - | | | | | | |
| Internal - Basement 1 | Plantroom | Pipe work | Black gasket material | Asbestos | 22505-001-010C | Negative | - | - | - | - | - | | | 4 | Aug-23 | P4 | |
| Internal - Basement 1 | Car park | Entry to Goods lift - Fire door | Fire door core | Asbestos | - | Assumed Negative | - | - | - | - | - | Fire door label indicated date of manufacture "Circa 1997". As such it is assumed that the Fire Door core does not contain asbestos. | | | | | |
| Internal - Basement 1 | Car park Attendant offices | - | - | - | - | - | - | - | - | - | - | No access at the time of the assessment due to locked door | | 4 | Aug-23 | P4 | |
| Internal - Basement 1 | Car park - Floor | Filler to concrete slab joints | Bituminous material | Asbestos | Same as 22505-001-012 | Negative | - | - | - | - | - | | | | | | |
| Internal - Basement 1 | Lift Shafts | - | - | - | - | - | - | - | - | - | - | No access at the time of the assessment | | 4 | Aug-23 | P4 | |
| Internal - Basement 1 | Throughout | Painted surfaces - Various colours - Throughout | - | Lead Paint - Swab | - | Negative | - | - | - | - | - | | | | | | |

| Area / Level | Room & Location | Feature | Item Description | Hazard Type | Sample No. | Sample Status | Friability | Disturb. Potential | Condition | Risk Status | Quantity | Recommendations & Comments | Control Priority | Reinspect date | Photo No. |
|-------------------------|---|-------------------------------|--|-------------|---------------|------------------|------------|--------------------|-----------|-------------|----------|--|------------------|----------------|-----------|
| Ground Floor | | | | | | | | | | | | | | | |
| Internal - Ground Floor | Goods lift lobby | Fire door - single | Fire door core | Asbestos | - | Assumed Negative | - | - | - | - | 3 Units | No access to fire door core. Due to age and appearance of Fire door, it is assumed that Fire door cores does not contain asbestos. | - | - | - |
| Internal - Ground Floor | Goods lift lobby | Switchboard | - | - | - | - | - | - | - | - | - | No access at the time of the assessment due to locked door | - | - | - |
| Internal - Ground Floor | Goods lift lobby | Floor | Dust | Asbestos | 22505-002-005 | Negative | - | - | - | - | - | - | - | - | - |
| Internal - Ground Floor | Goods lift lobby | Floor | Sheet vinyl | Asbestos | - | Assumed Negative | - | - | - | - | - | New style sheet vinyl, assumed not to contain asbestos. | - | - | - |
| Internal - Ground Floor | Goods lift lobby | Ceiling space | Dust | Asbestos | 22505-002-006 | Negative | - | - | - | - | - | - | - | - | - |
| Internal - Ground Floor | Car park/Bin store - Male toilet western side | Walls - internal | Fibre cement sheet | Asbestos | 22505-001-013 | Negative | - | - | - | - | - | - | - | - | - |
| Internal - Ground Floor | Car park/Bin store - Female toilet Eastern side | Walls - internal | Fibre cement sheet | Asbestos | Same as 013 | Negative | - | - | - | - | - | - | - | - | - |
| Internal - Ground Floor | Cleaners store | - | - | - | - | - | - | - | - | - | - | No access at the time of the assessment due to locked door | - | - | - |
| Internal - Ground Floor | Hydrant booster room | - | - | - | - | - | - | - | - | - | - | No suspect hazardous materials identified at the time of the assessment | - | - | - |
| Internal - Ground Floor | Car park/Bin store - Eastern side | Floor coverings - grey (dark) | Vinyl floor tiles (attached yellow adhesive) | Asbestos | 22505-001-014 | Negative | - | - | - | - | - | No access at the time of the assessment due to locked door | - | - | - |
| Internal - Ground Floor | Goods lift lobby - Disabled toilet | - | - | - | - | - | - | - | - | - | - | No suspect hazardous materials identified at the time of the assessment | - | - | - |
| Internal - Ground Floor | Lift lobby | - | - | - | - | - | - | - | - | - | - | No suspect hazardous materials identified at the time of the assessment | - | - | - |
| Internal - Ground Floor | Main lobby | - | - | - | - | - | - | - | - | - | - | No suspect hazardous materials identified at the time of the assessment | - | - | - |

| Area / Level | Room & Location | Feature | Item Description | Hazard Type | Sample No. | Sample Status | Friability | Disturb. Potential | Condition | Risk Status | Quantity | Recommendations & Comments | Control Priority | Respect date | Photo No. |
|-------------------------|---|---------|------------------|-------------|------------|---------------|-------------------|--------------------|-----------|-------------|----------|---|------------------|--------------|-----------|
| Internal - Ground Floor | Piccolo me café | - | - | - | - | - | - | - | - | - | - | No suspect hazardous materials identified at the time of the assessment | - | - | - |
| Internal - Ground Floor | CQU Entrance lobby | - | - | - | - | - | - | - | - | - | - | No suspect hazardous materials identified at the time of the assessment | - | - | - |
| Internal - Ground Floor | Café adjacent CQU entrance | - | - | - | - | - | - | - | - | - | - | No suspect hazardous materials identified at the time of the assessment | - | - | - |
| Internal - Ground Floor | Café adjacent CQU entrance - Kitchen | - | - | - | - | - | - | - | - | - | - | No access at the time of the assessment due to occupancy. | - | - | - |
| Internal - Ground Floor | Fire control room | - | - | - | - | - | - | - | - | - | - | No suspect hazardous materials identified at the time of the assessment | - | - | - |
| Internal - Ground Floor | Lift shafts | - | - | - | - | - | - | - | - | - | - | No access at the time of the assessment | - | - | - |
| Internal - Ground Floor | Painted surfaces - Various colours - Throughout | - | - | - | - | - | Lead Paint - Swab | - | - | - | - | Negative | - | - | - |

| Area / Level | Room & Location | Feature | Item Description | Hazard Type | Sample No. | Sample Status | Friability | Disturb. Potential | Condition | Risk Status | Quantity | Recommendations & Comments | Control Priority | Reinspect date | Photo No. |
|--------------|-----------------|---------|------------------|-------------|------------|---------------|------------|--------------------|-----------|-------------|----------|----------------------------|------------------|----------------|-----------|
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Level 1 to 18

| | | | | | | | | | | | | | | | |
|---------------------|---------------------------------|-------------------------------|--|----------|---------------|------------------|-------------|-----|------|-----|------------|--|----|--------|---|
| Note | - | - | - | - | - | - | - | - | - | - | - | Level 1-9 and 11-18 were occupied at the time of the Assessment. As such, these levels were not included in the scope of the Assessment. Level 10 was Assessed and it is assumed that the layout and building materials used in Levels 1-18 are consistent to the layout and building materials identified in Level 10. | - | - | - |
| Internal - Level 10 | Perimeter walls | Wall cavities | Sprayed vermiculite | Asbestos | No access | Assumed Positive | Friable | Low | Fair | Low | Throughout | No Access to the perimeter wall cavities from level 1-20 was available at the time of the Assessment. Due to the historical use of asbestos-containing vermiculite insulation throughout the Site, asbestos-containing vermiculite has been assumed to be present within the building's perimeter wall cavities. Prensa recommends that concealed areas such as risers, ceiling and wall cavities are inspected if refurbishment or demolition works are likely to impact these areas. | P2 | Aug-19 | - |
| Internal - Level 10 | Floor under carpet - Throughout | Floor coverings - grey (dark) | Vinyl floor tiles (attached yellow adhesive) | Asbestos | 22505-001-058 | Negative | - | - | - | - | - | Label as containing asbestos and maintain in current condition if to remain in-situ, remove under controlled non-friable asbestos removal conditions prior to refurbishment or demolition works by a Class B (non-friable) licensed asbestos removal contractor. | P3 | Aug-23 | - |
| Internal - Level 10 | Ceiling space | Re-heat units | Insulation material - internal | Asbestos | - | Assumed Positive | Friable | Low | Good | Low | Throughout | Label as containing asbestos and maintain in current condition if to remain in-situ, remove under controlled non-friable asbestos removal conditions prior to refurbishment or demolition works by a Class B (non-friable) licensed asbestos removal contractor. | P4 | Aug-23 | - |
| Internal - Level 10 | Ceiling space | Pipe work | Insulation material - external | Asbestos | Same as 025 | Negative | - | - | - | - | - | Label as containing asbestos and maintain in current condition if to remain in-situ, remove under controlled non-friable asbestos removal conditions prior to refurbishment or demolition works by a Class B (non-friable) licensed asbestos removal contractor. | P4 | Aug-23 | - |
| Internal - Level 10 | Ceiling space | Square ductwork flanges | Mastic sealant | Asbestos | - | Assumed Negative | - | - | - | - | - | Label as containing asbestos and maintain in current condition if to remain in-situ, remove under controlled non-friable asbestos removal conditions prior to refurbishment or demolition works by a Class B (non-friable) licensed asbestos removal contractor. | P4 | Aug-23 | - |
| Internal - Level 10 | Ceiling space | Square ductwork flanges | Mastic sealant | Asbestos | Same as 027 | Positive | Non-friable | Low | Good | Low | Throughout | Label as containing asbestos and maintain in current condition if to remain in-situ, remove under controlled non-friable asbestos removal conditions prior to refurbishment or demolition works by a Class B (non-friable) licensed asbestos removal contractor. | P4 | Aug-23 | - |
| Internal - Level 10 | Ceiling space | Circular ductwork | Red mastic sealant | Asbestos | Same as 024 | Positive | Non-friable | Low | Good | Low | Throughout | Label as containing asbestos and maintain in current condition if to remain in-situ, remove under controlled non-friable asbestos removal conditions prior to refurbishment or demolition works by a Class B (non-friable) licensed asbestos removal contractor. | P4 | Aug-23 | - |
| Internal - Level 10 | Ceiling space | Heater | Mastic sealant | Asbestos | Same as 028 | Negative | - | - | - | - | - | No suspect asbestos material identified at the time of the assessment | - | - | - |
| Internal - Level 10 | Ceiling space | Structural beams | - | - | - | - | - | - | - | - | - | - | - | - | - |

