

ASBESTOS CONTAINING MATERIALS SURVEY REPORT

Facilities Management Space Storage Rockhampton North

PREPARED BY:

SLR Consulting Australia Pty Ltd
ABN 29 001 584 612
Level 1, 514 Sturt Street,
Townsville, QLD 4810
T: +61 7 4722 8000
townsville@slrconsulting.com www.slrconsulting.com

This report has been prepared by SLR Consulting Australia Pty Ltd with all reasonable skill, care and diligence, and taking account of the timescale and resources allocated to it by agreement with the Client. Information reported herein is based on the interpretation of data collected, which has been accepted in good faith as being accurate and valid.

This report is for the exclusive use of CQ University.
No warranties or guarantees are expressed or should be inferred by any third parties.
This report may not be relied upon by other parties without written consent from SLR.

SLR disclaims any responsibility to the Client and others in respect of any matters outside the agreed scope of the work.

DOCUMENT CONTROL

Reference	Date	Prepared	Checked	Authorised
622.10968.00000/0040-R01-v1-Bld209	27 December 2017	Jordan Harley	Narelle Carnes	Narelle Carnes

Material	Refers to the type of material identified e.g. vinyl tile, fibre cement sheeting, fibrous insulation, etc. Material does not refer to the use or application of the material. This is covered in 'Application'.
Application	Refers to the use or application of the material e.g. floor covering, soffit lining, pipe lagging, etc.
Photograph	Refers to the photograph reference number located in the appendices.
Approximate Extent	Usually refers to the surface area or length of the material expressed as either square metres (m ²) or linear metres (Lin m). The dimension is an estimate only and should not be relied upon as an exact measure.
Results of Analysis	<p>Refers to the type of asbestos identified during laboratory analysis. There are three main commercial asbestos types: chrysotile (CH-white), amosite (A-brown or grey), and crocidolite (C-blue).</p> <p>The term NAD which appears only in the non-asbestos register; means no asbestos was detected during laboratory analysis.</p> <p>Materials shown as 'Similar to.....' have not been sampled but appear the same as other materials previously sampled.</p> <p>'Suspect' refers to those materials not sampled (perhaps for safety reasons) and which are not similar to previously sampled materials.</p> <p>'Assumed' refers to those materials not sampled (perhaps for safety/access reasons) and which exhibit similar properties to other materials identified/sampled.</p>
Risk of Disturbance	<p>Refers to frequency of disturbance</p> <p>High: <i>The material is located in frequently accessible areas with potential for disturbance</i></p> <p>Medium: <i>The material is prone to mechanical disturbance due to routine building activity and/or maintenance</i></p> <p>Low: <i>Routine accessibility is unlikely to cause significant deterioration, the material is located in areas with minimal or no disturbance potential or the material is adequately sealed</i></p> <p>NA: <i>Not Applicable where Analysis indicates No Asbestos Detected</i></p>
Overall Condition / Deterioration	<p>Refers to the physical state or condition of the material.</p> <p>Good - material shows no, or very minor, sign of damage and/or deterioration</p> <p>Fair - material shows signs of minor damage and/or deterioration</p> <p>Poor - material shows sign of significant damaged and/or deterioration or the material is partly or wholly unserviceable for its intended use.</p> <p>Very Poor - High damage/visible debris.</p>
Friability of Asbestos	Friable or Non Friable
Sealed / Surface Treatments	<p>Refers to whether or not the material is encapsulated with a sealant such as paint, wall paper, etc. concealing its exposed surfaces.</p> <p>Sealed - Non-friable composite asbestos/encapsulated cement.</p> <p>Sealed- Enclosed sprays/lagging/board</p> <p>Partially Sealed - Bare AIB or encapsulated lagging/spray.</p> <p>Unsealed - Unsealed lagging/spray/loose asbestos.</p>

