

29 August 2016

J0001:AHS

21397 Asbestos Labelling Report

Steven Swanson  
Jones Lang LaSalle  
120 Spencer Street  
Melbourne VIC 3000

Dear Steve,

## **Asbestos-Containing Materials Labelling Summary for 120 Spencer Street, Melbourne, Victoria**

Prensa Pty Ltd (Prensa) was requested by Jones Lang LaSalle (JLL) to label identified or assumed asbestos-containing materials at 120 Spencer Street, Melbourne, Victoria (the Site) and to prepare a letter report, including photographs, to confirm labelling has been undertaken satisfactorily. Labelling was undertaken by Adam Shkolnik and Joshua Tagi of Prensa on the 22<sup>nd</sup> August 2016.

### **1 Background**

The building located at the Site is a commercial office building comprising twenty-three (23) levels, constructed in the mid-1970s. The building has been subject to major upgrades over the years, with the most significant understood to have been undertaken in the mid-1990s.

The most recent Asbestos Risk Assessment was undertaken by Noel Arnolds & Associates in November 2012. A report was provided to Prensa for review prior to Prensa's inspection on the 22<sup>nd</sup> August 2016. Based on the findings of the report, majority of remaining asbestos-containing materials are limited to gaskets, ductwork mastic and electrical bituminous backing boards located throughout the Site. As per the aforementioned report, asbestos-containing materials were recommended to be formally identified via labelling, where practicable, as required by *Section 4.3.20 (6) of the Victoria Occupational Health and Safety Regulations 2007*.

### **2 Objective**

The primary objective was to label identified or assumed asbestos-containing materials at the Site in accordance with *Section 4.3.20 (6) of the Victoria Occupational Health and Safety Regulations 2007*.

### 3 Scope of Works

The scope of works was limited to labelling of identified or assumed asbestos-containing materials as identified by the asbestos register prepared by Noel Arnolds & Associates (NAA) in November 2012 (refer attached NAA Report: J114032).

### 4 Site Inspection

#### 4.1 Labelling of Known Asbestos-Containing Materials

A total of approximately fifty-seven (57) warning labels were applied to ductwork, pipework and electrical boards identified or assumed to contain asbestos. Photographs of each labelled item are documented in an attachment to this report.

It should be noted the asbestos register prepared by NAA in November 2012 did not specify the exact location of ductwork mastics and pipework gaskets. Considering historical removal records were not provided to Prensa for review, Prensa adopted a conservative approach when labelling ACMs.

Prior to undertaking maintenance works that are likely to disturb known or suspected asbestos-containing materials, a competent hygienist should be contacted to confirm the material composition.

#### 4.2 Exceptions

Some asbestos-containing materials identified by NAA in the November 2012 Asbestos Risk Assessment Report were not identified by Prensa during the inspection. There is the potential for these to have either been removed since, or to have been incorrectly identified. These include:

- The bituminous sink pad underneath the sink adjacent to the lift lobby on Level 23 could not be identified; and
- Electrical bituminous backing boards within electrical cabinets on tenanted levels (Levels 1-22). These were noted to be of 'modern' design and installed in 1998. Asbestos containing materials are unlikely to be present.

During the next scheduled asbestos risk assessment (November 2017), these items should be reviewed and removed from the asbestos register.

Should you have any questions regarding this letter, please do not hesitate to contact me on (03) 9508 0100.

Yours sincerely,



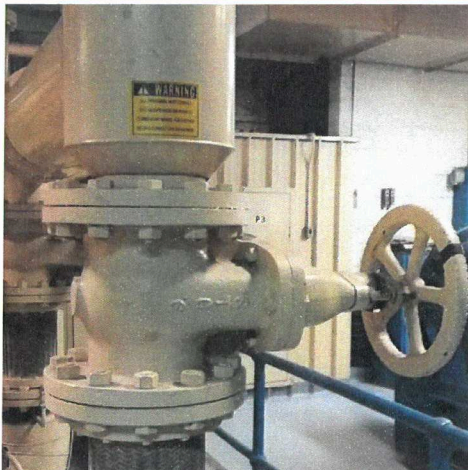
**Adam Shkolnik**

**HSE Consultant**

**Prensa Pty Ltd**

*Attachments:      Photographs  
                             NAA Report November 2012  
                             Statement of Limitations*