| Area / Level | Room & Location | Feature | Item Description | Hazard Type | Sample No. | Sample Status | Friability | Disturb. Potential | Condition | Risk Status | Quantity | Recommendations & Comments | | Control Priority | Reinspect date | Photo No. |
|---------------------|--|-------------------------|--------------------------------|-------------|------------|--------------------|------------|--------------------|-----------|-------------|----------|---|--|------------------|----------------|-----------|
| | | | | | | | | | | | | | | | | |
| Internal - Level 10 | Central fire hose riser | - | - | - | - | - | - | - | - | - | - | No suspect hazardous materials identified at the time of the assessment | | | | |
| Internal - Level 10 | Cleaners room/Toilet adjacent goods lift | - | - | - | - | - | - | - | - | - | - | No suspect hazardous materials identified at the time of the assessment | | | | |
| Internal - Level 10 | Sprinkler control valve room | - | - | - | - | - | - | - | - | - | - | No access at the time of the assessment due to locked door | | | | |
| Internal - Level 10 | Lift lobby and stair case | Fire door - single | Fire door core | Asbestos | - | Assumed Negative | - | - | - | - | 1 Unit | No access to fire door core. Due to age and appearance of Fire door, it is assumed that Fire door cores does not contain asbestos. | | | | |
| Internal - Level 10 | Ceiling | Ceiling tiles | Compressed ceiling tiles | SMF | - | Suspected Positive | - | - | - | - | - | Encapsulate exposed sections under controlled SMF conditions as per Code of Practice for the Safe Use of Synthetic Mineral Fibres [NOHSC: 2006 (1990)]. | | | | |
| Internal - Level 10 | Ceiling space | - | Pillow insulation | SMF | - | Suspected Positive | - | - | - | - | - | Encapsulate exposed sections under controlled SMF conditions as per Code of Practice for the Safe Use of Synthetic Mineral Fibres [NOHSC: 2006 (1990)]. | | | | |
| Internal - Level 10 | East end | Fire door - single | Fire door core | Asbestos | - | Assumed Negative | - | - | - | - | 1 Unit | No access to fire door core. Due to age and appearance of Fire door, it is assumed that Fire door cores does not contain asbestos. | | | | |
| Internal - Level 10 | Ceiling space | Square ductwork | Insulation material - internal | SMF | - | Suspected Positive | - | - | - | - | - | Encapsulate exposed sections under controlled SMF conditions as per Code of Practice for the Safe Use of Synthetic Mineral Fibres [NOHSC: 2006 (1990)]. | | | | |
| Internal - Level 10 | Male and female toilets | - | - | - | - | - | - | - | - | - | - | No suspect hazardous materials identified at the time of the assessment | | | | |
| Internal - Level 10 | Goods lift lobby - Toilet | - | - | - | - | - | - | - | - | - | - | No suspect hazardous materials identified at the time of the assessment | | | | |
| Internal - Level 10 | Goods lift lobby | Communications cupboard | - | - | - | - | - | - | - | - | - | No access at the time of the assessment due to locked door | | | | |
| Internal - Level 10 | Kitchen areas | Hot water heater | Insulation material - internal | SMF | - | Suspected Positive | - | - | - | - | - | Encapsulate exposed sections under controlled SMF conditions as per Code of Practice for the Safe Use of Synthetic Mineral Fibres [NOHSC: 2006 (1990)]. | | | | |

| Area / Level | Room & Location | Feature | Item Description | Hazard Type | Sample No. | Sample Status | Friability | Disturb. Potential | Condition | Risk Status | Quantity | Recommendations & Comments | | Control Priority | Reinspect date | Photo No. |
|---------------------|---|---------------------------|------------------------|-----------------|-----------------------|------------------|-------------|--------------------|-----------|-------------|------------|--|--|------------------|----------------|-----------|
| | | | | | | | | | | | | | | | | |
| Internal - Level 10 | Service Risers | Square ductwork flanges | Mastic sealant | Asbestos | Same as 22505-001-027 | Positive | Non-friable | Low | Good | Low | Throughout | Label as containing asbestos and maintain in current condition if to remain in-situ, remove under controlled non-friable asbestos removal conditions prior to refurbishment or demolition works by a Class B (non-friable) licensed asbestos removal contractor. | | P4 | Aug-23 | 8 |
| Internal - Level 10 | Service Risers | Square ductwork flanges | Red mastic sealant | Asbestos | Same as 22505-001-024 | Positive | Non-friable | Low | Good | Low | Throughout | Label as containing asbestos and maintain in current condition if to remain in-situ, remove under controlled non-friable asbestos removal conditions prior to refurbishment or demolition works by a Class B (non-friable) licensed asbestos removal contractor. | | P4 | Aug-23 | |
| Internal - Level 10 | Throughout | Fluorescent light fitting | Balasts and Capacitors | PCBs | - | Assumed Negative | - | - | - | - | - | PCB-containing capacitors are unlikely to be present due to age and appearance of light fittings. Confirm PCB status prior to refurbishment or demolition works. | | - | - | |
| Internal - Level 10 | Staircase | - | - | - | - | - | - | - | - | - | - | No suspect hazardous materials identified at the time of the assessment | | - | - | |
| Internal - Level 10 | Lift shafts | - | - | - | - | - | - | - | - | - | - | No access at the time of the assessment | | - | - | |
| Internal - Level 10 | Painted surfaces - Various colours - Throughout | - | - | Lead Paint-Swab | - | Negative | - | - | - | - | - | | | - | - | |

| Area / Level | Room & Location | Feature | Item Description | Hazard Type | Sample No. | Sample Status | Friability | Disturb. Potential | Condition | Risk Status | Quantity | Recommendations & Comments | Control Priority | Reinspect date | Photo No. |
|-----------------------------|--|-------------------------------|--------------------------------|-------------|---------------|--------------------|-------------|--------------------|-----------|-------------|------------|--|------------------|----------------|-----------|
| Level 9 - Plantrooms | | | | | | | | | | | | | | | |
| Internal - Level 9 | Northeast plantroom | Pipe work | Gasket material | Asbestos | 22505-001-050 | Positive | Non-friable | Low | Good | Low | Throughout | Label as containing asbestos and maintain in current condition if to remain in-situ, remove under controlled non-friable asbestos removal conditions prior to refurbishment or demolition works by a Class B (non-friable) licensed asbestos removal contractor. | | | |
| Internal - Level 9 | Northeast plantroom - Foam insulation with bitumen layer | Pipe work | Insulation material - external | Asbestos | Same as 025 | Negative | - | - | - | - | - | Label as containing asbestos and maintain in current condition if to remain in-situ, remove under controlled friable asbestos removal conditions prior to refurbishment or demolition works by a Class B (non-friable) licensed asbestos removal contractor. | | | |
| Internal - Level 9 | Northeast plantroom - Ceiling space | Structural beams | Sprayed vermiculite | Asbestos | 22505-001-049 | Negative | - | - | - | - | - | Label as containing asbestos and maintain in current condition if to remain in-situ, remove under controlled friable asbestos removal conditions prior to refurbishment or demolition works by a Class A (friable) licensed asbestos removal contractor. | | | |
| Internal - Level 9 | Northeast plantroom | Boiler | Insulation material - internal | Asbestos | - | Assumed Positive | Friable | Low | Good | Low | Throughout | Maintain in current condition if to remain in-situ. Remove under controlled SMF conditions as per Code of Practice for the Safe Use of Synthetic Mineral Fibres [NOHSC: 2006 (1990)]. | | | |
| Internal - Level 9 | Northeast plantroom | Windows - Air filters flanges | Insulation material - internal | SMF | - | Suspected Positive | - | - | - | - | - | Label as containing asbestos and maintain in current condition if to remain in-situ, remove under controlled non-friable asbestos removal conditions prior to refurbishment or demolition works by a Class B (non-friable) licensed asbestos removal contractor. | | | |
| Internal - Level 9 | Northeast plantroom | Square ductwork flanges | Mastic sealant | Asbestos | Same as 035 | Positive | Non-friable | Low | Good | Low | Throughout | Label as containing asbestos and maintain in current condition if to remain in-situ, remove under controlled non-friable asbestos removal conditions prior to refurbishment or demolition works by a Class B (non-friable) licensed asbestos removal contractor. | | | |
| Internal - Level 9 | Southwest plantroom | Square ductwork flanges | Mastic sealant | Asbestos | Same as 045 | Negative | - | - | - | - | - | Label as containing asbestos and maintain in current condition if to remain in-situ, remove under controlled non-friable asbestos removal conditions prior to refurbishment or demolition works by a Class B (non-friable) licensed asbestos removal contractor. | | | |
| Internal - Level 9 | Southwest plantroom | Circular ductwork | Red mastic sealant | Asbestos | Same as 024 | Positive | Non-friable | Low | Good | Low | Throughout | Label as containing asbestos and maintain in current condition if to remain in-situ, remove under controlled non-friable asbestos removal conditions prior to refurbishment or demolition works by a Class B (non-friable) licensed asbestos removal contractor. | | | |
| Internal - Level 9 | Southwest plantroom - Switchboard | Fuses | Millboard insulation | Asbestos | - | Assumed Positive | Friable | Low | Good | Low | Throughout | Label as containing asbestos and maintain in current condition if to remain in-situ, remove under controlled friable asbestos removal conditions prior to refurbishment or demolition works by a Class A (friable) licensed asbestos removal contractor. | | | |
| Internal - Level 9 | Southwest plantroom | Structural beams | - | - | - | - | - | - | - | - | - | No suspect asbestos material identified at the time of the assessment | | | |

| Area / Level | Room & Location | Feature | Item Description | Hazard Type | Sample No. | Sample Status | Friability | Disturb. Potential | Condition | Risk Status | Quantity | Recommendations & Comments | | Control Priority | Reinspect date | Photo No. |
|--------------------|---|---|--|-------------|-----------------------|--------------------|-------------|--------------------|-----------|-------------|------------|--|--|------------------|----------------|-----------|
| | | | | | | | | | | | | | | | | |
| Internal - Level 9 | Southwest plantroom | Square ductwork | Insulation material - internal | SMF | - | Suspected Positive | - | - | - | - | - | Encapsulate exposed sections under controlled SMF conditions as per Code of Practice for the Safe Use of Synthetic Mineral Fibres [NOHSC: 2006 (1990)]. | | | | |
| Internal - Level 9 | Southwest plantroom | Pipe work | Gasket material | Asbestos | 22505-001-038 | Same as Negative | - | - | - | - | - | Maintain in current condition if to remain in-situ. Remove under controlled SMF conditions as per Code of Practice for the Safe Use of Synthetic Mineral Fibres [NOHSC: 2006 (1990)]. | | | | |
| Internal - Level 9 | Southwest plantroom | Windows - Air filters | Insulation material - internal | SMF | - | Suspected Positive | - | - | - | - | - | PCB-containing capacitors are suspected due to age & appearance of electrical fittings. Remove and dispose of in accordance with the Polychlorinated Biphenyl Management Plan, Revised edition April 2003. | | | | |
| Internal - Level 9 | Southwest plantroom | Fluorescent light fitting - double tube | Ballast | PCBs | - | Assumed Positive | - | - | - | - | Throughout | Label as containing asbestos and maintain in current condition if to remain in-situ, remove under controlled non-friable asbestos removal conditions prior to refurbishment or demolition works by a Class B (non-friable) licensed asbestos removal contractor. | | P4 | Aug-23 | |
| Internal - Level 9 | Southwest plantroom | Large circular ductwork | Brown mastic material | Asbestos | 22505-001-059 | Positive | Non-friable | Low | Good | Low | Throughout | Label as containing asbestos and maintain in current condition if to remain in-situ, remove under controlled non-friable asbestos removal conditions prior to refurbishment or demolition works by a Class B (non-friable) licensed asbestos removal contractor. | | | | |
| Internal - Level 9 | Low rise lift motor room | Structural beams | Sprayed vermiculite | Asbestos | 22505-001-049 | Negative | - | - | - | - | - | Label as containing asbestos and maintain in current condition if to remain in-situ, remove under controlled non-friable asbestos removal conditions prior to refurbishment or demolition works by a Class B (non-friable) licensed asbestos removal contractor. | | | | |
| Internal - Level 9 | Low rise lift motor room | Structural beams | Sprayed vermiculite | Asbestos | 22505-001-051 | Negative | - | - | - | - | - | Label as containing asbestos and maintain in current condition if to remain in-situ, remove under controlled non-friable asbestos removal conditions prior to refurbishment or demolition works by a Class B (non-friable) licensed asbestos removal contractor. | | | | |
| Internal - Level 9 | Low rise lift motor room - Entrance | Floor coverings - grey (dark) | Vinyl floor tiles (attached yellow adhesive) | Asbestos | Same as 22505-001-001 | Negative | - | - | - | - | - | Label as containing asbestos and maintain in current condition if to remain in-situ, remove under controlled non-friable asbestos removal conditions prior to refurbishment or demolition works by a Class A (non-friable) licensed asbestos removal contractor. | | | | |
| Internal - Level 9 | Low rise lift motor room | Lift motor brakes | Friction pads | Asbestos | No access | Assumed Positive | Non-friable | Low | Good | Low | Throughout | Label as containing asbestos and maintain in current condition if to remain in-situ, remove under controlled non-friable asbestos removal conditions prior to refurbishment or demolition works by a Class A (non-friable) licensed asbestos removal contractor. | | | | |
| Internal - Level 9 | Low rise lift motor room | Switchboard | Millboard insulation | Asbestos | No access | Assumed Positive | Friable | Low | Good | Low | Throughout | Label as containing asbestos and maintain in current condition if to remain in-situ, remove under controlled non-friable asbestos removal conditions prior to refurbishment or demolition works by a Class A (non-friable) licensed asbestos removal contractor. | | P3 | Aug-23 | |
| Internal - Level 9 | Painted surfaces - Various colours - Throughout | | Lead Paint - Swab | - | Negative | - | - | - | - | - | - | | | | | |