<p>Outcome of Risk or exposure risk assessment</p>	<p>The Material Assessment score is calculated by adding the parameters above. The potential for releasing fibres is detailed below.</p> <table border="1" data-bbox="454 336 1364 533"> <thead> <tr> <th data-bbox="454 336 928 371">Material Assessment Score</th> <th data-bbox="928 336 1364 371">Fibre Release Potential</th> </tr> </thead> <tbody> <tr> <td data-bbox="454 371 928 412">10 or higher</td> <td data-bbox="928 371 1364 412">High</td> </tr> <tr> <td data-bbox="454 412 928 452">7 – 9</td> <td data-bbox="928 412 1364 452">Medium</td> </tr> <tr> <td data-bbox="454 452 928 492">5 – 6</td> <td data-bbox="928 452 1364 492">Low</td> </tr> <tr> <td data-bbox="454 492 928 533">4 or lower</td> <td data-bbox="928 492 1364 533">Very Low</td> </tr> </tbody> </table> <p>The material assessment looks at the type and condition of the ACM and the ease with which it will release fibres if disturbed. It does not take into account occupancy or activities within the area, including periodic maintenance works.</p> <p>Removal Recommended: <i>Engage appropriately qualified persons (i.e. licensed asbestos removal contractor) to remove and dispose of the ACM under controlled conditions in accordance with relevant state specific Removal Code of Practice.</i></p> <p>Repair / encapsulation Recommended: <i>Repair or encapsulate (e.g. paint) or enclose the ACM to minimise deterioration until such time that the ACM is removed</i></p> <p>Suitable for Continual Use: <i>ACM may remain in situ provided appropriate management controls are adopted, the material is appropriately labelled and re-assessed every 5 years or earlier, where a risk assessment indicates the need for reassessment or the ACM has been disturbed or removed.</i></p> <p>NA: <i>Not Applicable where Analysis indicates No Asbestos Detected</i></p>	Material Assessment Score	Fibre Release Potential	10 or higher	High	7 – 9	Medium	5 – 6	Low	4 or lower	Very Low
Material Assessment Score	Fibre Release Potential										
10 or higher	High										
7 – 9	Medium										
5 – 6	Low										
4 or lower	Very Low										
<p>Recommended control Actions</p>	<p>Refers to the recommended controls / actions required to ensure the identified asbestos materials are managed as per the legislative requirements.</p>										
<p>Labels Affixed</p>	<p>Yes/No or NA - Not Applicable where Analysis indicates No Asbestos Detected</p>										
<p>Additional Comments</p>	<p>Refers to any other relevant comments that may assist with the future management of the material.</p>										
<p>Next Inspection Date</p>	<p>Determined by the Risk Assessment or NA - Not Applicable where Analysis indicates No Asbestos Detected.</p>										

3 ASBESTOS CONTAINING MATERIALS REGISTER

3.1 Asbestos Register

The following table is a register of all identified ACM on site, confirmed through analysis or assumed materials deemed to be homogenous or consistent in appearance and manufacture to similar samples collected/analysed. This Summary of ACM should be read in conjunction with all sections of this report.


Sample No./ Visual observation	Photo	Location			Analysis	Risk assessment						Additional information		
		Int / Ext Floor Specific Location	Material Application	Extent	Result	Risk of Disturbance	Overall Condition / deterioration	Friability of Asbestos	Sealed/ Surface Treatments	Outcome of Risk or Exposure Risk Assessment	Recommended Control Actions	Labels Affixed	Additional Comments	Next Inspection due date
No Asbestos Containing Materials Found														


Notes:

- The Asbestos Containing Materials Register should be read in conjunction with all sections of this report.

3.2 Non Asbestos Containing Materials

The following table is a register of all identified non-asbestos containing materials on site, confirmed through analysis.

Sample No./ Visual Observation	Photo	Location			Analysis
		Int / Ext Floor Specific Location	Material Application	Extent	Result
1-277		External ramp	Concrete , Fibrous Cement		NAD

Sample No./ Visual Observation	Photo	Location			Analysis
		Int / Ext Floor Specific Location	Material Application	Extent	Result
1-278		External east wall	Bitumous sealant, Sealant	4m ²	NAD

Notes:

- The Asbestos Containing Materials Register should be read in conjunction with all sections of this report.
- Certificate of analysis/test results are detailed in **Appendix B** of this report.