**Photo 1.** Level 23, Plant Room, Pump 1, Hot Water Piping - Gasket



**Photo 2.** Level 23, Plant Room, Pump 1, Hot Water Piping - Gasket



**Photo 3.** Level 23, Plant Room, Pump 1, Hot Water Piping, 3 Way Junction - Gasket



**Photo 4.** Level 23, Plant Room, Pump 1, Hot Water Pipework - Gasket

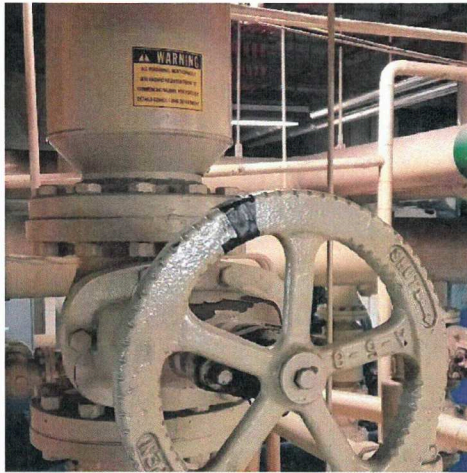


**Photo 5.** Level 23, Plant Room, Standby Pump 1, Hot Water Piping - Gasket

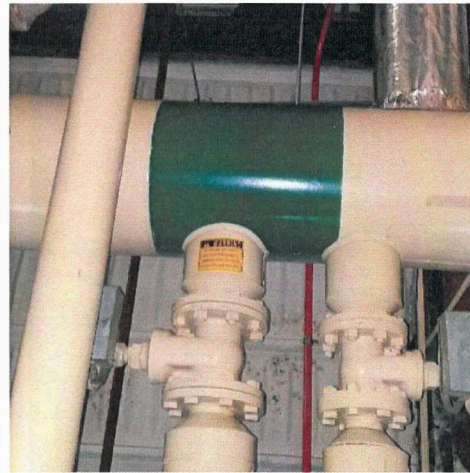


**Photo 6.** Level 23, Plant Room, Pump 2, Hot Water Piping - Gasket





**Photo 7.** Level 23, Plant Room, Boiler 1 - Gasket



**Photo 8.** Level 23, Plant Room, Boiler 1 - Gasket



**Photo 9.** Level 23, Plant Room, Boiler 2 - Gasket



**Photo 10.** Level 23, Plant Room, Boiler 1, Hot Water Piping - Gasket



**Photo 11.** Level 23, Plant Room, Boiler 2, Hot Water Piping - Gasket



**Photo 12.** Level 23, Plant Room, Hot Water Pump 1 - Gasket

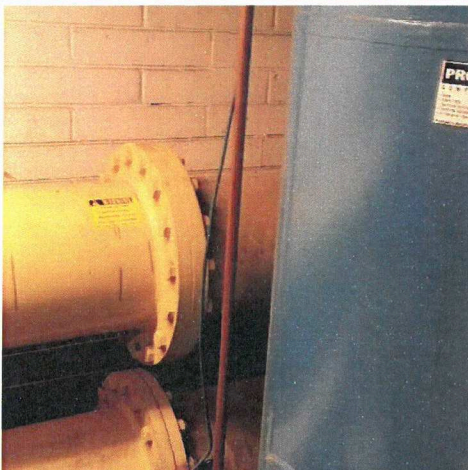




**Photo 13.** Level 23, Plant Room, Hot Water Pump 2 - Gasket



**Photo 14.** Level 23, Plant Room, Cooling Tower Piping - Gasket



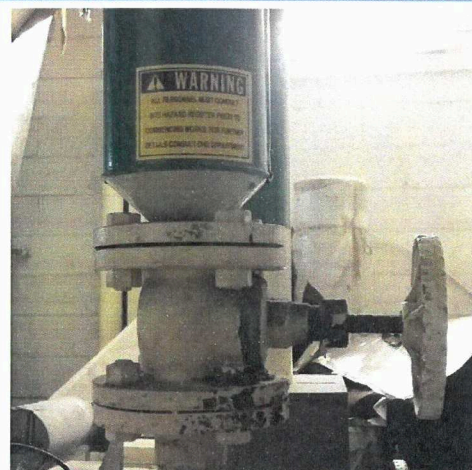
**Photo 15.** Level 23, Plant Room, Piping adjacent to Diesel Generator - Gasket