| Area / Level | Room & Location | Feature | Item Description | Hazard Type | Sample No. | Sample Status | Friability | Disturb. Potential | Condition | Risk Status | Quantity | Comments | Control Priority | Reinspect date | Photo No. |
|--------------|-----------------|---------|------------------|-------------|------------|---------------|------------|--------------------|-----------|-------------|----------|----------|------------------|----------------|-----------|
|--------------|-----------------|---------|------------------|-------------|------------|---------------|------------|--------------------|-----------|-------------|----------|----------|------------------|----------------|-----------|

Level 19

| | | | | | | | | | | | | | | | |
|---------------------|--|--------------------------------|------------------------------------|----------|-----------------------|--------------------|-------------|-----|------|-----|------------|--|----|--------|---|
| Internal - Level 19 | Perimeter walls | Wall cavities | Sprayed vermiculite | Asbestos | No access | Assumed Positive | Friable | Low | Fair | Low | Throughout | No access to the perimeter wall cavities from level 1-20 was available at the time of the Assessment. Due to the historical use of asbestos-containing vermiculite insulation throughout the site, asbestos-containing vermiculite has been assumed to be present within the building's perimeter wall cavities. Prenta recommends that concealed areas such as risers, ceiling and wall cavities are inspected if refurbishment or demolition works are likely to impact these areas. | P2 | Aug-19 | |
| Internal - Level 19 | Ceiling space | Structural beams | Sprayed vermiculite | Asbestos | Same as 22505-001-015 | Negative | - | - | - | - | - | Encapsulate exposed sections under controlled SMF conditions as per Code of Practice for the Safe Use of Synthetic Mineral Fibres [NOHSC: 2006 (1990)]. | - | - | |
| Internal - Level 19 | Ceiling space | Flexible ductwork | Insulation material - external | SMF | - | Suspected Positive | - | - | - | - | - | Label as containing asbestos and maintain in current condition if to remain in-situ, remove under controlled non-friable asbestos removal conditions prior to refurbishment or demolition works by a Class B (non-friable) licensed asbestos removal contractor. | P3 | Aug-23 | |
| Internal - Level 19 | Ceiling space | Small ductwork - Re-heat units | Insulation material - internal | Asbestos | - | Assumed Positive | Friable | Low | Good | Low | Throughout | Label as containing asbestos and maintain in current condition if to remain in-situ, remove under controlled non-friable asbestos removal conditions prior to refurbishment or demolition works by a Class B (non-friable) licensed asbestos removal contractor. | P4 | Aug-23 | 9 |
| Internal - Level 19 | Ceiling space - Heaters around perimeter | Pipe work | Foam insulation with bitumen layer | Asbestos | Same as 22505-001-025 | Negative | - | - | - | - | - | Label as containing asbestos and maintain in current condition if to remain in-situ, remove under controlled non-friable asbestos removal conditions prior to refurbishment or demolition works by a Class B (non-friable) licensed asbestos removal contractor. | P4 | Aug-23 | |
| Internal - Level 19 | General tenancy - New style duct work | Square ductwork flanges | Mastic sealant | Asbestos | - | Assumed Negative | - | - | - | - | - | Label as containing asbestos and maintain in current condition if to remain in-situ, remove under controlled non-friable asbestos removal conditions prior to refurbishment or demolition works by a Class B (non-friable) licensed asbestos removal contractor. | P4 | Aug-23 | |
| Internal - Level 19 | General tenancy - North end - Rigid duct work on floor | Square ductwork flanges | Mastic sealant | Asbestos | 22505-001-027 | Positive | Non-friable | Low | Good | Low | Throughout | Label as containing asbestos and maintain in current condition if to remain in-situ, remove under controlled non-friable asbestos removal conditions prior to refurbishment or demolition works by a Class B (non-friable) licensed asbestos removal contractor. | P4 | Aug-23 | |
| Internal - Level 19 | General tenancy - Old style duct work | Circular ductwork | Red mastic sealant | Asbestos | Same as 22505-001-024 | Positive | Non-friable | Low | Good | Low | Throughout | Label as containing asbestos and maintain in current condition if to remain in-situ, remove under controlled non-friable asbestos removal conditions prior to refurbishment or demolition works by a Class B (non-friable) licensed asbestos removal contractor. | P4 | Aug-23 | |
| Internal - Level 19 | General tenancy - Open heater bank | Heater | Mastic sealant | Asbestos | 22505-001-028 | Negative | - | - | - | - | - | | | | |

| Area / Level | Room & Location | Feature | Item Description | Hazard Type | Sample No. | Sample Status | Friability | Disturb. Potential | Condition | Risk Status | Quantity | Recommendations & Comments | | |
|---------------------|--|---------------------------|--------------------------------|-------------|-----------------------|--------------------|-------------|--------------------|-----------|-------------|------------|--|----------------|-----------|
| | | | | | | | | | | | | Control Priority | Reinspect date | Photo No. |
| Internal - Level 19 | Lift lobby and stair case | Fire door - single | Fire door core | Asbestos | - | Assumed Negative | - | - | - | - | 1 Unit | No access to fire door core. Due to age and appearance of Fire door, it is assumed that Fire door cores does not contain asbestos. | - | - |
| Internal - Level 19 | Ceiling | Ceiling tiles | Compressed ceiling tiles | SMF | - | Suspected Positive | - | - | - | - | - | Encapsulate exposed sections under controlled SMF conditions as per Code of Practice for the Safe Use of Synthetic Mineral Fibres (NOHSC: 2006 [1990]). | - | - |
| Internal - Level 19 | Ceiling space | - | Pillow insulation | SMF | - | Suspected Positive | - | - | - | - | - | Encapsulate exposed sections under controlled SMF conditions as per Code of Practice for the Safe Use of Synthetic Mineral Fibres (NOHSC: 2006 [1990]). | - | - |
| Internal - Level 19 | East end | Fire door - single | Fire door core | Asbestos | - | Assumed Negative | - | - | - | - | 1 Unit | No access to fire door core. Due to age and appearance of Fire door, it is assumed that Fire door cores does not contain asbestos. | - | - |
| Internal - Level 19 | Ceiling space | Square ductwork | Insulation material - internal | SMF | - | Suspected Positive | - | - | - | - | - | Encapsulate exposed sections under controlled SMF conditions as per Code of Practice for the Safe Use of Synthetic Mineral Fibres (NOHSC: 2006 [1990]). | - | - |
| Internal - Level 19 | Male and female toilets | - | - | - | - | - | - | - | - | - | - | No suspect hazardous materials identified at the time of the assessment | - | - |
| Internal - Level 19 | Goods lift lobby - Toilet | - | - | - | - | - | - | - | - | - | - | No suspect hazardous materials identified at the time of the assessment | - | - |
| Internal - Level 19 | Goods lift lobby - Communications cupboard | - | - | - | - | - | - | - | - | - | - | No access at the time of the assessment due to locked door | - | - |
| Internal - Level 19 | Goods lift lobby - Electrical cupboard | - | - | - | - | - | - | - | - | - | - | No access at the time of the assessment due to locked door | - | - |
| Internal - Level 19 | Service Risers | Square ductwork flanges | Mastic sealant | Asbestos | Same as 22505-001-027 | Positive | Non-friable | Low | Good | Low | Throughout | Label as containing asbestos and maintain in current condition if to remain in-situ, remove under controlled non-friable asbestos removal conditions prior to refurbishment or demolition works by a Class B (non-friable) licensed asbestos removal contractor. | P4 | Aug-23 |
| Internal - Level 19 | Service Risers | Square ductwork flanges | Red mastic sealant | Asbestos | Same as 22505-001-024 | Positive | Non-friable | Low | Good | Low | Throughout | Label as containing asbestos and maintain in current condition if to remain in-situ, remove under controlled non-friable asbestos removal conditions prior to refurbishment or demolition works by a Class B (non-friable) licensed asbestos removal contractor. | P4 | Aug-23 |
| Internal - Level 19 | Throughout | Fluorescent light fitting | Ballasts and Capacitors | PCBs | - | Assumed Negative | - | - | - | - | - | PCB-containing capacitors are unlikely to be present due to age and appearance of light fittings. Confirm PCB status prior to refurbishment or demolition works. | - | - |

| Area / Level | Room & Location | Feature | Item Description | Hazard Type | Sample No. | Sample Status | Friability | Disturb. Potential | Condition | Risk Status | Quantity | Recommendations & Comments | Control Priority | Reinspect date | Photo No. |
|--|---|---------|------------------|-------------------|------------|---------------|------------|--------------------|-----------|-------------|----------|---|------------------|----------------|-----------|
| No suspect hazardous materials identified at the time of the assessment | | | | | | | | | | | | | | | |
| Internal - Level 19 | Staircase | - | - | - | - | - | - | - | - | - | - | No access at the time of the assessment | - | - | - |
| Internal - Level 19 | Lift shafts | - | - | - | - | - | - | - | - | - | - | No access at the time of the assessment | - | - | - |
| Internal - Level 19 | Painted surfaces - Various colours - Throughout | - | - | Lead Paint - Swab | - | Negative | - | - | - | - | - | | - | - | - |

