



**CERTIFICATE OF INSPECTION
FOR ASBESTOS
No. 1804C**

**44 GREENHILL ROAD
WAYVILLE
SOUTH AUSTRALIA**


Prepared for:

**Mr L. Ianello
44 Greenhill Road Unit Trust
194A Prospect Road
Prospect SA 5082**

Date: September 2005
Register No: 1804C
Our Ref:PP/MH/se

Prepared by:
Adelaide Environmental Consulting

Written/Submitted by:


Phillip Prey
Manager, Asbestos Unit

ADELAIDE ENVIRONMENTAL CONSULTING
9 Beulah Road, Norwood SA 5067
P O Box 2809, Kent Town SA 5071
Ph: 08 8362 0755 Fax: 08 8362 9776
Email: aec@aecaust.com.au
Web: www.ae-caust.com.au



1. INTRODUCTION

On instructions from 44 Greenhill Road Unit Trust (the "client"), Adelaide Environmental Consulting Pty Ltd conducted an inspection of 44 Greenhill Road Wayville.

The inspection procedure used was in accordance with the guidelines as prescribed by Division 4.2 of the Occupational Health Safety and Welfare Regulations 1995. All reasonable steps have been taken to identify asbestos in the building. Inaccessible areas and areas requiring destruction or demolition have not been inspected and caution should be exercised if demolition or alterations are contemplated.

2.0 REGULATIONS

On the 1st of April 1991, The South Australian Occupational Health, Safety and Welfare Act was amended and new regulations were proclaimed whereby it became compulsory for building owners (non-residential buildings) and other persons in possession of asbestos to maintain a building register identifying any asbestos that is installed in any building or any plant equipment on the property.

The regulations cited as the Occupational Health, Safety and Welfare (Asbestos) Regulations 1991 (subsequently amended in 1995) place obligations on building owners and other persons (as defined) who occupy, control buildings or plant and equipment. These obligations include the establishment of and maintenance of a register (a report), which identifies the type, condition and location of the asbestos.

It is a requirement of these regulations that regular inspections of the asbestos (at least annually) by a competent person, firstly to identify the type, condition and location of asbestos and secondly to assess any changes in the state of the asbestos.

Furthermore, the building owner and other persons (as detailed in Regulation 4.2.10) must establish policies, which should be recorded in this report to control all asbestos and prevent exposure of any persons to that asbestos.

These policies should be strictly adhered to and enforced by the building owner and other person (as defined) so that a safe work practice is in place as prescribed by regulation 13 of the Occupational Health Safety and Welfare Regulations 1995.

A copy of this Certificate of Inspection should be kept on the premises and be available for inspection by:

- Tenant and employees of the tenant
- Contractors and employees of contractors

Furthermore, the Certificate of Inspection should be available for:



- Inspectors of the Department for Administrative and Information Services, Workplace Client Services, Mineral Fibres Unit
- Occupational Health and Safety representatives.

3.0 INSPECTION REPORT

An inspection of the buildings was undertaken using a systematic procedure developed by Adelaide Environmental Consulting Pty Ltd. As previously stated, the identification of asbestos and/or products containing asbestos cannot be carried out with any known measuring instrument and final confirmation of asbestos can only be done under microscopic examination. The inspection procedure developed relies on identifying asbestos bearing materials by visual means. Representative samples of materials that are considered to contain asbestos are often taken for analysis to confirm the presence of asbestos.

No samples were taken for laboratory analysis.

4.0 LIMITATIONS

Asbestos is known to have been used in some 3,000 building products, the most common being in fibro cement products, vinyl flooring, electrical switchboards and insulation materials to hot water and steam pipes. However, asbestos can also be found in many other products located in inaccessible components of buildings, plant and equipment including the following areas:

- Interior parts of air conditioning systems
- Wall cavities, slabs, underside of floors
- Interior workings of pumps and boilers
- Underground services, in ceiling or floor spaces
- Wall "chased" lagged pipework
- Floor coverings subsequently overlaid
- Where asbestos products have been removed (eg vinyl floor coverings), then residue may exist under skirting boards and/or subsequently laid floor coverings.

The work involved in preparing an Asbestos report is based on visual inspection of the building and/or plant and equipment. As well, representative samples of suspect materials are collected and reasonable assumptions are made from those samples. These samples may not be a true representation of every element, part or component of the area of material concerned.

There is no known instrument available for asbestos detection. Asbestos is a naturally occurring mineral of inert characteristics. For the above reasons, including the inaccessibility of many asbestos products, no guarantee can be given, express or implied, that the inspection will reveal all the asbestos that may be located in the property described in this report.



This asbestos report includes all asbestos products detected in the course of the inspection. As well, assumptions made on where asbestos is likely to be found are also stated. If an inaccessible area is suspected of having asbestos, it may need further verification. The decision regarding this will remain purely at the discretion of the client.

This report should be read in conjunction with any other asbestos related reports and or communication/documentation prepared for the property.

No individual section of this report should be read in isolation without taking the whole report into account. If the report is to be copied for whatever reason the whole of the report should be included.

Finally, this report has been prepared for the sole use of the client and is not to be relied upon by a third party without prior authorisation from Adelaide Environmental Consulting Pty Ltd

5.0 CONCLUSION

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

As stated in section 2 of this report, if any demolition or alterations are proposed, care should be exercised to ensure no asbestos bearing materials are uncovered. The limitations outlined in Section 3 of this report, specifically in regard to the inaccessibility of some asbestos products, should also be taken into account.

**CARTER CORPORATION Pty Ltd
ASBESTOS REGISTER**



Certificate of Compliance

Date Issued 27 / 08 / 98

44 Greenhill Rd. Pty. Ltd.
C/o 44 Greenhill Road
Wayville S.A 5034

Attention : Mr Branton Wise

RE ; ASBESTOS REGISTER;

Property At : 44 GREENHILL ROAD, WAYVILLE, STH. AUST.

This is our Certificate of Compliance No. AS / 747 acknowledging that, as required by The Occupational Health, Safety and Welfare Regulations 1995, Division 4.2, the above company has, at the above property, initiated an Asbestos Register.

No visible Asbestos containing materials used in the construction of the building works were identified upon inspection.
Refer to attached Asbestos Register schedule for details.

For further information regarding the above or Asbestos in general, please contact our "Asbestos Advisory Service" on (08) 410 5133.

Yours Faithfully,

Michael Allen
'Asbestos Management Services'
CARTER CORPORATION PTY LTD.

First Floor, 95 Currie Street, Adelaide SA 5000 Ph : (08) 410 5133
Builders Licence : 58057 A.C.N : 007-881-763



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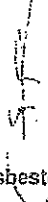
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