**Photo 16.** Level 23, Plant Room, Main Switchboard – Bitumous Backing Board, Fuses



**Photo 17.** Level 23, Plant Room, Water Holding Tank Piping - Gasket



**Photo 18.** Level 23, Plant Room, Hot Water Piping - Gasket

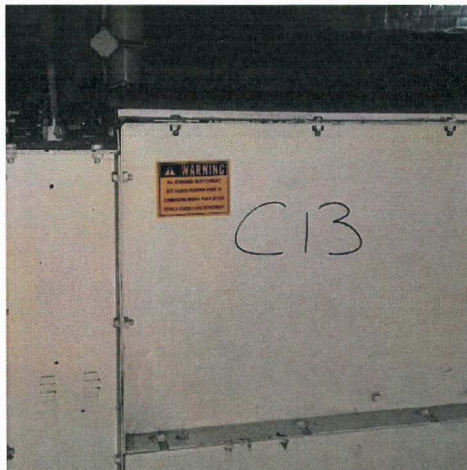




**Photo 19.** Level 23, Plant Room, West Perimeter Air Handler Unit - Mastic



**Photo 20.** Level 23, Plant Room, Ductwork - Mastic



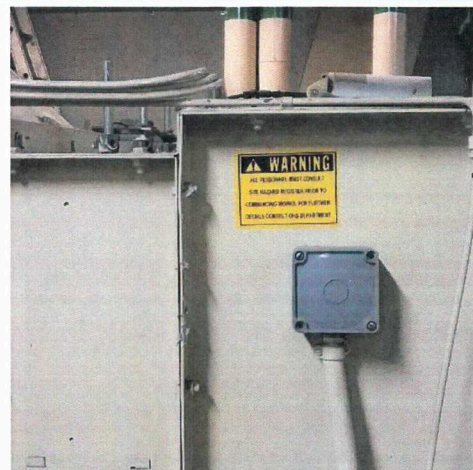
**Photo 21.** Level 23, Plant Room, Hot Water Unit - Mastic



**Photo 22.** Level 23, Plant Room, Ductwork - Mastic



**Photo 23.** Level 23, Plant Room, Ductwork - Mastic

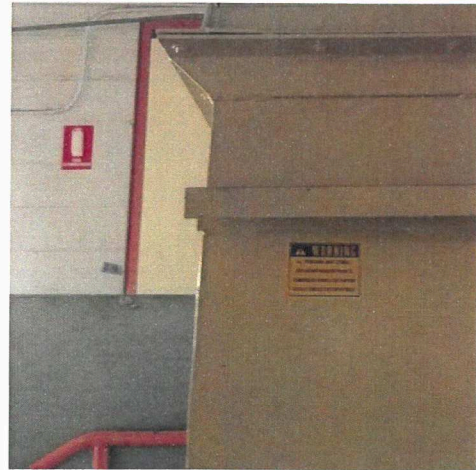


**Photo 24.** Level 23, Plant Room, Hot Water Unit - Mastic





**Photo 25.** Level 23, Plant Room, C15 Unit - Mastic



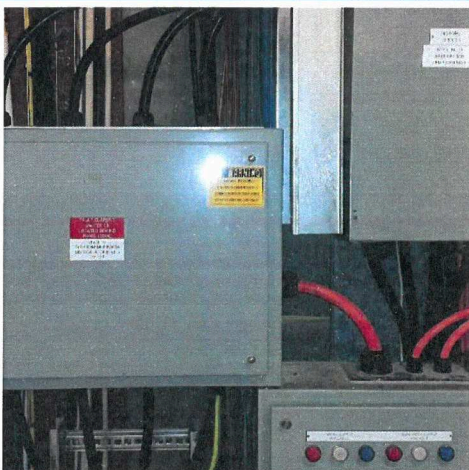
**Photo 26.** Level 23, Plant Room, Ductwork - Mastic