| Area / Level | Room & Location | Feature | Item Description | Hazard Type | Sample No. | Sample Status | Friability | Disturb. Potential | Condition | Risk Status | Quantity | Recommendations & Comments | | Control Priority | Reinspect date | Photo No. | | |
|---------------------|--|-------------------------|------------------------------------|-------------|-----------------------|--------------------|-------------|--------------------|-----------|-------------|------------|---|--|------------------|----------------|-----------|--|--|
| | | | | | | | | | | | | | | | | | | |
| Level 20 | | | | | | | | | | | | | | | | | | |
| Internal - Level 20 | Perimeter walls | Wall cavities | Sprayed vermiculite | Asbestos | No access | Assumed Positive | Friable | Low | Fair | Low | Throughout | No Access to the perimeter wall cavities from level 1-20 was available at the time of the Assessment. Due to the historical use of asbestos-containing vermiculite insulation throughout the Site, asbestos-containing vermiculite has been assumed to be present within the building's perimeter wall cavities. Pensa recommends that concealed areas such as floors, ceiling and wall cavities are inspected if refurbishment or demolition works are likely to impact these areas. | | P2 | Aug-19 | - | | |
| Internal - Level 20 | Ceiling space | Structural beams | Sprayed vermiculite | Asbestos | Same as 22505-001-015 | Negative | - | - | - | - | - | Encapsulate exposed sections under controlled SMF conditions as per Code of Practice for the Safe Use of Synthetic Mineral Fibres [NOHSC: 2006 (1990)]. | | - | - | - | | |
| Internal - Level 20 | Ceiling space | Flexible ductwork | Insulation material - external | SMF | - | Suspected Positive | - | - | - | - | - | Label as containing asbestos and maintain in current condition if to remain in-situ, remove under controlled non-friable asbestos removal conditions prior to refurbishment or demolition works by a Class B (non-friable) licensed asbestos removal contractor. | | P3 | Aug-23 | - | | |
| Internal - Level 20 | Ceiling space | Re-heat units | Insulation material - internal | Asbestos | - | Assumed Positive | Friable | Low | Good | Low | Throughout | Encapsulate exposed sections under controlled SMF conditions as per Code of Practice for the Safe Use of Synthetic Mineral Fibres [NOHSC: 2006 (1990)]. | | - | - | - | | |
| Internal - Level 20 | Ceiling space - Heaters around perimeter | Pipe work | Foam insulation with bitumen layer | Asbestos | 22505-001-025 | Negative | - | - | - | - | - | Label as containing asbestos and maintain in current condition if to remain in-situ, remove under controlled non-friable asbestos removal conditions prior to refurbishment or demolition works by a Class B (non-friable) licensed asbestos removal contractor. | | - | - | 11 | | |
| Internal - Level 20 | East end - Fire hydrant | Hot water heater | Insulation material - external | SMF | - | Suspected Positive | - | - | - | - | 1 Unit | Encapsulate exposed sections under controlled SMF conditions as per Code of Practice for the Safe Use of Synthetic Mineral Fibres [NOHSC: 2006 (1990)]. | | - | - | - | | |
| Internal - Level 20 | Female toilet | Square ductwork flanges | Mastic sealant | Asbestos | 22505-001-021 | Positive | Non-friable | Low | Good | Low | Throughout | Label as containing asbestos and maintain in current condition if to remain in-situ, remove under controlled non-friable asbestos removal conditions prior to refurbishment or demolition works by a Class B (non-friable) licensed asbestos removal contractor. | | P4 | Aug-23 | - | | |
| Internal - Level 20 | General tenancy - Old style duct work | Square ductwork flanges | Mastic sealant | Asbestos | Same as 22505-001-021 | Positive | Non-friable | Low | Good | Low | Throughout | Label as containing asbestos and maintain in current condition if to remain in-situ, remove under controlled non-friable asbestos removal conditions prior to refurbishment or demolition works by a Class B (non-friable) licensed asbestos removal contractor. | | P4 | Aug-23 | - | | |
| Internal - Level 20 | General tenancy - New style duct work | Square ductwork flanges | Mastic sealant | Asbestos | - | Assumed Negative | - | - | - | - | - | Label as containing asbestos and maintain in current condition if to remain in-situ, remove under controlled non-friable asbestos removal conditions prior to refurbishment or demolition works by a Class B (non-friable) licensed asbestos removal contractor. | | P4 | Aug-23 | - | | |
| Internal - Level 20 | General tenancy - Old style duct work | Square ductwork | Red mastic sealant | Asbestos | 22505-001-022 | Positive | Non-friable | Low | Good | Low | Throughout | Label as containing asbestos and maintain in current condition if to remain in-situ, remove under controlled non-friable asbestos removal conditions prior to refurbishment or demolition works by a Class B (non-friable) licensed asbestos removal contractor. | | P4 | Aug-23 | - | | |

| Area / Level | Room & Location | Feature | Item Description | Hazard Type | Sample No. | Sample Status | Friability | Disturb. Potential | Condition | Risk Status | Quantity | Recommendations & Comments | | Control Priority | Reinspect date | Photo No. |
|---------------------|--|-------------------------|--------------------------------|-------------|---------------|--------------------|-------------|--------------------|-----------|-------------|------------|--|--|------------------|----------------|-----------|
| | | | | | | | | | | | | | | | | |
| Internal - Level 20 | General tenancy - Old style duct work | Square ductwork flanges | Mastic sealant | Asbestos | 22505-001-023 | Positive | Non-friable | Low | Good | Low | Throughout | Label as containing asbestos and maintain in current condition if to remain in-situ, remove under controlled non-friable asbestos removal conditions prior to refurbishment or demolition works by a Class B (non-friable) licensed asbestos removal contractor. | | Aug-23 | P4 | |
| Internal - Level 20 | General tenancy - Old style duct work | Circular ductwork | Red mastic sealant | Asbestos | 22505-001-024 | Positive | Non-friable | Low | Good | Low | Throughout | Label as containing asbestos and maintain in current condition if to remain in-situ, remove under controlled non-friable asbestos removal conditions prior to refurbishment or demolition works by a Class B (non-friable) licensed asbestos removal contractor. | | Aug-23 | P4 | |
| Internal - Level 20 | Ceiling - Corners of beams | Structural beams | Sprayed vermiculite | Asbestos | 22505-001-026 | Negative | - | - | - | - | - | No access to fire door core. Due to age and appearance of Fire door, it is assumed that Fire door cores does not contain asbestos. | | 1 Unit | P4 | |
| Internal - Level 20 | Lift lobby and stair case | Fire door - single | Fire door core | Asbestos | - | Assumed Negative | - | - | - | - | - | Encapsulate exposed sections under controlled SMF conditions as per Code of Practice for the Safe Use of Synthetic Mineral Fibres [NOHSC: 2006 (1990)]. | | - | P4 | |
| Internal - Level 20 | Ceiling | Ceiling tiles | Compressed ceiling tiles | SMF | - | Suspected Positive | - | - | - | - | - | Encapsulate exposed sections under controlled SMF conditions as per Code of Practice for the Safe Use of Synthetic Mineral Fibres [NOHSC: 2006 (1990)]. | | - | P4 | |
| Internal - Level 20 | Ceiling space | - | Pillow insulation | SMF | - | Suspected Positive | - | - | - | - | - | Encapsulate exposed sections under controlled SMF conditions as per Code of Practice for the Safe Use of Synthetic Mineral Fibres [NOHSC: 2006 (1990)]. | | - | P4 | |
| Internal - Level 20 | East end | Fire door - single | Fire door core | Asbestos | - | Assumed Negative | - | - | - | - | - | No access to fire door core. Due to age and appearance of Fire door, it is assumed that Fire door cores does not contain asbestos. | | 1 Unit | P4 | |
| Internal - Level 20 | Ceiling space | Square ductwork | Insulation material - internal | SMF | - | Suspected Positive | - | - | - | - | - | Encapsulate exposed sections under controlled SMF conditions as per Code of Practice for the Safe Use of Synthetic Mineral Fibres [NOHSC: 2006 (1990)]. | | - | P4 | |
| Internal - Level 20 | Male and female toilets | - | - | - | - | - | - | - | - | - | - | No suspect hazardous materials identified at the time of the assessment | | - | P4 | |
| Internal - Level 20 | Goods lift lobby - Toilet | - | - | - | - | - | - | - | - | - | - | No suspect hazardous materials identified at the time of the assessment | | - | P4 | |
| Internal - Level 20 | Goods lift lobby - Communications cupboard | - | - | - | - | - | - | - | - | - | - | No access at the time of the assessment due to locked door | | - | P4 | |
| Internal - Level 20 | Service Risers | Square ductwork flanges | Mastic sealant | Asbestos | 22505-001-027 | Positive | Non-friable | Low | Good | Low | Throughout | Label as containing asbestos and maintain in current condition if to remain in-situ, remove under controlled non-friable asbestos removal conditions prior to refurbishment or demolition works by a Class B (non-friable) licensed asbestos removal contractor. | | Aug-23 | P4 | |

| Area / Level | Room & Location | Feature | Item Description | Hazard Type | Sample No. | Sample Status | Friability | Disturb. Potential | Condition | Risk Status | Quantity | Recommendations & Comments | Control Priority | Reinspect date | Photo No. |
|---------------------|---|---------------------------|-------------------------|-------------------|-----------------------|------------------|-------------|--------------------|-----------|-------------|------------|--|------------------|----------------|-----------|
| Internal - Level 20 | Service Risers | Square ductwork flanges | Red mastic sealant | Asbestos | Same as 22505-001-024 | Positive | Non-friable | Low | Good | Low | Throughout | Label as containing asbestos and maintain in current condition if to remain in-situ, remove under controlled non-friable asbestos removal conditions prior to refurbishment or demolition works by a Class B (non-friable) licensed asbestos removal contractor. | P4 | Aug-23 | |
| Internal - Level 20 | Throughout | Fluorescent light fitting | Ballasts and Capacitors | PCBs | - | Assumed Negative | - | - | - | - | - | PCB-containing capacitors are unlikely to be present due to age and appearance of light fittings. Confirm PCB status prior to refurbishment or demolition works. | - | - | |
| Internal - Level 20 | Staircase | - | - | - | - | - | - | - | - | - | - | No suspect hazardous materials identified at the time of the assessment | - | - | |
| Internal - Level 20 | Lift shafts | - | - | - | - | - | - | - | - | - | - | No access at the time of the assessment | - | - | |
| Internal - Level 20 | Painted surfaces - Various colours - Throughout | - | - | Lead Paint - Swab | - | Negative | - | - | - | - | - | | | | |