4 DISCUSSION AND RECOMMENDATIONS

As previously detailed in the Scope Section 2, SLR was appointed to complete a survey and assessment of Rockhampton North with regards to the identification of ACM. The extent of the inspection and samples collected for subsequent analysis was completed in order to confirm, as far as reasonably practicable, the location, condition and risk presented by ACM remaining in-situ (and was based on the level of access available).

- Within the scope and limitations of this report, no ACM were identified in the building surveyed at the time of inspection.
- This document should be held as an Asbestos Register of the building inspected and updated where a risk assessment indicates the need for re-assessment. All occupiers of the workplace are to be provided with a copy of this register and all updates to it.
- If any material that may contain asbestos is found on site the material should be sent for identification and expert advice sought. The material should be assumed to contain asbestos in the interim.

In order to comply with the Work Health and Safety Regulations 2011(QLD), any action taken to control asbestos and ACM in the place of work, or in plant at the place of work, is to be recorded in this register. These details are to be recorded in the Asbestos Control Log attached in **Appendix A**.

5 LEGISLATION, GUIDELINES AND REGULATIONS

- Work Health and Safety Act 2011
- Work Health and Safety Regulations 2011
- Code of Practice: How to Safely Remove Asbestos [QLD Workplace Health and Safety (2011)]
- Code of Practice: How to Manage and Control Asbestos in the Workplace [QLD Workplace Health and Safety (2011)]
- Code of Practice: Demolition Work [QLD Workplace Health and Safety (2011)]
- Guidance Note on the Membrane Filter Method for Estimating Airborne Asbestos Fibres 2nd Edition [National Occupational Health and Safety Commission: 3003 (2005)]
- AS/NZS 1716-2012 - Respiratory Protective Devices
- AS/NZS 1715-2009 - Selection, Use and Maintenance of Respiratory Protective Devices
- AS 2601-2001 - The Demolition of Structures
- AS 1319-1994 Safety Signs for the Occupational Environment

Appendix A

Asbestos Control Log

Appendix B

Certificate of Analysis

CLIENT DETAILS

Contact **Jordan Harley**
Client **SLR CONSULTING AUSTRALIA PTY LTD**
Address **Lego Building, 2 Lincoln Street
(PO Box 176 NSW LANECOVE 1595)
NSW 2266**
Telephone **02 9427 8100**
Facsimile **02 9427 8200**
Email **jharley@slrconsulting.com**
Project **622.10968.00000-Rockhampton North Campus**
Order Number **23358**
Samples **37**

LABORATORY DETAILS

Manager **Huong Crawford**
Laboratory **SGS Alexandria Environmental**
Address **Unit 16, 33 Maddox St
Alexandria NSW 2015**
Telephone **+61 2 8594 0400**
Facsimile **+61 2 8594 0499**
Email **au.environmental.sydney@sgs.com**
SGS Reference **SE170920 R0**
Date Received **03 Oct 2017**
Date Reported **10 Oct 2017**

COMMENTS

Accredited for compliance with ISO/IEC 17025-Testing. NATA accredited laboratory 2562(4354). Sample# 1-10, 13-15, 17, 25-32, 34-36 : No trace asbestos fibres detected using trace analysis technique. Asbestos analysed by Approved Identifiers Ravee Sivasubramaniam .