**Photo 27.** Level 23, Goods Lift, Electrical Cupboard - Bitumous Backing Board, Fuses



**Photo 28.** Level 23, Goods Lift, Electrical Switchboard - Bitumous Backing Board, Fuses



**Photo 29.** Level 19, Goods Lift, Electrical Cupboard, Switchboard - Bitumous Backing Board, Fuses



**Photo 30.** Level B2, Plant Room - Gasket





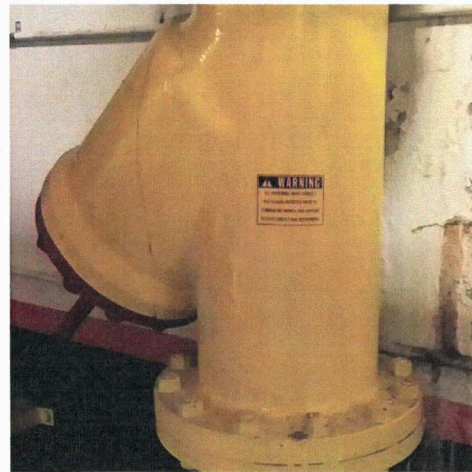
**Photo 31.** Level B2, Plant Room - Gasket



**Photo 32.** Level B2, Plant Room - Gasket



**Photo 33.** Level B2, Plant Room - Gasket



**Photo 34.** Level B2, Plant Room - Gasket

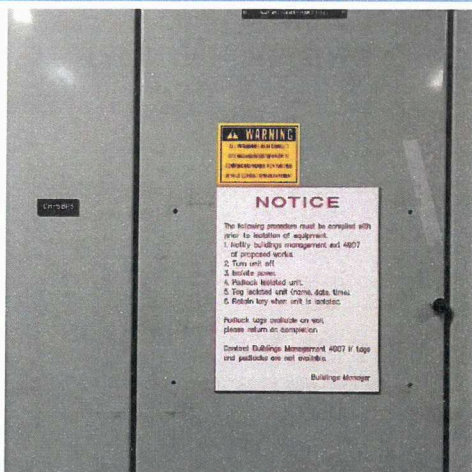


**Photo 35.** Level B2, Plant Room - Gasket

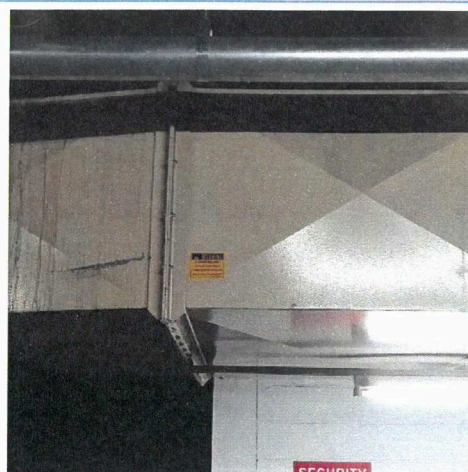


**Photo 36.** Level B2, Plant Room - Gasket

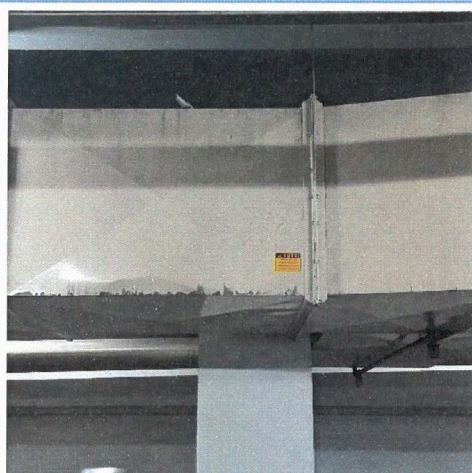




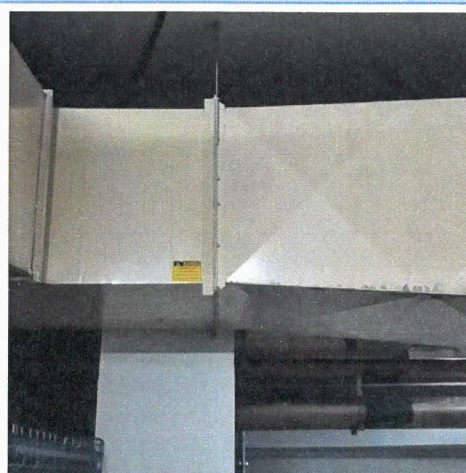
**Photo 37.** Level B2, Plant Room, Switchboard - Bitumous Backing Board, Fuses