| Area / Level | Room & Location | Feature | Item Description | Hazard Type | Sample No. | Sample Status | Friability | Disturb. Potential | Condition | Risk Status | Quantity | Recommendations & Comments | | Control Priority | Reinspect date | Photo No. | | |
|---------------------|--|-------------------------------|------------------------------------|-------------|-------------------------|--------------------|-------------|--------------------|-----------|-------------|------------|----------------------------|---|------------------|----------------|-----------|--|--|
| | | | | | | | | | | | | | | | | | | |
| Level 21 | | | | | | | | | | | | | | | | | | |
| External - Level 21 | External walls of building | Facade | Fibre cement sheet | Asbestos | No access due to height | Assumed Positive | Non-friable | Low | Good | Low | Throughout | Aug-23 | Confirm Status, label as containing asbestos and maintain in current condition if to remain in-situ, remove under controlled non-friable asbestos removal conditions prior to refurbishment or demolition works by a Class B (non-friable) licensed asbestos removal contractor. | P4 | | | | |
| Internal - Level 21 | Extended eave cavity | Vertical columns and brackets | Sprayed vermiculite | Asbestos | Refer to 22505-001-017 | Positive | Friable | Low | Fair | Medium | Throughout | Aug-19 | The installation of a physical barrier would suitably enclose the gap above the perimeter windows and prevent access to the asbestos insulation. As the installation of the barrier may inadvertently disturb the asbestos, the barrier should be installed by a 'Class A' asbestos removal contractor under controlled conditions and accessible vermiculite suspected to contain asbestos should be removed at the time of the installation. Alternatively, the asbestos insulation can be removed by a 'Class A' licenced asbestos removal contractor. | P2 | | | | |
| Internal - Level 21 | Ceiling space | Structural beams | Sprayed vermiculite | Asbestos | Same as 22505-001-015 | Negative | - | - | - | - | - | Aug-23 | Encapsulate exposed sections under controlled SMF conditions as per Code of Practice for the Safe Use of Synthetic Mineral Fibres [NOHSC: 2006 (1990)]. | P3 | | | | |
| Internal - Level 21 | Ceiling space | Flexible ductwork | Insulation material - external | SMF | - | Suspected Positive | - | - | - | - | - | Aug-23 | Label as containing asbestos and maintain in current condition if to remain in-situ, remove under controlled non-friable asbestos removal conditions prior to refurbishment or demolition works by a Class B (non-friable) licensed asbestos removal contractor. | P3 | | | | |
| Internal - Level 21 | Ceiling space | Re-heat units | Insulation material - internal | Asbestos | - | Assumed Positive | Friable | Low | Good | Low | Throughout | Aug-23 | Encapsulate exposed sections under controlled SMF conditions as per Code of Practice for the Safe Use of Synthetic Mineral Fibres [NOHSC: 2006 (1990)]. | P3 | | | | |
| Internal - Level 21 | Ceiling space - Heaters around perimeter | Pipe work | Foam insulation with bitumen layer | Asbestos | Same as 22505-001-025 | Negative | - | - | - | - | - | Aug-23 | Encapsulate exposed sections under controlled SMF conditions as per Code of Practice for the Safe Use of Synthetic Mineral Fibres [NOHSC: 2006 (1990)]. | P3 | | | | |
| Internal - Level 21 | Lift lobby and stair case | Fire door - single | Fire door core | Asbestos | - | Assumed Negative | - | - | - | - | 1 Unit | Aug-23 | No access to fire door core. Due to age and appearance of Fire door, it is assumed that Fire door cores does not contain asbestos. | P3 | | | | |
| Internal - Level 21 | Ceiling | Ceiling tiles | Compressed ceiling tiles | SMF | - | Suspected Positive | - | - | - | - | - | Aug-23 | Encapsulate exposed sections under controlled SMF conditions as per Code of Practice for the Safe Use of Synthetic Mineral Fibres [NOHSC: 2006 (1990)]. | P3 | | | | |
| Internal - Level 21 | Ceiling space | - | Pillow insulation | SMF | - | Suspected Positive | - | - | - | - | - | Aug-23 | Encapsulate exposed sections under controlled SMF conditions as per Code of Practice for the Safe Use of Synthetic Mineral Fibres [NOHSC: 2006 (1990)]. | P3 | | | | |
| Internal - Level 21 | Ceiling space | Flexible ductwork | Insulation material - internal | SMF | - | Suspected Positive | - | - | - | - | - | Aug-23 | Encapsulate exposed sections under controlled SMF conditions as per Code of Practice for the Safe Use of Synthetic Mineral Fibres [NOHSC: 2006 (1990)]. | P3 | | | | |

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Appendix C: - Hazardous Materials Register

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Appendix C: - Hazardous Materials Register

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Appendix C: - Hazardous Materials Register

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| Area / Level | Room & Location | Feature | Item Description | Hazard Type | Sample No. | Sample Status | Friability | Disturb Potential | Condition | Risk Status | Quantity | Recommendations & Comments | | Control Priority | Reinspect date | Photo No. |
|---------------------|------------------------------------|---------------------------|--------------------------------|-------------|-----------------------|--------------------|-------------|-------------------|-----------|-------------|------------|--|----|------------------|----------------|-----------|
| | | | | | | | | | | | | | | | | |
| Internal - Level 21 | East end | Fire door - single | Fire door core | Asbestos | - | Assumed Negative | - | - | - | - | 1 Unit | No access to fire door core. Due to age and appearance of fire door, it is assumed that fire door cores does not contain asbestos. | | | | |
| Internal - Level 21 | Ceiling space | Square ductwork | Insulation material - internal | SMF | - | Suspected Positive | - | - | - | - | - | Encapsulate exposed sections under controlled SMF conditions as per Code of Practice for the Safe Use of Synthetic Mineral Fibres (NOHSC: 2006 (1990)). | | | | |
| Internal - Level 21 | Ceiling space | Square ductwork flanges | Mastic sealant | Asbestos | Same as 23/05-001-027 | Positive | Non-friable | Low | Good | Low | Throughout | Label as containing asbestos and maintain in current condition if to remain in-situ, remove under controlled non-friable asbestos removal conditions prior to refurbishment or demolition works by a Class B (non-friable) licensed asbestos removal contractor. | P4 | Aug-23 | | |
| Internal - Level 21 | Ceiling space | Square ductwork | Brown/Red mastic sealant | Asbestos | Same as 23/05-001-024 | Positive | Non-friable | Low | Good | Low | Throughout | Label as containing asbestos and maintain in current condition if to remain in-situ, remove under controlled non-friable asbestos removal conditions prior to refurbishment or demolition works by a Class B (non-friable) licensed asbestos removal contractor. | P4 | Aug-23 | | |
| Internal - Level 21 | Male and female toilets | - | - | - | - | - | - | - | - | - | - | No suspect hazardous materials identified at the time of the assessment | | | | |
| Internal - Level 21 | Goods lift lobby - Toilet | - | - | - | - | - | - | - | - | - | - | No suspect hazardous materials identified at the time of the assessment | | | | |
| Internal - Level 21 | Goods lift lobby | Communications cupboard | - | - | - | - | - | - | - | - | - | No suspect hazardous materials identified at the time of the assessment | | | | |
| Internal - Level 21 | Goods lift lobby | Electrical cupboard | - | - | - | - | - | - | - | - | - | No access at the time of the assessment due to locked door | | | | |
| Internal - Level 21 | Central staircase - Riser cupboard | Cable penetration | Mastic sealant | Asbestos | 23/05-001-020 | Negative | - | - | - | - | - | Label as containing asbestos and maintain in current condition if to remain in-situ, remove under controlled non-friable asbestos removal conditions prior to refurbishment or demolition works by a Class B (non-friable) licensed asbestos removal contractor. | P4 | Aug-23 | | |
| Internal - Level 21 | Service Risers | Square ductwork flanges | Mastic sealant | Asbestos | Same as 23/05-001-027 | Positive | Non-friable | Low | Good | Low | Throughout | Label as containing asbestos and maintain in current condition if to remain in-situ, remove under controlled non-friable asbestos removal conditions prior to refurbishment or demolition works by a Class B (non-friable) licensed asbestos removal contractor. | P4 | Aug-23 | | |
| Internal - Level 21 | Service Risers | Square ductwork flanges | Red mastic sealant | Asbestos | Same as 23/05-001-024 | Positive | Non-friable | Low | Good | Low | Throughout | PCB-containing capacitors are unlikely to be present due to age and appearance of light fittings. Confirm PCB status prior to refurbishment or demolition works. | P4 | Aug-23 | | |
| Internal - Level 21 | Throughout | Fluorescent light fitting | Ballasts and Capacitors | PCBs | - | Assumed Negative | - | - | - | - | - | No suspect hazardous materials identified at the time of the assessment | | | | |
| Internal - Level 21 | Staircase | - | - | - | - | - | - | - | - | - | - | | | | | |

| Area / Level | Room & Location | Feature | Item Description | Hazard Type | Sample No. | Sample Status | Friability | Disturb. Potential | Condition | Risk Status | Quantity | Recommendations & Comments | Control Priority | Reinspect date | Photo No. |
|---------------------|---|---------|-------------------|-------------|------------|---------------|------------|--------------------|-----------|-------------|----------|---|------------------|----------------|-----------|
| Internal - Level 21 | Lift shafts | - | - | - | - | - | - | - | - | - | - | No access at the time of the assessment | - | - | - |
| Internal - Level 21 | Painted surfaces - Various colours - Throughout | - | Lead Paint - Swab | - | Negative | - | - | - | - | - | - | | - | - | - |