Lab Ref	Client Reference	Matrix	Sample Description	Date Sampled	Fibre Identification	Est.%w/w*
SE170920.001	272	Other	40x20x3mm Cement sheet fragment	03 Oct 2017	No Asbestos Detected Organic Fibres Detected	
SE170920.002	273	Other	<1g Cement sheet fragments	03 Oct 2017	No Asbestos Detected Organic Fibres Detected	
SE170920.003	274	Other	<1g Cement sheet fragments	03 Oct 2017	No Asbestos Detected Organic Fibres Detected	
SE170920.004	275	Other	<1g Cement sheet fragments	03 Oct 2017	No Asbestos Detected Organic Fibres Detected	
SE170920.005	276	Other	20x15x8mm concrete fragments	03 Oct 2017	No Asbestos Detected	
SE170920.006	277	Other	10g Cement sheet fragments	03 Oct 2017	No Asbestos Detected Organic Fibres Detected	
SE170920.007	278	Other	20x20x1mm Grey paint flakes	03 Oct 2017	No Asbestos Detected	
SE170920.008	279	Other	10x10x2mm Cement stone fragment	03 Oct 2017	No Asbestos Detected	
SE170920.009	280	Other	<1g Cement sheet fragments	03 Oct 2017	No Asbestos Detected Organic Fibres Detected	
SE170920.010	281	Other	30x20x5mm Cement sheet fragment	03 Oct 2017	No Asbestos Detected Synthetic Mineral Fibres Detected Organic Fibres Detected	
SE170920.011	283	Other	<1g Cement sheet fragments	03 Oct 2017	Amosite & Chrysotile Asbestos Detected	
SE170920.012	284	Other	<1g Cement sheet fragments	03 Oct 2017	Amosite & Chrysotile Asbestos Detected	
SE170920.013	285	Other	<1g Cement sheet fragments	03 Oct 2017	No Asbestos Detected Organic Fibres Detected	
SE170920.014	286	Other	<1g Cement sheet fragments	03 Oct 2017	No Asbestos Detected Organic Fibres Detected	
SE170920.015	288	Other	<1g Brown fibre board fragments	03 Oct 2017	No Asbestos Detected Organic Fibres Detected	
SE170920.016	289	Other	20x20x2mm Cement sheet fragments	03 Oct 2017	Amosite & Chrysotile Asbestos Detected	
SE170920.017	290	Other	<1g Fibrous plaster board fragments	03 Oct 2017	No Asbestos Detected Organic Fibres Detected	
SE170920.018	291	Other	<1g Cement sheet fragments	03 Oct 2017	Amosite & Chrysotile Asbestos Detected	
SE170920.019	292	Other	<1g Cement sheet fragments	03 Oct 2017	Amosite & Chrysotile Asbestos Detected	
SE170920.020	293	Other	<1g Cement sheet fragments	03 Oct 2017	Amosite & Chrysotile Asbestos Detected	
SE170920.021	294	Other	<1g White fibrous material	03 Oct 2017	Chrysotile Asbestos Detected	
SE170920.022	295	Other	<1g White spongy fibrous material	03 Oct 2017	No Asbestos Detected Synthetic Mineral Fibres Detected	
SE170920.023	297	Other	20x20x4mm Cement sheet fragments	03 Oct 2017	Amosite & Chrysotile Asbestos Detected	
SE170920.024	298	Other	25x10x5mm Cement sheet fragments	03 Oct 2017	Amosite & Chrysotile Asbestos Detected	
SE170920.025	299	Other	<1g Cement sheet fragments	03 Oct 2017	No Asbestos Detected Organic Fibres Detected	
SE170920.026	300	Other	<1g Cement sheet fragments	03 Oct 2017	No Asbestos Detected Organic Fibres Detected	
SE170920.027	301	Other	<1g Cement sheet fragments	03 Oct 2017	No Asbestos Detected Organic Fibres Detected	
SE170920.028	302	Other	<1g Cement sheet fragments	03 Oct 2017	No Asbestos Detected Organic Fibres Detected	
SE170920.029	303	Other	20x10x3mm Cement sheet fragment	03 Oct 2017	No Asbestos Detected Organic Fibres Detected	
SE170920.030	305	Other	<1g Cement sheet fragments	03 Oct 2017	No Asbestos Detected Organic Fibres Detected	
SE170920.031	306	Other	15x5x4mm Cement sheet fragment	03 Oct 2017	No Asbestos Detected Organic Fibres Detected	
SE170920.032	307	Other	20x5x3mm Cement sheet fragment	03 Oct 2017	No Asbestos Detected Organic Fibres Detected	
SE170920.033	308	Other	25x20x8mm Cement sheet fragments	03 Oct 2017	Amosite & Chrysotile Asbestos Detected	
SE170920.034	309	Other	<1g Cement sheet fragments	03 Oct 2017	No Asbestos Detected Organic Fibres Detected	
SE170920.035	310	Other	25x15x3mm Cement sheet fragments	03 Oct 2017	No Asbestos Detected Organic Fibres Detected	
SE170920.036	311	Other	20x20x5mm Cement sheet fragments	03 Oct 2017	No Asbestos Detected Organic Fibres Detected	