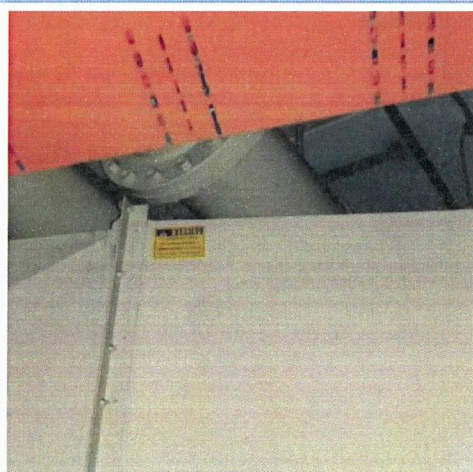
**Photo 38.** Level B1, Carpark, Ductwork - Mastic



**Photo 39.** Level B1, Carpark, Ductwork - Mastic



**Photo 40.** Level B1, Carpark, Ductwork - Mastic



**Photo 41.** Level B1, Carpark, Ductwork - Mastic

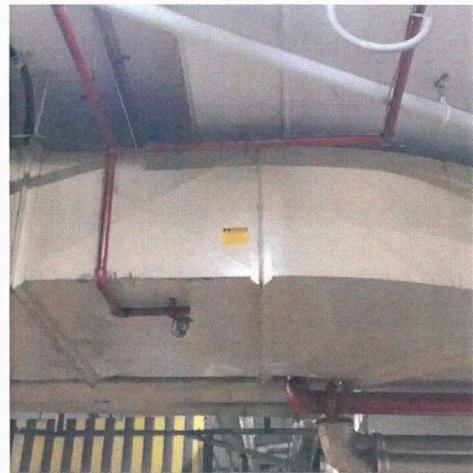


**Photo 42.** Level B1, Carpark, Ductwork - Mastic





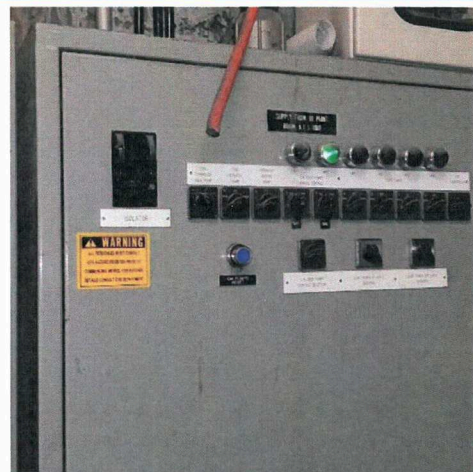
**Photo 43.** Level B1, Carpark, Ductwork - Mastic



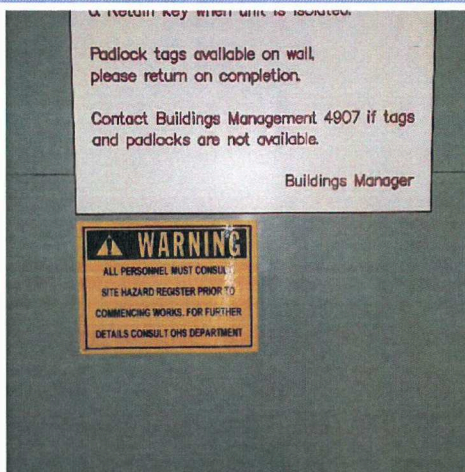
**Photo 44.** Level B1, Carpark, Ductwork - Mastic



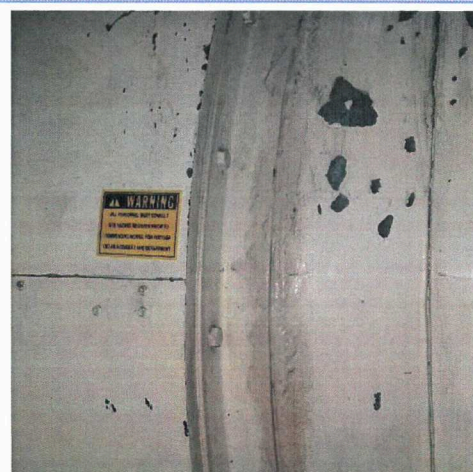
**Photo 45.** Level B2, Sprinkler Room - Gasket