| Area / Level | Room & Location | Feature | Item Description | Hazard Type | Sample No. | Sample Status | Friability | Disturb. Potential | Condition | Risk Status | Quantity | Recommendations & Comments | Control Priority | Reinspect date | Photo No. |
|---------------------|----------------------|--------------------------------|--------------------------------|-------------|---------------|--------------------|------------|--------------------|-----------|-------------|------------|---|--|----------------|--|
| Level 22 | | | | | | | | | | | | | | | |
| Internal - Level 22 | Ceiling space | Structural beams | Sprayed vermiculite | Asbestos | 22505-001-015 | Negative | - | - | - | - | - | Encapsulate exposed sections under controlled SMF conditions as per Code of Practice for the Safe Use of Synthetic Mineral Fibres [NOHSC: 2006 (1990)]. | 7 | - | - |
| Internal - Level 22 | Ceiling space | Flexible ductwork | Insulation material - external | SMF | - | Suspected Positive | - | - | - | - | - | Encapsulate exposed sections under controlled SMF conditions as per Code of Practice for the Safe Use of Synthetic Mineral Fibres [NOHSC: 2006 (1990)]. | - | - | - |
| Internal - Level 22 | Floor | Floor coverings - grey (light) | Vinyl floor tiles | Asbestos | 22505-001-016 | Negative | - | - | - | - | - | Encapsulate exposed sections under controlled SMF conditions as per Code of Practice for the Safe Use of Synthetic Mineral Fibres [NOHSC: 2006 (1990)]. | - | - | - |
| Internal - Level 22 | Ceiling | Ceiling tiles | Compressed ceiling tiles | SMF | - | Suspected Positive | - | - | - | - | - | Encapsulate exposed sections under controlled SMF conditions as per Code of Practice for the Safe Use of Synthetic Mineral Fibres [NOHSC: 2006 (1990)]. | - | - | - |
| Internal - Level 22 | Ceiling space | - | Pillow insulation | SMF | - | Suspected Positive | - | - | - | - | - | Encapsulate exposed sections under controlled SMF conditions as per Code of Practice for the Safe Use of Synthetic Mineral Fibres [NOHSC: 2006 (1990)]. | - | - | - |
| Internal - Level 23 | Ceiling space | Flexible ductwork | Insulation material - internal | SMF | - | Suspected Positive | - | - | - | - | - | Assumed Negative | - | 1 Unit | No access to fire door core. Due to age and appearance of Fire door, it is assumed that Fire door cores does not contain asbestos. |
| Internal - Level 22 | East end | Fire door - single | Fire door core | Asbestos | - | - | - | - | - | - | - | The installation of a physical barrier would suitably enclose the gap above the perimeter windows and prevent access to the asbestos insulation. As the installation of the barrier may inadvertently disturb the asbestos, the barrier should be installed by a 'Class A' asbestos removal contractor under controlled conditions and accessible vermiculite suspected to contain asbestos should be removed at the time of the installation. Alternatively, the asbestos insulation can be removed by a 'Class A' licenced asbestos removal contractor. | P2 | Aug-19 | 5 & 6 |
| Internal - Level 22 | Ceiling space | Square ductwork | Insulation material - internal | SMF | - | Suspected Positive | - | - | - | - | - | The installation of a physical barrier would suitably enclose the gap above the perimeter windows and prevent access to the asbestos insulation. As the installation of the barrier may inadvertently disturb the asbestos, the barrier should be installed by a 'Class A' asbestos removal contractor under controlled conditions and accessible vermiculite suspected to contain asbestos should be removed at the time of the installation. Alternatively, the asbestos insulation can be removed by a 'Class A' licenced asbestos removal contractor. | P2 | Aug-19 | 5 & 6 |
| Internal - Level 22 | Extended eave cavity | Vertical columns and brackets | Sprayed vermiculite | Asbestos | 22505-001-017 | Positive | Friable | Low | Fair | Medium | Throughout | No access to fire door core. Due to age and appearance of Fire door, it is assumed that Fire door cores does not contain asbestos. | - | - | - |
| Internal - Level 22 | Ceiling space | Structural beams | Sprayed vermiculite | Asbestos | 22505-001-018 | Negative | - | - | - | - | - | 1 Unit | No access to fire door core. Due to age and appearance of Fire door, it is assumed that Fire door cores does not contain asbestos. | - | - |
| Internal - Level 22 | Lift lobby | Fire door - single | Fire door core | Asbestos | - | Assumed Negative | - | - | - | - | - | No access to fire door core. Due to age and appearance of Fire door, it is assumed that Fire door cores does not contain asbestos. | - | - | - |

| Area / Level | Room & Location | Feature | Item Description | Hazard Type | Sample No. | Friability Status | Disturb. Potential | Condition | Risk Status | Quantity | Recommendations & Comments | | Control Priority | Reinspect date | Photo No. |
|---------------------|---|---------------------------|--------------------------------|-------------|-----------------------|-------------------|--------------------|-----------|-------------|----------|--|--|------------------|----------------|-----------|
| | | | | | | | | | | | | | | | |
| Internal - Level 22 | Male and female toilets | - | - | - | - | - | - | - | - | - | No suspect hazardous materials identified at the time of the assessment | | - | - | - |
| Internal - Level 22 | Ceiling space | Pipe work | Insulation material - external | SMF | - | Negative | - | - | - | - | No suspect hazardous materials identified at the time of the assessment | | - | - | - |
| Internal - Level 22 | Server room | - | - | - | - | - | - | - | - | - | No suspect hazardous materials identified at the time of the assessment | | - | - | - |
| Internal - Level 22 | Riser adjacent central stairs | Floor | Debris | Asbestos | 22505-001-019 | Negative | - | - | - | - | No access at the time of the assessment due to locked door | | - | - | - |
| Internal - Level 22 | Toilet adjacent goods lift | - | - | - | - | - | - | - | - | - | No access at the time of the assessment due to locked door | | - | - | - |
| Internal - Level 22 | Goods lift lobby | Communications cupboard | - | - | - | - | - | - | - | - | No access at the time of the assessment due to locked door | | - | - | - |
| Internal - Level 22 | Goods lift lobby | Electrical cupboard | - | - | - | - | - | - | - | - | No access at the time of the assessment due to locked door | | - | - | - |
| Internal - Level 22 | Service Risers | Square ductwork flanges | Mastic sealant | Asbestos | Same as 22505-001-027 | Positive | Non-friable | Low | Good | Low | Label as containing asbestos and maintain in current condition if to remain in-situ, remove under controlled non-frangible asbestos removal conditions prior to refurbishment or demolition works by a Class B (non-frangible) licensed asbestos removal contractor. | | Aug-23 | P4 | - |
| Internal - Level 22 | Service Risers | Square ductwork flanges | Red mastic sealant | Asbestos | Same as 22505-001-024 | Positive | Non-friable | Low | Good | Low | Label as containing asbestos and maintain in current condition if to remain in-situ, remove under controlled non-frangible asbestos removal conditions prior to refurbishment or demolition works by a Class B (non-frangible) licensed asbestos removal contractor. | | Aug-23 | P4 | - |
| Internal - Level 22 | Throughout | Fluorescent light fitting | Ballasts and Capacitors | PCBs | - | Assumed Negative | - | - | - | - | PCB-containing capacitors are unlikely to be present due to age and appearance of light fittings. Confirm PCB status prior to refurbishment or demolition works. | | - | - | - |
| Internal - Level 22 | Staircase | - | - | - | - | - | - | - | - | - | No access at the time of the assessment | | - | - | - |
| Internal - Level 22 | Lift shafts | - | - | - | - | - | - | - | - | - | No access at the time of the assessment | | - | - | - |
| Internal - Level 22 | Painted surfaces - Various colours - Throughout | Lead Paint - Swab | - | Negative | - | - | - | - | - | - | No suspect hazardous materials identified at the time of the assessment | | - | - | - |

| Area / Level | Room & Location | Feature | Item Description | Hazard Type | Sample No. | Sample Status | Friability | Disturb. Potential | Condition | Risk Status | Quantity | Recommendations & Comments | Control Priority | Reinspect date | Photo No. |
|---------------------|--------------------------|-------------------------------|--|-------------|-----------------------|--------------------|-------------|--------------------|-----------|-------------|------------|--|------------------|----------------|-----------|
| Level 23 | | | | | | | | | | | | | | | |
| Internal - Level 23 | Main corridor | Fire door - single | Fire door core | Asbestos | - | Assumed Negative | - | - | - | - | Throughout | No suspect hazardous materials identified at the time of the assessment | - | - | - |
| Internal - Level 23 | Goods lift lobby | - | - | - | - | - | - | - | - | - | - | Encapsulate exposed sections under controlled SMF conditions as per Code of Practice for the Safe Use of Synthetic Mineral Fibres [NOHSC: 2006 (1990)]. | - | - | - |
| Internal - Level 23 | Goods lift lobby - Store | Pipe work | Insulation material - external | SMF | - | Suspected Positive | - | - | - | - | - | No access at the time of the assessment due to locked door | - | - | - |
| Internal - Level 23 | Switchboard | - | - | - | - | - | - | - | - | - | - | No access at the time of the assessment due to locked door | - | - | - |
| External - Level 23 | External Plantroom | Walls | Construction joint mastic | Asbestos | 22505-001-029 | Negative | - | - | - | - | - | - | - | - | - |
| External - Level 23 | External Plantroom | Pipe work | Gasket material | Asbestos | 22505-001-030 | Negative | - | - | - | - | - | - | - | - | - |
| External - Level 23 | External Plantroom | Floor | Foam insulation with bitumen overcoat - Debris | Asbestos | 22505-001-031 | Negative | - | - | - | - | - | - | - | - | - |
| External - Level 23 | External Plantroom | Floor under tiles | Malthoid | Asbestos | 22505-001-032 | Negative | - | - | - | - | - | - | - | - | - |
| External - Level 23 | External Plantroom | Fire door - single | Fire door core | Asbestos | - | Assumed Positive | Friable | Low | Good | Low | 1 Unit | Fire door labels indicated date of manufacture "Circa 1978". As such, it is assumed that the Fire Door core does contain asbestos. | P3 | Aug-23 | - |
| Internal - Level 23 | Corridor to plantroom | Floor coverings - grey (dark) | Vinyl floor tiles | Asbestos | Same as 22505-001-001 | Negative | - | - | - | - | - | Confirm Status, label as containing asbestos and maintain in current condition if to remain in-situ, remove under controlled friable asbestos removal conditions prior to refurbishment or demolition works by a Class A (friable) licensed asbestos removal contractor. | - | - | - |
| Internal - Level 23 | Plantroom | Boiler | Insulation material - internal | Asbestos | - | Assumed Positive | Friable | Low | Good | Low | 1 Unit | Label as containing asbestos and maintain in current condition if to remain in-situ, remove under controlled non-friable asbestos removal conditions prior to refurbishment or demolition works by a Class B (non-friable) licensed asbestos removal contractor. | P3 | Aug-23 | - |
| Internal - Level 23 | Plantroom | Pipe work | Gasket material | Asbestos | 22505-001-033 | Positive | Non-friable | Low | Good | Low | Throughout | No access at the time of the assessment due to locked door | P4 | Aug-23 | - |
| Internal - Level 23 | Plantroom | Pipe work | Foam insulation with bitumen layer | Asbestos | 22505-001-034 | Negative | - | - | - | - | - | - | - | - | - |