Fibre ID in bulk materials				Method AN602		
Lab Ref	Client Reference	Matrix Other	Sample Description	Date Sampled	Fibre Identification	Est.%w/w*
SE170920.037	312		20x10x2mm vinyl sheet	03 Oct 2017	No Asbestos Detected Synthetic Mineral Fibres Detected	

- AN602 Qualitative identification of chrysotile, amosite and crocidolite in bulk samples by polarised light microscopy (PLM) in conjunction with dispersion staining (DS). AS4964 provides the basis for this document. Unequivocal identification of the asbestos minerals present is made by obtaining sufficient diagnostic 'clues', which provide a reasonable degree of certainty, dispersion staining is a mandatory 'clue' for positive identification. If sufficient 'clues' are absent, then positive identification of asbestos is not possible. This procedure requires removal of suspect fibres/bundles from the sample which cannot be returned.
- AN602 Fibres/material that cannot be unequivocally identified as one of the three asbestos forms, will be reported as unknown mineral fibres (umf). The fibres detected may or may not be asbestos fibres.

SIGNATORIES

S. Ravesium

Ravee Sivasubramaniam
Hygiene Team Leader

FOOTNOTES

Amosite	-	Brown Asbestos	NA	-	Not Analysed
Chrysotile	-	White Asbestos	LNR	-	Listed, Not Required
Crocidolite	-	Blue Asbestos	*	-	NATA accreditation does not cover the performance of this service.
Amphiboles	-	Amosite and/or Crocidolite	**	-	Indicative data, theoretical holding time exceeded.

Sampled by the client.

Where reported: 'Asbestos Detected': Asbestos detected by polarised light microscopy, including dispersion staining.

Where reported: 'No Asbestos Found': No Asbestos Found by polarised light microscopy, including dispersion staining.

Where reported: 'UMF Detected': Mineral fibres of unknown type detected by polarised light microscopy, including dispersion staining. Confirmation by another independent analytical technique may be necessary.

Even after disintegration it can be very difficult, or impossible, to detect the presence of asbestos in some asbestos-containing bulk materials using polarised light microscopy. This is due to the low grade or small length or diameter of asbestos fibres present in the material, or to the fact that very fine fibres have been distributed intimately throughout the materials.

This document is issued by the Company under its General Conditions of Service accessible at www.sgs.com/en/Terms-and-Conditions.aspx. Attention is drawn to the limitation of liability, indemnification and jurisdiction issues defined therein.

Any holder of this document is advised that information contained hereon reflects the Company's findings at the time of its intervention only and within the limits of Client's instructions, if any. The Company's sole responsibility is to its Client only. Any unauthorized alteration, forgery or falsification of the content or appearance of this document is unlawful and offenders may be prosecuted to the fullest extent of the law.

This test report shall not be reproduced, except in full.

SGS Australia Pty Ltd
ABN 44 000 964 278

Environment, Health and Safety

Unit 16 33 Maddox St
PO Box 6432 Bourke Rd BC

Alexandria NSW 2015
Alexandria NSW 2015

Australia t +61 2 8594 0400
Australia f +61 2 8594 0499

www.sgs.com.au

Appendix C

Limitations

LIMITATIONS

Surveys are conducted in a conscientious and professional manner. The nature of the task and the likely disproportion between any damage or loss which might arise from the work or reports prepared, and the cost of our services, is such that SLR cannot guarantee that all asbestos building materials have been identified and/or addressed.