**Photo 46.** Level B1, Electrical Switchboard- Bitumous Backing Board, Fuses



**Photo 47.** Level 9, South-West Plant Room, Electrical Switchboard - Bitumous Backing Board, Fuses



**Photo 48.** Level 9, South-West Plant Room, Ductwork - Mastic





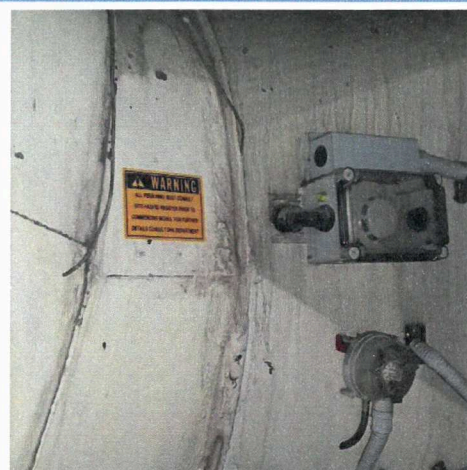
**Photo 49.** Level 9, South-West Plant Room, Hot Water Pipe - Gasket



**Photo 50.** Level 9, South-West Plant Room, Hot Water Pipe - Gasket



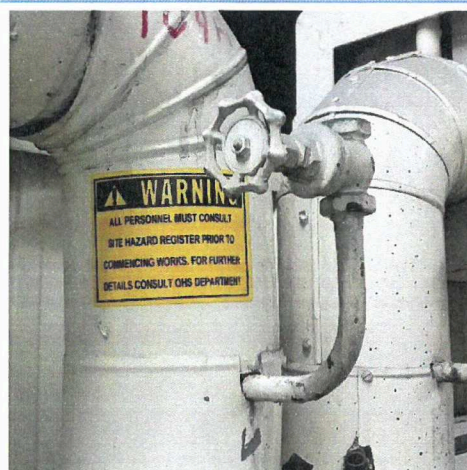
**Photo 51.** Level 9, South-West Plant Room, Hot Water Pipe - Gasket



**Photo 52.** Level 9, South-West Plant Room, Ductwork - Mastic



**Photo 53.** Level 9, South-West Plant Room, Air Intake Chamber - Gasket

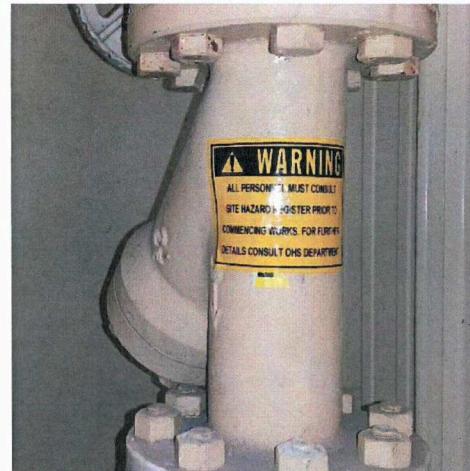


**Photo 54.** Level 9, North-East Plant Room, Hot Water Pipe - Gasket

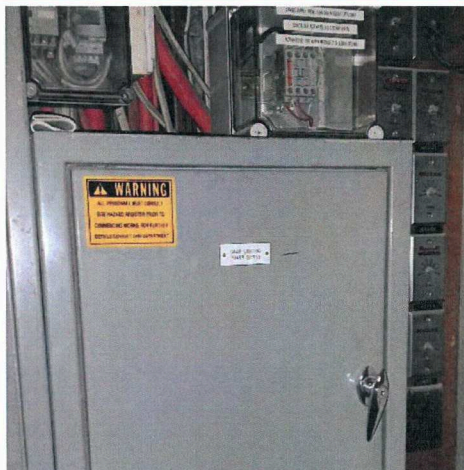




**Photo 55.** Level 9, North-East Plant Room, Hot Water Pipe - Gasket



**Photo 56.** Level 9, North-East Plant Room, Hot Water Pipe - Gasket



**Photo 57.** Ground Level, Goods Lift, Electrical Switchboard - Bitumous Backing Board, Fuses



## Statement of Limitations

This document has been prepared in response to specific instructions from the Client 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, 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 the Client 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 the Client 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.

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.

### 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. The Client therefore waives any claim against Prensa 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.

### Recommendations for Further Study

The industry recognised methods used in undertaking the works may dictate a staged approach to specific investigations. The findings therefore of this report may represent preliminary findings in accordance with these industry recognised methodologies. In accordance with these methodologies, recommendations contained in this report may include a need for further investigation or analytical analysis. The decision to accept these recommendations and incur additional costs in doing so will be at the sole discretion of the Client and Prensa recognises that that the Client will consider their specific needs and the business risks involved. Prensa does not accept any liability for losses incurred as a result of the Client not accepting the recommendations made within this report.