| Area / Level | Room & Location | Feature | Item Description | Hazard Type | Sample No. | Sample Status | Friability | Disturb. Potential | Condition | Risk Status | Quantity | Recommendations & Comments | | Control Priority | Reinspect date | Photo No. |
|---------------------|-------------------------------|---|--------------------------------|-------------|---------------|------------------|-------------|--------------------|-----------|-------------|------------|--|--|------------------|----------------|-----------|
| | | | | | | | | | | | | | | | | |
| Internal - Level 23 | Plantroom | Generator | Gasket material | Asbestos | - | Assumed Positive | Non-friable | Low | Good | Low | Throughout | Label as containing asbestos and maintain in current condition if to remain in-situ, remove under controlled non-friable asbestos removal conditions prior to refurbishment or demolition works by a Class B (non-friable) licensed asbestos removal contractor. | | P4 | Aug-23 | - |
| Internal - Level 23 | Plantroom | Boiler | Gasket material | Asbestos | - | Assumed Positive | Non-friable | Low | Good | Low | Throughout | Label as containing asbestos and maintain in current condition if to remain in-situ, remove under controlled non-friable asbestos removal conditions prior to refurbishment or demolition works by a Class B (non-friable) licensed asbestos removal contractor. | | P4 | Aug-23 | - |
| Internal - Level 23 | Plantroom | Switchboard | - | - | - | - | - | - | - | - | - | No access at the time of the assessment due to locked door | | - | - | - |
| Internal - Level 23 | Plantroom | Square ductwork flanges | Mastic sealant | Asbestos | 22505-001-035 | Positive | Non-friable | Low | Good | Low | Throughout | Label as containing asbestos and maintain in current condition if to remain in-situ, remove under controlled non-friable asbestos removal conditions prior to refurbishment or demolition works by a Class B (non-friable) licensed asbestos removal contractor. | | P4 | Aug-23 | 10 |
| Internal - Level 23 | Plantroom | West wall adjacent tank room | Slag | Asbestos | 22505-001-036 | Positive | Friable | Low | Good | Low | Throughout | Restrict access and isolate area, remove under controlled friable asbestos removal conditions prior to refurbishment or demolition works by a Class B (non-friable) licensed asbestos removal contractor. | | P2 | Aug-19 | 12 |
| Internal - Level 23 | Plantroom | West wall | Slag | Asbestos | 22505-001-037 | Positive | Friable | Low | Good | Low | Throughout | Restrict access and isolate area, remove under controlled friable asbestos removal conditions prior to refurbishment or demolition works by a Class A (friable) licensed asbestos removal contractor. | | P2 | Aug-19 | 13 |
| Internal - Level 23 | Plantroom | Ceiling - Structural beams | Slag | Asbestos | 22505-001-037 | Positive | Friable | Low | Good | Low | Throughout | Restrict access and isolate area, remove under controlled friable asbestos removal conditions prior to refurbishment or demolition works by a Class A (friable) licensed asbestos removal contractor. | | P2 | Aug-19 | - |
| Internal - Level 23 | Plantroom | Backup pump motor - Exhaust pipe insulation | Insulation material - internal | Asbestos | - | Assumed Positive | Friable | Low | Good | Low | Throughout | Label as containing asbestos and maintain in current condition if to remain in-situ, remove under controlled friable asbestos removal conditions prior to refurbishment or demolition works by a Class A (friable) licensed asbestos removal contractor. | | P3 | Aug-23 | - |
| Internal - Level 23 | Plantroom - Tank Storage Room | Square ductwork flanges | Mastic sealant | Asbestos | 22505-001-045 | Negative | - | - | - | - | - | Restrict access and isolate area, remove under controlled friable asbestos removal conditions prior to refurbishment or demolition works by a Class A (friable) licensed asbestos removal contractor. | | - | - | - |
| Internal - Level 23 | Plantroom - Tank Storage Room | Pipe work | Gasket material | Asbestos | 22505-001-038 | Negative | - | - | - | - | - | Restrict access and isolate area, remove under controlled friable asbestos removal conditions prior to refurbishment or demolition works by a Class A (friable) licensed asbestos removal contractor. | | P3 | Aug-19 | 13 |
| Internal - Level 23 | Plantroom - Tank Storage Room | Ceiling - Structural beams | Sprayed vermiculite debris | Asbestos | 22505-001-039 | Positive | Friable | Low | Poor | High | Throughout | Restrict access and isolate area, remove under controlled friable asbestos removal conditions prior to refurbishment or demolition works by a Class A (friable) licensed asbestos removal contractor. | | P3 | Aug-19 | - |
| Internal - Level 23 | Plantroom - Tank Storage Room | Ceiling - Walls | Slag | Asbestos | 22505-001-040 | Negative | - | - | - | - | - | Restrict access and isolate area, remove under controlled friable asbestos removal conditions prior to refurbishment or demolition works by a Class A (friable) licensed asbestos removal contractor. | | P2 | Aug-19 | - |
| Internal - Level 23 | Plantroom - Tank Storage Room | South wall | Slag | Asbestos | 22505-001-041 | Positive | Friable | Low | Fair | Medium | Throughout | Restrict access and isolate area, remove under controlled friable asbestos removal conditions prior to refurbishment or demolition works by a Class A (friable) licensed asbestos removal contractor. | | P2 | Aug-19 | - |

| Area / Level | Room & Location | Feature | Item Description | Hazard Type | Sample No. | Sample Status | Friability | Disturb. Potential | Condition | Risk Status | Quantity | Recommendations & Comments | | Control Priority | Reinspect date | Photo No. |
|---------------------|--------------------------------|--------------------------------|--------------------------------|----------------------------|-----------------------|------------------|-------------|--------------------|-----------|-------------|------------|--|--|------------------|----------------|-----------|
| | | | | | | | | | | | | | | | | |
| Internal - Level 23 | Plantroom - Tank Storage Room | Atop square ductwork | Dust | Asbestos | 22505-001-042 | Negative | - | - | - | - | - | | | P2 | Aug-19 | |
| Internal - Level 23 | Plantroom - Tank Storage Room | Atop window ledge | Dust | Asbestos | 22505-001-043 | Negative | - | - | - | - | - | Restrict access and isolate area, remove under controlled friable asbestos removal conditions prior to refurbishment or demolition works by a Class A (friable) licensed asbestos removal contractor. | | | | |
| Internal - Level 23 | Plantroom - Tank Storage Room | Atop tank | Dust | Asbestos | 22505-001-044 | Negative | - | - | - | - | - | | | P2 | Aug-19 | |
| Internal - Level 23 | Plantroom - Tank Storage Room | Northern column | Slag | Asbestos | Same as 22505-001-041 | Positive | Friable | Low | Good | Low | Throughout | Hydrochlorofluorocarbon (HCFC), ozone depleting substances identified in the assessment that require removal during refurbishment or demolition works should be appropriately decanted and disposed of by a licensed contractor in accordance with the Ozone Protection and Synthetic Greenhouse Gas Management Amendment Regulation 2012. | | | | |
| Internal - Level 23 | Plantroom - Tank Storage Room | Pipe work | Insulation material - external | Asbestos | Same as 22505-001-025 | Negative | - | - | - | - | - | | | P4 | Aug-23 | |
| Internal - Level 23 | Plantroom - Tank Storage Room | Air conditioning unit | R22 | Ozone Depleting Substances | - | Positive | - | - | - | - | 2 Units | Label as containing asbestos and maintain in current condition if to remain in-situ, remove under controlled non-friable asbestos removal conditions prior to refurbishment or demolition works by a Class B (non-friable) licensed asbestos removal contractor. | | | | |
| Internal - Level 23 | Lift motor room | Old style goods lift motor | Friction pads | Asbestos | - | Assumed Positive | Non-friable | Low | Good | Low | 1 Unit | Label as containing asbestos and maintain in current condition if to remain in-situ, remove under controlled non-friable asbestos removal conditions prior to refurbishment or demolition works by a Class B (non-friable) licensed asbestos removal contractor. | | P4 | Aug-23 | |
| Internal - Level 23 | Lift motor room | Goods lift switchboard | Bituminous material | Asbestos | - | Assumed Positive | - | - | - | - | - | | | | | |
| Internal - Level 23 | North end - Common area | Floor coverings - beige | Vinyl floor tiles | Asbestos | 22505-001-052 | Negative | - | - | - | - | - | | | P4 | Aug-23 | |
| Internal - Level 23 | North end - Corridor to toilet | Floor coverings - grey (light) | Vinyl floor tiles | Asbestos | 22505-001-053 | Negative | - | - | - | - | - | Label as containing asbestos and maintain in current condition if to remain in-situ, remove under controlled non-friable asbestos removal conditions prior to refurbishment or demolition works by a Class B (non-friable) licensed asbestos removal contractor. | | | | |
| Internal - Level 23 | North end - Common area | Sink/Splashback | Fibre cement sheet | Asbestos | - | Assumed Positive | Non-friable | Low | Good | Low | 1 Unit | Label as containing asbestos and maintain in current condition if to remain in-situ, remove under controlled non-friable asbestos removal conditions prior to refurbishment or demolition works by a Class B (non-friable) licensed asbestos removal contractor. | | P4 | Aug-23 | |
| Internal - Level 23 | North end - Common area | Kitchen sink | Bituminous material | Asbestos | 22505-001-054 | Positive | Non-friable | Low | Good | Low | Throughout | | | | | |

| Area / Level | Room & Location | Feature | Item Description | Hazard Type | Sample No. | Sample Status | Friability | Disturb. Potential | Condition | Risk Status | Quantity | Recommendations & Comments | Control Priority | Reinspect date | Photo No. |
|--|--|------------------------------|--------------------------------|-------------|-----------------------|--------------------|-------------|--------------------|-----------|-------------|------------|--|------------------|----------------|-----------|
| Label as containing asbestos and maintain in current condition if to remain in-situ, remove under controlled non-friable asbestos removal conditions prior to refurbishment or demolition works by a Class B (non-friable) licensed asbestos removal contractor. | | | | | | | | | | | | | | | |
| Internal - Level 23 | North end - Toilet | Walls - Behind ceramic tiles | Fibre cement sheet | Asbestos | - | Assumed Positive | Non-friable | Low | Good | Low | 1 Unit | Aug 23 | P4 | | |
| Internal - Level 23 | North end - Toilet | Urinal lining | Bituminous material | Asbestos | - | Assumed Positive | Non-friable | Low | Good | Low | 1 Unit | Aug 23 | P4 | | |
| Internal - Level 23 | North end - Toilet | Urinal Splashback | Fibre cement sheet | Asbestos | 22505-001-055 | Negative | | | | | | | | | |
| External - Level 23 | North end - Garden deck | Floor under tiles | Malthoid | Asbestos | Same as 22505-001-046 | Negative | | | | | Throughout | | | | |
| Internal - Level 23 | North end - Storage area opposite toilets | - | - | - | - | - | - | - | - | - | - | No suspect hazardous materials identified at the time of the assessment | | | |
| Encapsulate exposed sections under controlled SMF conditions as per Code of Practice for the Safe Use of Synthetic Mineral Fibres [NOHSC: 2006 (1990)]. | | | | | | | | | | | | | | | |
| Internal - Level 23 | Central storage room | Ceiling | Compressed ceiling tiles | SMF | - | Suspected Positive | | | | | | | | | |
| Internal - Level 23 | Corridor | Square duct work flanges | Mastic sealant | Asbestos | Same as 22505-001-035 | Positive | Non-friable | Low | Good | Low | Throughout | Aug 23 | P4 | | |
| Internal - Level 23 | West side corridor | Structural beams | Sprayed vermiculite | Asbestos | 22505-001-056 | Negative | | | | | 2 Beams | | | | |
| Internal - Level 23 | West side corridor | Circular ductwork | Insulation material - internal | SMF | - | Suspected Positive | | | | | | | | | |
| Internal - Level 23 | West side corridor | Fire door - Single | Fire door core | Asbestos | - | Assumed Negative | | | | | 1 Unit | No access to fire door core. Due to age and appearance of Fire door, it is assumed that fire door cores does not contain asbestos. | | | |
| Internal - Level 23 | West side corridor | Floor - Under floor tiles | Bituminous material | Asbestos | 22505-001-057 | Negative | | | | | | | | | |
| Internal - Level 23 | West side corridor - South end storage area | Floor - Under floor tiles | Bituminous material | Asbestos | Same as 22505-001-057 | Negative | | | | | | | | | |
| Internal - Level 23 | West side corridor - South end storage area 3Y | Floor - Under floor tiles | Bituminous material | Asbestos | 22505-001-058 | Negative | | | | | | | | | |
| Internal - Level 23 | West side corridor - North end storage area | Structural beams | Sprayed vermiculite | Asbestos | Same as 22505-001-056 | Negative | | | | | 2 Beams | | | | |