Due to the possibility of renovations and additions to the building(s) over time, ACMs may have been concealed (for example behind new walls, flooring, ceilings, within boxing, etc.); such areas were inaccessible during the inspection. It is recommended that prior to any refurbishment/demolition works at the site that a full destructive asbestos building materials refurbishment/demolition survey is undertaken by a suitably qualified and experienced consultancy, such as SLR. An intrusive survey is required under AS 2601 (2001) The Demolition of Structures. If any materials reasonably suspected of containing asbestos are found on site, which are not identified within this report, the client's independent consultant, SLR, should be contacted to complete additional confirmatory sampling and analysis as required.

A change in building use/nature of activities could affect the control actions recommended within this report and a re-survey may be required.

Thus, while we carry out the work to the best of our ability, we totally exclude any loss or damages which may arise from services we have provided to CQ University and/or associated parties.

Where potentially ACM are identified these are normally reported on to the best of the consultant's ability. Analysis is not normally included and there is no guarantee that all such materials have been identified and/or addressed.

All work conducted and reports produced by SLR are prepared for a particular Client's objective and are based on a specific scope, conditions and limitations, as agreed upon between SLR and the Client. Information and/or report(s) prepared by SLR may therefore not be suitable for any use other than the intended objective. No parties other than the Client should use any information and/or report(s) without first conferring with SLR.

Before passing on to a third party any information and/or report(s) prepared by SLR, the Client is to inform fully the third party of the objective and scope, and all limitations and conditions, including any other relevant information which applies to the information and/or report(s) prepared by SLR.

It is the responsibility of third parties to investigate fully to their satisfaction if any information and/or report(s) prepared by SLR are suitable for a specific objective.

The report(s) and/or information produced by SLR should not be reproduced and/or presented/reviewed except in full.

Materials other than asbestos are generally outside the scope as identification can require specialised analysis/inspection techniques.

Settled dust is generally not sampled or commented on. Settled dust may contain asbestos, particularly if it is in the vicinity of ACM or areas where ACM have been removed.