| Area / Level | Room & Location | Feature | Item Description | Hazard Type | Sample No. | Sample Status | Friability | Disturb. Potential | Condition | Risk Status | Quantity | Recommendations & Comments | Control Priority | Respect date | Photo No. |
|---|---|--------------------------------|--------------------------------|-------------|-----------------------|--------------------|-------------|--------------------|-----------|-------------|------------|--|------------------|--------------|-----------|
| Encapsulate exposed sections under controlled SMF conditions as per Code of Practice for the Safe Use of Synthetic Mineral Fibres (NOHSC: 2006 (1990)). | | | | | | | | | | | | | | | |
| Internal - Level 23 | Central Corridor | Square duct work | Insulation material - external | SMF | - | Suspected Positive | - | - | - | - | - | Fire door labels indicated date of manufacture "Circa 1978". As such, it is assumed that the Fire Door core does contain asbestos. | | | |
| Internal - Level 23 | Door 9 frame | Fire door frame | Fire door frame core | Asbestos | - | Assumed Positive | Friable | Low | Good | Low | 1 Unit | P3 | Aug-23 | P3 | Aug-23 |
| Internal - Level 23 | East side - Store area | Floor coverings - grey (light) | Vinyl floor tiles | Asbestos | Same as 22505-001-053 | Negative | - | - | - | - | - | Label as containing asbestos and maintain in current condition if to remain in-situ, remove under controlled non-friable asbestos removal conditions prior to refurbishment or demolition works by a Class B (non-friable) licensed asbestos removal contractor. | | | |
| Internal - Level 23 | Office area - Pipework - Foam insulation with bitumen layer | Pipe work | Insulation material - external | Asbestos | Same as 22505-001-025 | Negative | - | - | - | - | - | Label as containing asbestos and maintain in current condition if to remain in-situ, remove under controlled non-friable asbestos removal conditions prior to refurbishment or demolition works by a Class B (non-friable) licensed asbestos removal contractor. | | | |
| Internal - Level 23 | Office area - Ceiling | Square ductwork flanges | Mastic sealant | Asbestos | Same as 22505-001-035 | Positive | Non-friable | Low | Good | Low | Throughout | P4 | Aug-23 | P4 | Aug-23 |
| Internal - Level 23 | Office area - Electrical cabinet | - | - | - | - | - | - | - | - | - | - | No access at the time of the assessment due to locked door | | | |
| Internal - Level 23 | Central corridor | Sink lining | Bituminous material | Asbestos | Same as 22505-001-054 | Positive | Non-friable | Low | Good | Low | Throughout | Label as containing asbestos and maintain in current condition if to remain in-situ, remove under controlled non-friable asbestos removal conditions prior to refurbishment or demolition works by a Class B (non-friable) licensed asbestos removal contractor. | | | |

| Area / Level | Room & Location | Feature | Item Description | Hazard Type | Sample No. | Sample Status | Friability | Disturb Potential | Condition | Risk Status | Quantity | Recommendations & Comments | | Control Priority | Reinspect date | Photo No. | | |
|-----------------|------------------------|---------|----------------------|-------------|------------|---------------|------------|-------------------|-----------|-------------|------------|--|----|------------------|----------------|-----------|---|--|
| | | | | | | | | | | | | | | | | | | |
| Roof | | | | | | | | | | | | | | | | | | |
| External - Roof | Roof | Floor | Malthoid | Astbestos | 22505-001 | Negative | - | - | - | - | - | - | - | - | - | 14 | - | |
| External - Roof | Roof radio room | - | - | - | - | - | - | - | - | - | - | No access at the time of the assessment due to locked door | - | - | - | - | - | |
| External - Roof | Upper roof | Floor | Malthoid | Astbestos | 22505-001 | Negative | - | - | - | - | - | - | - | - | - | - | - | |
| External - Roof | Switchboard | Fuses | Millboard insulation | Astbestos | 22505-001 | Positive | Friable | Low | Good | Low | Throughout | Label as containing asbestos and maintain in current condition if to remain in-situ, remove under controlled friable asbestos removal conditions prior to refurbishment or demolition works by a Class A (friable) licensed asbestos removal contractor. | P3 | Aug-23 | - | - | - | |
| External | | | | | | | | | | | | | | | | | | |
| External | Fascia panels | - | - | - | - | - | - | - | - | - | - | No suspect hazardous materials identified at the time of the assessment | - | - | - | - | - | |
| External | Fascia fixing brackets | - | - | - | - | - | - | - | - | - | - | No access at the time of the assessment | - | - | - | - | - | |
| External | Walls | - | - | - | - | - | - | - | - | - | - | No suspect hazardous materials identified at the time of the assessment | - | - | - | - | - | |

Appendix D: Photographs



Photo 1. Basement 3 – Hydrant Pump room – Flange – Asbestos-containing gasket material – Noel Arnolds sample J114032-02

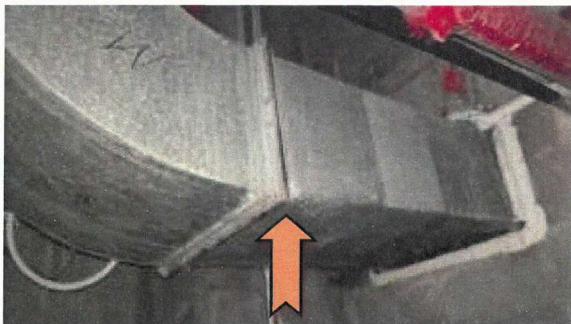


Photo 2. Basement 2 – Car park – Air conditioning riser adjacent diesel storage tank – Asbestos-containing mastic on flanges. Sample 22505-001-003



Photo 3. Basement 1- Car park – Square duct work – Flanges – Asbestos-containing mastic. Sample 22505-001-005



Photo 4. Basement 1 – Plantroom – Pipe work – Flanges – Asbestos-containing gasket material. Sample 22505-001-010A



Photo 5. Level 22 – Extended eave cavity – Perimeter columns – Asbestos-containing sprayed insulation. Sample 22505-001-017



Photo 6. Level 22 – Extended eave cavity – Bracket - Asbestos-containing sprayed insulation. Sample 22505-001-017



Photo 7. Level 22 – Ceiling space – Structural beams – Non asbestos-containing sprayed vermiculite. Sample 22505-001-015

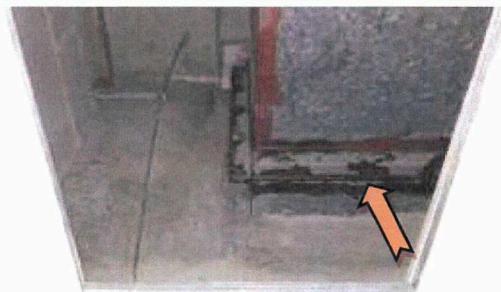


Photo 8. Level 10 – Service Riser– North end – Open heater bank and ductwork – Asbestos-containing red mastic. Sample 22505-001-027

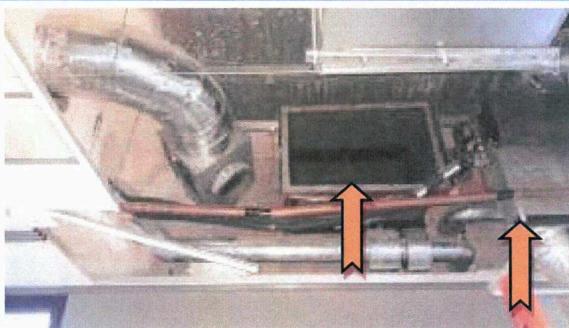


Photo 9. Level 19 – General tenancy – North end – Open heater bank and ductwork – Asbestos-containing grey mastic. Sample 22505-001-027



Photo 10. Level 23 – Plantroom – Square ductwork – Asbestos-containing mastic on flanges. Sample 22505-001-035.

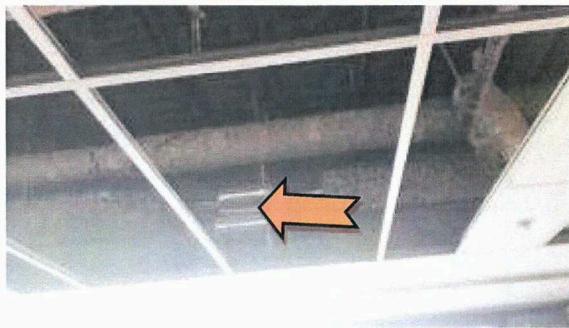


Photo 11. Level 20 - Ceiling space – Pipe work to heaters around perimeter – Foam insulation with non-asbestos-containing bitumen layer. Sample 22505-001-025.



Photo 12. Level 23 – Plantroom – West wall adjacent tank storage room – Asbestos-containing slag. Sample 22505-001-(036-037)

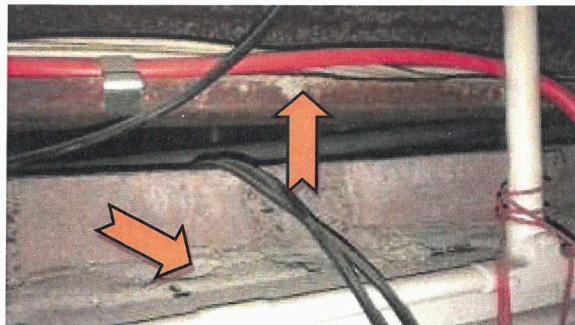


Photo 13. Level 23 – Plantroom – West wall of tank storage room. Loose asbestos debris on top of brick walls, below metal beams. Sample 22505-001-039



Photo 14. Roof – Floor – Water proofing – non asbestos-containing Malthoid. Sample 22505-001-046.

Appendix E: Areas Not Accessed

Given the constraints of practicable access encountered during this Assessment, the following areas were not inspected. Assessments are restricted to those areas that are reasonably accessible at the time of our Assessment with respect to the following:

- Without contravention of relevant statutory requirements or codes of practice.
- Without placing the Prensa consultant and/or others at undue risk.
- Without demolition or damage to finishes and structure.
- Excluding plant and equipment that was 'in service' and operational.

Documented below are the areas where the Prensa consultant encountered access restrictions during the Assessment:

Areas Not Accessed

Prensa has limited its Assessment to the structure of the nominated building and the surface grounds in the accessible and immediate vicinity of building footprint.

The wall voids behind perimeter walls and internal plaster walls

Underneath the concrete slab of all building structures at the Site.

Exposed soils surrounding the building structures of the Site.

Energised services, gas, electrical, pressurised vessel and chemical lines.

Height restricted areas above 2.7m or any area deemed inaccessible without the use of specialised access equipment.

Within cavities that cannot be accessed by the means of a manhole or inspection hatch.

Within voids or internal areas of plant, equipment, air-conditioning ducts etc.

Within service shafts, ducts etc., concealed within the building structure.

Within those areas accessible only by dismantling equipment.

Within totally inaccessible areas such as voids and cavities present but intimately concealed within the building structure.

All areas outside the Scope of Work.

Note: If proposed works entail possible disturbance of any suspect materials in the above locations, or any other location not mentioned in **Appendix C: Hazardous Materials Register**, further investigation may be required as part of a hazardous building materials management and abatement program prior to the commencement of such works.

The presence of residual asbestos insulation on steel members, concrete surfaces, pipe work, equipment and adjacent areas remaining from prior removal works cannot normally be determined without extensive removal and damage to existing insulation, fixtures and fittings at the Site.