Appendix D

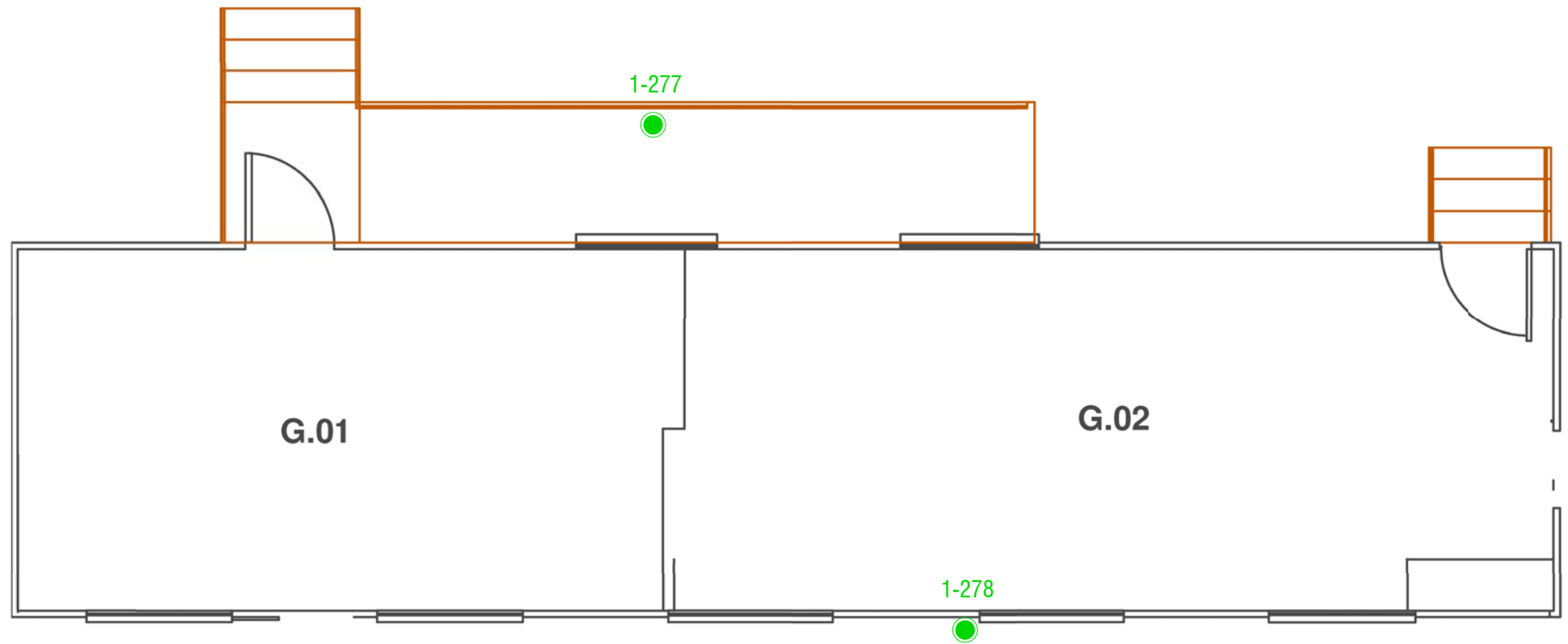
Photographs

No Asbestos Containing Products Identified


Appendix E

Site Plan

C:\LF\SLR\62210968\ROCKHAMPTON NORTH\SLR62210968_RN-209G_01.rvt



LEGEND:

-  Sample location. No Asbestos Detected.

NOT TO SCALE FOR DIAGRAMMATIC PURPOSES ONLY



Building No:	209
Inspection Date:	Sept / Oct 2017
Inspected By:	NC / JH / SA
Figure No.:	SLR62210968-RN-209G-01
Drawn By:	LF
Drawn Date:	18/1/18

Appendix F

General Information

ASBESTOS**Asbestos: Description, Properties and Uses**

Asbestos is the generic term given to a group of naturally occurring fibrous minerals, based on hydrated silicates, which are found in various rock formations. Differing ratios of oxygen, hydrogen, sodium, iron, magnesium and calcium elements account for several different types of asbestos minerals, the most common varieties being Amosite (brown asbestos), Chrysotile (white asbestos), Crocidolite (blue asbestos). Other types include Anthophyllite, Actinolite and Tremolite.

The immense popularity of asbestos as a building material is attributed to its near unique properties of fire resistance, high abrasion resistance and superb acoustical characteristics coupled with its relatively low cost. Prior to 1973, asbestos was the material of choice for fire proofing, thermal insulation, sound insulation and abrasion resistance. It was used as a spray-on insulation of ceilings and steel girders; as a thermal insulation of boilers, pipes, ducts, air conditioning units, etc; as an abrasion resistant filler in floor tiles, vinyl sheet floor coverings, roofing and siding shingles; as a flexible, though resistant joining compound and filler of textured paints and gaskets; as the bulking material with the best wear characteristics for automobile brake shoes and in countless domestic appliances such as toasters, grills, dishwashers, refrigerators, ovens, clothes dryers, electric blankets, hair dryers, etc.

Asbestos: Health Effects

Many asbestos bearing materials or products are of no significant health risk whatsoever when used in the normal course of events. A health risk exists when asbestos fibres are released into the air and when that air is inhaled into the lungs. Even then, it appears that most people exposed to relatively small amounts of asbestos do not develop any related health problems. There is however no "safe" level of asbestos exposure since the risk is dependent on numerous factors including the time since exposure, exposure duration and concentration, asbestos type, the attributes of the particular individual and environmental factors such as exposure to cigarette smoke and other airborne pollutants.

There are three main diseases associated with airborne asbestos fibres:

Asbestosis - A fibrosis (or scarring) of the lung associated with relatively massive exposure to asbestos.

Lung Cancer - Indistinguishable from that caused by smoking and a common cause of death. The risk of lung cancer is much higher when there is exposure to both cigarette smoking and to airborne asbestos.

Mesothelioma - A cancer of the chest and abdominal lining, it is specific to asbestos exposure.

A feature of these diseases is that symptoms take a long time to appear, generally 5 to 40 years. Once symptoms are evident the disease progresses rapidly.

There is some evidence that Chrysotile asbestos is less carcinogenic than Amosite, and that Amosite is less carcinogenic than Crocidolite in causing mesothelioma, but the evidence is less clear for lung cancer.

Measurement of Airborne Asbestos Fibres

The Work Health and Safety Regulations 2011(QLD), and the Safe Work Australia Asbestos Codes of Practice & Guidance Note set the maximum allowable time weighted average for all forms of asbestos at 0.1 fibre/mL of air.

Air monitoring is used to determine airborne fibre levels. SLR is NATA certified for Asbestos Fibre Counting and Volume Measurement to carry out such monitoring.

The Safe Work Australia Code of Practice How to Safely Remove Asbestos 2011 states that air monitoring should be performed whenever Asbestos Containing Materials (ACM) are being removed, to ensure the control measures are effective.

The onus to provide a safe environment rests with persons in control of a business or undertaking, persons with management or control and persons carrying out demolition or refurbishment work. To meet these obligations it is recommended that SLR be engaged by the site controller, or their representative, and not an asbestos removal contractor as there could be a conflict of interest in the latter arrangement.

Asbestos Survey

Asbestos surveys are undertaken to identify any asbestos materials/hazards and assess the risk associated with the material/hazard.

Surveys are conducted through visual inspection by experienced personnel. During the inspection material samples are taken as appropriate for analysis.

Limitations

Due to the nature of the task all asbestos surveys are limited. Since asbestos can occur in so many forms and in so many locations, and as there is no instrument to detect asbestos, it is never possible to guarantee all asbestos has been identified. Access is usually restricted, and there may be asbestos hidden behind walls or other structures. Building plans are of great assistance to consultants undertaking surveys.

Asbestos Register

An asbestos register is a record of the location, type and condition of all asbestos containing products identified in a building. Under the Safe Work Australia Codes of Practice and the legislation, any place of work constructed prior to 31 December 2003 must have an Asbestos Register. A SLR Asbestos Survey Report includes an asbestos register.

Registers must be maintained and changes in the condition or extent of any asbestos present should be recorded. Registers should also detail the next review date, at present annually since the condition of asbestos materials, legislation, guidelines and standards change.

Management Plan

An asbestos management plan is required where asbestos materials have been identified and are to remain on site. The plan would normally be a component in the overall Hazard Management Plan for the site.

Control Options

Asbestos judged to constitute a health risk should be removed, enclosed or encapsulated by an approved asbestos contractor.

Enclosure

This involves the installation of a permanent, solid, non-porous, impervious barrier between the asbestos material and the surrounding environment. Examples include building boxes around steam pipes etc. A suspended ceiling is not permanent and, since occasional access is necessary above a suspended ceiling, enclosure is negated. Furthermore, many suspended ceilings act as return air plenums so enclosure is impossible.

Encapsulation

Encapsulation involves coating the material with a sealant. Good sealants penetrate through the asbestos material to the substrate. The encapsulating substance then hardens and binds all the asbestos fibres into a solid matrix. This is usually a short to medium term management option.

Removal

Removal is not without hazards to the occupants of the building. If not strictly controlled, the removal process can result in increased fibre counts in other areas. Technical competence, experience and integrity are of prime importance in evaluating asbestos removal plans.

We advise clients to work within the usual practised time frames of the experienced asbestos removal companies under strict supervision by a qualified person. Pressing for quicker turnaround times may result in low quality workmanship and unnecessary asbestos risk. Building owners may be in part responsible for risks created by the removal Contractor due to carelessness or negligence.

An independent consultant such as SLR, experienced in the supervision of asbestos removal, should be retained to act on the client's behalf.

Clearance Inspection

A clearance inspection must be conducted at the completion of asbestos removal works. The clearance inspection may include airborne asbestos monitoring and/or sampling/analysis of materials and should be completed by a suitably qualified and experienced consultant, such as SLR.